PRELIMINARY SITE PLANS

SOJOURN NOLENSVILLE

4612 NOLENSVILLE PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Specific Plan Notes

Purpose and Intent
The purpose of this specific plan is to allow a multi-family development that includes a maximum of 180 units, as well as amenity and leasing space.

Existing Conditions
The property is currently primarily vacant and wooded on the northern side, with a small storage facility and a portion of an auto dealership located on the southern portion.

Applicability to the General Plan
This property is within the Southeast Community Planning area adopted June 22, 2015. The structure plan for this property identifies this area as T3 NE Neighborhood Suburban Evolving.

Fall Back Zoning
If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Development Standards
1. The final site plan/ building permit 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.
2. Minor modifications to the 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.
3. The required fire flow, emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. 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.
5. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
6. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
7. According to FEMA's current flood maps (47037C0378H, dated April 05, 2017), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
8. According to the NRCS Soils Map, the soils on the property are SvD (Stiverysville-Urban land complex, 3%-25% slopes), TuC (Talbott-Urban land complex, 3%-12% slopes). These soils are/are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
9. Site slopes range from 2-25%.
10. There is an existing stream along the Nolensville Rd right of way. The appropriate buffers for this stream are shown on this plan.
11. Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
12. All development with the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
13. All proposed public utilities and services shall be installed underground.
14. Final water & sewer service locations shall be submitted with the Final SP.
15. For 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 RM40 zoning district as of the date of the applicable request or application.
16. The final 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.
17. Minimum distance between detached buildings shall be 10 feet.
18. Architectural elevations shall be submitted with the Final SP submittal.
19. Stormwater Pollution Prevention standards shall be submitted with the Final SP submittal.
20. 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.
21. Windows shall be vertically oriented at a ratio of 1:5:1 or greater except for dormers.
22. Porches, balconies and awnings may extend into the setback.
23. Building facades fronting a street shall provide a minimum of one principle entrance (where grades allow) and a minimum of 15% glazing.
24. Porches shall provide a minimum six feet of depth
25. 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 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.

Design Plan
Through this Specific Plan, the community will be ensured a level of quality and a sense of community. The intent of the Nolensville Pike Apartment SP is to provide a comfortable, safe residential community with emphasis on pedestrian oriented streetscapes, adequate open space and quality architecture. While subject to these regulations and guidelines within, the plan layout shall be flexible to respond to physical site constraints, end-users' needs, community desires and a changing market. The SP shall allow for variations in the design building frontage as long as it meets the intent of the regulations and guidelines within.

More specifically, this SP and supporting Design Guidelines area intended to:
- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment and existing neighborhood.
- Maintain existing traffic patterns within the neighborhood, while increasing pedestrian connectivity.
- Provide for a variety of strategically-located and carefully-designed common spaces, including greens and informal open space.

Parking
- It is anticipated that public transit will be heavily utilized by this development. As such, the development proposes extending sidewalk south on Taylor Road to Nolensville Road, where a public transit stop is located.
- As a result of the access to public transit, this development is proposing on-site parking at a ratio of 1.15 spaces per residential unit.

General Plan Consistency
The specific plan proposed herein is located within the Southeast Community Plan. The specified land use is Suburban Neighborhood Evolving, T3 NE.

This plan is consistent with the goals established throughout the policy and is also consistent with several critical planning goals.

Tree Conservation/Buffer
This development shall comply with and meet the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article X, tree protection and replacement procedures.

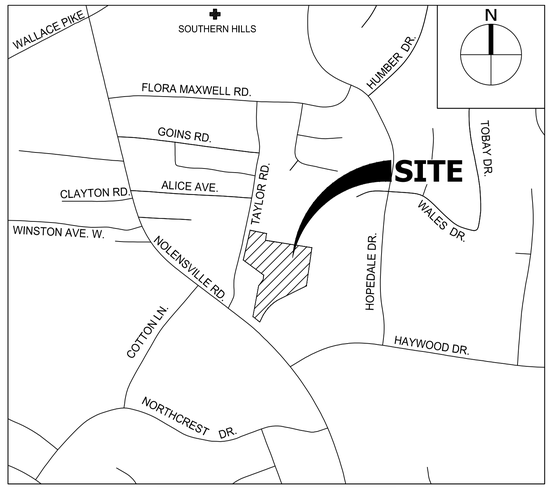
Landscape Standards
- Landscaping and tree density requirements per Metro Zoning Code.
- A Landscape Ordinance Plan shall be submitted with the Final SP submittal.
- Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet, or as required by the zoning code if closer spacing.
- All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plan material is used, irrigation shall not be required.
- Where trees are planted in rows, they shall be uniform in size and shape.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.
- All contained ground material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.
- Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plan mass. Trees located within four feet of shrubs beds shall share same mulch bed.
- Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage ways from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.
- Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.
- The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) crown to be at finished grade or no greater than a maximum of one inch higher (after settling)

Metro Water & Sewer Notes
All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
1. The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
2. The contractor is to provide and maintain the construction identification sign for private development approved.
3. 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.
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. 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 Mylar 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.
8. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
9. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
10. All water mains must be located within the paved area including all blow-off assemblies.
11. The contractor shall provide the record drawing information noted above to the engineer.

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.

Public Works Construction Notes
1. Proof rolling of all public street sub-grades is required in the presence of the Public Works' inspector. This request is to be made 24 hours in advance.
2. Stop signs to be 30 inch x 30 inch.
3. Street signs to have six inch white letters on a nine inch green aluminum blade.
4. All signs to have 3M reflective coating.
5. All utility boxes located in the right of way or in the sidewalk shall be approved by the MPW inspector prior to installation.
6. All of the public sidewalk along the roadway shall follow the grade of the roadway and shall not be adjusted to meet private sidewalk connections. The adjustments shall be made out of the right of way.
7. Drainage shall not flow over the sidewalk.
8. Curb ramps shall have detectable warning strips.
9. Driveway width can be sight adjusted at the discretion of the MPW inspector.
10. Elevation of the curb and gutter is the responsibility of the contractor but once in place shall function as designed.
11. Curb and gutter installed may be tested to verify flow to the storm drain system. Drainage shall not pool in roadways.
12. Replace stormwater grates within public right of way with bike friendly grates.
13. Final plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3 to 1.

Metro Stormwater Notes
1. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by The Metropolitan Department of Water Services.
2. 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.
3. Size driveways and culverts per the design criteria set forth by the Metro Stormwater management manual (minimum driveway culvert in Metro right-of-way is 15" CMP).
4. 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.



VICINITY MAP
N.T.S.

DEVELOPMENT SUMMARY

Council District Number:	30
Council Member Name:	Sandra Sepulveda
Developer: Map 147-12, Parcels: 1.00, 62.00, & 87.00	Blue Ridge Atlantic Development 1630 Military Cuttoff Rd Willmington, NC 28403
SP Name:	Sojourn Nolensville
Case Number:	2022SP-088-001
Plan Preparation Date:	October 26, 2022
U.S. FEMA FIRM:	47037C0378H (dated April 4, 2017)

NES Notes
1. NES can meet with the developer upon request to determine service options.
2. Construction plans shall show any existing utilities easements on the property, the utility poles on the property, and the poles along the right-of-way.
3. NES will need any road improvement plans to Pettus Road and Nolensville Pike.
4. Existing poles, anchors, and overhead conductors that need to be relocated due to improvements may come at an additional const to the developer.
5. This development will be served with underground distribution and pad-mounted transformers.
6. The riser pole should be placed on the development property.
7. Additional underground infrastructure may be required in the form of switching cabinets, termination cabinets, and additional conduit in the event that the property is acquired in the future and for reliability.
8. Final quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. An Exhibit 'B' design will be sent to the developer or representatives of the development for review. Suggestions or requests to the design should be made during the review process. Any changes requiring re-design, after this document has been signed, will be at the developer's cost.
9. Multi-family portions of the development will be served with meter centers.
10. The developer;s vegetation design shall meet both Metro requirements and NES vegetation management requirements and clearances.
11. 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 ducts to a meter or meter center.

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

PROJECT CONTACTS

OWNER | DEVELOPER

BLUE RIDGE ATLANTIC DEVELOPMENT
CONTACT: SAMUEL WELDON
1630 MILITARY CUTTOFF RD
WILMINGTON, NC 28403
PH: (910) 232-3334
E-MAIL: sweldon@blueridgeatlantic.com

PLANNER | ENGINEER

CSDG

CONTACT: JEREMY WESTMORELAND, P.E.
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: (615) 248-9999
E-MAIL: jeremyw@csdgtn.com

Tennessee811
Know what's below. Call before you dig.

Stormwater Grading Permit: **SWGR#**
Stormwater Variance: **SWMC#**_____
Metro Sewer Project: _____
Metro Water Project: _____
Building Permit: _____

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

SEAL

NOLENSVILLE PIKE APARTMENTS
PRELIMINARY SP
4612 Nolensville Pike
Nashville, Davidson County, Tennessee
Map 147.12 - Parcel(s) 1, 67, & 82

ISSUE SET:
Preliminary SP

ISSUE DATE: 2022.10.26

REVISION HISTORY:

Rev.	Description	Date
	SP RESUBMITTAL	11.16.22

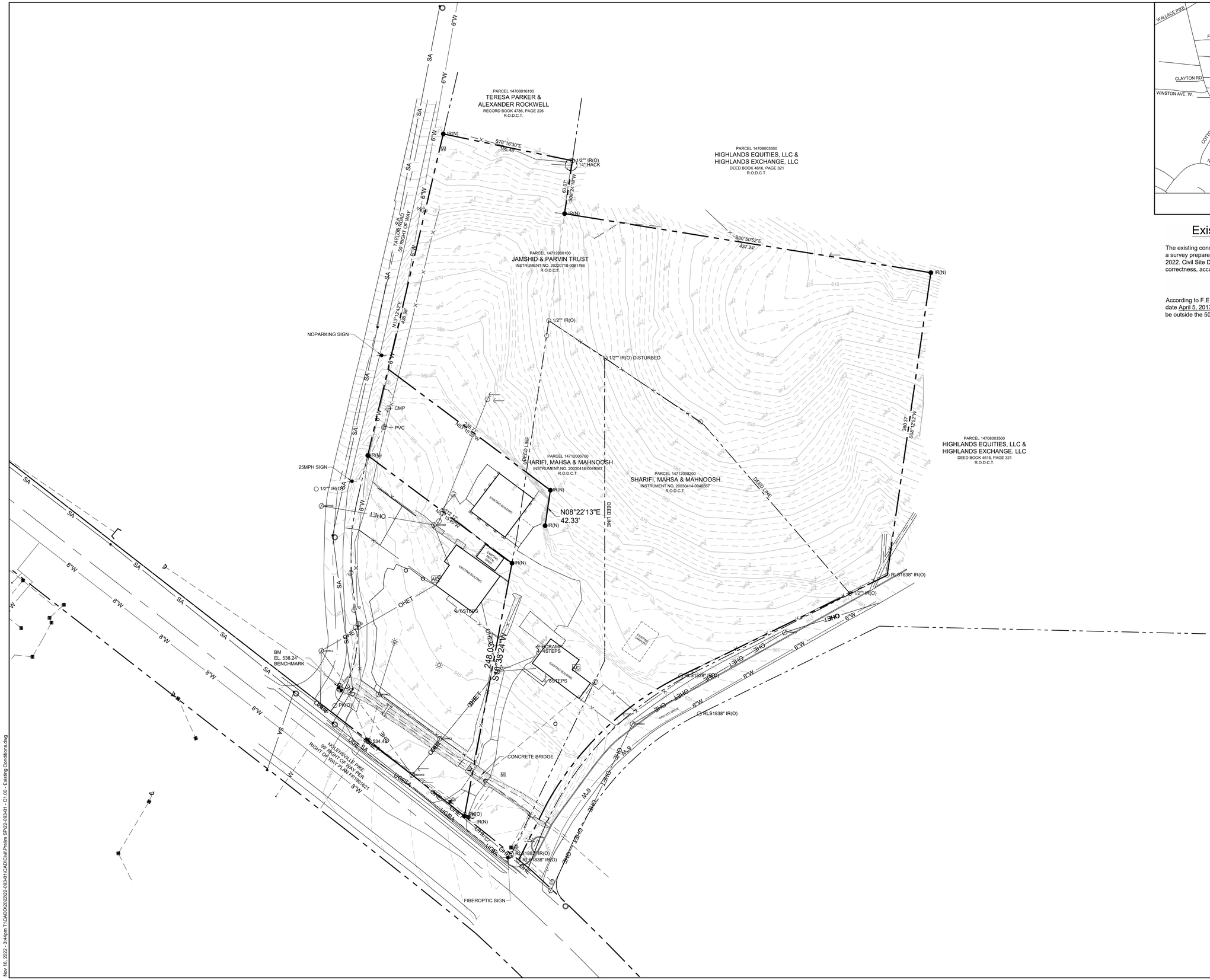
DRAWN BY:
CHECKED BY:

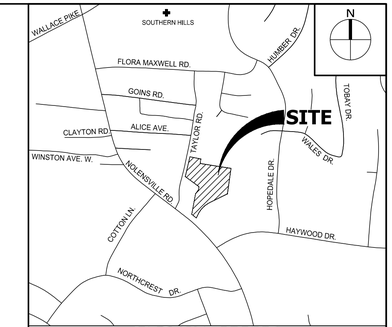
COVER SHEET

C0.00

PROJECT NO.: 22-093-01

Nov 16, 2022 - 3:44pm T:\CADD\022\22-093-01\CADD\Civil\Prelim SP\22-093-01 - C0.00 - Cover Sheet.dwg





VICINITY MAP
SCALE:1'=1000'

Existing Conditions Note:

The existing condition information shown on this sheet was taken from a survey prepared by Ragan-Smith Associates, Inc., dated October 18, 2022. Civil Site Design Group takes no responsibility for the correctness, accuracy, or completeness of this survey information.

F.E.M.A. Note:

According to F.E.M.A. F.I.R.M. Map number 47037C0378H, effective date April 5, 2017, this site lies within Zone X which is determined to be outside the 500 year floodplain.

SP CASE NUMBER #

PROJECT BENCHMARK:
N:632890.601
E:1755440.474 (NAD83)
ELEVATION: 538.24' (NAVD88)

N

0 50 100
SCALE: 1"= 50'

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

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NOLENSVILLE PIKE APARTMENTS

PRELIMINARY SP

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Map 147.12 - Parcel(s) 1, 67, & 82

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Rev.	Description	Date
	SP RESUBMITTAL	11.16.22

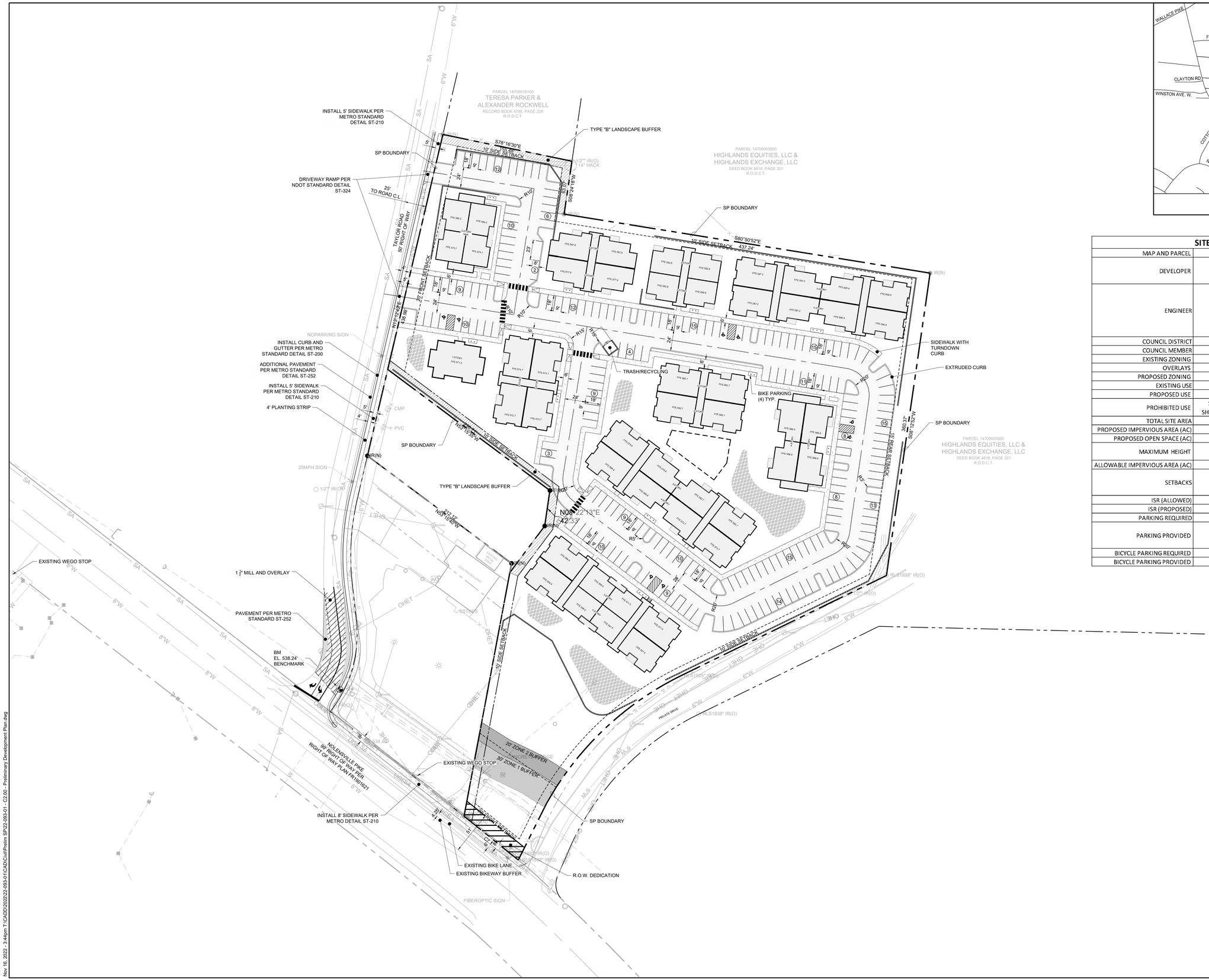
DRAWN BY:
CHECKED BY:

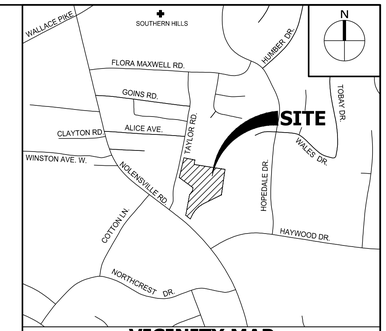
EXISTING CONDITIONS

C1.00

PROJECT NO.: 22-093-01

Nov 16, 2022 - 3:44pm T:\CADD\2022\22-093-01\CAD\Civil\Prelim SP\22-093-01 - C1.00 - Existing Conditions.dwg





VICINITY MAP

SCALE:1'=1000'

SITE DATA TABLE	
MAP AND PARCEL	MAP 147-12 PARCELS 1.00, 67.00, 82.00
DEVELOPER	BLUE RIDGE ATLANTIC DEVELOPMENT CONTACT: SAMUEL WELDON SWELDON@BLUERIDGEATLANTIC.COM
ENGINEER	CSDG JEREMY WESTMORELAND 2305 KLINE AVENUE, SUITE 300 NASHVILLE, TN 37211 615-248-9999 JEREMYW@CSDGTN.COM
COUNCIL DISTRICT	30
COUNCIL MEMBER	SANDRA SEPULVEDA
EXISTING ZONING	RM40
OVERLAYS	OV-CDO, OV-AIR, CS
PROPOSED ZONING	SP
EXISTING USE	AUTO DEALER AND OPEN STORAGE
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
PROHIBITED USE	SHORT TERM RENTAL PROPERTY (OWNER OCCUPIED) SHORT TERM RENTAL PROPERTY (NOT OWNER OCCUPIED)
TOTAL SITE AREA	6.68 AC
PROPOSED IMPERVIOUS AREA (AC)	3.74 AC
PROPOSED OPEN SPACE (AC)	2.94 AC
MAXIMUM HEIGHT	3 STORIES ALONG TAYLOR ROAD 4 STORIES ON INTERIOR OF SITE
ALLOWABLE IMPERVIOUS AREA (AC)	4.01 AC
SETBACKS	FRONT: 20 FT REAR: 15 FT SIDE: 10 FT
ISR (ALLOWED)	0.7
ISR (PROPOSED)	0.56
PARKING REQUIRED	1.15 SPACE/UNIT
PARKING PROVIDED	STANDARD PARKING - 221 SPACES ADA PARKING - 8 SPACES TOTAL: 229 SPACES
BICYCLE PARKING REQUIRED	WILL BE REQUIRED PER METRO CODE
BICYCLE PARKING PROVIDED	45 SPACES

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JEREMY J. WESTMORELAND
REGISTERED ENGINEER
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108855
STATE OF TENNESSEE
11/16/2022

NOLENSVILLE PIKE APARTMENTS

PRELIMINARY SP

4612 Nolensville Pike
Nashville, Davidson County, Tennessee
Map 147.12 - Parcel(s) 1, 67, & 82

ISSUE SET:

Preliminary SP

ISSUE DATE: 2022.10.26

REVISION HISTORY:

Rev.	Description	Date
	SP RESUBMITTAL	11.16.22

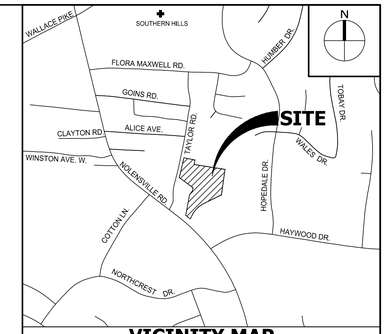
DRAWN BY:
CHECKED BY:

PRELIMINARY DEVELOPMENT PLAN

C2.00

PROJECT NO.: 22-093-01

Nov 16, 2022 - 3:44pm T:\CADD\2022\22-093-01\CAD\Civil\Prelim SP\22-093-01 - C2.00 - Preliminary Development Plan.dwg



VICINITY MAP
SCALE:1'=1000'

NOTE:

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.

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11/16/2022

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Preliminary SP

ISSUE DATE: 2022.10.26

REVISION HISTORY:

Rev.	Description	Date
	SP RESUBMITTAL	11.16.22

DRAWN BY:
CHECKED BY:

OVERALL GRADING AND DRAINAGE PLAN

C3.00

PROJECT NO.: 22-093-01

Nov 16, 2022 - 3:44pm T:\CAD\2022\22-093-01\CAD\Civil\Prelim SP\22-093-01 - C3.00 - Overall Grading and Drainage Plan.dwg

Metro Water & Sewer Notes:

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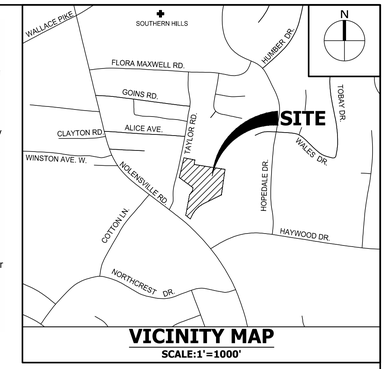

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SEE SHEET C0.01 FOR GENERAL NOTES

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ISSUE DATE: 2022.10.26

REVISION HISTORY:

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OVERALL SITE UTILITY PLAN

C5.00

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