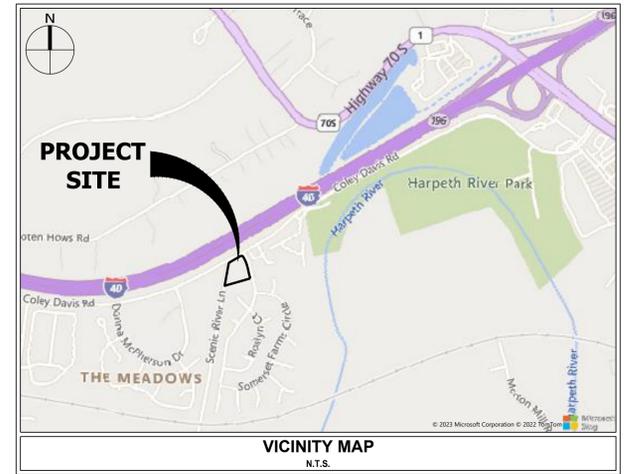


**ADA NOTE:**  
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT

# PRELIMINARY SP 7986 COLEY DAVIS SP RESIDENTIAL

7986 COLEY DAVIS ROAD  
NASHVILLE, TN 37221  
MAP 141 & PARCEL 086.00

CASE # 2023SP-023-001  
COUNCIL DISTRICT: 22  
COUNCILPERSON: GLORIA HAUSSER



## PROJECT CONTACTS

### DEVELOPER SPRINGBOARD LANDINGS

CONTACT: JOHN COOPER, PRESIDENT  
179 BELLE FOREST CIR. STE. 301  
NASHVILLE, TN 37211  
PH: 615-674-9350  
E-MAIL: JCOOPER@CRITICALMASS.COM  
ELIZABETH@SPRINGBOARDLANDINGS.ORG

### PROPERTY OWNER CONCENTRIC SENIOR CARE, LLC

3416 VALLEY BROOK RD  
NASHVILLE, TN 37215  
E-MAIL: JERRYVAUGHNSR@GMAIL.COM

### ENGINEER/APPLICANT CSDG

CONTACT: RYAN LOVELACE, PE  
2305 KLINE AVE, STE 300  
NASHVILLE, TN 37211  
PH: 615-545-9612  
E-MAIL: RYANL@CSDG.TN.COM

### PLANNER CSDG

CONTACT: ROSE SCHMILLEN, AICP  
2305 KLINE AVE, STE 300  
NASHVILLE, TN 37211  
PH: 615-248-9999  
E-MAIL: ROSES@CSDG.TN.COM

SEAL



### PROPERTY INFORMATION:

SITE APPLICATION NUMBER: 2023SP-023-001  
COUNCIL DISTRICT NUMBER: 22ND (GLORIA HAUSSER)  
SP NAME: 7986 COLEY DAVIS SPO  
SITE ACREAGE: +/- 1.3 AC (56,630 SF)  
TAX MAP / PARCEL: 141 / 86.00  
STREET ADDRESSES: 7896 COLEY DAVIS RD  
BELLEVUE, TN

### PROPERTY OWNER : PROJECT CONTACT:

CONCENTRIC SENIOR CARE CSDG  
3416 VALLEYBROOK RD RYAN E. LOVELACE, P.E.  
NASHVILLE, TN 37215 2305 KLINE AVENUE SUITE 300  
NASHVILLE, TN 37211  
(615) 545-9612  
RyanL@CSDG.TN.COM

### DEVELOPER :

SPRINGBOARD LANDINGS, INC  
JOHN COOPER, PRESIDENT  
179 BELLE FOREST CIRCLE, STE 301  
NASHVILLE, TN 37221  
615-674-9350  
662-590-3304  
JCOOPER@CRITICALMASS.COM  
ELIZABETH@SPRINGBOARDLANDINGS.ORG

### ZONING INFORMATION:

EXISTING ZONING: COMMERCIAL PUD / CL (SOMERSET FARMS PUD)  
EXISTING USE: VACANT  
LAND USE POLICY: T3 NM NEIGHBORHOOD MAINTENANCE  
PROPOSED ZONING: SP - SPECIFIC PLAN

### PURPOSE NOTE:

THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 26 MULTI-FAMILY RESIDENTIAL UNITS. THE PROPOSED BUILDING WILL BE 2 STORIES WITH ASSOCIATED PARKING.

### SPECIAL NOTE:

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 APPLICABLE REQUIREMENTS OF THE RM20 ZONING DISTRICT AS OF THE DATE OF THE REQUEST OR APPLICATION.

### GENERAL PLAN CONSISTENCY:

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PRINCIPLES AND OBJECTIVES OF THE GENERAL PLAN.

### PARKING NOTE:

PARKING WILL BE PROVIDED PER METRO CODE REQUIREMENTS.

### LANDSCAPE NOTE:

LANDSCAPE AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

### SIGNAGE NOTE:

SIGNAGE STANDARDS SHALL MEET THE REQUIREMENTS OF THE RM20 DISTRICT PER METRO CODE AS SHOWN IN TABLE 17.32.110 UNLESS OTHERWISE NOTED PER THIS SP. SIGNAGE INTERIOR TO THE SITE SHALL MEET REQUIREMENTS OF THE METRO ZONING CODE PER THE RM20 ZONING REQUIREMENTS.

### DEVELOPMENT SUMMARY:

EXISTING ZONING: COMMERCIAL PUD / CL (SOMERSET FARMS PUD)  
PROPOSED ZONING: SP  
PROPOSED LAND USES: SEE TABLE HEREWITH  
CCM POLICY AREA: T3 NM  
SITE ACREAGE: 1.3 AC  
PHASING: ONE PHASE  
LOTS: N/A: ONE LOT  
UNIT COUNT: 26 RESIDENTIAL UNITS  
ALL BEING ONE-BEDROOM UNITS  
F.A.R. 75% MAXIMUM, 72% PROPOSED  
I.S.R. 70% MAXIMUM, 70% PROPOSED  
BUILDING SETBACKS 20' ALL SIDES  
MAX HEIGHT AT SETBACK LINE 30 FEET  
SLOPE OF HEIGHT CONTROL PLANE 2 TO 1

REQUIRED PARKING: 26 ONE-BED UNITS = 26 SPACES  
PROPOSED PARKING: 27 SPACES

### PERMITTED USES:

1. MULTIFAMILY RESIDENTIAL (ONE-BEDROOM UNITS, MAXIMUM 26 UNITS)  
RESTRICTIONS: SHORT-TERM RENTALS (AS DEFINED IN METRO CODE) NOT PERMITTED.

### SHEET INDEX

C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C2.00	SITE LAYOUT PLAN
C3.00	UTILITY PLAN
C4.00	GRADING AND DRAINAGE PLAN
C5.00	ARCHITECTURAL ELEVATIONS

REV: 2023-03-29  
REV: 2023-03-16  
REV: 2023-03-06  
REV: 2023-02-28  
REV: 2023-02-14

DATE: 2023-01-25

CSDG# 22-116-01

INTERSTATE 40

COLEY DAVIS RD

SCENIC RIVER LANE  
50' PUBLIC ROW

SOMERSET FARMS DR  
50' PUBLIC ROW

O.I.C MEADOWS SEC 5  
INSTRUMENT NUMBER  
20211005 0133863

O.I.C HARPETH SPRINGS  
OFFICE CONDOMINIUMS  
PARCEL 141030A00500CO  
INSTRUMENT NUMBER  
20031113 0165960

**DEVELOPMENT SUMMARY:**  
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 SITE ACREAGE: 1.3 AC  
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 MAX HEIGHT AT SETBACK LINE: 30 FEET  
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VICINITY MAP  
NTS

**PROPERTY INFORMATION:**  
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 BELLEVUE, TN

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**PROJECT CONTACT:**  
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 EXISTING USE: VACANT  
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 PROPOSED ZONING: SP - SPECIFIC PLAN

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**PARKING NOTE:**  
 PARKING WILL BE PROVIDED PER METRO CODE REQUIREMENTS.

**LANDSCAPE NOTE:**  
 LANDSCAPE AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

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7986 COLEY DAVIS SP  
 PRELIMINARY SP 2023SP-023-001  
 7986 Coley Davis Road  
 Nashville, TN 37221  
 Map 141 - Parcel 086.00

ISSUE SET:

ISSUE DATE: 01/25/2023

REVISION HISTORY:

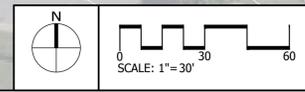
Rev	Description	Date
1	STAFF COMMENTS	2/14/23
2	STAFF COMMENTS	2/28/23
3	STAFF COMMENTS	3/6/23
4	STAFF COMMENTS	3/29/23

DRAWN BY: RMS  
 CHECKED BY: REL

EXISTING CONDITIONS

C1.00  
 PROJECT NO.: 22-116-01

Mar 29, 2023 - 11:47am T:\CAD\2022\22-116-01\CAD\Civil\Preliminary\_SP22-116-01 - C1.00 - Existing Conditions.dwg





**CSDG**

Planning | Engineering  
Landscape Architecture  
2305 Kline Ave, Ste 300  
Nashville, TN 37211  
615.248.9999  
csdgt.com

SEAL



**DEVELOPMENT SUMMARY:**

EXISTING ZONING:	COMMERICAL PUD / CL (SOMERSET FARMS PUD)
PROPOSED ZONING:	SP
PROPOSED LAND USES:	SEE TABLE HEREWITH
COM POLICY AREA:	T3 NM
SITE ACREAGE:	1.3 AC
PHASING:	ONE PHASE
LOTS:	N/A: ONE LOT
UNIT COUNT:	26 RESIDENTIAL UNITS
F.A.R.:	ALL BEING ONE-BEDROOM UNITS
I.S.R.:	75% MAXIMUM, 72% PROPOSED
BUILDING SETBACKS:	20' ALL SIDES
MAX HEIGHT AT SETBACK LINE:	30 FEET

SLOPE OF HEIGHT CONTROL PLANE 2 TO 1

REQUIRED PARKING: 26 ONE-BED UNITS = 26 SPACES  
PROPOSED PARKING: 27 SPACES

**PERMITTED USES:**

1. MULTIFAMILY RESIDENTIAL (ONE-BEDROOM UNITS, MAXIMUM 26 UNITS)

RESTRICTIONS: SHORT-TERM RENTALS (AS DEFINED IN METRO CODE) NOT PERMITTED.

O.I.C HARPETH SPRINGS  
OFFICE CONDOMINIUMS  
PARCEL 141030A00500CO  
INSTRUMENT NUMBER  
20031113 0165960

O.I.C MEADOWS SEC 5  
PARCEL 141070C90000CO  
INSTRUMENT NUMBER  
20211005 0133863

**GENERAL NOTES:**

- PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
- LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
- SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
- STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
- 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.
- FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE
- 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.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT-OF-WAY IS 15" RCP)
- ANY FINAL SITE PLAN SHALL PROVIDE R.O.W. DEDICATIONS/RESERVATIONS CONSISTENT WITH THE MAJOR AND COLLECTOR STREET PLAN.
- THE FINAL SITE PLAN/BUILDING PERMIT SHALL DEPICT THE REQUIRED PUBLIC SIDEWALK, 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.
- 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 INCREASE 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. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

**FLOOD INFORMATION:**

FEMA MAP # 47037C0329H  
EFFECTIVE DATE: APRIL 5, 2017  
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP

**SINK HOLE NOTE:**

ANY EXISTING SINK HOLES ON SITE WILL BE FILLED AND CLOSED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS / SPECIFICATIONS.

STORM DRAINAGE ASSOCIATED WITH ANY SINK HOLE THAT IS CLOSED WILL BE ADDRESSED AND ACCOUNTED FOR THE PROPOSED STORM DRAINAGE SYSTEM TO MEET METRO WATER SERVICES STANDARDS AND REQUIREMENTS.

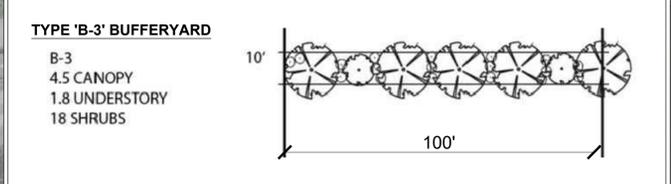
**STORM DRAINAGE NOTE:**

ANY CONVEYANCE TRAVERSING THE SITE WILL BE CONVEYED WITHIN A PUDE PRIOR TO THE APPROVAL OF THE FINAL SP. THE APPROPRIATE BMP'S WILL BE IMPLEMENTED TO MEET METRO STORM WATER REQUIREMENTS AND WILL BE REFLECTED ON FINAL SP.

DETENTION WILL BE ASSESSED AND DESIGNED TO MEET ALL METRO STORM WATER REQUIREMENTS AND WILL BE REFLECTED ON FINAL SP.

**SURVEY INFORMATION:**

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY WAMBLE & ASSOCIATES, DATED JUNE 27, 2019. CSDG AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



**PURPOSE NOTE:**

THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 26 MULTI-FAMILY RESIDENTIAL UNITS. THE PROPOSED BUILDING WILL BE 2 STORIES WITH ASSOCIATED PARKING.

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**LANDSCAPE NOTE:**

LANDSCAPE AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

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**PROPERTY INFORMATION:**

SITE APPLICATION NUMBER: 2023SP-023-001  
COUNCIL DISTRICT NUMBER: 22ND (GLORIA HAUSSE)  
SP NAME: 7886 COLEY DAVIS SPO  
SITE ACREAGE: +/- 1.3 AC (66,630 SF)  
TAX MAP / PARCEL: 141 / 86.00  
STREET ADDRESSES: 7886 COLEY DAVIS RD BELLEVUE, TN

**PROPERTY OWNER :** CONCENTRIC SENIOR CARE  
3416 VALLEYBROOK RD  
NASHVILLE, TN 37215

**PROJECT CONTACT:** CSDG  
RYAN E. LOVELACE, P.E.  
2305 KLINE AVENUE SUITE 300  
NASHVILLE, TN 37211  
(615) 545-9612  
RyanL@CSDGTN.COM

**DEVELOPER :** SPRINGBOARD LANDINGS, INC  
JOHN COOPER, PRESIDENT  
179 BELLE FOREST CIRCLE, STE 301  
NASHVILLE, TN 37221  
615-674-9350  
662-590-3304  
JCOOPER@CRITICALMASS.COM  
ELIZABETH@SPRINGBOARDLANDINGS.ORG

**ZONING INFORMATION:**

EXISTING ZONING:	COMMERICAL PUD / CL (SOMERSET FARMS PUD)
EXISTING USE:	VACANT
LAND USE POLICY:	T3 NM NEIGHBORHOOD MAINTENANCE
PROPOSED ZONING:	SP - SPECIFIC PLAN

7886 COLEY DAVIS SP  
PRELIMINARY SP 2023SP-023-001  
7886 Coley Davis Road  
Nashville, TN 37221  
Map 141 - Parcel 086.00

ISSUE SET:

ISSUE DATE: 01/25/2023

**REVISION HISTORY:**

Rev	Description	Date
1	STAFF COMMENTS	2/14/23
2	STAFF COMMENTS	2/28/23
3	STAFF COMMENTS	3/6/23
4	STAFF COMMENTS	3/29/23

DRAWN BY: RMS  
CHECKED BY: REL

SITE LAYOUT PLAN

C2.00  
PROJECT NO.: 22-116-01

Mar 29, 2023 - 11:48am T:\CAD\2023\22-116-01\CAD\Civil\Preliminary SP\22-116-01 - C2.00 - Site Layout Plan.dwg

**PROPERTY INFORMATION:**

SITE APPLICATION NUMBER: 2023SP-023-001  
COUNCIL DISTRICT NUMBER: 22ND (GLORIA HAUSSEY)  
SP NAME: 7986 COLEY DAVIS SPO  
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**DEVELOPMENT SUMMARY:**

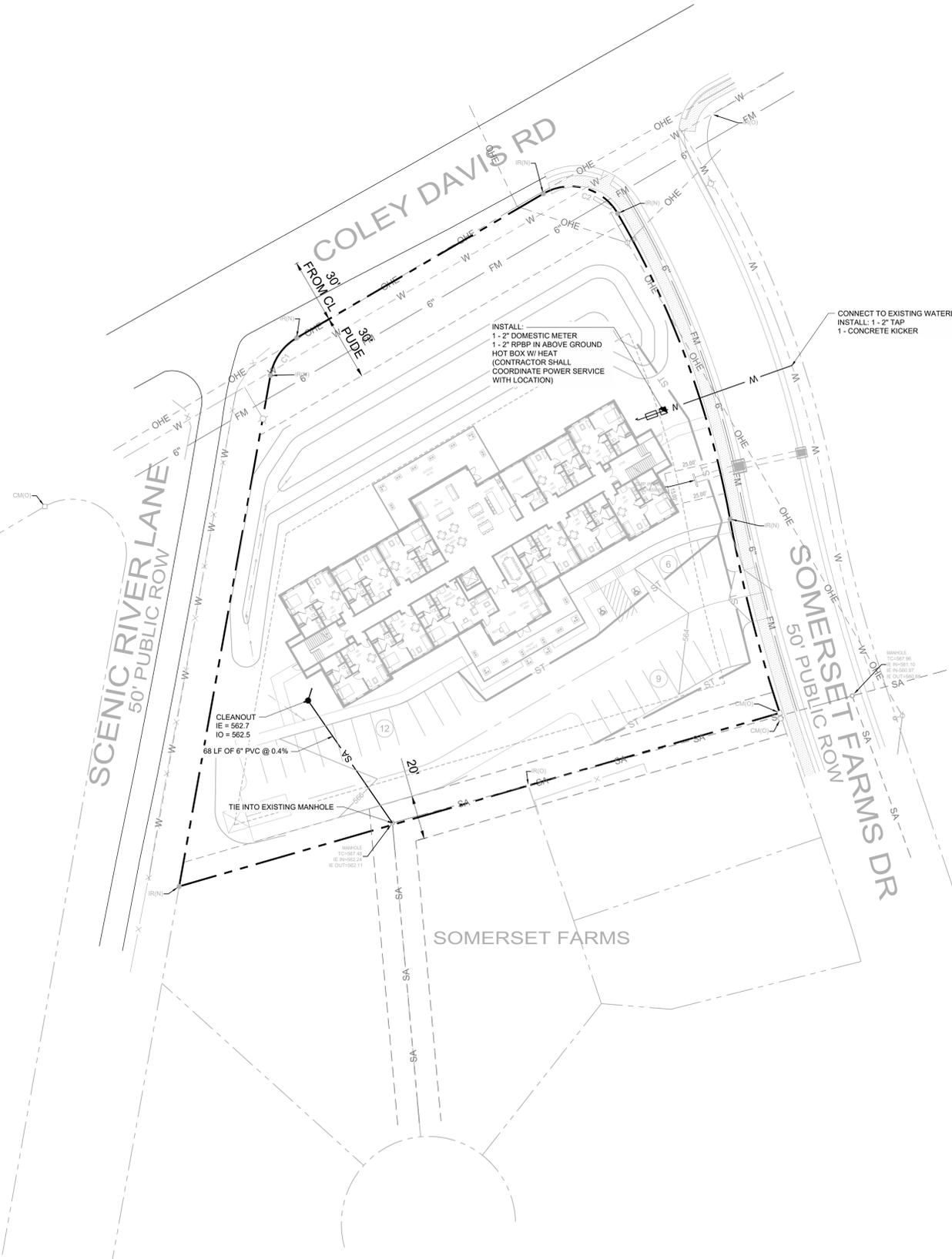
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I.S.R. 70% MAXIMUM, 70% PROPOSED  
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SLOPE OF HEIGHT CONTROL PLANE 2 TO 1

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RESTRICTIONS: SHORT-TERM RENTALS (AS DEFINED IN METRO CODE) NOT PERMITTED.



O.I.C MEADOWS SEC 5  
PARCEL 141070C90000C0  
INSTRUMENT NUMBER  
20211005 0133863

**Metro 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 the Metro Water Services the cost of inspection.
- 3. The contractor is to provide and maintain the construction identification sign for private development approved.
- 4. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- 5. All connections to existing manholes shall be by coring and resilient connector method.
- 6. 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.
- 7. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- 8. Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- 9. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- 10. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- 11. All water mains must be located within the paved area including all blow-off assemblies.

**MWS Standard Private Utility Plan Notes**

- 1. All water and/or sewer services, along with appurtenances, shall be installed in accordance with specifications and standard details of the Metro Water Services.
- 2. All connection to existing manholes shall be by coring and resilient connector method.
- 3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
- 4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- 5. Irrigation line shall be copper from the meter to the backflow preventer.
- 6. The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be approved.
- 7. All sewer services shall be 6 inches in diameter, from the connection at the main until the first clean out assembly.
- 8. Backflow device to remain accessible at all times.
- 9. Plan size shall be 24"x36", and shall show contours around meter boxes.

**Metro As-Built Note:**

\*In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the use and occupancy permit:

- Underground detention and water quality infrastructure
- Above ground detention and water quality infrastructure
- Public storm sewer infrastructure
- Cut and fill in the floodplain
- Sink Hole alterations
- Bioretention
- Permeable Pavers

The engineer shall contact Stormwater Development Review staff for submittal requirements.\*

**Metro As-Built Requirements:**

- a. A certification letter from TN registered P.E. stating that the site has been inspected and that the stormwater management system and stormwater control measures (both structural and non-structural) are complete and functional in accordance with the plans approved by MWS.
- b. An as-built LID spreadsheet.
- c. Hydrologic and hydraulic calculations for as-built conditions, as required.
- d. As-built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures.
- e. Any deviations from the approved plans shall be noted on as-built drawings submitted.
- f. Copy of as-built plan CAD file on a CD and should be registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83). Data should be placed in separate layers and should be labeled/named for easy identification.
- g. Cut and fill balance certification for floodplain and sinkhole alterations.
- h. Water quality buffers shall be surveyed and included with the as-built submittal.
- i. Any public (to become the responsibility of Metro to maintain) stormwater infrastructure shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of as-built record.
- j. Additional testing may be required as/warranted by video inspection.



**CSDG**

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SEAL



7986 COLEY DAVIS SP  
PRELIMINARY SP 2023SP-023-001

9086 COLEY DAVIS Road  
Nashville, TN 37221  
Map 141 - Parcel 086.00

ISSUE SET:

ISSUE DATE: 01/25/2023

**REVISION HISTORY:**

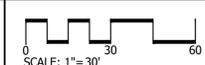
Rev	Description	Date
1	STAFF COMMENTS	2/14/23
2	STAFF COMMENTS	2/28/23
3	STAFF COMMENTS	3/6/23
4	STAFF COMMENTS	3/29/23

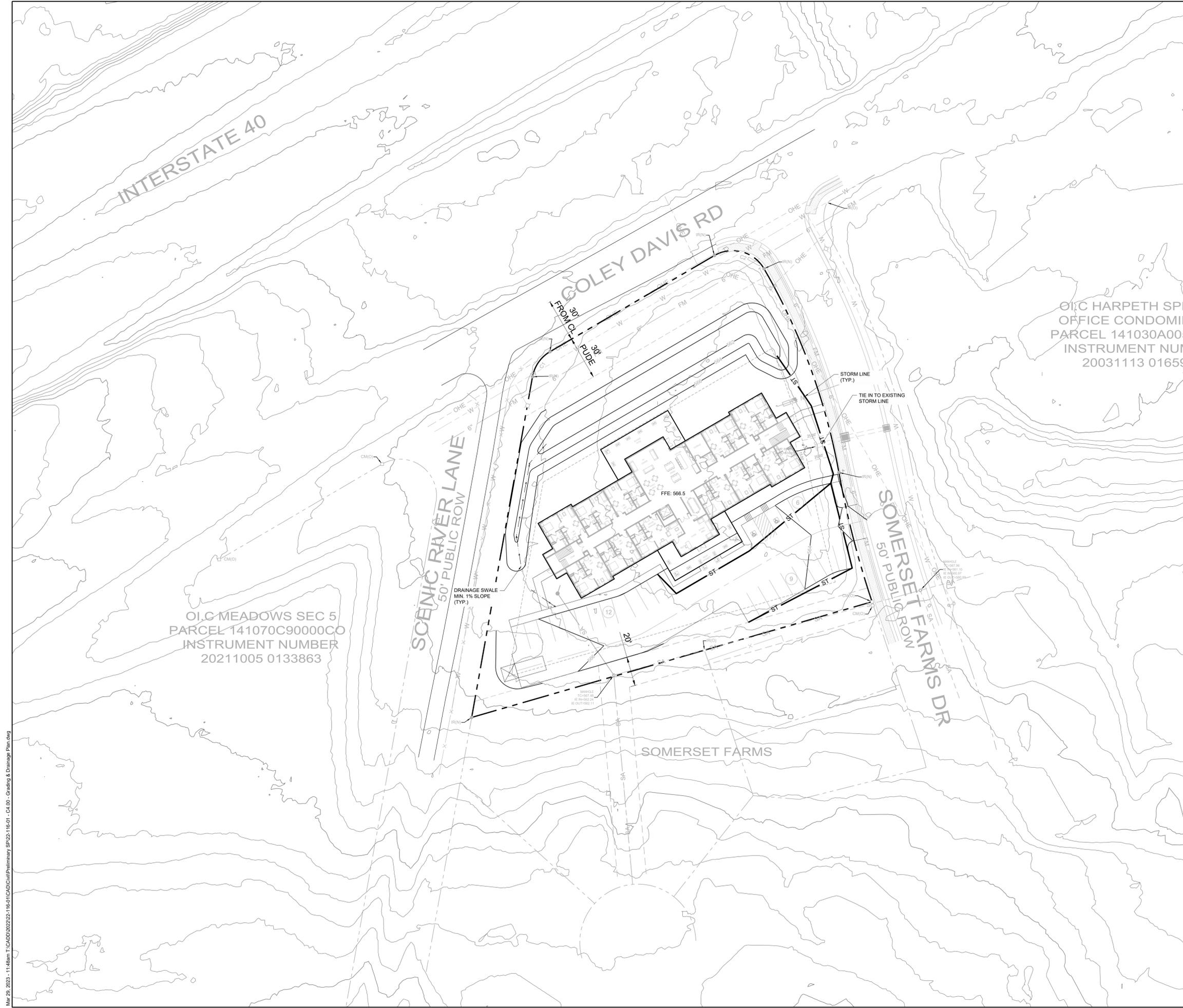
DRAWN BY: RMS  
CHECKED BY: REL

UTILITY PLAN

**C3.00**

PROJECT NO.: 22-116-01





**METRO AS-BUILT NOTE:**  
 "IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT AND FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- BIORETENTION
- PERMEABLE PAVERS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS."

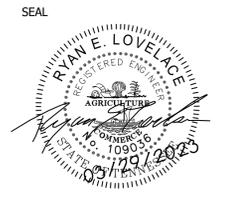
**METRO AS-BUILT REQUIREMENTS:**

- A CERTIFICATION LETTER FROM TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
- AN AS-BUILT LID SPREADSHEET.
- HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED.
- AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
- ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
- COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED/NAMED FOR EASY IDENTIFICATION.
- CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
- WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
- ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
- ADDITIONAL TESTING MAY BE REQUIRED AS/IF WARRANTED BY VIDEO INSPECTION.

**STORMWATER NOTE:**

- ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE CURRENT STORMWATER MANAGEMENT MANUAL AS AUTHORIZED BY ORDINANCE NO. 78-840 AND ANY APPLICABLE METRO CODE PROVISIONS AND BE APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
- THIS PRELIMINARY STORMWATER MANAGEMENT PLAN IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.

**SOILS NOTE:**  
 ACCORDING TO THE NRCS SOILS MAP, THE SOILS ON THE PROPERTY ARE BARFIELD SILTY CLAY LOAMS AND ROCK. THESE SOILS ARE NOT "PROBLEM SOILS" AS NOTED IN SECTION 17.28.050 OF THE METRO ZONING CODE.



**7986 COLEY DAVIS SP**  
**PRELIMINARY SP 2023SP-023-001**  
 7986 COLEY DAVIS Road  
 Nashville, TN 37221  
 Map 141 - Parcel 086.00

ISSUE SET:  
 ISSUE DATE: 01/25/2023

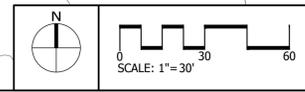
REVISION HISTORY:

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3	STAFF COMMENTS	3/6/23
4	STAFF COMMENTS	3/29/23

DRAWN BY: RMS  
 CHECKED BY: REL

**GRADING & DRAINAGE PLAN**

**C4.00**  
 PROJECT NO.: 22-116-01



Mar 29, 2023 - 11:48am T:\CAD\2023\22-116-01\CAD\Civil\Preliminary SP22-116-01 - C4.00 - Grading & Drainage Plan.dwg

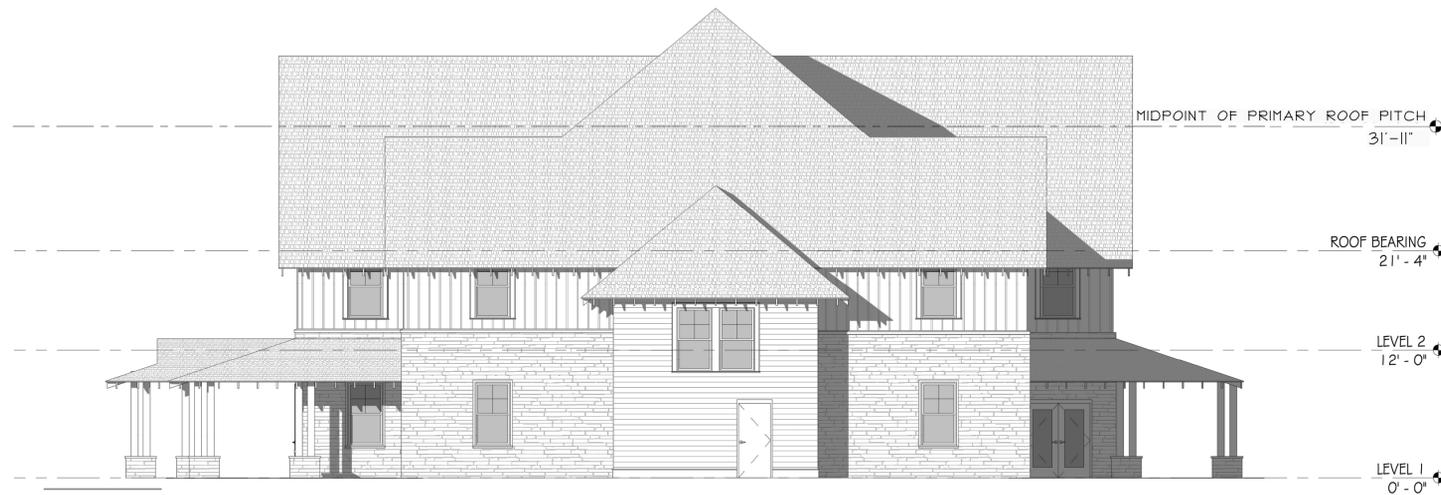


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SEAL



**2 TYP EAST/WEST ELEV**  
SCAL: 1/8" = 1'-0"  
E:



**3 PERSPECTIVE VIEW**  
NTS



**1 TYP NORTH/SOUTH ELEV**  
SCAL: 1/8" = 1'-0"  
E:



**SPRINGBOARD LANDINGS**

**GMC**

7986 COLEY DAVIS SP  
PRELIMINARY SP 2023SP-023-001

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DRAWN BY: RMS  
CHECKED BY: REL

ARCHITECTURAL  
ELEVATIONS

**C5.00**

PROJECT NO.: 22-116-01

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Final Architectural elevations will be provided with the Final SP Documents.

At the current design stage, the midpoint of the primary roof pitch measures 31'-10 3/4" above 1<sup>st</sup> floor finished floor elevation (FFE). Average elevation at finished grade is anticipated to be within 24" below the 1<sup>st</sup> floor FFE, subject to final grading design by Civil. The height at the midpoint of the primary roof pitch will not exceed 35' above the average elevation at finished grade.

Architectural Guidelines:

1. Building façades fronting a public street will provide a minimum of 15% glazing.
2. Windows will be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
3. Porches, if provided for residential uses, shall provide a minimum of six feet of depth.
4. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function.

