Preliminary Specific Plan

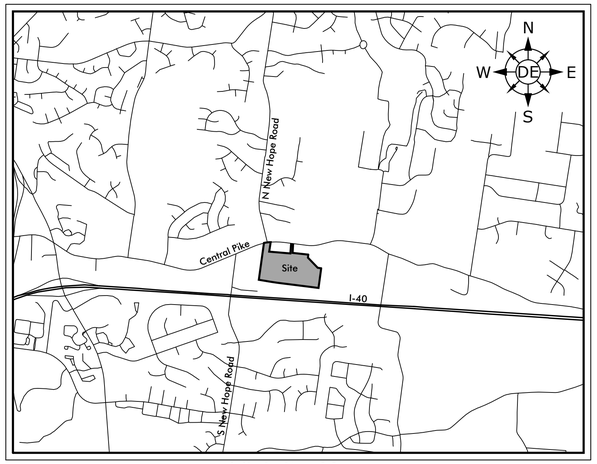
for

4222 & 4278 Central Pike

Tax Map 87, Parcels 90, 92, 99, & 157
Hermitage, Davidson County, Tennessee
SP No. 2024SP-048-001

APPLICATION #:	PROJECT NAME: 4222 & 4278 CENTRAL PIKE
MAP/PARCEL #: MAP 87, PARCELS 90, 92, 99, & 157	EXAMINER:

USE	
DETERMINE THE USE	MULTI-FAMILY
PROPERTY ZONING (OVERLAYS) - SURROUNDING ZONING	RS15 - RS15 & SP
USE CHARTS:	PERMITTED
SITE CRITERIA	
MAP & PARCEL NO.	MAP 87, PARCELS 90, 92, 99, & 157
COUNCIL DISTRICT	12 - ERIN EVANS
SITE ACREAGE	27.0 ACRES
MINIMUM LOT SIZE-FOOTPRINT:	NONE
NUMBER OF UNITS	314 RESIDENTIAL UNITS
FAR	1.00
ISR	0.90
STREET SETBACK/STREET TYPE(S)	10'
SIDE YARD	NONE
REAR YARD	20'
HEIGHT STANDARDS-NUMBER OF FLOORS	3 STORIES TO A MAXIMUM OF 45 FT
PARKING AND ACCESS	
RAMP LOCATION & NUMBER	2 ACCESS ON CENTRAL PIKE, 1 ACCESS VIA ADJACENT DEVELOPMENT
DISTANCE TO NEAREST EXISTING RAMP	70' WEST
DISTANCE TO INTERSECTIONS:	LOCATED AT THE INTERSECTION OF N NEW HOPE RD & CENTRAL PIKE
50' MINOR STREET 185' ARTERIAL STREET 100' COLLECTOR 250' CONTROLLED ACCESS RAMP	
REQUIRED PARKING BASED ON USES	724 STALLS
PARKING PROVIDED	848 STALLS
REQUIRED LOADING BASED ON USES	NONE
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PROVIDED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	18' x 8.5' SPACES, 24' MIN. TURNAROUND
QUEUING LANES	NONE REQUIRED
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED
NUMBER OF COMPACT SPACES (%)	2%
NUMBER OF ACCESSIBLE SPACES	PROVIDED
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	PROVIDED
LANDSCAPING STANDARDS	
SEE LANDSCAPE PLAN FOR DETAILS ON REQUIRED & PROPOSED LANDSCAPING MEASURES	



Vicinity Map
NTS

Developer
Beazer Homes, LLC
501 Corporate Center Drive,
Suite 180
Franklin, TN 37067
Phone: (615) 630-8976

Engineer
Dewey Engineering
Contact: Nicholas Goodridge
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956

Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map Number 47037C0286H. Dated April 5, 2017.

Sheet Schedule		
1	C0.0	Cover Sheet
2	C1.0	Existing Conditions
3	C2.0	Overall Layout Plan
4	C3.0	Grading, Drainage, & Final Erosion Control Plan
5	C4.0	Overall Water & Sewer Plan
6	C5.0	Details
7	L1.1	Tree Inventory
8	L1.2	Tree Inventory Legend
9	L2.1	Landscape Plan

Standard SP Notes
1) The purpose of this SP is to receive approval of a Preliminary SP to permit the development of 314 multi-family residential 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) No Portion of this Property falls within a Flood Hazard Area as identified by FEMA on Map 47037C0286H. Dated April 5, 2017.
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 15" 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) Individual water and/or sanitary sewer services are required for each parcel.
10) Solid waste pickup to be provided by private entity/hauler.
11) All development to be completed in one phase.
12) The Developer's Final Construction Drawings shall comply with the design regulations established by the Department of Public Works. Final Design may vary based on field conditions.
13) 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.
14) Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval/comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
15) Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.
16) Landscaping and tree density requirements per Metro Zoning Ordinance.

Architectural Design Standards
1) Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
2) Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
3) 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.
4) Porches shall provide a minimum of six feet of depth.
5) A raised foundation of 18"- 36" is required for all residential structures.

General Plan Consistency Note:

The Specific Plan District Proposed Herein is Located Within Subarea #14 - Donelson/Hermitage/Old Hickory Community Plan. The Specified Land Use Policy for this Site is Transect 3 Suburban Mixed Use Corridor (T3 CM). The Intent of T3 CM is to Provide a Greater Mix of Higher-Density Residential and Mixed Use Development along Corridors, Prioritizing Higher-Intensity Mixed Use and Commercial Uses at Intersections with Preference Given to Residential Uses Between Intersections. As Proposed, this Specific Plan Satisfies the Density and Design Goals of the T3 CM Policy.

Revisions:

Date: April 29, 2025

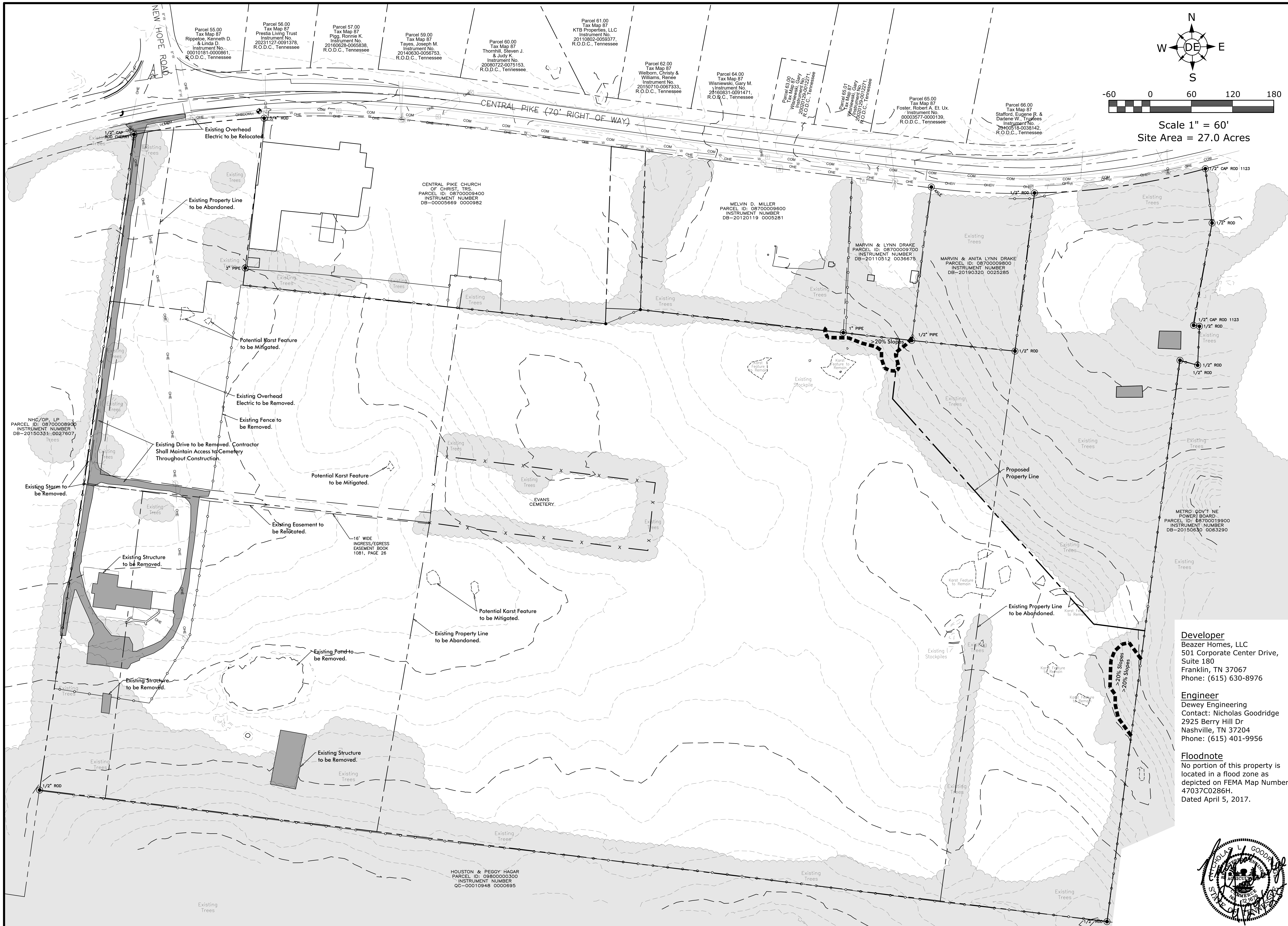
4222 & 4278 Central Pike
Preliminary Specific Plan
Tax Map 87, Parcels 90, 92, 99 & 157
Hermitage, Davidson County, Tennessee

DEWEY ENGINEERING

Cover Sheet

Job No. 23021

C0.0



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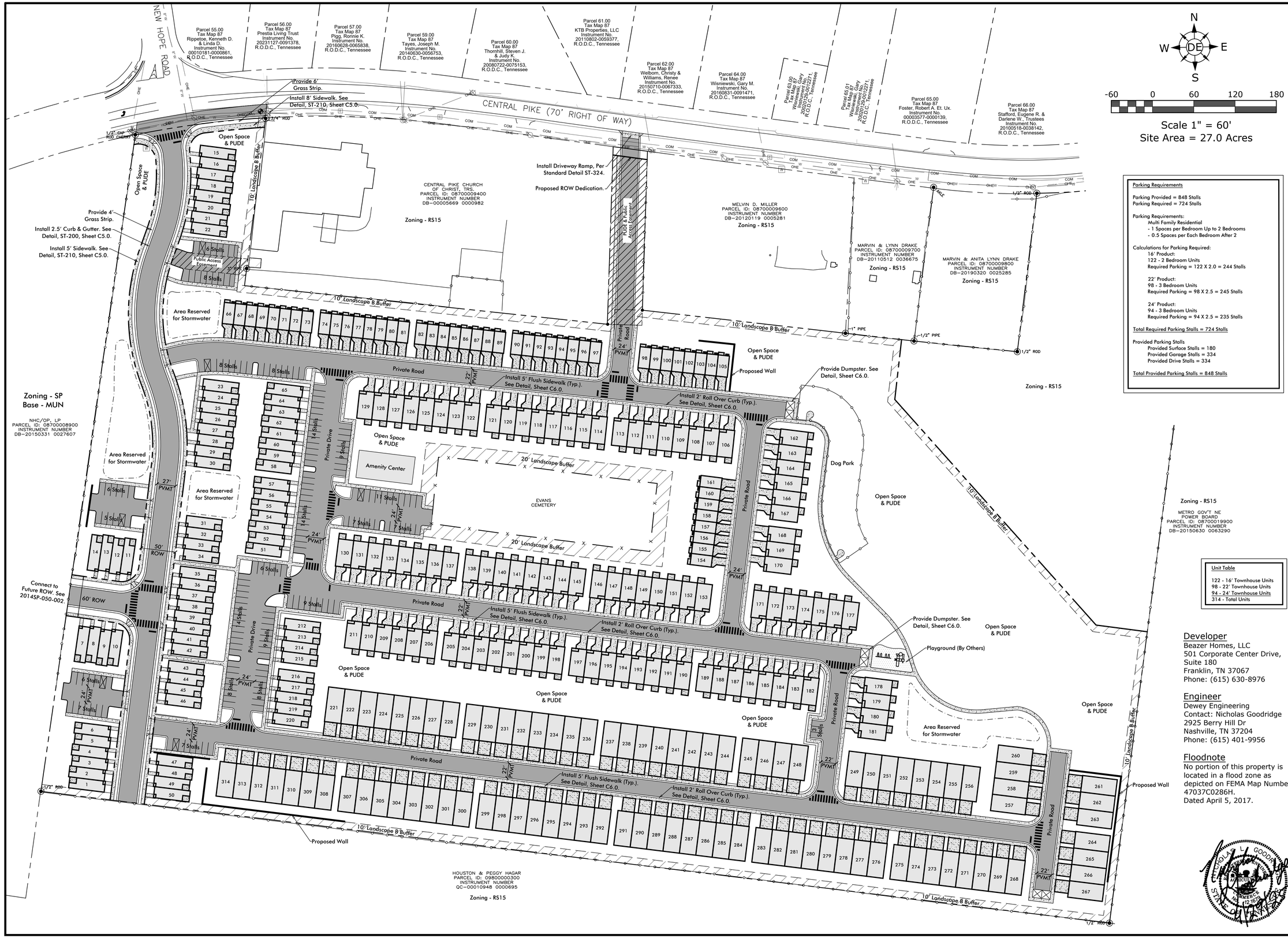
DEWEY ENGINEERING

Existing Conditions

Job No. 23021

C1.0



Parking Requirements

Parking Provided = 848 Stalls
Parking Required = 724 Stalls

Parking Requirements:
Multi Family Residential
- 1 Spaces per Bedroom Up to 2 Bedrooms
- 0.5 Spaces per Each Bedroom After 2

Calculations for Parking Required:
16' Product:
122 - 2 Bedroom Units
Required Parking = 122 X 2.0 = 244 Stalls

22' Product:
98 - 3 Bedroom Units
Required Parking = 98 X 2.5 = 245 Stalls

24' Product:
94 - 3 Bedroom Units
Required Parking = 94 X 2.5 = 235 Stalls

Total Required Parking Stalls = 724 Stalls

Provided Parking Stalls
Provided Surface Stalls = 180
Provided Garage Stalls = 334
Provided Drive Stalls = 334

Total Provided Parking Stalls = 848 Stalls

Unit Table

122 - 16' Townhouse Units
98 - 22' Townhouse Units
94 - 24' Townhouse Units
314 - Total Units

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Preliminary Specific Plan

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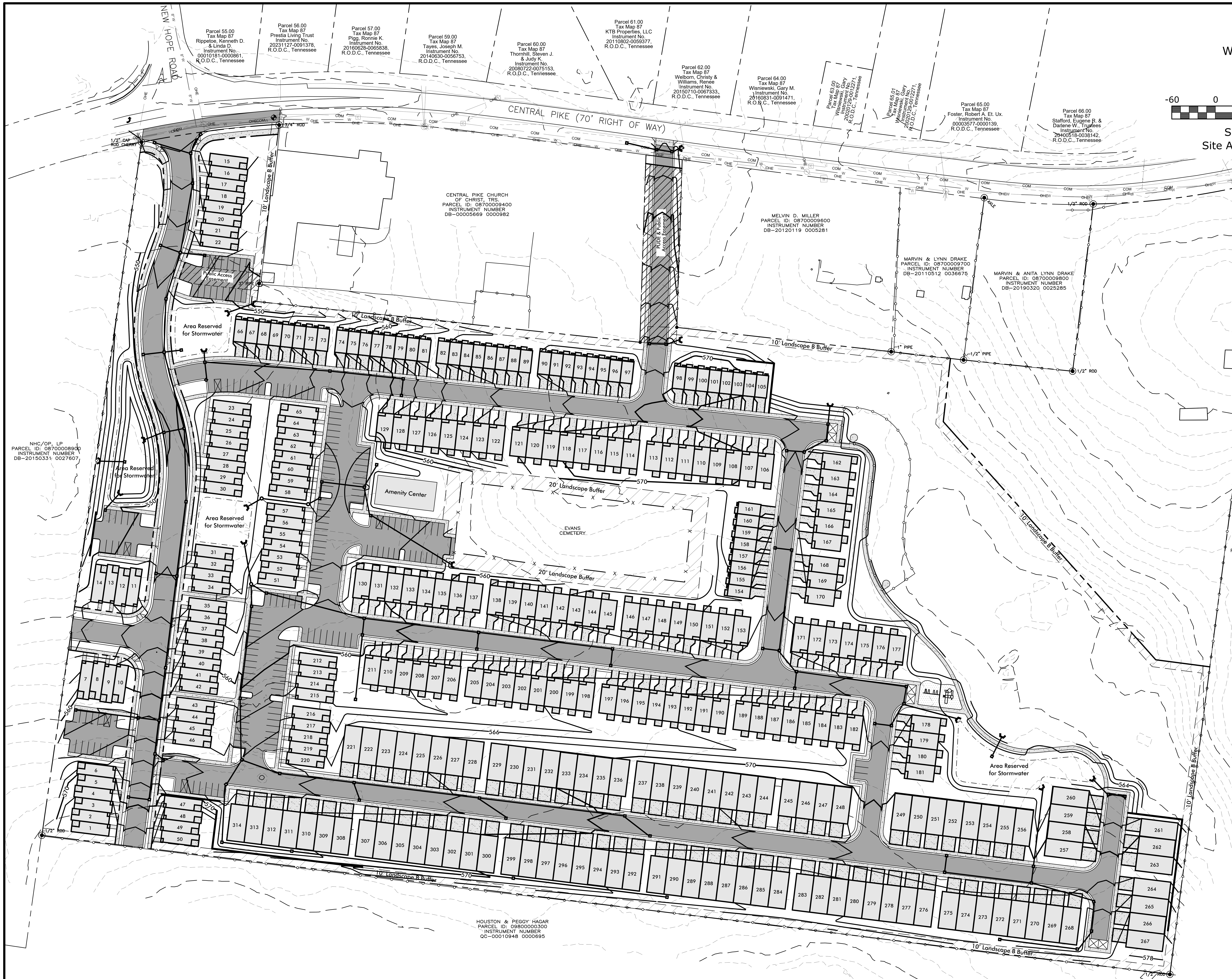
DEWEY ENGINEERING

Overall Layout

Job No. 23021

C2.0



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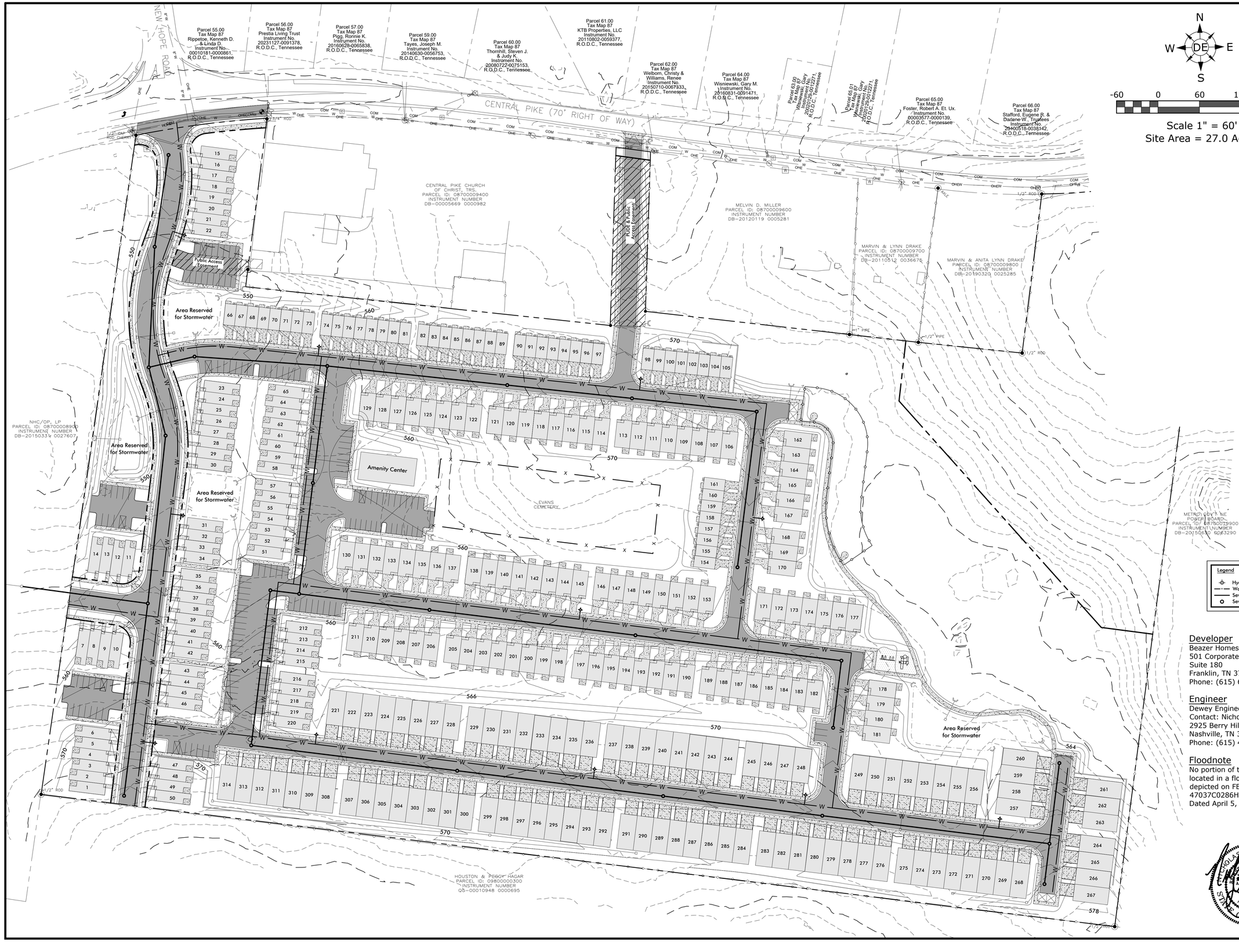
DEWEY ENGINEERING

Grading, Drainage, & Final Erosion Control Plan

Job No. 23021

C3.0



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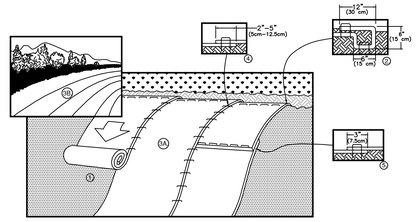
Grading, Drainage, & Final Erosion Control Plan

Job No. 23021

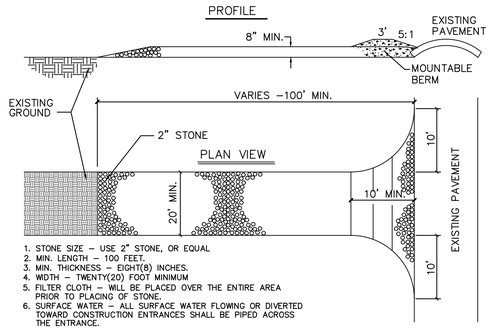
C4.0



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™ STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. WHEN USING OPTIONAL DOT SYSTEM™, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

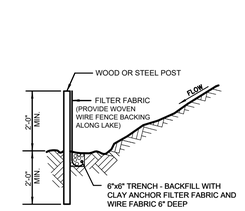
EROSION CONTROL MATTING DETAIL (TCP-10)



1. STONE SIZE – USE 2" STONE, OR EQUAL
2. MIN. LENGTH – 100 FEET.
3. MIN. THICKNESS – EIGHT(8) INCHES.
4. WIDTH – TWENTY(20) FOOT MINIMUM
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE (TCP-03)

NOT TO SCALE

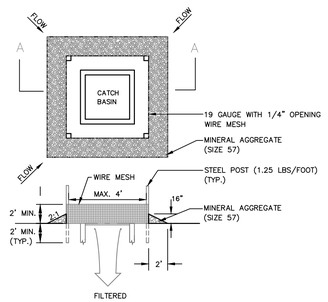


NOTES:
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
3. WOOD POSTS SHALL BE 2"x 2" MIN., OAK OR SIMILAR HARDWOOD.
4. POSTS SHALL BE SPACED AT 6' INTERVALS.
5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPS OF ENGINEERS GUIDE SPEC. CW 02215. WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO. 40 SIEVE MAX., AS DETERMINED
7. J-HOOKS SHALL BE UTILIZED WHEN SILT FENCE IS NOT INSTALLED DIRECTLY ALONG A CONTOUR.

MAINTENANCE NOTES:
1. INSPECT TWICE WEEKLY, 72 HOURS APART AND AFTER EACH RAINFALL.
2. REPAIR WHEREVER FENCE IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
4. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE

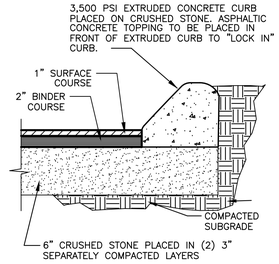
SILT FENCE DETAIL (TCP-13)

NOT TO SCALE

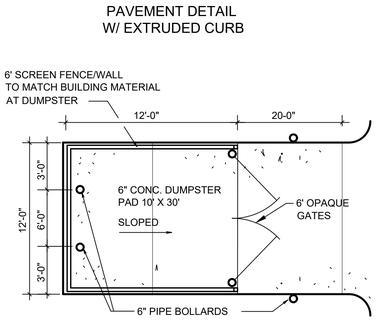


SECTION A–A

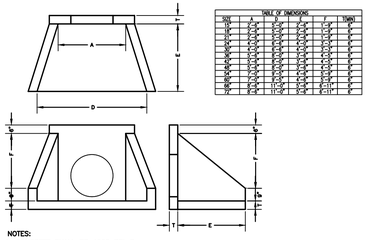
INLET PROTECTION DETAIL (TDEC)



REGULAR-DUTY PAVEMENT DETAIL W/ EXTRUDED CURB

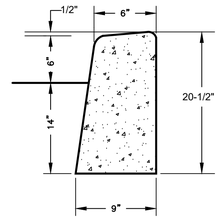


DUMPSTER ENCLOSURE



NOTES:
1. CONCRETE SHALL BE 4000 PSI @ 28 DAYS REINFORCED WITH NO.4 BARS @ 10"O.C., EACH WAY WITH WINGS AND TOE SLAB DOWELED TO HEADWALL WITH NO.5 BARS.
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.

PRECAST CONCRETE HEADWALL



GENERAL NOTES

1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, RAMPS, AND INLETS.
3. CONTRACTION JOINTS ARE TO BE CUT INTO CURB AND GUTTER EVERY 10 FEET TO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION. THE SPACING OF 10 FEET MAY BE REDUCED AT CLOSURES BUT NO SECTION OF CURB SHALL BE LESS THAN 10 FEET.
4. COST OF JOINS TO BE INCLUDED IN THE UNIT BID PRICE FOR CONCRETE CURB.

STANDARD POST CURB ST-201

N.T.S.

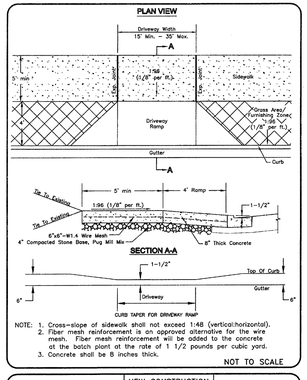
Nashville Electric Service Notes

1) Existing overhead high voltage line running down west side of property will have to be temporary relocated due to unit construction (meet OSHA clearances). This will be at 100% developer cost.
2) Developer to provide a civil duct and pad locations for NES review and approval.
3) Developer maybe required to install meter pedestals if the clearances between units dose not maintain the 10 foot separation as shown on layout plan.
4) Developer drawing shall show the existing utilities easements on property and the utility poles on the property and the r-o-w (on both sides of the roadway). Also survey the high voltage line down the west side of property.
5) A PUE shall be maintained down the west side of property. East side of property shall have a 5' as PUE.
6) 20-foot public utility easement required adjacent to public r-o-w along Glen Echo Rd.
7) NES may require 20' PUE centered on conduit runs.
8) Any addition easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
9) Postal plan is required before NES's final construction drawings can be approved.
10) NES can meet with developer/engineer upon request to determine electrical service options (may want to consider 1st before your HV layout. Will need loads).
11) NES needs any drawings that will cover any road improvements to Glen Echo Rd that Public Works will require (i.e., turning lanes, sidewalk improvements or lane improvements). Any of these items may require electric facilities to be relocated and may be an impact to the developers.
12) Developer's vegetation design under the existing power line shall meet NES Vegetation Management requirements.
13) 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.
14) NES needs load information for each different lot type and size. (required to determine load capacity)
15) There is an existing high voltage line down the west side of property. That has to stay overhead.
16) If porches or walls are allowed to be constructed beyond 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, timber, inflammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plats.
17) 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, 2007. The existing 23.9 kV power lines located in the public right-of-way and the existing public utility easement require an electrical safety clearance that must be maintained after construction of any buildings. The National Electrical Safety Code, 2007 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. Thus, NES is requesting that public utility easements be provided parallel to the right-of-ways for this safety zone. The 23.9kV line must have a horizontal clearance of 10.5 feet away from the nearest conductor to allow for blow-out conditions as it is configured today. Check with OSHA regulations to meet the crane operating clearances for construction near energized 23.9 kV conductors for additional clearance requirements. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Also survey the high voltage line down the west side of property
18) NES may require the conduit, stub outs to be surveyed but NES will require the fiberglass bases to be surveyed at state plane coordinates as listed below:

A) First survey between the time the contractor installs the conduit and before the 1st NES inspection is done and gravel is placed on top of the conduit. Send file to NES designer to be place in the NES construction drawing. This step is required if there is less than a 20foot PUE.

B) Second survey can be completed at the same time the Metro as-built drawing file is completed.

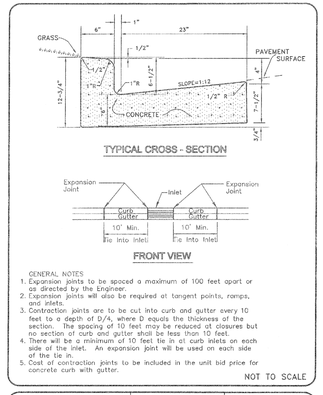
C) Send the as-built .dwg file to the NES designer to check if the NES items are installed in easements. This must be done before riser pole can be energized.



NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

NOT TO SCALE

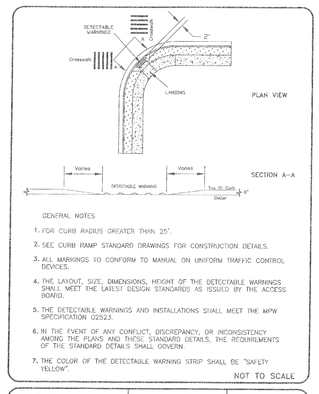
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: Mark Macy DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03 REVISED:	



GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

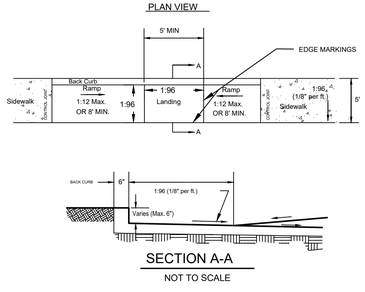
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: Mark Macy DATE: 5/12/03	REVISED: 07/31/00 REVISED: 06/03/03 REVISED:	



GENERAL NOTES
1. FOR CURB RADIUS GREATER THAN 25'.
2. SEE CURB RAMP STANDARD DRAWINGS FOR CONSTRUCTION DETAILS.
3. ALL MARKINGS TO CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE LAYOUT, SIZE, DIMENSIONS, HEIGHT OF THE DETECTABLE WARNINGS SHALL MEET THE LATEST DESIGN STANDARDS AS ISSUED BY THE ACCESS BOARD.
5. THE DETECTABLE WARNINGS AND INSTALLATIONS SHALL MEET THE MPW SPECIFICATION 02523.
6. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.
7. THE COLOR OF THE DETECTABLE WARNING STRIP SHALL BE "SAFETY YELLOW".

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNINGS AT CURB RETURNS WITH RADIUS GREATER THAN 25'	DWG. NO. ST-330
DIR. OF ENG.: Mark Macy DATE: 6/17/05	REVISED: 06/17/05 REVISED: 08/13/04 REVISED:	



NOT TO SCALE

ACCESSIBLE RAMP DETAIL (FLUSH)

Revisions:

Date: April 29, 2025

4222 & 4278 Central Pike

Preliminary Specific Plan

Tax Map 87, Parcels 90, 92, 99 & 157
Hermitage, Davidson County, Tennessee

Developer
Beazer Homes, LLC
501 Corporate Center Drive,
Suite 180
Franklin, TN 37067
Phone: (615) 630-8976

Engineer
Dewey Engineering
Contact: Nicholas Goodridge
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956

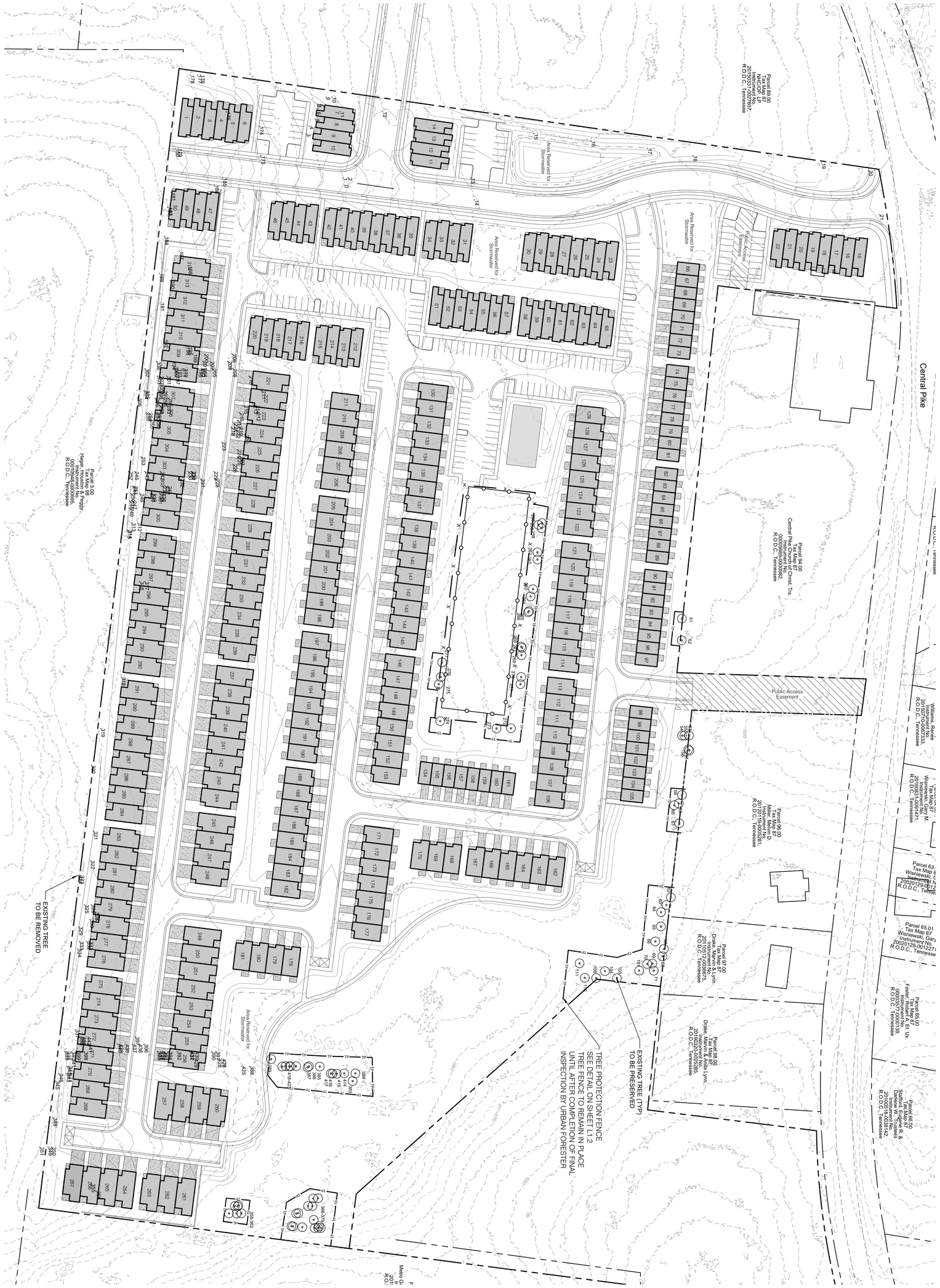
Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map Number 47037C0286H.
Dated April 5, 2017.

DEWEY ENGINEERING

Details

Job No. 23021

C5.0



L1.1

TREE INVENTORY

Job # - 25128

BY: cb

PRELIMINARY SPECIFIC PLAN:

4222 & 4278 CENTRAL PIKE

HERMITAGE, DAVIDSON COUNTY, TENNESSEE

HB LAND DESIGN

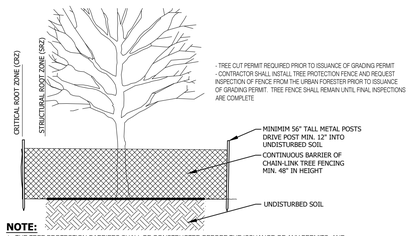
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

TREES TO BE REMOVED

FID	Species	Diameter
0	Japanese maple	6
1	japanese maple	7
2	japanese maple	6
3	loblolly pine	16
4	loblolly pine	11
5	loblolly pine	13
6	loblolly pine	11
7	loblolly pine	16
8	loblolly pine	13
9	loblolly pine	14
10	loblolly pine	19
11	swamp chestnut oak	36
12	silver maple	25
13	bradford pear	24
14	bradford pear	22
15	silver maple	53
16	silver maple	35
17	silver maple	23
18	silver maple	24
19	swamp chestnut oak	25
20	hackberry	32
21	sugar maple	32
173	Red oak	37
174	Red oak	44
175	Red oak	38
176	Hackberry	13
177	Hackberry	9
178	Hackberry	9
179	Hackberry	8
180	Honey locust	8
181	Elm	16
182	Hackberry	8
183	Hackberry	8
184	Walnut	25
185	Red oak	47
186	Red oak	45
187	Cedar	23
188	Red oak	50
189	Walnut	29
190	Shagbark hickory	12
191	Chinquapin oak	19
192	Red oak	35
193	Red oak	19
194	Chinquapin oak	18
195	Hackberry	8
196	Hackberry	7
197	Cedar	7
198	Hackberry	6
199	Elm	9
200	Elm	7
201	Elm	8
202	Hackberry	10
203	Hackberry	9
204	Hackberry	9
205	Hackberry	14
206	Hackberry	8
207	Hackberry	9
208	Ash	9
209	Hackberry	16
210	Hackberry	7
211	Hackberry	8
212	Hackberry	7
213	Hackberry	7
214	Hackberry	6
215	Hackberry	6
216	Hackberry	7
217	Hackberry	6
218	Hackberry	8
219	Hackberry	8
220	Hackberry	8
221	Hackberry	13
222	Hackberry	6
223	Hackberry	6
224	Hackberry	8
225	osage orange	7
226	Elm	11
227	Hackberry	7
228	Cedar	6
229	Hackberry	6
230	Hackberry	6
231	Hackberry	10
232	Cedar	6
233	Hackberry	6
234	Hackberry	6
235	Cedar	8
236	Hackberry	9
237	Hackberry	8
238	Hackberry	10
239	Hackberry	6
240	Elm	9
241	Cedar	9
242	Walnut	11
243	Walnut	10
244	Hackberry	7
245	Hackberry	7
246	Hackberry	6
247	Walnut	10
248	Hackberry	13
249	Hackberry	14
250	Walnut	8
251	Walnut	10
252	Hackberry	6
253	Hackberry	38
254	Persimmon	7
255	Hickory	17
256	Shagbark hickory	9
257	Ash	11
258	osage orange	15
290	osage orange	6
291	Hackberry	8
292	Ash	8
293	Hackberry	8
294	Hackberry	7
295	Ash	9
296	Walnut	12
297	Hackberry	7
298	Hackberry	6
299	Hackberry	6
300	Ash	11
301	Hackberry	6
302	Hackberry	8
303	Walnut	17
304	Hackberry	6
305	Hackberry	8
306	Hackberry	9
307	Hackberry	7
308	Hackberry	7
309	Hackberry	7
310	Hackberry	6
311	Hackberry	8
312	Walnut	19
313	Walnut	15
314	Walnut	14
315	Walnut	11
316	Hackberry	7
317	Hackberry	6
318	Hackberry	10
319	Honey locust	9
320	Cedar	6
321	Hackberry	6
322	Walnut	13
323	Hackberry	8
324	Hackberry	8
325	Hackberry	10
326	Hackberry	8
327	Hackberry	12
328	Hackberry	8
329	Hackberry	6
330	Walnut	15
331	Walnut	19
332	osage orange	7
333	osage orange	7
334	osage orange	6
335	Boxelder	9
336	Boxelder	10
337	Walnut	7
338	Cherry	6
339	Elm	8
340	Elm	9
341	Elm	8
342	Elm	7
343	Elm	6
344	Elm	10
345	Elm	6
346	Elm	10
347	Hackberry	7
348	Ash	8
349	Hackberry	23
350	Hackberry	16
351	Hackberry	22
355	Hackberry	9
356	Cedar	7
370	osage orange	7
371	osage orange	7
372	Honey locust	8
373	Honey locust	7
374	osage orange	11
375	Hackberry	9
376	Hackberry	12
377	Hackberry	11
378	Hackberry	14
379	Honey locust	7
388	Cedar	7
389	Cedar	8
390	Hackberry	7
391	Hackberry	7
392	Hackberry	7
393	Hackberry	10
394	Hackberry	6
395	Hackberry	6
396	Hackberry	10
397	Hackberry	7
398	Honey locust	9
399	Walnut	6
400	Black cherry	9
424	hackberry	6
425	cedar	6
426	hackberry	7
427	hackberry	6
428	cedar	6
429	cedar	6
430	cedar	6
431	hackberry	6
432	hackberry	7
433	hackberry	9
434	hackberry	6
435	hackberry	6
436	hackberry	9
437	hackberry	6
438	hackberry	14
439	hackberry	6
440	hackberry	7
441	hackberry	6
442	hackberry	6

TREES TO BE PRESERVED

FID	Species	Diameter
51	cedar	7
52	cedar	7
53	cedar	9
54	cedar	7
55	cedar	7
56	cedar	8
57	cedar	8
58	cedar	7
59	hackberry	18
60	hackberry	22
61	cedar	6
62	hackberry	10
63	elm	14
64	elm	16
65	hackberry	14
66	cedar	11
67	hackberry	20
68	cedar	6
69	cedar	13
70	hackberry	9
71	cedar	9
101	hackberry	8
103	cedar	6
104	cedar	9
109	cedar	7
110	sugar maple	14
111	hackberry	33
259	osage orange	20
260	cedar	8
261	sassafras	23
262	black cherry	6
263	hackberry	6
264	hackberry	6
265	hackberry	7
266	cedar	11
267	cedar	6
268	sassafras	10
269	cedar	7
270	cedar	8
271	cedar	10
272	hackberry	24
273	cedar	8
274	hackberry	18
275	cedar	11
276	cedar	10
277	cedar	14
358	Boxelder	12
359	Boxelder	11
360	Hackberry	11
361	Hackberry	10
362	Hackberry	14
363	Hackberry	8
366	Hackberry	9
367	Chinquapin oak	8
368	osage orange	6
369	osage orange	7
383	Hackberry	8
384	Hackberry	11
385	Hackberry	12
386	Hackberry	12
387	Hackberry	6
414	hackberry	14
415	hackberry	10
416	hackberry	6
417	hackberry	6
418	hackberry	6
419	hackberry	7
420	hackberry	6
421	hackberry	7
422	hackberry	11
423	hackberry	10



NOTE:

1. THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
2. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC; SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM. ROOT PRUNING TO OCCUR PRIOR TO GRADING
5. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
6. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
7. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES MAY OCCUR ON THE SURFACE OF THE TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE LANDSCAPE ARCHITECT, OWNERS REP, OR CITY.
8. REMOVAL OF ALL TREE PROTECTION FENCING WILL BE DONE BY THE CONTRACTOR. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING WILL BE THE CONTRACTORS RESPONSIBILITY

A TREE PROTECTION ZONE SHALL BE ESTABLISHED AROUND EACH RETAINED TREE, TREE PRESERVATION AREA, AND NATURAL AREA, AS REQUIRED, AS SHOWN IN FIGURES 17.028.065.D. THE TREE PROTECTION ZONE SHALL BE COMPRISED OF THE STRUCTURAL ROOT ZONE (SRZ) AND THE CRITICAL ROOT ZONE (CRZ). THE STANDARDS OF 17.28.065.D. SHALL BE MET."

TREE PROTECTION DETAIL

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PRELIMINARY SPECIFIC PLAN:

4222 & 4278 CENTRAL PIKE

HERMITAGE, DAVIDSON COUNTY, TENNESSEE

Job # - 25128

BY: cb

L1.2

TREE INVENTORY LEGEND

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104)

Application Number		
Project Name	Central Pike SP	
Address	4222 & 4278 Central Pike	
Acreage (area of parcel including building site)		27.71
Minus Building Coverage Area & ROW	(-)	7.29
Equals Adjusted Acreage	(=)	20.42
Multiply by Required Tree Density Unit per acre choose one	(x)	22
Required TDU for Project	(=)	449.24

RETAINED TREE(S)

DBH	# of Trees	Value	TDU
6"	26	x 1.8	46.8
8"	18	x 2.4	43.2
10"	15	x 3.0	45
12"	5	x 3.6	18
14"	6	x 4.2	25.2
16"	1	x 4.8	4.8
18"	2	x 5.4	10.8
20"	3	x 6.0	18
22"	3	x 6.6	19.8
24"	1	x 8.4	8.4
26"	1	x 9.1	9.1
32"	1	x 11.2	11.2
		total	260.3

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2" Canopy	348	x .5	174
2" Understory	117	x .25	29.25
		total	203.25

Total TUD Retained on-site		260.3
Total TDU for Replacement Trees- On-site	(+)	203.25
Total Credits Paid to Tree Mitigation Bank*	(+)	0
Total Density Units Provided	(=)	463.55

LAND DESIGN
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PRELIMINARY SPECIFIC PLAN:
4222 & 4278 CENTRAL PIKE
HERMITAGE, DAVIDSON COUNTY, TENNESSEE

Job # -25128
BY: cb

L2.1

LANDSCAPE PLAN