



PRELIMINARY SPECIFIC PLAN

Case No. 2023SP-060-001

1325 TULIP GROVE ROAD, LOTS 1-4

(PARCELS: 08616010000, 08616009900, 08616009800, 08616009700)

Submitted April 26, 2023

Revised June 15, 2023

Tulip Grove Townhouses, LLC
6290 S Monaco Way
Greenwood Village, CO 80111
901-233-9995 (m)
jaff@wecappartners.com

CASE # 2023SP-060-001

Tulip Grove Road | Hermitage, TN

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING 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 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE 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 CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 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 BASED 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 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT), SAID FILL MATERIAL IS TO BE FREE OF SOD, 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 METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE 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.

NASHVILLE DEPARTMENT OF TRANSPORTATION NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT)
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE NDOT INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE NDOT 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 MARKING ARE TO BE THERMOPLASTIC.
- 6) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, 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. COMPLY WITH THE NDOT TRAFFIC ENGINEER. UPON FINAL PLAN INDICATE THAT ADEQUATE SIGHT DISTANCE IS PROVIDED AT PROPOSED ROAD ACCESS THROUGH AN ACCESS STUDY.
- 8 SOLID WASTE AND RECYCLING TO SERVED BY PRIVATE HAULER
9. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER NDOT STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.
10. SIDEWALKS ARE TO BE CONSTRUCTED IN RIGHT OF WAY PER MCSP AND NDOT STANDARDS AND SPECS, THERE SHALL BE NO VERTICAL OBSTRUCTIONS WITHIN THE PUBLIC SIDEWALK
11. AT DRIVEWAY ACCESS POINTS INSTALL GROUND MOUNTED SIGNS "NOW ENTERING PRIVATE PROPERTY" TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
12. Prior to building permit approval by MPW, submit recorded HOA/ Master Deed document setting up private hauler for the development.

FIRE MARSHALL

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION FIRE CODES ISSUES WILL BE ADDRESSED IN THE PERMIT PHASE.
This plan provides 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.

Stormwater Notes

1. This site is responsible for water quality and water quantity.
2. Final design will utilize best practices and standards per Low Impact Development Volume 5 Manual. Design of these features will be provided during the final SP process.
3. Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual. Discharge locations including off site easements to be provided during final site plan review.
4. This project will disturb more than 1 acre, therefore, a NOI will be required to be submitted to TDEC during final SP process.
5. This Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final or unit lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
6. Detention proposal will be provided during the final SP process and will meet the requirements from the stormwater management manual.

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND 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 ROUND-UP (CONTRACTOR'S OPTION) 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) ALL DECIDUOUS TREES, EXISTING AND PROPOSED 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 BOWMAN. 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 PROPOSED PLANTING PLAN. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 32 MULTIFAMILY 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 DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0286J DATED 2/25/22.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS 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 18" 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) SOLID WASTE PICKUP SHALL BE PRIVATE.
- 10) MINOR MODIFICATIONS TO THE 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 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.
- 11) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 12) 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.
- 13) 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. ADA: <http://ada.gov/>
- 14) LANDSCAPING TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

TRAFFIC AND PARKING

SIGHT DISTANCE EXITING THE SITE IS 275 FEET TO THE NORTH AT THE EXISTING INTERSECTION AND OVER 1000 FEET TO THE SOUTH

NES

- 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) The units in this development will be served from meter centers.
- 4) Upon Final SP NES will need any construction plans showing road improvements to Tulip Grove Road.
- 5) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- 6) Postal plan is required before NES's final construction drawings can be approved.
- 7) 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).
- 8) 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.
- 9) If porches or walls are allowed to be constructed below 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, limbs, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.
- 10) 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.
- 11) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- 12) 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.
- 13) NES riser pole should be installed on development property.
- 14) NES needs electrical load information including any house, irrigation, compactor, or pump services.

WATER & 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 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 WATER AND SEWER CONSTRUCTION MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP SITE PLAN. IF THE DEVELOPER PROPOSES TO CONSTRUCT A SHARED PRIVATE SEWER SYSTEM, A VARIANCE MUST BE APPROVED BY METRO WATER SERVICES. A VARIANCE REQUEST APPLICATION MUST CONTAIN A LETTER OF RESPONSIBILITY AND MUST MATCH THE FINAL SITE PLAN/FINAL SP. A MINIMUM OF 30% OF WATER AND SEWER CAPACITY MUST BE PAID BEFORE THE ISSUANCE OF BUILDING PERMITS

DEVELOPMENT SUMMARY

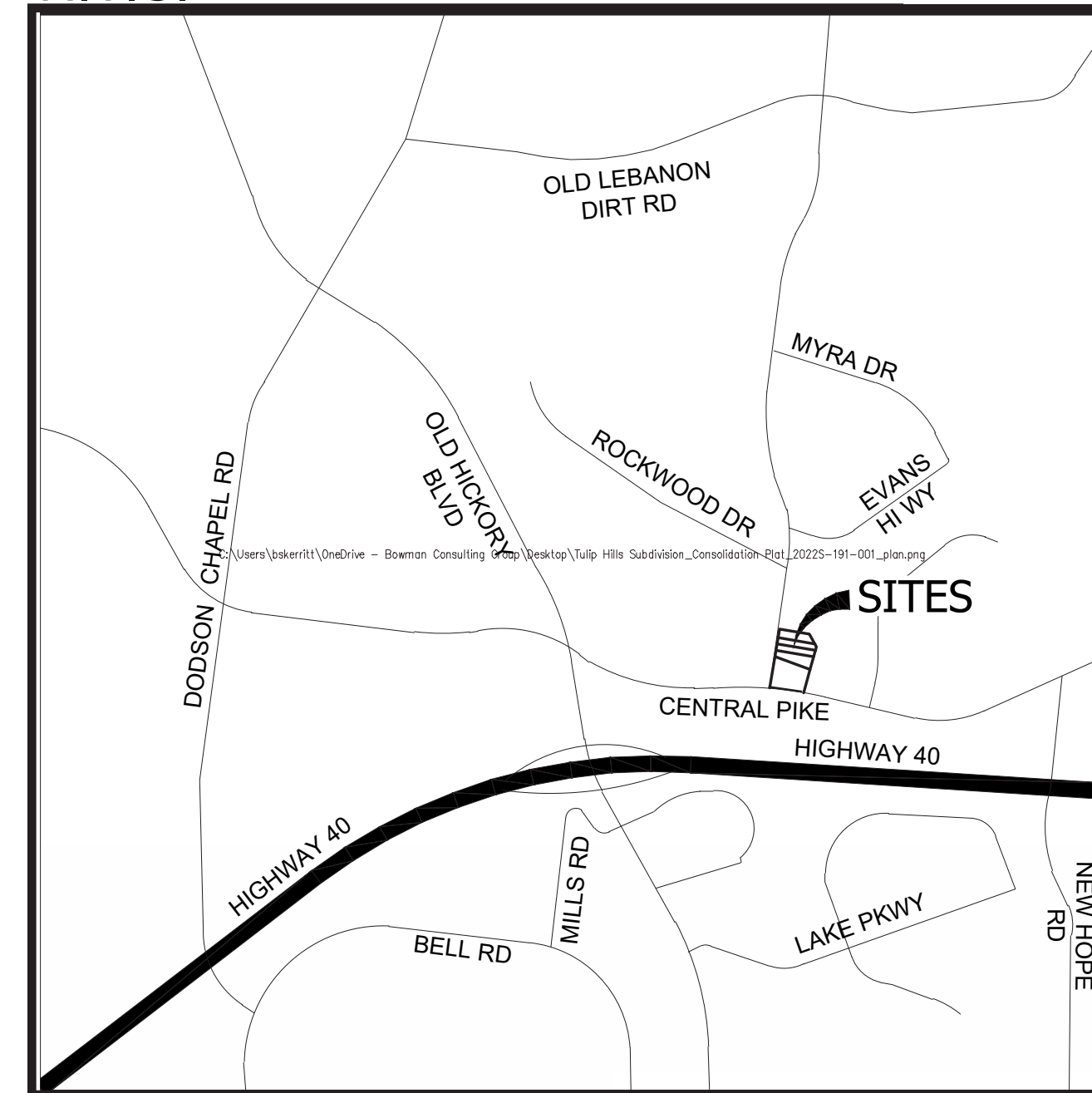
Property Information
1325 Tulip Grove Road, Lots 1-4
Parcel: 08616009900, 08616009800,
08616009700, 08616010000
2.14 Acres

Council District 12 (Erin Evans)

Owner of Record/Developer
Jeff Salim
Tulip Grove Townhouses, LLC
6290 S Monaco Way
Greenwood Village, CO 80111

Civil Engineer
Bowman
3001 Taylorsville Road, KY
Louisville, KY 40220

VICINITY MAP N.T.S.



Project to be Completed In One Phase

ARCHITECTUAL NOTES

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

- A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- C. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING AND GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY RESIDENTIAL
TOTAL PROPERTY SIZE	2.14 ACRES
USES	MULTIFAMILY 32 UNITS
ISR	0.7
STREET YARD SETBACK:	30' FROM CENTER LINE OF TULIP GROVE ROAD
SIDE YARD	5'
REAR YARD	20'
*HEIGHT STANDARDS	MAX 30' FOR TWO BEDROOM, MAX 35' FOR 3 BEDROOM (HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND ELEVATION) TO THE MIDDLE POINT OF THE PRIMARY ROOF PITCH (VERTICAL DISTANCE FROM THE ELEV TO THE MIDDLE POINT) OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF).
PARKING AND ACCESS	ONE POINTS OF ACCESS ON TULIP GROVE ROAD
PARKING PROPOSED:	PER METRO CODE, REFER TO SHEET 5

Tax District: GSD Parcels 1-4
Davidson County, Tennessee
Case No. 2023SP-060-001



CASE # 2023SP-060-001

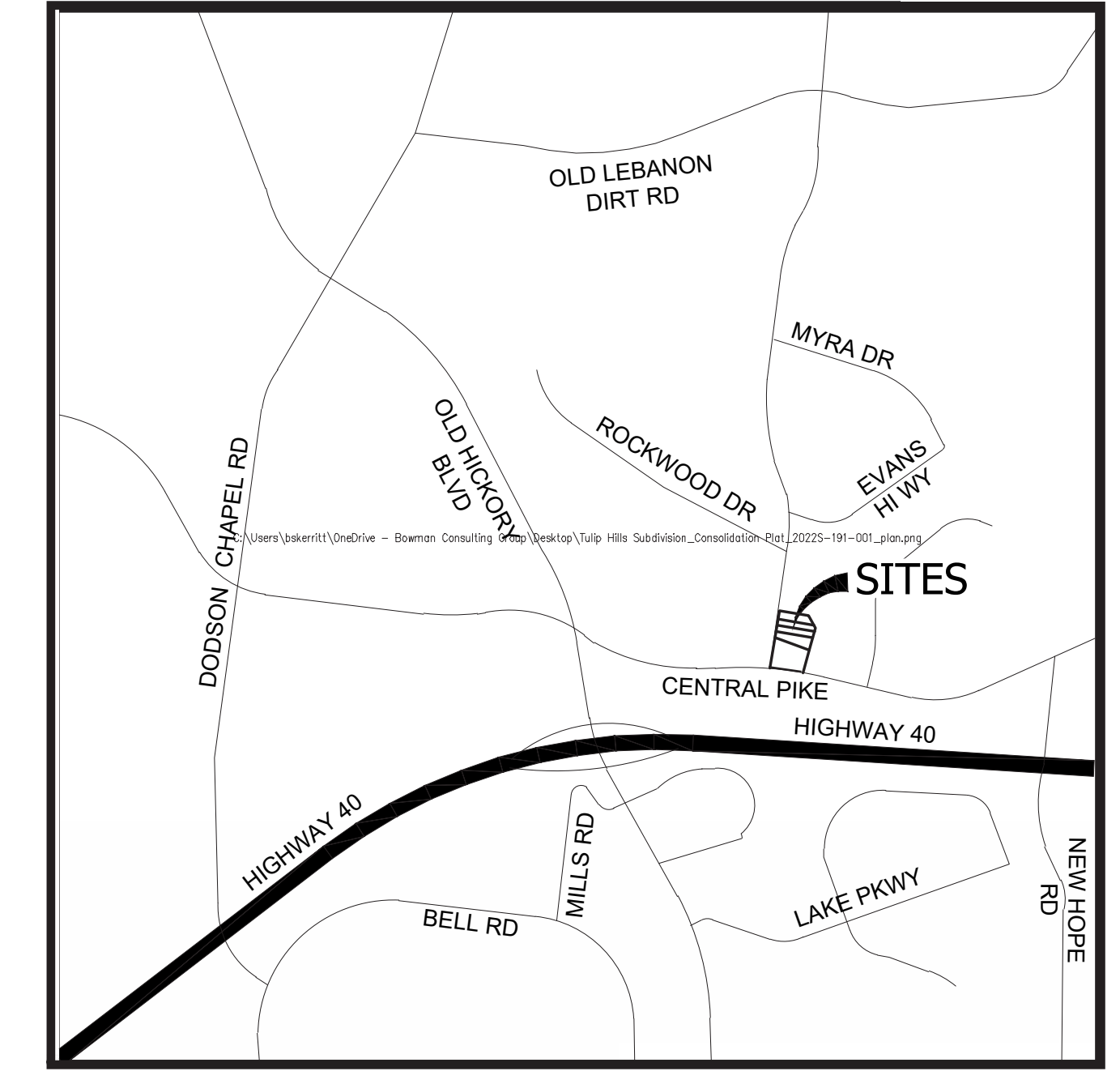


NOT FOR CONSTRUCTION

PARCEL ID 0860001600
OWNED BY
ZELANDER M. HOCKETT, ET UX
1303 TULIP GROVE RD
HERMITAGE, TN 37076
DEED BOOK 8301 PG 885

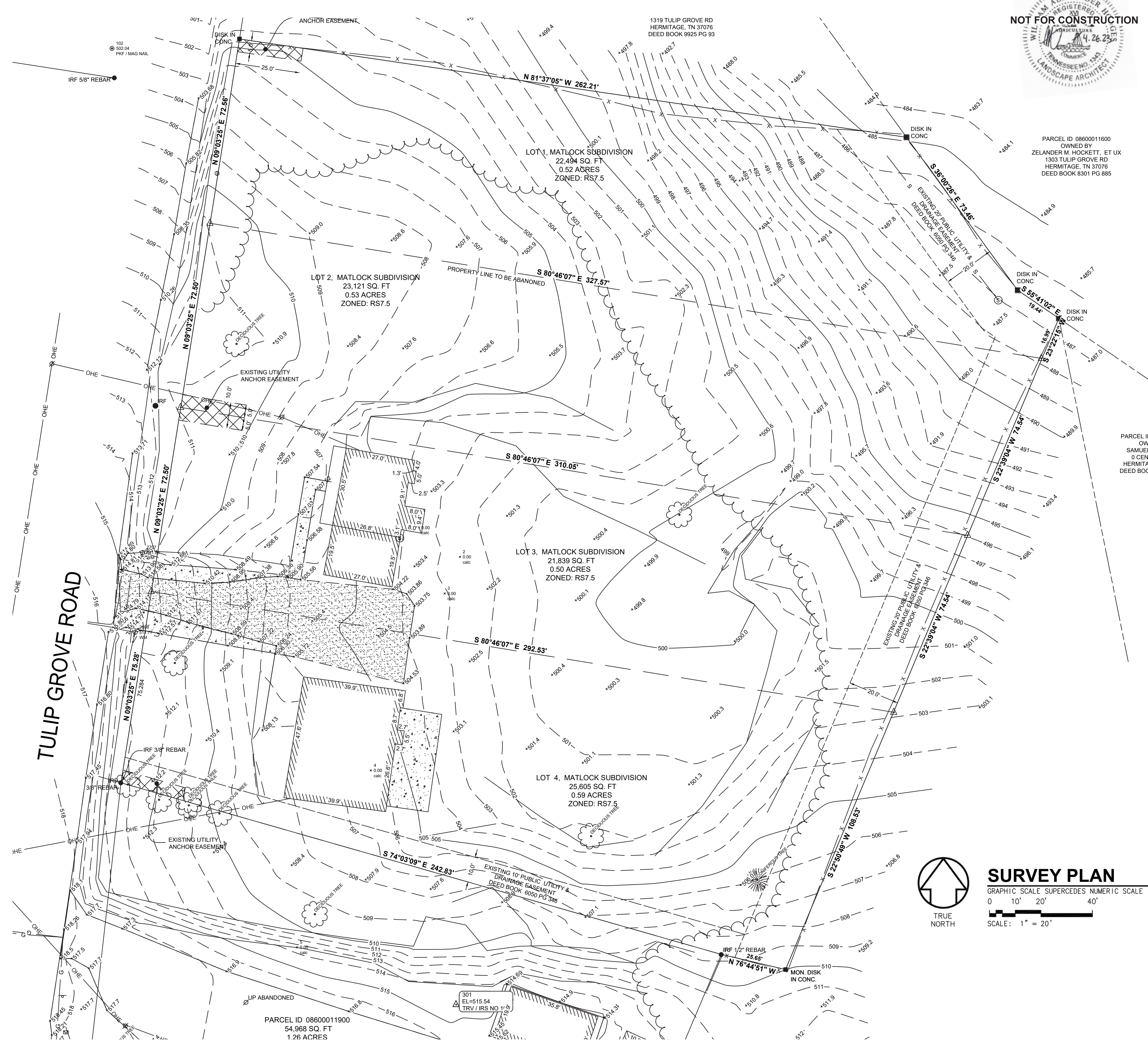
PARCEL ID 08600012001
OWNED BY
SAMUEL E. SOWELL
0 CENTRAL PIKE
HERMITAGE, TN 37076
DEED BOOK 5514 PG 188

VICINITY MAP N.T.S.



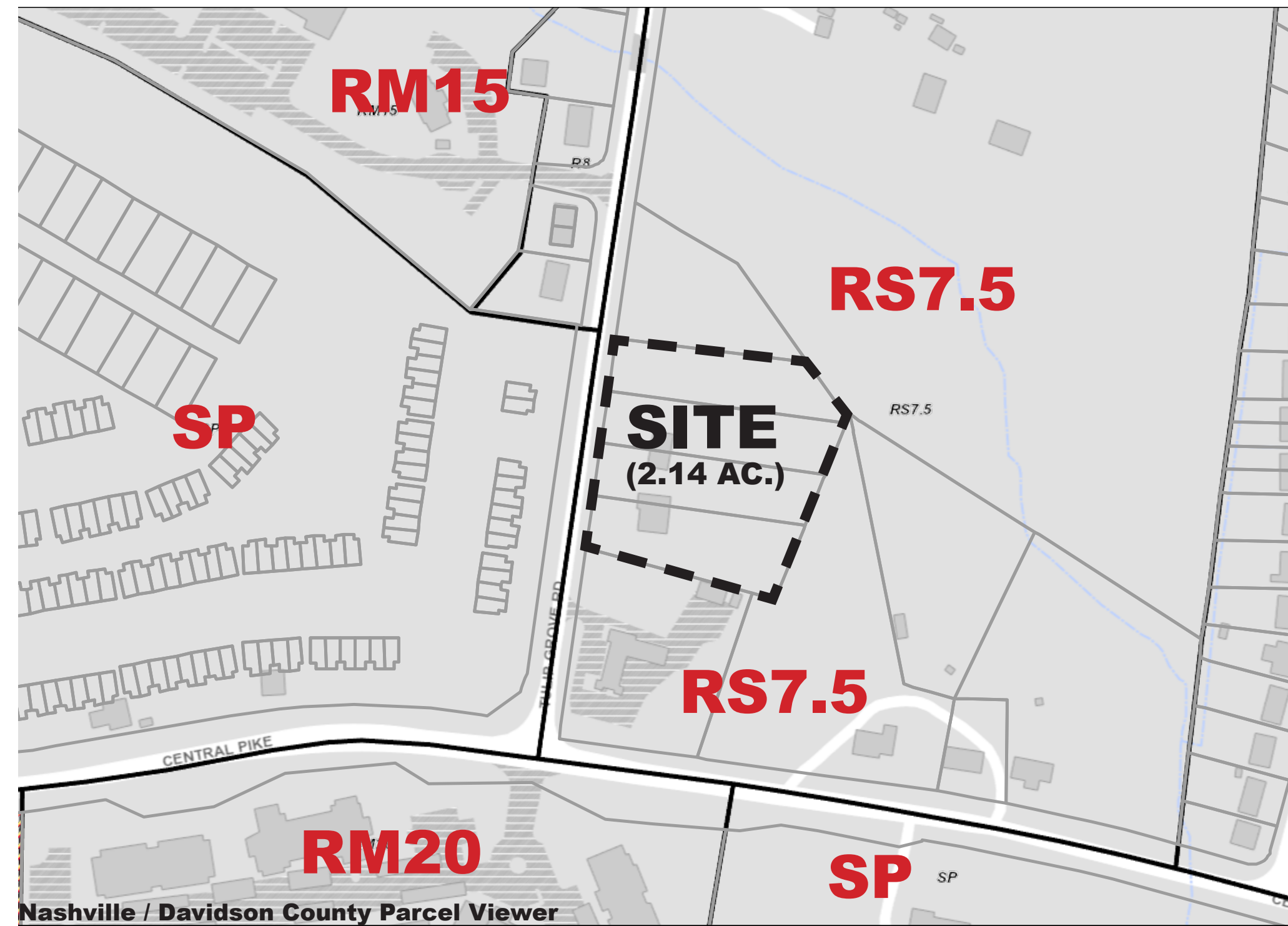
STREET DESIGNATION: TULIP GROVE ROAD

- MCSF DESIGNATION: T3-R-AB3
- STANDARD ROW: 66
- HALF OF STANDARD ROW: 33
- ADOPTED BIKEWAYS AND SIDEWALKS PLAN FACILITY: BIKE ROUTE PLANNED
- MEDIAN WIDTH: 0
- ON STREET PARKING REQUIREMENT: 0 SIDE
- BIKEWAY BUFFER: 0.00
- BIKEWAY WIDTH: 0.00
- PLANTING STRIP WIDTH: 8.00
- SIDEWALK WIDTH: 6.00
- FRONTAGE WIDTH: 0.00
- ADDITIONAL NOTES:
- ADDITIONAL DOCUMENTATION
- LAST UPDATED: READOPTED WITH NASHVILLENEXT UPDATE ON AUGUST 24, 2017



SURVEY PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 10' 20' 40'
SCALE: 1" = 20'

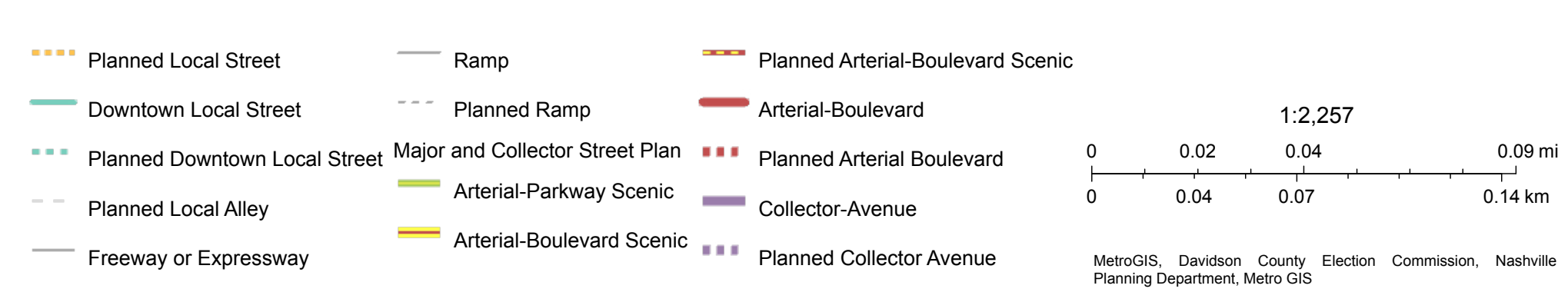
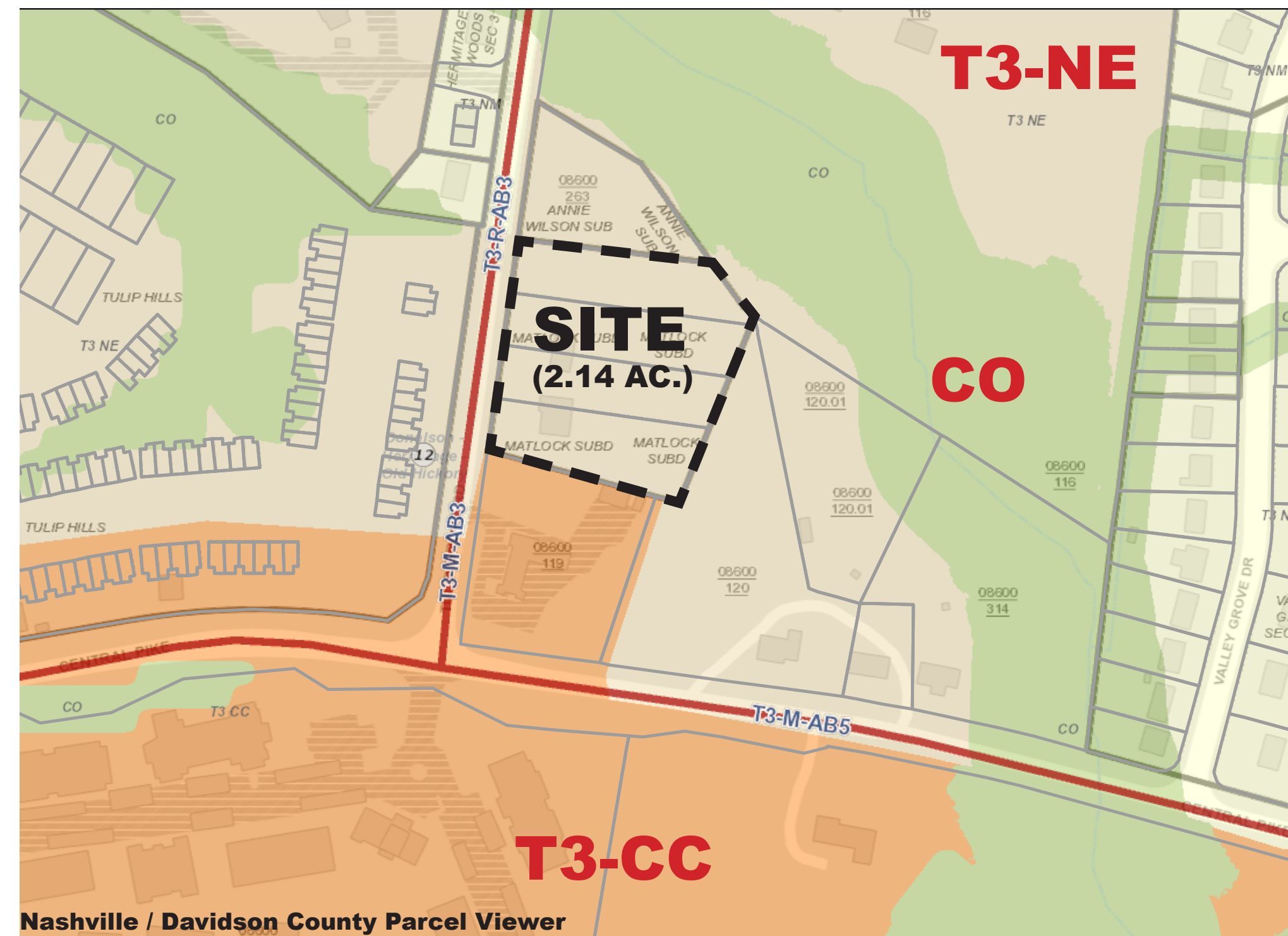
EXISTING ZONING SURROUNDING SITE



The existing zoning of the site is currently RS7.5. The adjacent zoning categories are as follows:

- 1.) RM15 (medium-high density residential, intended for multi-family dwellings at 15 units per acre)
- 2.) RS7.5, RS7.5-A* (medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings)
- 3.) RM20 (medium-high density residential, intended for multi-family dwellings at 20 units per acre)
- 4.) SP (Specific Plan)

SP SITE - T3-NE POLICY AREA



T3-NE Suburban Neighborhood Evolving is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3-NE policy may be applied either to undeveloped or substantially underdeveloped “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3-NE areas are developed with creative solutions in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

PROPOSED PRELIMINARY SP



The purpose of this Preliminary SP application is to permit a multifamily development on the 2.14 AC. parcels (08616010000, 08616009900, 08616009800, 08616009700).

PROHIBITED USE:
Short term rental property owner occupied and not owner occupied.

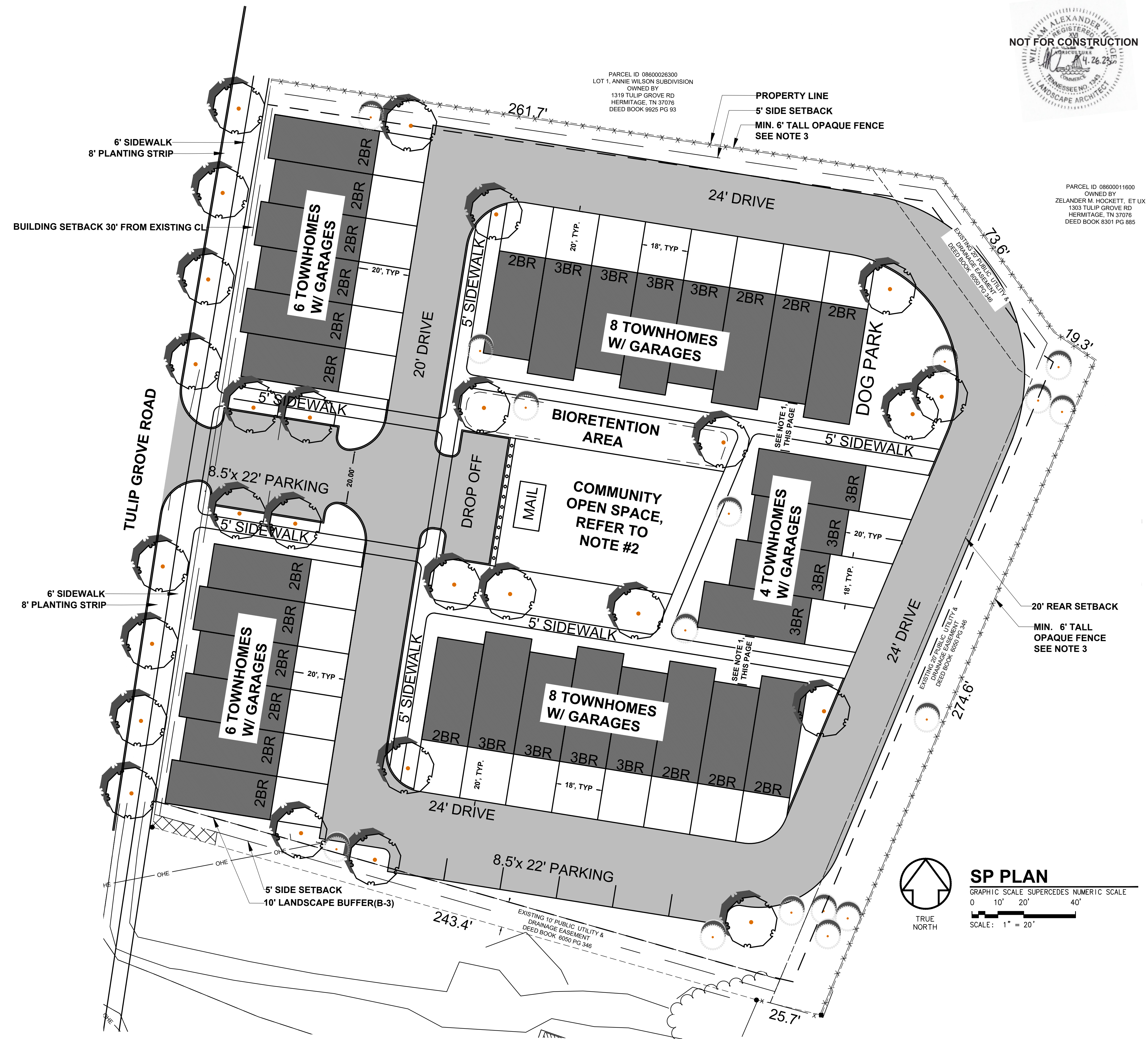
The subject parcels are located within the Hermitage, TN neighborhood. The concept combines four parcels to achieve the townhome development. The parameters for the combined 4-lot townhome parcel adhere to the guidelines of the T3-NE Policy Area.

The proposed development of these parcels has a density pattern and three story building scale that follows the residential characteristics of the T3-NE. The site design maintains a communal “front porch” aesthetic for residents with moderate setbacks focused on a shared interior community space. The communal open space focused design creates a neighborhood with full sidewalk connectivity into and around the site. It will incorporate the use of formal and informal landscaping elements with lighting placed in a consistent manner to exemplify an inviting space for all residents. The efficient rear vehicular alley access townhome arrangement further enhances the focus on the pedestrian court style housing choice. This particular type of housing choice will be unique to the surrounding suburban residential neighborhood.

The concept is intended to have consistent site lighting for safety and wayfinding. The townhouses will be very accessible by providing an boulevard style entry drive that leads into an internal drive system that is both functional and does not encroach on the proposed open space. The highly functional open space is to hold various site amenities and use types. This also includes landscaping along the connecting pedestrian sidewalks.

The final design will embrace environmentally sensitive building and site development techniques to mitigate the impact on surrounding streams and rivers, showcasing a thoughtful approach to growth and density.

As outlined above and throughout the plan document, this development will exemplify building typologies, access, frontage, open space, density and housing choice that is congruent with the area as described in the T3-NE Nashville Vol 3 CCM-T3 (Amended 17-0824).



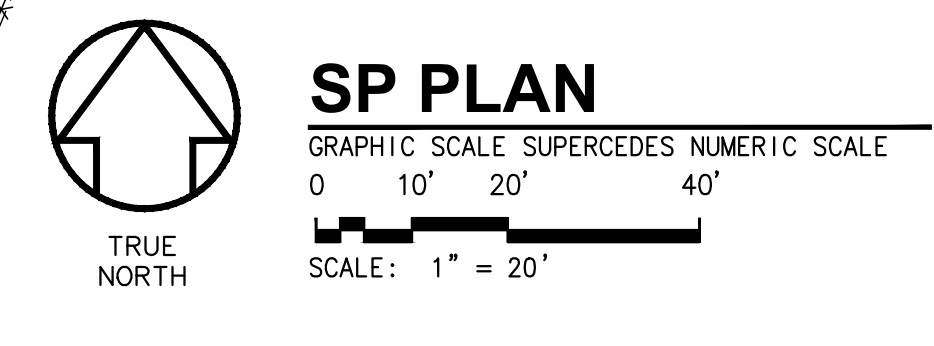
- NOTES:**
- "SIDE/FRONT YARD SETBACK BETWEEN FRONT AND SIDE FACING UNITS SHALL BE EQUAL TO HEIGHT OF STRUCTURE."
 - FINAL DESIGN WILL UTILIZE BEST PRACTICES AND STANDARDS PER LOW IMPACT DEVELOPMENT VOLUME 5 MANUAL. DESIGN OF THESE FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS
 - MINIMUM 6' HEIGHT OPAQUE FENCE TO BE LOCATED ALONG THE NORTHERN AND EASTERN PROPERTY LINES. CHAIN LINK IS NOT PERMITTED.

PARKING SUMMARY:

MULTIFAMILY REQUIRED:
2 BEDROOM = 2 SPACES PER UNIT
3 BEDROOM = 2.5 SPACES PER UNIT
(1 SPACE PER BEDROOM UP TO 2 BEDROOMS; .5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM)

PROVIDED:
(20) X 2 BEDROOM = 40 PARKING SPACES
(12) X 3 BEDROOM = 30 PARKING SPACES

32 UNITS = 70 SPACES PROVIDED
ADDITIONAL PARKING = 4 SPACES
TOTAL PARKING PROVIDED: 74 SPACES







INTERIOR SHARED/COMMON OPEN SPACE



INTERIOR SHARED/COMMON OPEN SPACE



SHARED ACCESSIBLE COMMUNITY ENTRANCE



INTERIOR SHARED/COMMON OPEN SPACE