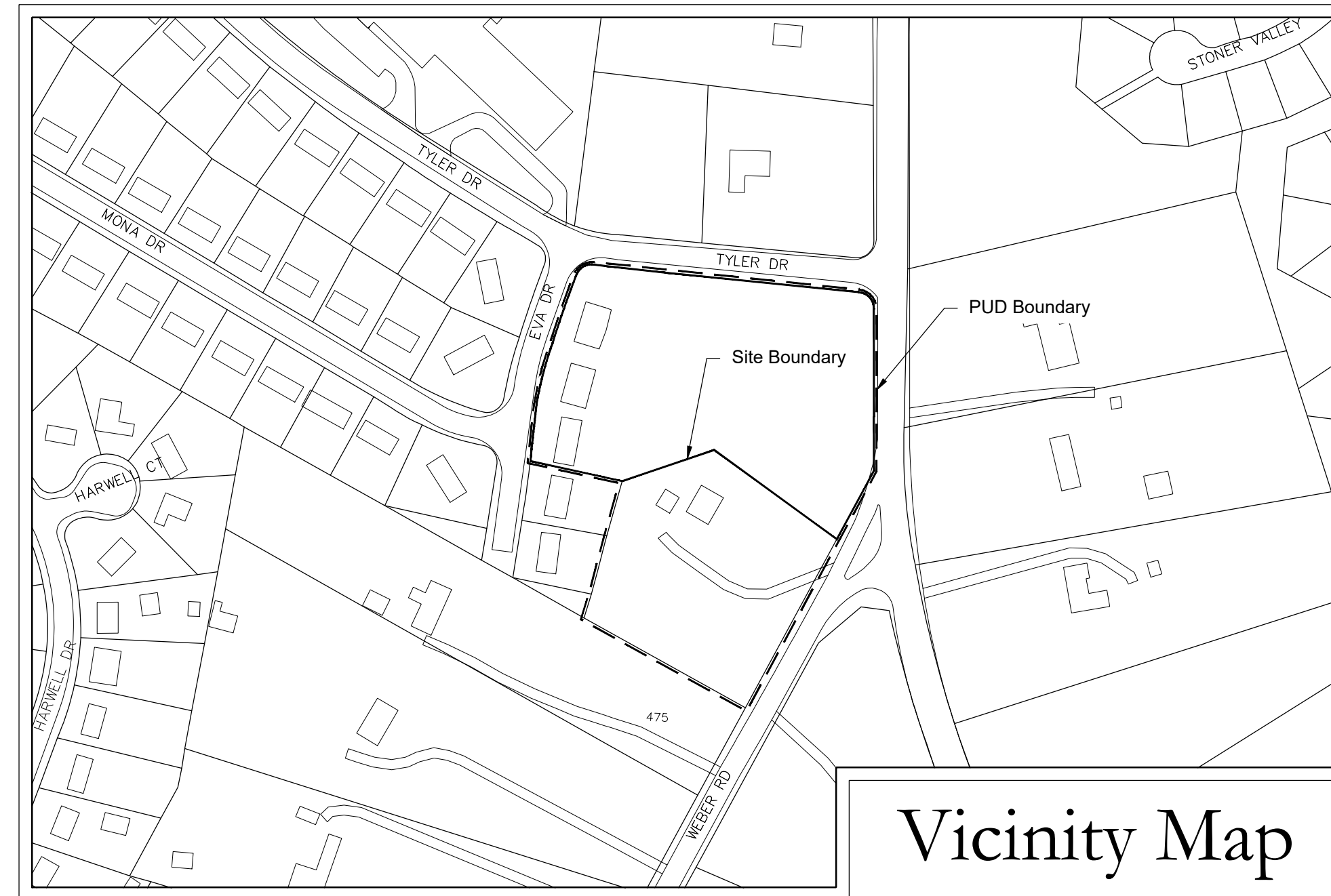


A Revision to the Preliminary Planned Unit Development of **8230 Eva** formerly known as Alan Estates Map 75 Parcels 49 Hermitage, Davidson Co., Tennessee Case # 95P-004-001

General Notes:

1. The purpose of this plan is to receive approval of an Amended Preliminary Planned Unit Development (PUD) to allow 47 multi-family residential units and to reconfigure site access to allow access from Tyler Drive.
2. All public sidewalks are to be constructed in conformance with the Metro Public Works Dept. sidewalk design standards.
3. Wheelchair accessible curb ramps, complying with applicable of the Metro Public Works Dept. standards, shall be constructed at street crossings.
4. Setbacks to be determined by underlying base zoning, unless otherwise specified on the PUD plan.
5. All public works standards to be met.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management Division of Water Services and the Traffic Engineering sections of the Metro Public Works Dept..
7. Approvals are subject to Public Works Dept. review and of construction plans.
8. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
9. This approval does not include any signs. Signs in Planned Unit Developments must be approved by the Metro Department of Codes Administration.
10. When a bridge is required to be used as a part of a fire department access road, it shall be constructed and maintained in accordance with Metro Public Works Dept. standards.
11. The final plat shall show location and flow data for all fire hydrants before plat approval.
12. All roadways with one-way traffic shall be 14 feet in width minimum.
13. All dumpsters will be properly screened.
14. Adequate parking will be required based upon the number of bedrooms for the apartment units and shall meet Metro Zoning Code.
15. Natural Conservation policy area shown as open space on the plan shall be preserved as open space.
16. Landscaping and tree density requirements per Metro Zoning Ordinance, unless otherwise specified on the PUD plan.
17. No building permit shall be issued on any lot until street name signs are installed and verified by the Metro Dept. of Public Works on all streets on which the lot depends for access.
18. All development within the boundaries of this plan meet the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA <http://www.ada.gov/> U. Justice Dept. http://www.justice.gov/crt/fairhousing/about_fairhousingact.htm
19. This drawing is for illustrative purposes to indicate the basic premise of the development. The final lot count and details of the plans shall be governed by the appropriate regulations at the time of final application.
20. 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 any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
21. Side slope shall not exceed 3:1 adjacent to public pedestrian travel way.
22. Utilities are underground, lighting to meet Metro/NES standards.
23. All lots to be served by public water and sewer.
24. 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 Metro Department of Water Services.
25. Stormwater - where applicable, size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert size is 15" cmp)
26. Per Fire Marshal all turnarounds to have 100' diameter & hydrants to have 1000 gpm @ 20 psi.
27. Per Fire Marshal, no part of any building shall be more than 500 ft. from a fire hydrant via an approved hard surfaced road. Metro Ordinance 095-1541 Section 1568.020 B.
28. Dead end roadways over 150 ft. in length require a 100 ft. diameter turnaround or a t-type that is approved by the Fire Marshal's Office & Metro Public Works Dept..
29. The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 Regulations.
30. The requirements of the Metropolitan 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 any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cu-de-sac must include a landscape median in the middle of the turn-around, including trees.
31. 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.



Vicinity Map

SHEET SCHEDULE

- | | |
|------|-----------------------------|
| C0.0 | Project Notes and Standards |
| C1.0 | Existing Conditions |
| C2.0 | Site Layout Plan |

Development Summary

Owner
AHJ Alan Estates LLC
PO Box 2079
Mount Juliet, TN 37121

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

Site Information
Map 75 Parcel 49
8230 Eva Dr.
Hermitage, TN 37076

Total PUD Area - 5.56 Ac.
Total PUD Amendment Area - 3.54 Ac.
Council District #14 - Jordan Huffman

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0278J Dated 2/25/2022.

Site Data

Use	Multi- Family Residential Development
Project Area	Total PUD Area: 5.56 Acres
	PUD Amendment Area: 3.54 Acres
Existing Property zoning: R10 / PUD	Surrounding Zoning: R10 / PUD

Proposed Bulk Regulations

Minimum lot size	N/A
Number of Residential Units/Density	46 units / 3.54 ac = 12.99 units /AC
FAR	0.80
ISR	0.70
Street Setbacks	30' measured from R.O.W.
Side yard	10'
Rear yard	20'
Architectural Requirements	Units facing Tyler Dr. & Andrew Jackson Pkwy are required to have a masonry product facade, where facing public R.O.W.

Note:

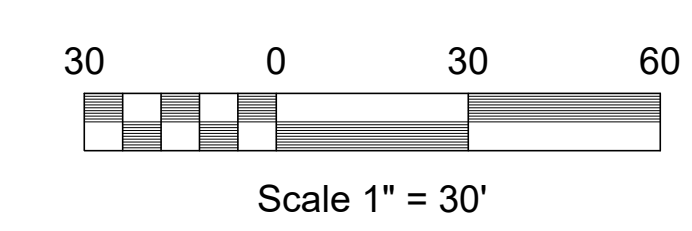
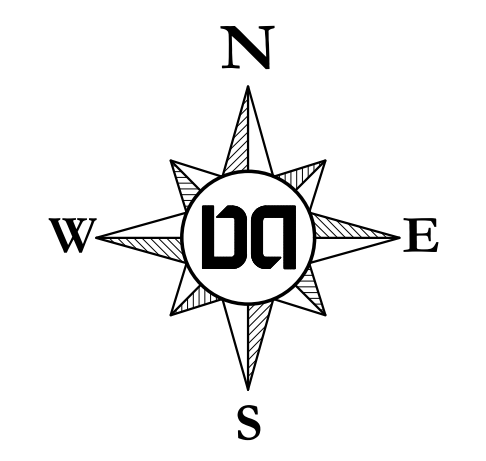
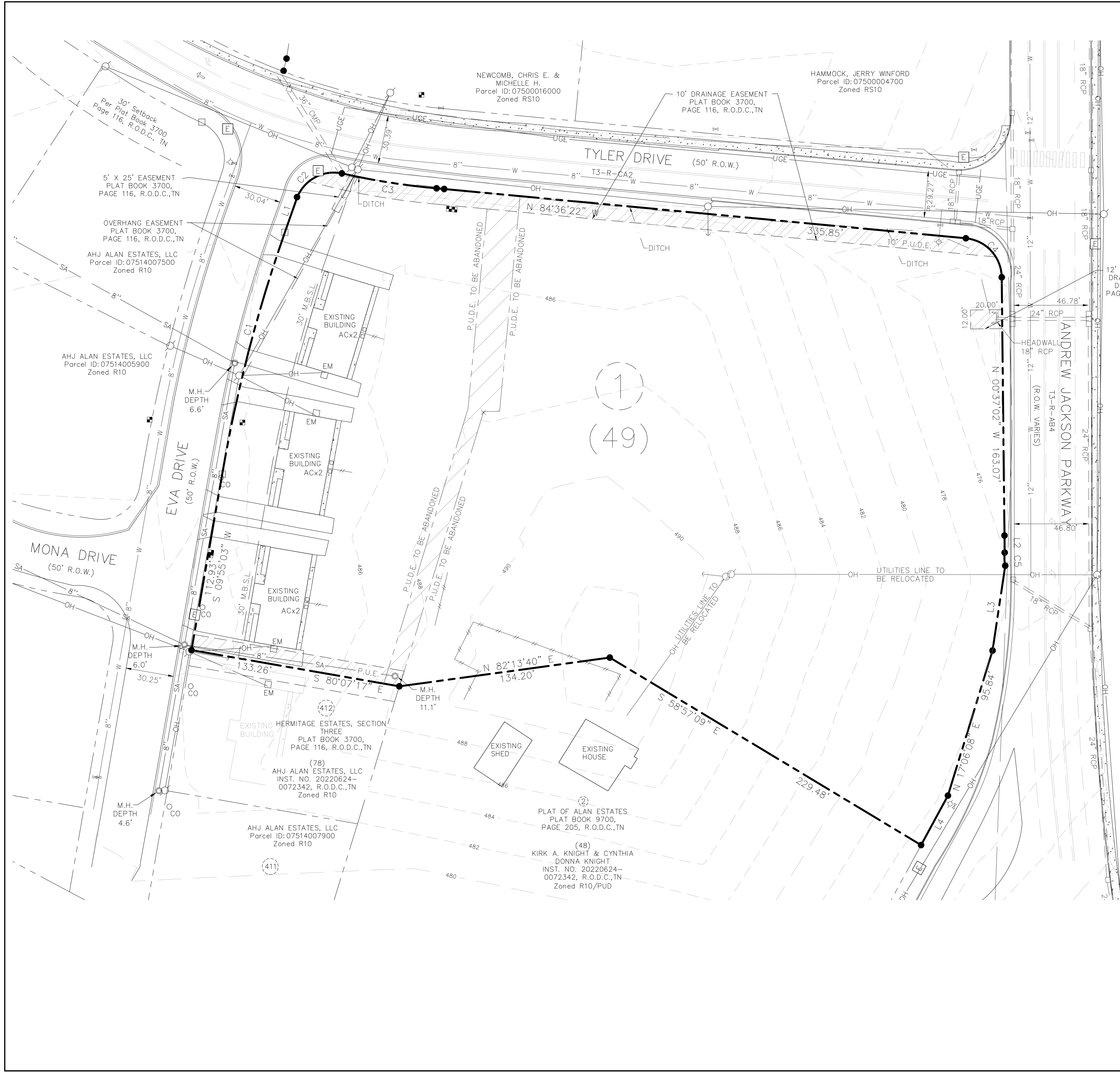
This plan is to obtain preliminary PUD approval for 8230 Eva, a previously approved PUD (Alan Estates). This plan defines the bulk regulations, density, and other site related entitlements. The final exact building location, parking configuration, and site infrastructure items may adjust slightly in the future and the Final PUD plan shall identify the exact location of these items once a final full design is performed.



Dale & Associates
Civil Engineering,
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

PERMITS:
PUD # 95P-004G-001
Ordinance: 096-190

D&A Project #22191
8230 Eva
C0.0

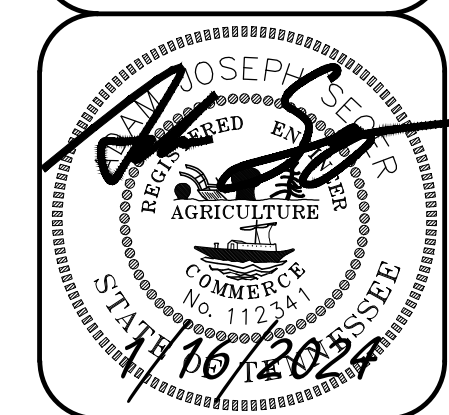


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 Hermitage, TN 37076
 Total Site Area - 3.54 Ac.
 Council District #14 - Jordan Huffman
Owner
 AHJ Alan Estates LLC
 PO Box 2079
 Mount Juliet, TN 37121
Engineer
 Dale and Associates
 Contact: Adam Seger
 516 Heather Place
 Nashville, TN 37204
 Phone: 615.297.5166
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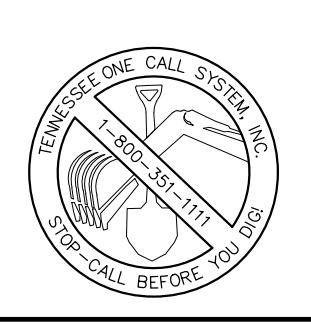
Drawing Date:
 January 16, 2024

Revisions

Preliminary PUD Revision
8230 Eva
 Map 75 Parcel 49
 Hermitage, Davidson, Tennessee



Existing Conditions



PERMITS:
 PUD # 95P-004G-001
 Ordinance: 096-190

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D&A Project #22191
 8230 Eva
C1.0

Development Summary

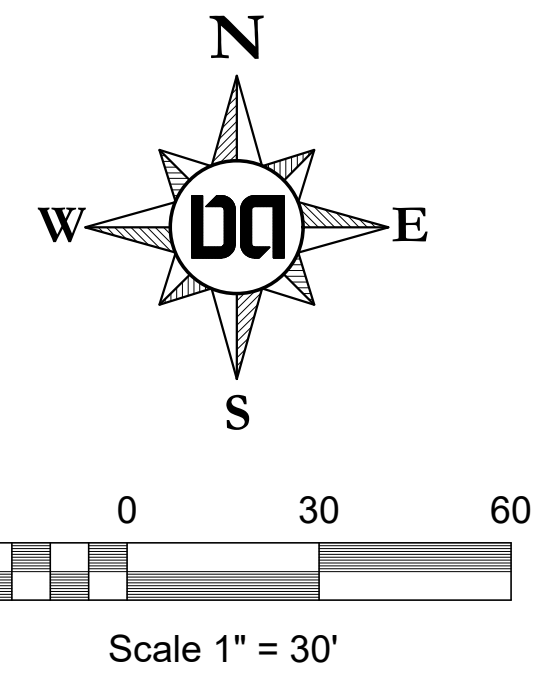
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Hermitage, TN 37076

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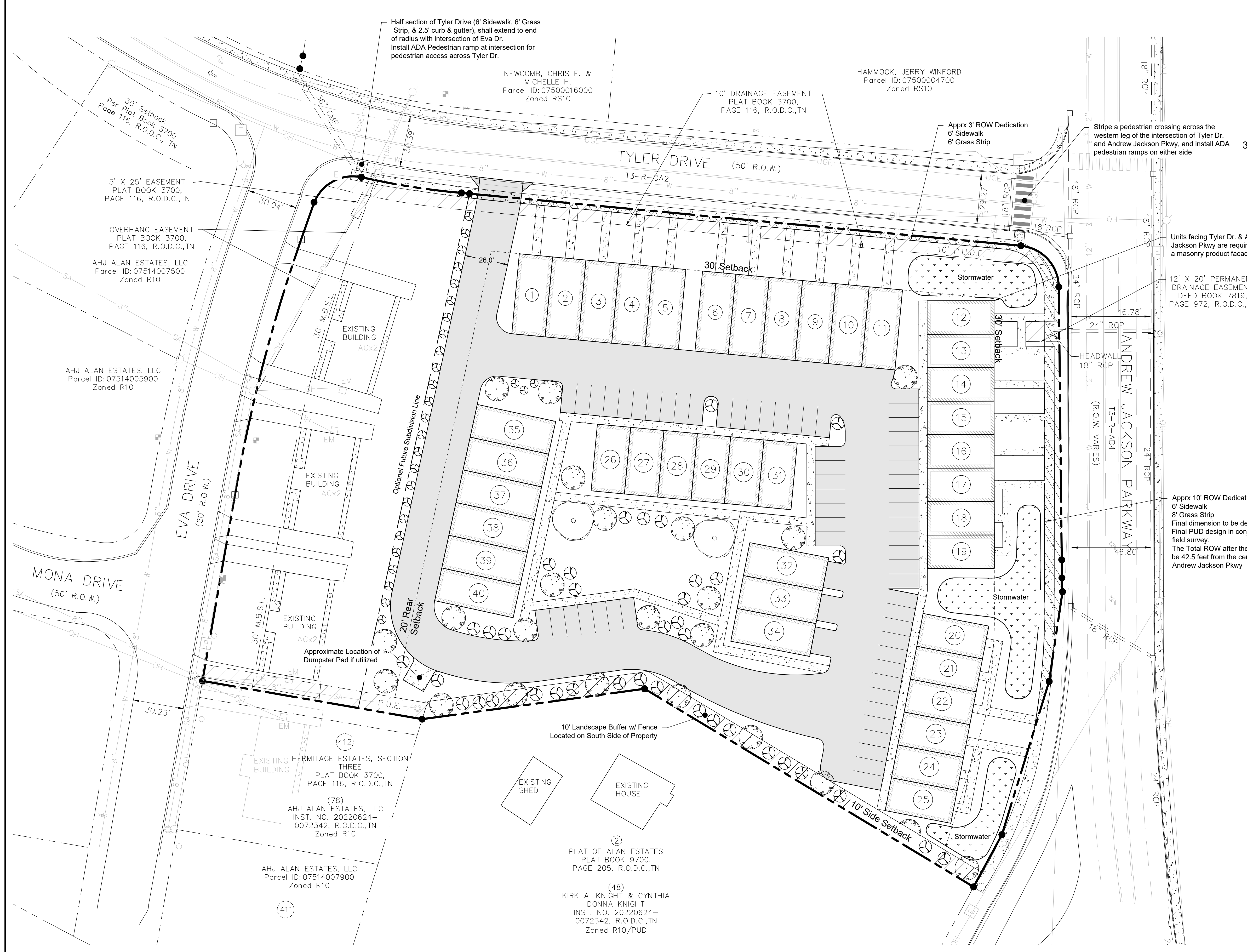
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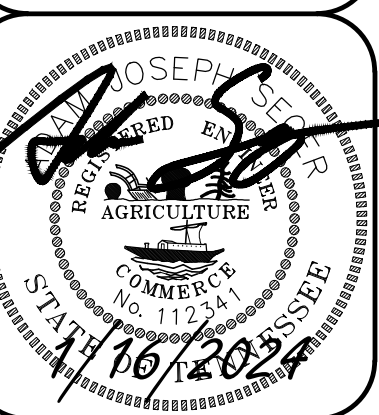


Units facing Tyler Dr. & Andrew Jackson Pkwy are required to have a masonry product facade

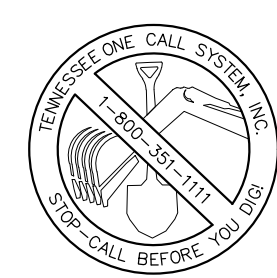
12' X 20' PERMANENT DRAINAGE EASEMENT DEED BOOK 7819, PAGE 972, R.O.D.C., TN

Approx 10' ROW Dedication 6' Sidewalk 6' Grass Strip
Final dimension to be determined during Final PUD design in conjunction with field survey.
The Total ROW after the dedication shall be 42.5 feet from the centerline of Andrew Jackson Pkwy

Preliminary PUD Revision
8230 Eva
Map 75 Parcel 49
Hermitage, Davidson, Tennessee



Site Layout Plan



PERMITS:
PUD # 95P-004G-001
Ordinance: 096-190

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