

PRELIMINARY SP

DODSON CHAPEL

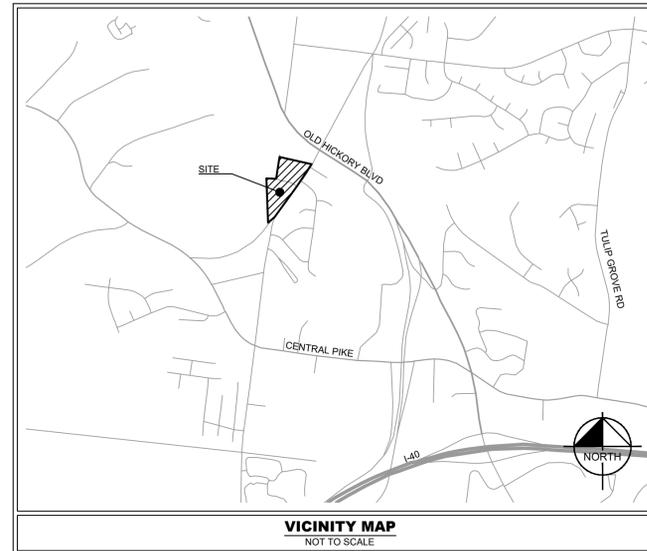
4186 DODSON CHAPEL ROAD/ 4107 DODSON CHAPEL CT HERMITAGE, TN

PRELIMINARY SP SUBMITTAL: OCTOBER 27, 2021
 PRELIMINARY SP RESUBMITTAL: DECEMBER 21, 2021
 PRELIMINARY SP RESUBMITTAL: JANUARY 18, 2022
 PRELIMINARY SP RESUBMITTAL: FEBRUARY 1, 2022
 PRELIMINARY SP CORRECTION SET: FEBRUARY 15, 2022

SITE DATA TABLE		
SITE ADDRESS	4186 DODSON CHAPEL RD/ 4107 DODSON CHAPEL CT HERMITAGE, TN, 37076	
TAX MAP	MAP 086 PARCELS 055, 056	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	± 10.70 AC	± 10.38 AC
DISTURBED AREA	N/A	± 9.65 AC
DEDICATED R.O.W. AREA	N/A	± 0.32 AC
IMPERVIOUS AREA	± 1.53 AC	± 5.66 AC
PERVIOUS AREA	± 9.17 AC	± 4.72 AC
BUILDING DATA		
USE	MULTIFAMILY RESIDENTIAL: TOWNHOMES	
MULTIFAMILY RESIDENTIAL	159,200 SF	
TOWNHOME RESIDENTIAL	76,032 SF	
RESIDENTIAL FAR (MAX. 1.0)	0.51	
OPEN SPACE (PASSIVE)	± 3.00 AC	
MAX. BUILDING HEIGHT	3 STORIES	
ISR (MAX. 0.75)	0.54	
UNIT DENSITY	19.27 UNITS/ACRE	
MAX. UNITS	200 UNITS	
1-BR	90 UNITS	
2-BR	70 UNITS	
TOWNHOMES	40 UNITS	
PARKING DATA		
REQUIRED SPACES	310	
PROVIDED SPACES	310	

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	4186 DODSON CHAPEL RD/ 4107 DODSON CHAPEL CT HERMITAGE, TN
MAP AND PARCEL ID:	MAP 086, PARCEL 055, 056
U.S. FEMA FIRM PANEL:	47037C0286H DATED 04/05/2017
EXISTING ZONING:	RS15, SP
EXISTING LAND USE:	RESIDENTIAL/ DAYCARE-VACANT
GENERAL DEVELOPMENT NOTES	
1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANS1 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.	
U.S. Justice Department: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm	
3. THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0286H EFFECTIVE 4/6/2017.	
4. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.	
5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENNUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.	

PRELIMINARY SP CONDITION	
FINAL SITE DESIGN LAYOUT AND UNIT COUNT ENTITLEMENT ARE CONTINGENT ON THE RESULTS OF A FLOOD STUDY TO BE COMPLETED PRIOR TO FINAL SITE PLAN APPROVAL. THE FLOOD STUDY WILL DETERMINE THE FLOODWAY, FLOODPLAIN, AND STREAM BUFFER LOCATIONS AS WELL AS AREAS REQUIRING COMPENSATING CUT AND FILL FOR THE SITE.	



COUNCIL DISTRICT 14
COUNCIL MEMBER KEVIN RHOTEN
CITY OF HERMITAGE
DAVIDSON COUNTY, TN

CASE NO.: 2021SP-092-001

PROJECT DESIGN TEAM

<p>ARCHITECT DYNAMIK DESIGN BUILDING C, SUITE 250 5901 PEACHTREE DUNWOODY RD, ATLANTA, GA 30328 PHONE: (678) 506-8830 CONTACT: YI LO</p>	<p>CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 10 LEA AVENUE, SUITE 400 NASHVILLE, TENNESSEE 37210 PHONE: (615) 564-2701 CONTACT: MARY MCGOWAN, P.E.</p>	<p>SURVEY BARGE DESIGN SOLUTIONS 615 THIRD AVENUE SOUTH, SUITE 700 NASHVILLE, TN 37210 PHONE: (615) 254-1500 CONTACT: JUDY L. JOHNSON</p>	<p>GEOTECH / ENVIRONMENTAL BDY ENVIRONMENTAL, LLC 2607 WESTWOOD DRIVE NASHVILLE, TN 37204 PHONE: (615) 294-2556 CONTACT: CHRIS A. FLEMING</p>
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PERMITTING / UTILITY CONTACTS

<p>NDOT NASHVILLE DEPARTMENT OF TRANSPORTATION CHRIS HERR 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-8637</p>	<p>STORMWATER METRO WATER SERVICES BENJAMIN BUTLER 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-4600</p>	<p>WATER METRO WATER SERVICES MATTHEW CHARLES 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-4600</p>	<p>SANITARY SEWER METRO WATER SERVICES GEORGE REAGAN 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-4572</p>	<p>PLANNING METRO NASHVILLE PLANNING LARRY KELLY 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-6608</p>	<p>FIRE CHIEF METRO NASHVILLE FIRE MARSHAL JOSEPH ALMON 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-6242</p>	<p>URBAN FORESTER METRO NASHVILLE STEPHAN KIVETT 800 SECOND AVE. SOUTH NASHVILLE, TN 37210 PHONE: (615) 862-6488</p>
<p>NDOT NASHVILLE DEPT. OF TRANSPORTATION CHRISTOPHER HERR 750 S 5TH ST NASHVILLE, TN 37206 PHONE: (615) 862-5000</p>	<p>TDOT TENNESSEE DEPARTMENT OF TRANSPORTATION PHIL TRAMMELL REGION 3 TRAFFIC ENGINEER 660 CENTENNIAL BLVD NASHVILLE, TN 37243 PHONE: (615) 350-4300</p>	<p>NATURAL GAS PIEDMONT NATURAL GAS CRAIG OWEN 83 CENTURY BOULEVARD NASHVILLE, TENNESSEE 37214 PHONE: 615-872-8034</p>	<p>TELEPHONE AT&T LOGAN EAKES 6405 CENTENNIAL BOULEVARD NASHVILLE, TENNESSEE 37209 PHONE: 615-350-9375</p>	<p>ELECTRIC NASHVILLE ELECTRIC SERVICE LARRY KELLY 1214 CHURCH STREET NASHVILLE, TN 37246 PHONE: (615) 747-3688</p>	<p>CABLE COMCAST KEVIN VIA 660 MAINSTREAM DRIVE NASHVILLE, TENNESSEE 37228 PHONE: 615-405-5563</p>	

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-00	COVER
C1-00	EXISTING CONDITIONS
C2-00	SITE LAYOUT - OVERALL
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C6-00	UTILITY PLAN - OVERALL
C8-00	SITE DETAILS
--	3-STORY BUILDING ELEVATIONS
--	TOWNHOME ELEVATIONS
--	TOWNHOME ELEVATIONS

PLANS PREPARED BY
Kimley»Horn

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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
012877016	C0-00	9

ENGINEER'S SEAL

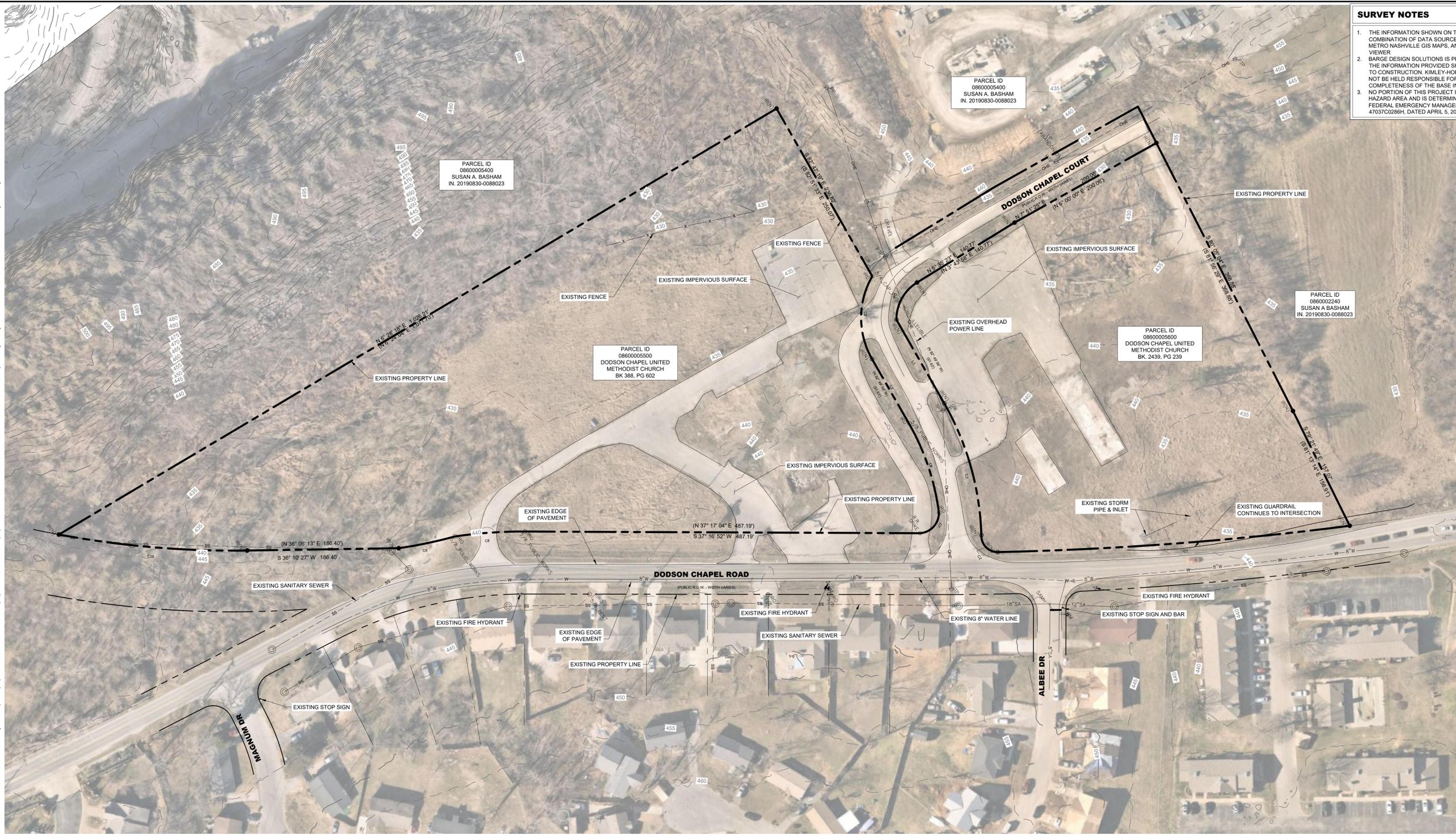
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SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON A COMBINATION OF DATA SOURCES INCLUDING AERIAL MAPS, METRO NASHVILLE GIS MAPS, AND METRO NASHVILLE PARCEL VIEWER.
2. BARGE DESIGN SOLUTIONS IS PREPARING AN ALTA SURVEY. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. NO PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA AND IS DETERMINED IN "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS NO. 47037C0286H, DATED APRIL 5, 2017.

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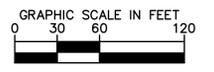
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DODSON CHAPEL
 HERMITAGE, TN

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NO.	DATE	BY	REVISIONS
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DESIGNED BY: TLL
 DRAWN BY: NGS
 CHECKED BY: MMC
 DATE: 01/18/2022
 KIMLEY-HORN PROJECT NO. 012877016



EXISTING CONDITIONS

SHEET NUMBER
C1-00

OWNER CHART				
OWNER	TAX PARCEL NO.	PARCEL #	ADDRESS	CONTACT NUMBER
DODSON CHAPEL METHODIST CHURCH	08600005500	055	4186 DODSON CHAPEL RD, HERMITAGE, TN 37076	(615) 889-0106
DODSON CHAPEL METHODIST CHURCH	08600005600	056	4107 DODSON CHAPEL CT, HERMITAGE, TN 37076	(615) 883-3918 EXT 104 (PASTOR)

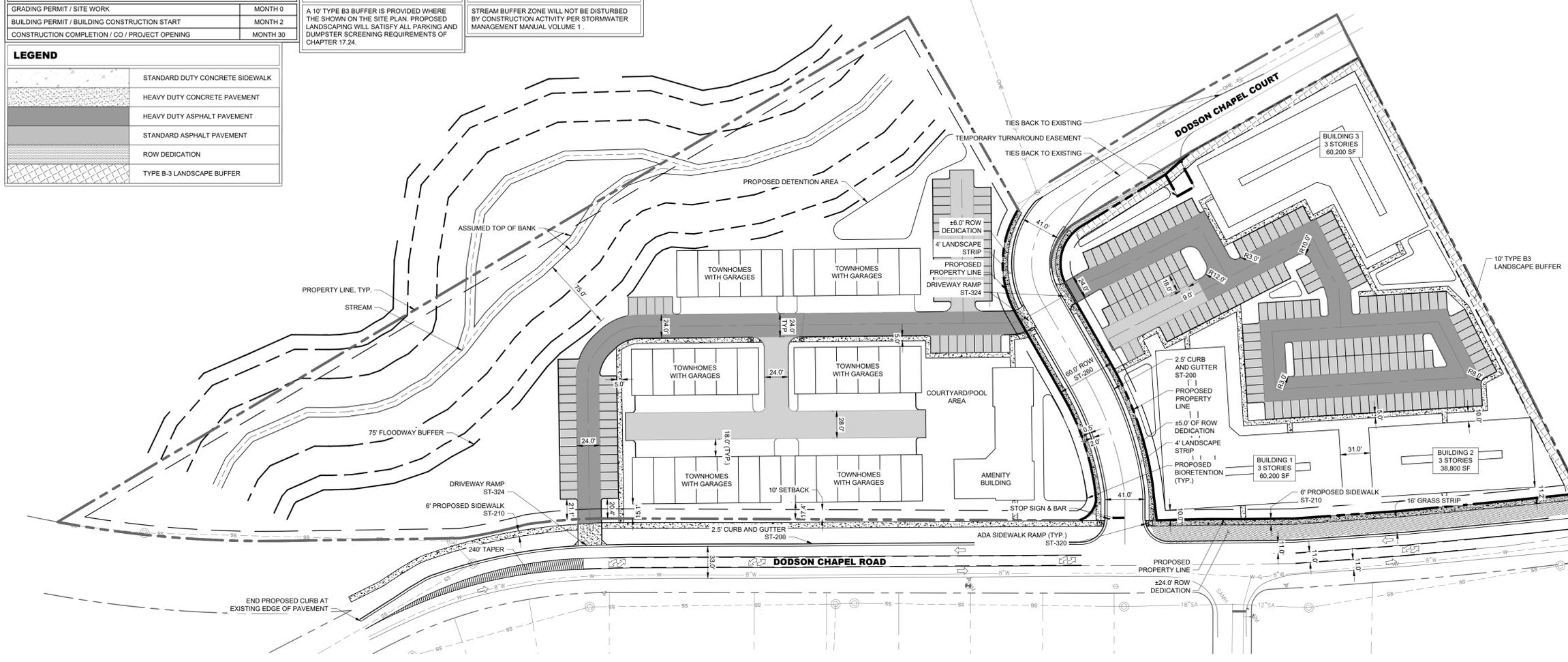
PRELIMINARY DEVELOPMENT SCHEDULE	
GRADING PERMIT / SITE WORK	MONTH 0
BUILDING PERMIT / BUILDING CONSTRUCTION START	MONTH 2
CONSTRUCTION COMPLETION / CO / PROJECT OPENING	MONTH 30

LANDSCAPING NOTES
A 10' TYPE B3 BUFFER IS PROVIDED WHERE THE SHOWN ON THE SITE PLAN. PROPOSED LANDSCAPING WILL SATISFY ALL PARKING AND DUMPSTER SCREENING REQUIREMENTS OF CHAPTER 17.24.

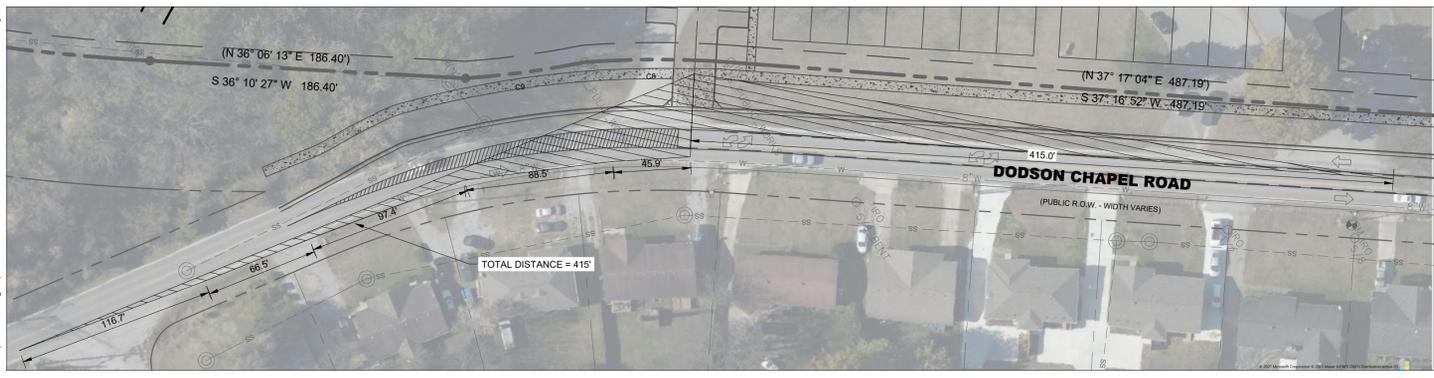
STREAM BUFFER NOTES
STREAM BUFFER ZONE WILL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY PER STORMWATER MANAGEMENT MANUAL VOLUME 1.

LEGEND	
	STANDARD DUTY CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD ASPHALT PAVEMENT
	ROW DEDICATION
	TYPE B-3 LANDSCAPE BUFFER

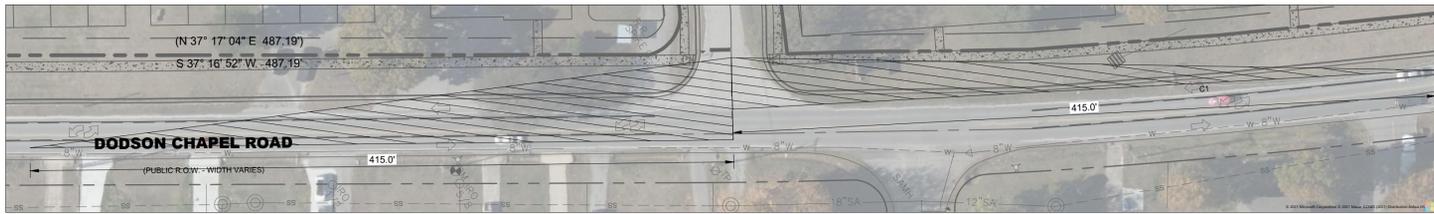
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PARKING DATA		
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SIGHT DISTANCE - DODSON CHAPEL ROAD
35 MPH - 1" = 50'



SIGHT DISTANCE - DODSON CHAPEL ROAD
35 MPH - 1" = 50'



SITE LAYOUT NOTES

- INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADI, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL CURB RADI ARE 3 FT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
- CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWINGS. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER MPW STANDARD DWG NO. ST-210.
- SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
- ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED.
- REFER TO SITE LANDSCAPE PLANS BY OTHERS FOR STREETScape DETAILS.

PUBLIC WORKS NOTES

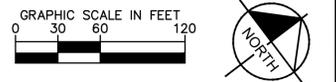
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD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

FINAL SP NOTE

- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE. LOADING ZONE LAYOUT AND CONFIGURATION SHALL BE FINALIZED AT FINAL SP. LAYOUT SHALL BE BASED ON THE EXPECTED SITE NEEDS AND SHALL ACCOMMODATE AN 8'-0" DESIGN VEHICLE AT A MINIMUM.
- BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP. WHERE SUBSURFACE CONDITIONS MAKE BICYCLE PARKING DIFFICULT OR INFEASIBLE, THE ZONING ADMINISTRATOR BASED ON A RECOMMENDATION FROM THE PLANNING DEPARTMENT, MAY REDUCE OR WAIVE THE REQUIRED BICYCLE PARKING AND/OR MAY APPROVE DIFFERENT DESIGN AND LOCATION ARDS FOR REQUIRED BICYCLE PARKING AREAS.

DODSON SP DEVELOPMENT STANDARDS

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A MULTI-FAMILY DEVELOPMENT TO INCLUDE UP TO 160 MULTI-FAMILY RESIDENTIAL UNITS AND 40 TOWNHOMES.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS IDENTIFIED BY FEMA ON MAP 47037C0286H, DATED 04/05/2017.
- ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- WHEEL CHAIR ACCESSIBLE CURB RAMP, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARD, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15' CMP).
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- MINOR MODIFICATIONS TO THE PRELIMINARY SP MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA. ADD USES NOT OTHERWISE PERMITTED, ELIMINATE THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 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 MUG-A-NS ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OF APPLICATION.
- DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.
- ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
- ACCORDING TO THE NRCS SOIL MAP, THE SOILS ON THE PROPERTY ARE ARMOUR SILT LOAM AND ARRINGTON SILT LOAM.
- SITE SLOPES RANGE 0-15%. THERE ARE NO NATURAL SLOPES GREATER THAN 15%.
- THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
- SIGNAGE SHALL MEET METRO DESIGN STANDARDS AND BE REVIEWED WITH THE BUILDING PLANS.
- ALL DEVELOPMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE BASED ON THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT, AS APPLICABLE.
- THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
- THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR THE DEVELOPMENT AS LONG AS THE DEVELOPMENT REMAINS IN PLACE.



Kimley»Horn
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DODSON CHAPEL
HERMITAGE, TN

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PLANS
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NO.	DATE	REVISIONS
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DESIGNED BY:	TLL
DRAWN BY:	NGS
CHECKED BY:	MMC
DATE:	01/18/2022
KIMLEY-HORN PROJECT NO. 012877016	

SITE LAYOUT - OVERALL
SHEET NUMBER
C2-00

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2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



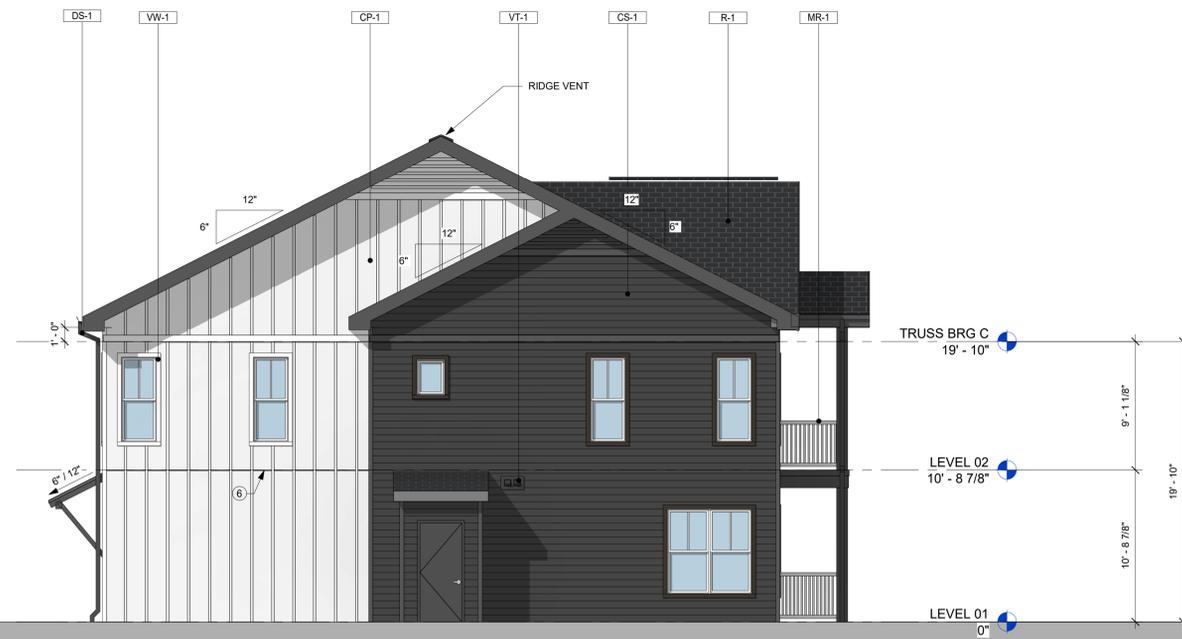
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
AR-1	ASPHALT SHINGLE ROOF	DARK GRAY	REFER TO GN-1 BASIS OF DESIGN
BR-1	PAINTED QUEEN BRICK VENEER	WHITE	TBD
	BRICK MORTAR	WHITE	TBD
CP-1	FIBER CEMENT PANEL (4'X10')	WHITE	REFER TO GN-1 BASIS OF DESIGN
CP-2	FIBER CEMENT PANEL (4'X10')	DARK GRAY	ALLURA OR EQ.
CS-1	FIBER CEMENT LAP SIDING - 6" EXPOSURE (SMOOTH)	DARK GRAY	ALLURA OR EQ.
CS-2	FIBER CEMENT LAP SIDING - 6" EXPOSURE (SMOOTH)	WHITE	ALLURA OR EQ.
CT-1	FIBER CEMENT TRIM (SMOOTH)	WHITE	ALLURA OR EQ.
CT-2	FIBER CEMENT TRIM (SMOOTH)	DARK GRAY	ALLURA OR EQ.
CT-3	FIBER CEMENT TRIM (SMOOTH)	DARK BRONZE	ALLURA OR EQ.
DS-1	DOWNSPOUT & GUTTER	MATCH ADJECENT	REFER TO GN-1 BASIS OF DESIGN
LT-1	LIGHTING FIXTURE	XX	XX
LT-2	LIGHTING FIXTURE	XX	XX

NOTES			
TAG	DESCRIPTION	COLOR	MANUFACTURER
MR-1	42" VINYL RAILING	WHITE	REFER TO GN-1 BASIS OF DESIGN
MR-2	STANDING SEAM METAL ROOF	CHARCOAL	WCELROY OR EQUAL
VW-1	VINYL WINDOW	WHITE	REFER TO GN-1 BASIS OF DESIGN
VT-1	TOILET / DRYER EXHAUST VENT	MATCH ADJECENT	TBD

- MINIMUM MOUNTING HEIGHT FOR EXTERIOR LIGHTS IS 6" - 8" A.F.F. TO BOTTOM OF THE FIXTURE, TYP.
- THE QUEEN BRICK SPECIFIED AND DETAILED IN THESE DRAWINGS IS BASED ON THE BRICK INDUSTRY ASSOCIATION STANDARD SIZE OF 2 3/4" WIDE BY 2 3/4" TALL BY 7 5/8" LONG
- EXHAUST VENTS TO EXIT AT SOFFIT OR BALCONY CEILING WHERE INDICATED WITH KEYNOTE 3
- BRICK LEDGE - REFER TO DETAIL 1/A5-63 FOR ADDITIONAL INFORMATION
- METER CENTER - REFER TO SP-01 FOR EXACT LOCATION PER BUILDING
- LINE DENOTES JOINT BETWEEN FIBER CEMENT PANELS ALL OTHER JOINTS TO BE BEHIND FIBER CEMENT BATTEN TRIM

NOTE: ELEVATIONS ARE REPRESENTATIVE ONLY OF TOWNHOMES FRONTING DODSON CHAPEL ROAD



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
AR-1	ASPHALT SHINGLE ROOF	DARK GRAY	REFER TO GN-1 BASIS OF DESIGN
BR-1	PAINTED QUEEN BRICK VENEER	WHITE	TBD
	BRICK MORTAR	WHITE	TBD
CP-1	FIBER CEMENT PANEL (4'X10')	WHITE	REFER TO GN-1 BASIS OF DESIGN
CP-2	FIBER CEMENT PANEL (4'X10')	DARK GRAY	ALLURA OR EQ.
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CT-1	FIBER CEMENT TRIM (SMOOTH)	WHITE	ALLURA OR EQ.
CT-2	FIBER CEMENT TRIM (SMOOTH)	DARK GRAY	ALLURA OR EQ.
CT-3	FIBER CEMENT TRIM (SMOOTH)	DARK BRONZE	ALLURA OR EQ.
DS-1	DOWNSPOUT & GUTTER	MATCH ADJECENT	REFER TO GN-1 BASIS OF DESIGN
LT-1	LIGHTING FIXTURE	XX	XX
LT-2	LIGHTING FIXTURE	XX	XX

NOTES			
TAG	DESCRIPTION	COLOR	MANUFACTURER
MR-1	42" VINYL RAILING	WHITE	REFER TO GN-1 BASIS OF DESIGN
MR-2	STANDING SEAM METAL ROOF	CHARCOAL	MICELROY OR EQUAL
VW-1	VINYL WINDOW	WHITE	REFER TO GN-1 BASIS OF DESIGN
VT-1	TOILET / DRYER EXHAUST VENT	MATCH ADJECENT	TBD

1. MINIMUM MOUNTING HEIGHT FOR EXTERIOR LIGHTS IS 6' - 8" A.F.F. TO BOTTOM OF THE FIXTURE, TYP.
2. THE QUEEN BRICK SPECIFIED AND DETAILED IN THESE DRAWINGS IS BASED ON THE BRICK INDUSTRY ASSOCIATION STANDARD SIZE OF 2 3/4" WIDE BY 2 3/4" TALL BY 7 5/8" LONG
3. EXHAUST VENTS TO EXIT AT SOFFIT OR BALCONY CEILING WHERE INDICATED WITH KEYNOTE 3
4. BRICK LEDGE - REFER TO DETAIL 1/AS-63 FOR ADDITIONAL INFORMATION
5. METER CENTER - REFER TO SP-01 FOR EXACT LOCATION PER BUILDING
6. LINE DENOTES JOINT BETWEEN FIBER CEMENT PANELS ALL OTHER JOINTS TO BE BEHIND FIBER CEMENT BATTEN TRIM

NOTE: ELEVATIONS ARE REPRESENTATIVE ONLY OF TOWNHOMES FRONTING DODSON CHAPEL ROAD