

PRELIMINARY SP  
**PENNINGTON MILLS**  
SINGLE FAMILY HOMES

2600 PENNINGTON BEND RD  
NASHVILLE, TN 37214  
MAP 062 & PARCEL 012.00  
CASE # 2022SP-047-001

**PROJECT CONTACTS**

**DEVELOPER**

**M/I HOMES OF NASHVILLE, LLC**

CONTACT: DAVID M. CUMMING, PE  
3020 STANSBERRY LANE, STE 202  
FRANKLIN, TN 37069  
PH: 224-402-5607  
E-MAIL: DCUMMING@MIHOMES.COM

**ENGINEER**

**CSDG**

CONTACT: RYAN LOVELACE, PE  
2305 KLINE AVE, STE 300  
NASHVILLE, TN 37211  
PH: 615-248-9999  
E-MAIL: RYANL@CSDGTN.COM

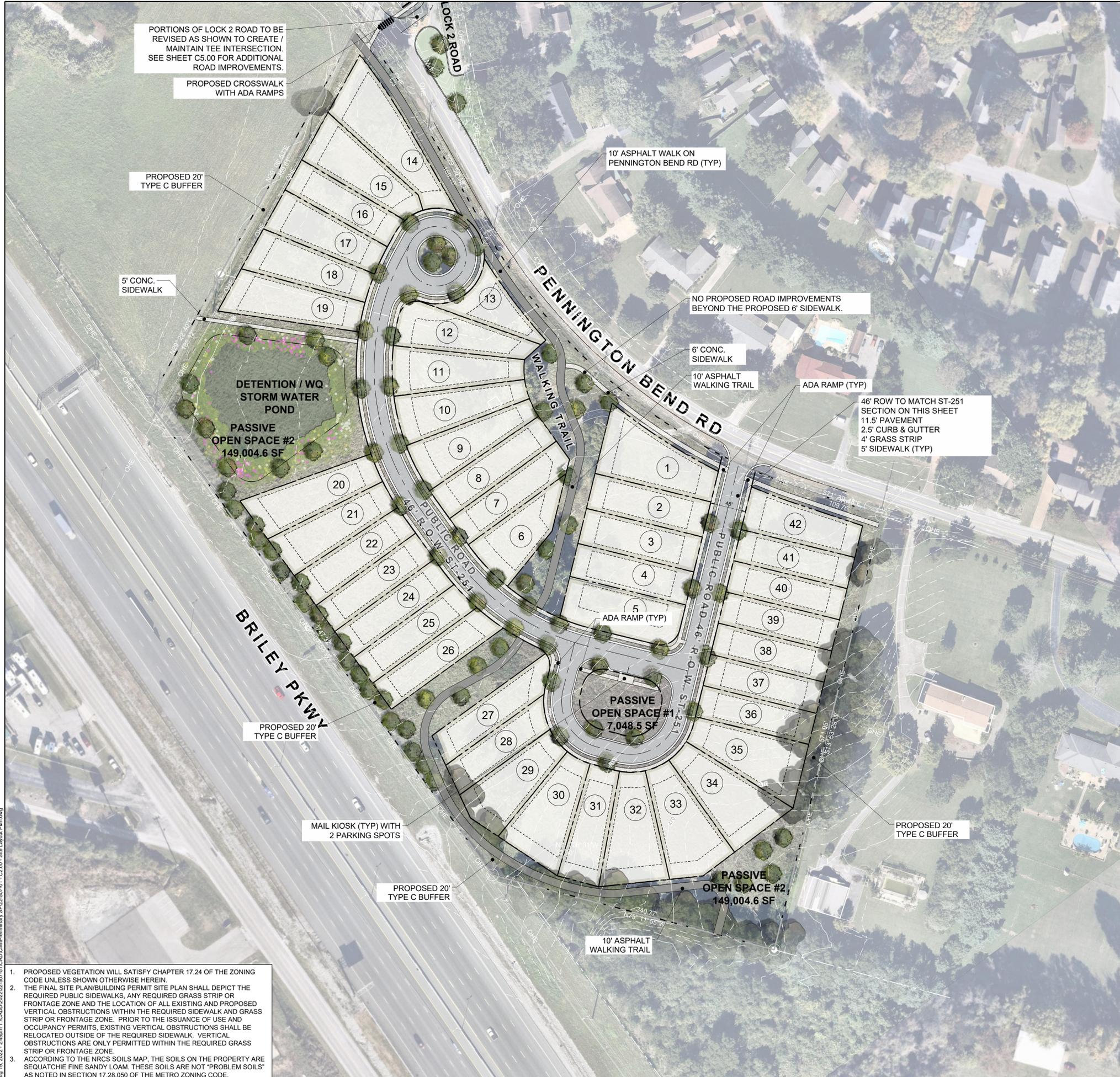
**OWNER**

**ST. MINA COPTIC ORTHODOX  
CHURCH OF TENNESSEE**

476 MCMURRAY DR  
NASHVILLE, TN 37211  
ATTN: FR. BOUTROS BOUTROS  
E-MAIL: FRBBOUTROS@GMAIL.COM

REV: 2022-08-19  
REV: 2022-07-05  
DATE: 2022-06-15





PORTIONS OF LOCK 2 ROAD TO BE REVISED AS SHOWN TO CREATE / MAINTAIN TEE INTERSECTION. SEE SHEET C5.00 FOR ADDITIONAL ROAD IMPROVEMENTS.

PROPOSED CROSSWALK WITH ADA RAMPS

PROPOSED 20' TYPE C BUFFER

5' CONC. SIDEWALK

10' ASPHALT WALK ON PENNINGTON BEND RD (TYP)

NO PROPOSED ROAD IMPROVEMENTS BEYOND THE PROPOSED 6' SIDEWALK.

6' CONC. SIDEWALK

10' ASPHALT WALKING TRAIL

ADA RAMP (TYP)

46' ROW TO MATCH ST-251 SECTION ON THIS SHEET  
11.5' PAVEMENT  
2.5' CURB & GUTTER  
4' GRASS STRIP  
5' SIDEWALK (TYP)

DETENTION / WQ STORM WATER POND  
PASSIVE OPEN SPACE #2  
149,004.6 SF

PASSIVE OPEN SPACE #1  
7,048.5 SF

PROPOSED 20' TYPE C BUFFER

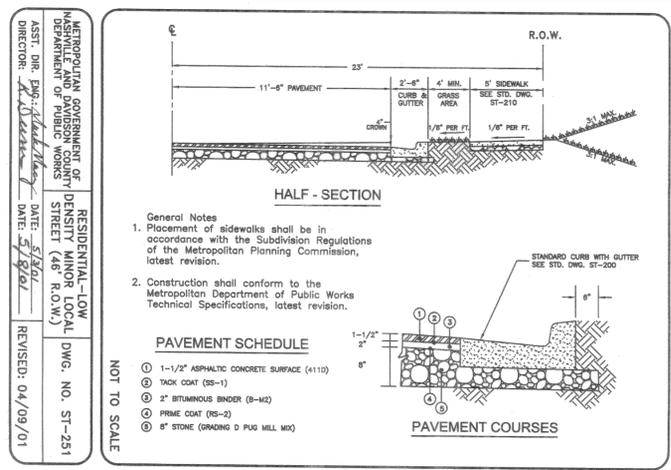
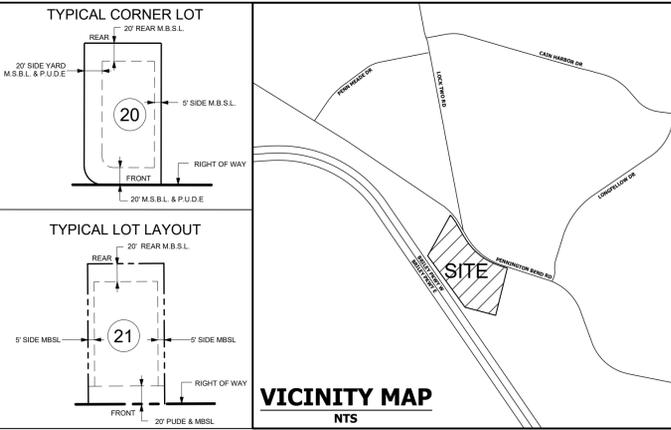
MAIL KIOSK (TYP) WITH 2 PARKING SPOTS

PROPOSED 20' TYPE C BUFFER

PASSIVE OPEN SPACE #2  
149,004.6 SF

10' ASPHALT WALKING TRAIL

1. PROPOSED VEGETATION WILL SATISFY CHAPTER 17.24 OF THE ZONING CODE UNLESS SHOWN OTHERWISE HEREIN.
2. 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.
3. ACCORDING TO THE NRCS SOILS MAP, THE SOILS ON THE PROPERTY ARE SEQUATCHIE FINE SANDY LOAM. THESE SOILS ARE NOT "PROBLEM SOILS" AS NOTED IN SECTION 17.28.050 OF THE METRO ZONING CODE.



**SITE DATA TABLE**

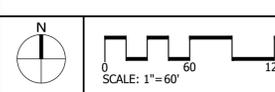
TOTAL SITE AREA	12.41 (540,627.06 SF)
UNITS PROPOSED	42
DENSITY PROPOSED	3.38
EXISTING ZONING	R15
PROPOSED ZONING	SP
EXISTING USES	VACANT
PROPOSED USES	RESIDENTIAL
YARD REQUIREMENTS	FRONT: 20 FT. REAR YARD: 20 FT. SIDE YARD: 5 FT. STREET SIDE: 20 FT.
MINIMUM LOT SIZE	5,000 SF

**Lot Table**

Lot #	Area (Sq. Ft.)	Area (Ac.)
1	9,660.92	0.22
2	7,038.00	0.16
3	7,038.00	0.16
4	6,628.86	0.15
5	8,689.59	0.20
6	7,181.84	0.16
7	6,840.55	0.16
8	7,011.93	0.16
9	7,639.44	0.18
10	7,639.44	0.18
11	7,639.44	0.18
12	7,723.07	0.18
13	5,138.74	0.12
14	11,011.99	0.25
15	8,332.92	0.19
16	6,346.12	0.15
17	7,199.23	0.17
18	7,575.12	0.17
19	8,421.81	0.19
20	8,305.64	0.19
21	7,727.85	0.18
22	6,878.27	0.16
23	6,463.89	0.15
24	6,469.41	0.15
25	6,619.60	0.15
26	6,992.20	0.16
27	7,048.03	0.16
28	6,018.94	0.14
29	7,910.39	0.18
30	8,727.67	0.20
31	6,993.88	0.16
32	8,853.45	0.20
33	9,184.04	0.21
34	9,302.73	0.21
35	8,933.33	0.21
36	6,132.51	0.14
37	6,135.88	0.14
38	6,139.26	0.14
39	6,142.63	0.14
40	6,146.00	0.14
41	6,149.38	0.14
42	7,199.10	0.17
OPEN SPACE	7,048.50 SF	±0.16 AC
LOT 80 / OS1	149,004.60 SF	±3.42 AC
LOT 81 / OS2	149,004.60 SF	±3.42 AC
TOTAL	156,053.10 SF	±3.58 AC

**Survey**  
Base information was taken from a survey prepared by Wilson & Associates, dated March 15, 2022. 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.

**Flood Plain**  
By graphic plotting, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 47037C0252H effective date of April 5, 2017. Zone X is defined as areas determined to be outside of the 500-year floodplain.



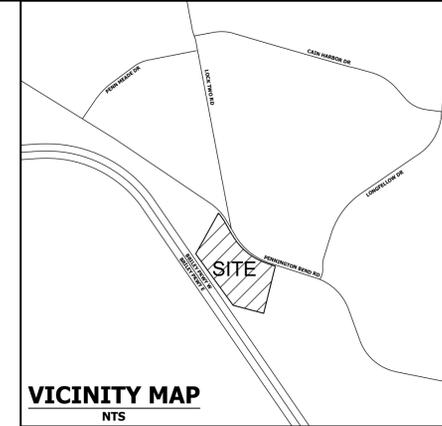
**PENNINGTON MILLS**  
PRELIMINARY SP 2022SP-047-001  
2800 Pennington Bend Rd  
Nashville, TN 37214  
Map 062 - Parcel 012.00

ISSUE SET:  
ISSUE DATE: 06/15/2022

**REVISION HISTORY:**

Rev.	Description	Date
01	Submittal	06-15-22
02	Metro Comments	07-05-22
03	Metro Comments	08-19-22

Aug 19, 2022 - 2:48pm T:\CAD\2022\22-507-01\CAD\Civil\Preliminary SP02-507-01 - C4.00 - Grading and Drainage Plan.dwg



**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 SEQUATCHIE FINE SANDY LOAM. THESE SOILS ARE/ARE NOT "PROBLEM SOILS" AS NOTED IN SECTION 17.28.050 OF THE METRO ZONING CODE.



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DRAWN BY: AEM  
CHECKED BY: REL

**GRADING AND DRAINAGE PLAN**

**C4.00**  
PROJECT NO.: 22-507-01

