

6/15/2023



2925 Berry Hill Drive, Nashville, TN 37204

HILL PROPERTY  
AMENDED PRELIMINARY SP  
MAP 181, GROUP 11D, PARCEL 900  
6397 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:  
- PLAN DATED DECEMBER 22, 2022  
- REVISION DATED APRIL 18, 2023  
- REVISION DATED JUNE 15, 2023

SP# 2017SP-087-004

COVER SHEET

C0.0

LSC 18004

# HILL PROPERTY AMENDED PRELIMINARY SP

MAP 181, GROUP 11D, PARCEL 900  
6399 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE  
CASE NO. 2017SP-087-004

### PROJECT NOTES:

1. THE PURPOSE OF THIS AMENDED PRELIMINARY SP IS TO REMOVE A PORTION OF THE OPEN SPACE ON THE WEST SIDE OF THE DEVELOPMENT FROM THE SP.
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. THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS IDENTIFIED BY FEMA ON MAP 47037C0456H & 47037C0393H, 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" CMP).
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 LOT.
10. SOLID WASTE PICKUP TO BE PROVIDED BY METRO.
11. ALL DEVELOPMENT HAS BEEN COMPLETED AND FINAL PLATS RECORDED.
12. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES)
13. 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.
14. RENDERINGS FOR ELEVATIONS ARE ATTACHED AS EXHIBITS.
15. SITE DRAINS TO IMPAIRED WATERS (MILL CREEK).
16. ALL DRIVEWAY ACCESS SHALL BE A MINIMUM OF 20' FROM THE GARAGE DOOR.
17. 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.

### METRO PUBLIC WORKS CONSTRUCTION NOTES:

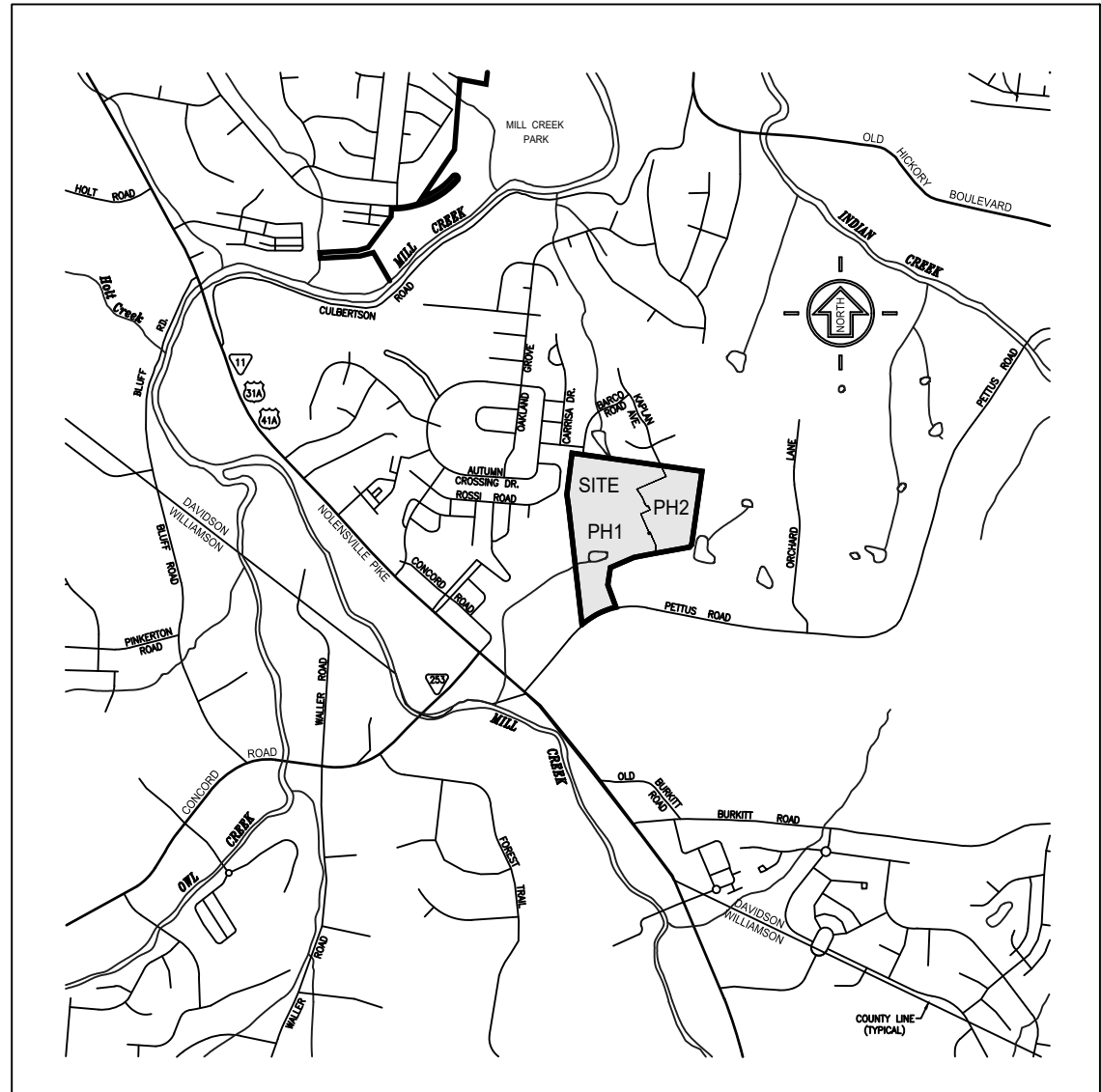
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. PROOF-ROLLING OF ALL STREETS AND ALLY SUB-GRADES ARE REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. REQUEST TO BE MADE 24 HOURS IN ADVANCE.
3. STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
4. STREET SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE AND MOUNTED VERTICALLY STAGGERED.
5. ALL SIGNS ARE TO HAVE 3M REFLECTIVE COATING.
6. THE FINAL DESIGN SHALL COMPLY WITH ALL PUBLIC WORKS REGULATIONS AND REQUIREMENTS.

### PRELIMINARY SP CONDITIONS OF APPROVAL (BL2018-1229)

1. USES OF THIS SP SHALL BE LIMITED TO 145 SINGLE-FAMILY LOTS.
2. THE REQUIREMENTS FOR PARKING ESTABLISHED IN SECTION 17.20.030 OF THE METRO ZONING ORDINANCE SHALL BE MET FOR ALL USES WITH THE FINAL SP.
3. ALL CORNER UNITS SHALL ADDRESS BOTH STREET FRONTAGES BY INCLUDING A WRAPPED PORCH OR OTHER ARCHITECTURAL ELEMENT THAT ADDRESSES EACH FRONTAGE, OR A MINIMUM OF 15 PERCENT GLAZING ON THE SIDE OF THE UNIT.
4. MAXIMUM HEIGHT SHALL BE MEASURED TO THE HIGHEST POINT OF THE ROOF.
5. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF METRO AGENCIES.
6. ALL LOTS SHALL HAVE A MINIMUM LOT AREA OF 4,000 SQUARE FEET.
7. SIDEWALKS AND GRASS STRIPS CONSISTENT WITH THE MAJOR AND COLLECTOR STREET PLAN SHALL BE PROVIDED ALONG PETTUS ROAD PROPERTY FRONTAGE.
8. THE USE CATEGORY IN THE DEVELOPMENT SUMMARY SHALL BE CORRECTED TO 145 SINGLE-FAMILY LOTS
9. THE PRELIMINARY SP PLAN IS THE SITE PLAN AND ASSOCIATED DOCUMENTS. IF APPLICABLE, REMOVE ALL NOTES AND REFERENCES THAT INDICATE THAT THE SITE PLAN IS ILLUSTRATIVE, CONCEPTUAL, ETC.
10. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLES AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

**FLOODNOTE**  
THIS PROPERTY IS LOCATED IN A ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA MAPS 47037C456H & 47037C393H DATED APRIL 5, 2017.

### SITE LOCATION MAP: N.T.S.



### OWNER

GREEN TRAILS, LLC  
ATTN: RICK DECKBAR  
2925 BERRY HILL DR  
NASHVILLE, TN 37204  
(615) 397-4513

### ENGINEER

LAND SOLUTIONS COMPANY, LLC.  
2925 BERRY HILL DRIVE  
NASHVILLE, TN 37204  
CONTACT: LYNN EALEY  
LYNN@LANDSOLUTIONSCO.NET  
(615) 712-7497

### SITE DATA:

MAP & PARCEL: MAP 181, GROUP 11D, PARCEL 900  
EXISTING ZONING: SP  
ORIGINAL SITE ACREAGE: 48.63  
AMENDED SITE ACREAGE: 46.22 ACRES  
ACREAGE REMOVED FROM PREVIOUSLY APPROVED SITE: 2.41 ACRES

PLAN PREPARATION DATE: DECEMBER 22, 2022

COUNCIL DISTRICT: 31  
COUNCILPERSON: JOHN RUTHERFORD  
FEMA MAP: PROPERTY IS IN A ZONE X AS SHOWN ON FEMA MAP 47037C0456H & 47037C0393H, DATED 4/5/2017

### SETBACKS

MINIMUM BUILDING SETBACK LINE:  
FRONT: 20' (10' ALLEY LOADED LOTS)  
SIDE: 5'  
REAR: 20' (15' ON CORNER LOT)

### BULK REGULATIONS (SUBDIVISION PLANS)

TOTAL LOTS: 144  
MIN LOT SIZE: 4000 SF  
MAXIMUM BUILDING HEIGHT  
(MEASURED TO THE HIGHEST POINT OF THE ROOF):  
3 STORIES IN 35'  
ORIGINAL SITE ACREAGE: 48.63  
AMENDED SITE ACREAGE: 46.22 ACRES  
ACREAGE REMOVED FROM PREVIOUSLY APPROVED SITE: 2.41 ACRES  
REVISED TOTAL OPEN SPACE: 15.58 ACRES  
PHASE 1: 11.39 ACRES  
PHASE 2: 4.19 ACRES

DENSITY: PRELIM. SP 3.14 PER AC  
AMENDED SP 3.05 PER AC

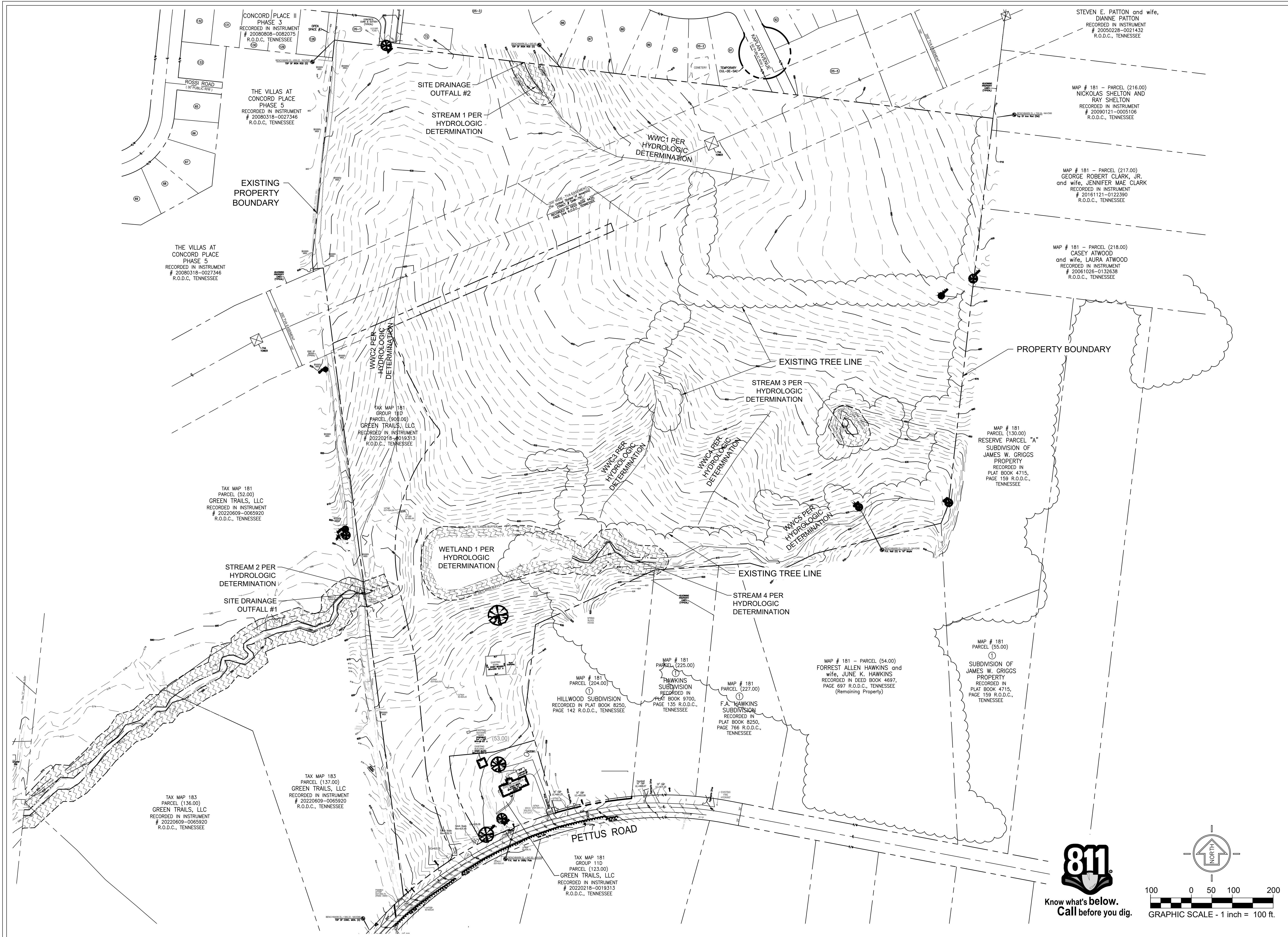
ISR: APPROVED PRELIM. SP 0.50 MAX  
AMENDED SP 0.32 ACTUAL

### PARKING CALCULATIONS

PARKING REQUIRED: 2 SPACES PER LOT  
PARKING PROVIDED: 144 LOTS X 2 = 288 SPACES

### SHEET SCHEDULE:

C0.0 COVER SHEET  
C1.0 EXISTING CONDITIONS  
C2.0 SITE PLAN  
C3.0 GRADING & DRAINAGE PLAN  
C4.0 UTILITY PLAN



CONCORD PLACE II  
PHASE 3  
RECORDED IN INSTRUMENT  
# 20080808-0082075  
R.O.D.C., TENNESSEE

THE VILLAS AT  
CONCORD PLACE  
PHASE 5  
RECORDED IN INSTRUMENT  
# 20080318-0027346  
R.O.D.C., TENNESSEE

EXISTING  
PROPERTY  
BOUNDARY

THE VILLAS AT  
CONCORD PLACE  
PHASE 5  
RECORDED IN INSTRUMENT  
# 20080318-0027346  
R.O.D.C., TENNESSEE

TAX MAP 181  
PARCEL (52.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20220609-0065920  
R.O.D.C., TENNESSEE

STREAM 2 PER  
HYDROLOGIC  
DETERMINATION

SITE DRAINAGE  
OUTFALL #1

TAX MAP 183  
PARCEL (136.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20220609-0065920  
R.O.D.C., TENNESSEE

TAX MAP 183  
PARCEL (137.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20220609-0065920  
R.O.D.C., TENNESSEE

SITE DRAINAGE  
OUTFALL #2

STREAM 1 PER  
HYDROLOGIC  
DETERMINATION

WVC1 PER  
HYDROLOGIC  
DETERMINATION

WVC2 PER  
HYDROLOGIC  
DETERMINATION

TAX MAP 181  
GROUP 11D  
PARCEL (908.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20220218-0019313  
R.O.D.C., TENNESSEE

WETLAND 1 PER  
HYDROLOGIC  
DETERMINATION

WVC3 PER  
HYDROLOGIC  
DETERMINATION

WVC4 PER  
HYDROLOGIC  
DETERMINATION

STREAM 3 PER  
HYDROLOGIC  
DETERMINATION

EXISTING TREE LINE

STREAM 4 PER  
HYDROLOGIC  
DETERMINATION

WVC5 PER  
HYDROLOGIC  
DETERMINATION

PROPERTY BOUNDARY

MAP # 181  
PARCEL (130.00)  
RESERVE PARCEL "A"  
SUBDIVISION OF  
JAMES W. GRIGGS  
PROPERTY  
RECORDED IN  
PLAT BOOK 4715,  
PAGE 159 R.O.D.C.,  
TENNESSEE

MAP # 181  
PARCEL (55.00)

SUBDIVISION OF  
JAMES W. GRIGGS  
PROPERTY  
RECORDED IN  
PLAT BOOK 4715,  
PAGE 159 R.O.D.C.,  
TENNESSEE

MAP # 181  
PARCEL (204.00)  
HILLWOOD SUBDIVISION  
RECORDED IN PLAT BOOK 8250,  
PAGE 142 R.O.D.C., TENNESSEE

MAP # 181  
PARCEL (225.00)  
HAWKINS  
SUBDIVISION  
RECORDED IN  
PLAT BOOK 9700,  
PAGE 135 R.O.D.C.,  
TENNESSEE

MAP # 181  
PARCEL (227.00)  
F.A. HAWKINS  
SUBDIVISION  
RECORDED IN  
PLAT BOOK 8250,  
PAGE 766 R.O.D.C.,  
TENNESSEE

MAP # 181 - PARCEL (54.00)  
FORREST ALLEN HAWKINS and  
wife, JUNE K. HAWKINS  
RECORDED IN DEED BOOK 4697,  
PAGE 697 R.O.D.C., TENNESSEE  
(Remaining Property)

TAX MAP 181  
GROUP 11D  
PARCEL (123.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20220218-0019313  
R.O.D.C., TENNESSEE

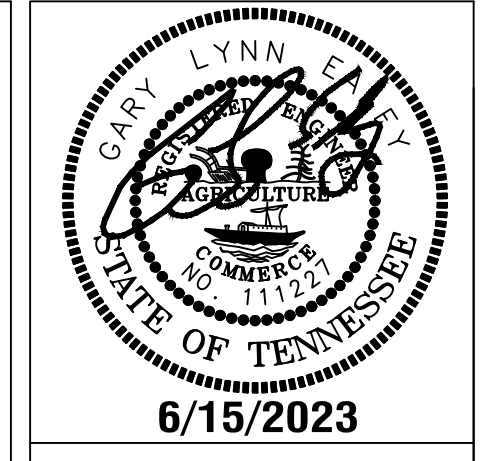
PETTUS ROAD

STEVEN E. PATTON and wife,  
DIANNE PATTON  
RECORDED IN INSTRUMENT  
# 20050228-0021432  
R.O.D.C., TENNESSEE

MAP # 181 - PARCEL (216.00)  
NICKOLAS SHELTON AND  
RAY SHELTON  
RECORDED IN INSTRUMENT  
# 20090121-0005106  
R.O.D.C., TENNESSEE

MAP # 181 - PARCEL (217.00)  
GEORGE ROBERT CLARK, JR.  
and wife, JENNIFER MAE CLARK  
RECORDED IN INSTRUMENT  
# 20161121-0122390  
R.O.D.C., TENNESSEE

MAP # 181 - PARCEL (218.00)  
CASEY ATWOOD  
and wife, LAURA ATWOOD  
RECORDED IN INSTRUMENT  
# 20061026-0132638  
R.O.D.C., TENNESSEE



**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

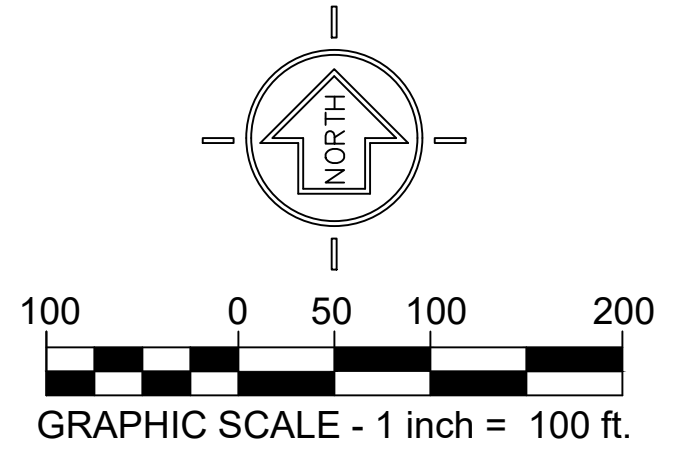
**HILL PROPERTY  
AMENDED PRELIMINARY SP**  
MAP 181, GROUP 11D, PARCEL 900  
6397 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

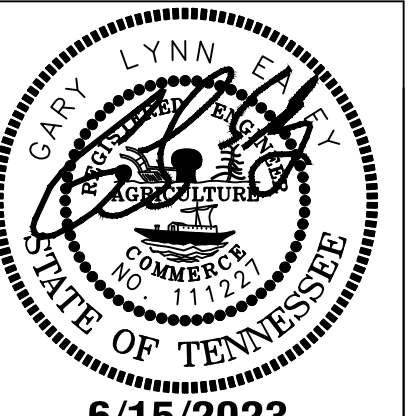
ISSUANCE/REVISION NOTES:  
- PLAN DATES DECEMBER 22, 2022  
- REVISION DATES APRIL 18, 2023  
- REVISION DATES JUNE 16, 2023

SP# 2017SP-087-004

EXISTING  
CONDITIONS  
**C1.0**

LSC 18004





**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

**HILL PROPERTY  
AMENDED PRELIMINARY SP**  
MAP 181, GROUP 11D, PARCEL 900  
6397 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES:**  
- PLAN DATED DECEMBER 22, 2022  
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SP# 2017SP-087-004

OVERALL  
SITE PLAN

**C2.0**

LSC 18004

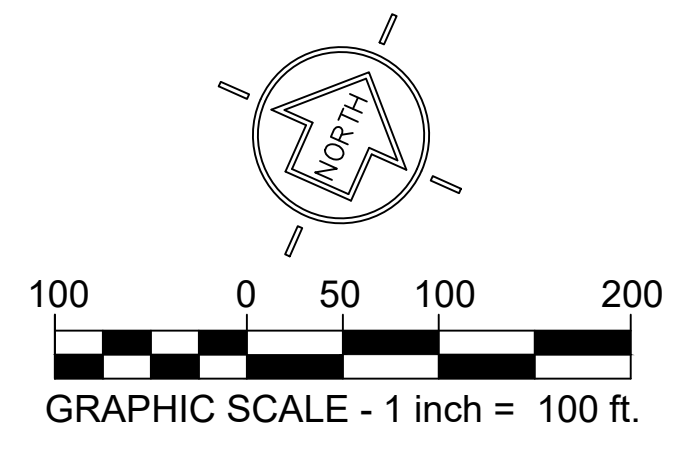
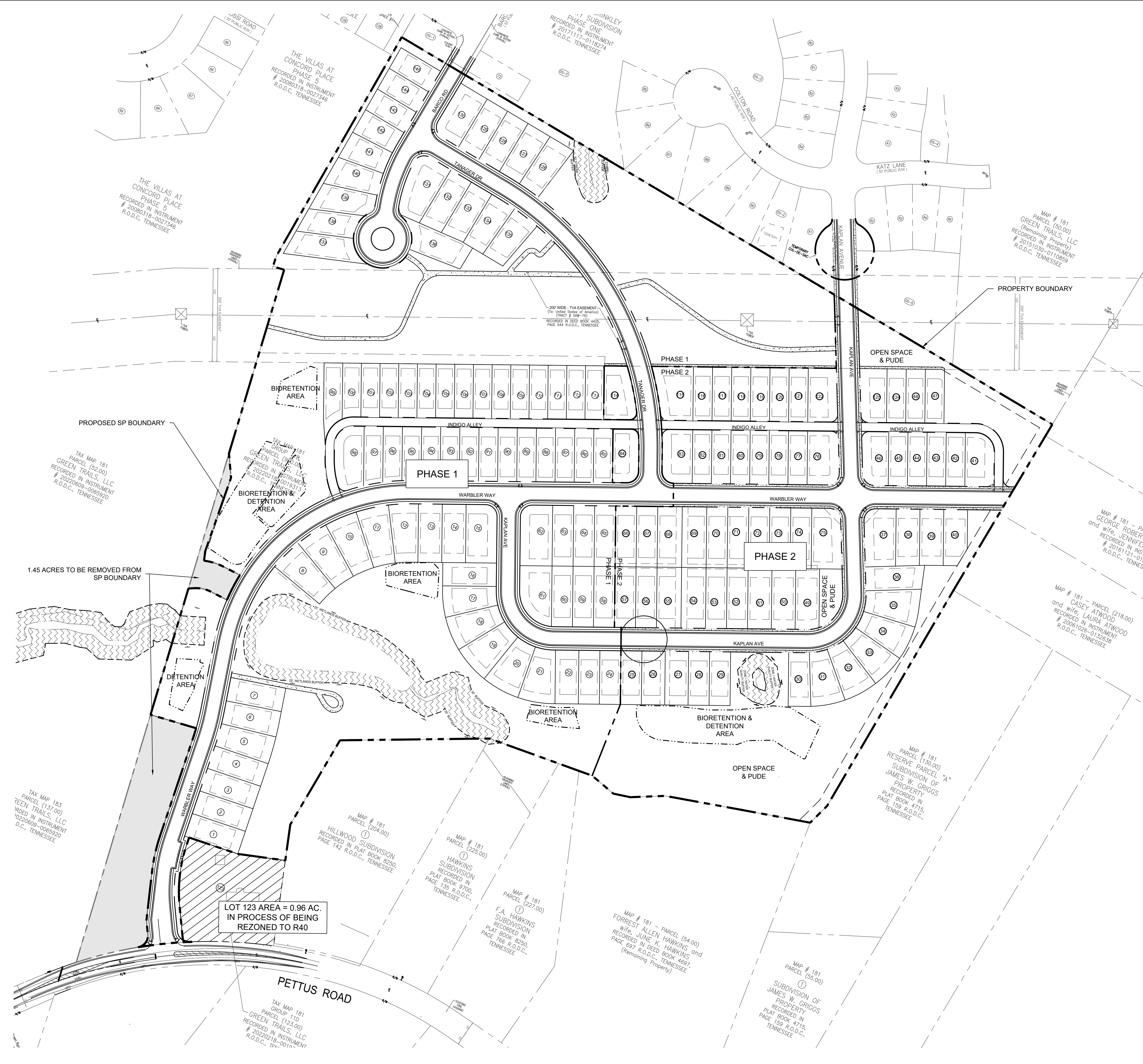
**PHASE 1**

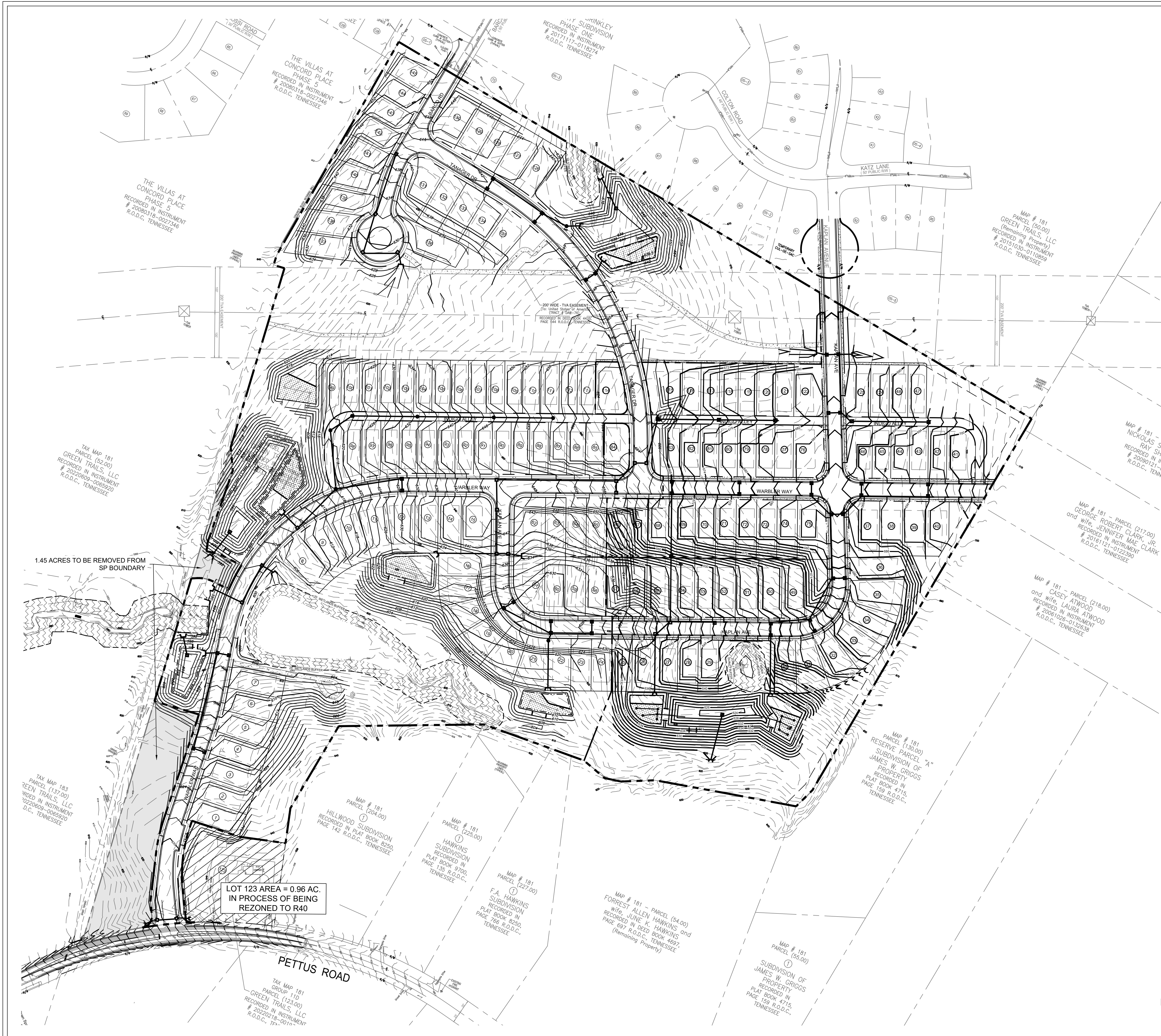
LOT #	ACRES	SQ. FT.
1	0.14	6000.0
2	0.14	6000.0
3	0.15	6600.0
4	0.15	6600.0
5	0.15	6432.1
6	0.14	6201.9
7	0.14	6000.0
8	0.17	7389.5
9	0.17	7389.5
10	0.17	7389.5
11	0.17	7389.5
12	0.16	7065.1
13	0.15	6375.0
14	0.15	6375.0
15	0.19	8179.0
16	0.13	5750.0
17	0.14	6236.7
18	0.15	6539.8
19	0.17	7273.4
20	0.17	7273.4
21	0.16	7174.2
22	0.13	5750.0
23	0.12	5175.0
24	0.12	5175.0
58	0.13	5850.0
59	0.13	5850.0
60	0.13	5849.5
61	0.18	7750.7
62	0.20	8823.2
63	0.13	5850.0
64	0.13	5850.0
65	0.13	5850.0
85	0.11	4715.0
86	0.11	4715.0
87	0.11	4715.0
88	0.11	4715.0
89	0.11	4715.0
90	0.11	4715.0
91	0.11	4715.0
92	0.11	4715.0
93	0.11	4715.0

**PHASE 2**

LOT #	ACRES	SQ. FT.
94	0.11	4715.0
95	0.11	4718.1
96	0.11	4800.6
97	0.12	5044.5
98	0.18	7883.6
99	0.13	5467.5
100	0.11	4640.1
101	0.11	4600.0
102	0.11	4600.0
103	0.11	4600.0
104	0.11	4600.0
105	0.11	4600.0
106	0.11	4600.0
107	0.11	4600.0
108	0.11	4600.0
109	0.11	4600.0
110	0.11	4600.0
111	0.11	4600.0
112	0.11	4600.0
113	0.11	4600.0
126	0.15	6423.2
127	0.14	6166.5
128	0.14	6000.0
129	0.14	6000.0
130	0.18	7665.9
131	0.21	9123.2
132	0.15	6470.5
133	0.14	6152.7
134	0.14	5988.7
135	0.17	7356.6
136	0.17	7614.0
137	0.16	6950.1
138	0.13	5857.8
139	0.16	6771.9
140	0.13	5878.3
141	0.12	5273.0
142	0.11	4923.8
143	0.11	4822.8
144	0.11	4870.1
145	0.11	4917.4

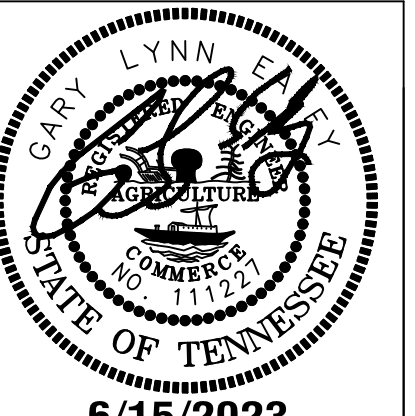
LOT #	ACRES	SQ. FT.
25	0.12	5175.0
26	0.13	5750.0
27	0.13	5750.0
28	0.12	5175.0
29	0.12	5175.0
30	0.12	5342.7
31	0.15	6539.8
32	0.15	6539.8
33	0.15	6539.8
34	0.15	6539.8
35	0.17	7350.2
36	0.14	6273.2
37	0.19	8161.5
38	0.14	6193.6
39	0.14	6122.5
40	0.13	5748.7
41	0.16	6769.5
42	0.11	4715.0
43	0.11	4715.0
44	0.11	4715.0
45	0.11	4715.0
46	0.14	6297.1
47	0.11	4704.4
48	0.11	4715.0
49	0.15	6612.5
50	0.15	6630.0
51	0.15	6630.0
52	0.13	5850.0
53	0.13	5850.0
54	0.15	6500.0
55	0.15	6500.0
56	0.13	5850.0
57	0.13	5850.0
58	0.13	5850.0
59	0.15	6500.0
60	0.15	6500.0
61	0.13	5850.0
62	0.13	5850.0
63	0.13	5850.0
64	0.13	5850.0
65	0.13	5850.0
66	0.13	5850.0
67	0.13	5850.0
68	0.15	6500.0
69	0.15	6500.0
70	0.13	5850.0
71	0.13	5850.0
72	0.13	5850.0
73	0.13	5850.0
74	0.13	5850.0
75	0.20	8788.1
76	0.17	7575.3
77	0.11	4715.0
78	0.11	4715.0
79	0.11	4715.0
80	0.11	4715.0
81	0.11	4715.0
82	0.11	4715.0
83	0.17	7310.4
84	0.14	6215.6
114	0.16	7161.4
115	0.20	8846.8
116	0.11	4715.0
117	0.11	4715.0
118	0.11	4715.0
119	0.11	4715.0
120	0.11	4715.0
121	0.11	4715.0
122	0.16	7105.9
124	0.11	4715.0
125	0.15	6451.4





**GRADING AND DRAINAGE NOTES:**

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT PONDS OR INLET SEDIMENT BARRIERS SHALL CONFORM TO THE STORM WATER PERMITTING REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AS A MINIMUM.
2. EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
3. THE TIME OF EXPOSURE UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 14 DAYS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION TS FOR AREAS TO BE STABILIZED THAT DO NOT REQUIRE PERMANENT STABILIZATION SUCH AS BUILDING FOOTPRINTS, PARKING LOTS, ETC.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION PAM.
5. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION, SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERTY IN PLACE.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SEDIMENT CONTROL MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTION AS ARE NEEDED TO CORRECT THE SITUATION AT NOT ADDITIONAL COST TO THE OWNER. ALL MEASURES ARE TO BE INSPECTED AFTER EACH RAIN EVENT. ANY MEASURES NEEDING REPLACEMENT WILL BE CORRECTED WITHIN 5 DAYS OF THE RAIN EVENT.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON GRADING PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION. ALL STRIPPED OR CUT/FILL AREAS REQUIRING PERMANENT VEGETATION ARE TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1,000 SQUARE FEET OF 6-12-12 FERTILIZER, REFER TO SECTION PS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION TO DETERMINE SEED TYPE AND SEEDING DATES ALONG WITH SEEDBED PREPARATION AND PLANT SELECTION AND STRAW MULCH OF 75% COVERAGE (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET) EXCEPT AS OTHERWISE SHOWN ON PLAN. AREAS SHALL BE WATERED TO NOT CAUSE RUNOFF.
8. ALL STOCKPILED SOIL SHOULD BE STABILIZED USING TEMPORARY VEGETATION. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION TS. UPON STABILIZATION OF THE SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUNDCOVER, THE EROSION/SEDIMENT CONTROL INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION AND SEDIMENT CONTROL MEASUREMENTS INDICATED ON THE PLANS AND ANY ADDITIONAL MEASURES REQUESTED BY THE CITY SHALL BE INSTALLED.
10. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING BMPs.
11. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
12. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
13. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
14. STEEP SLOPES TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
15. ALL PERIMETER EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO GRADING.
16. THIS SITE DRAINS TO MILL CREEK, WHICH IS LISTED ON THE 2016 303 (D) LIST.



6/15/2023



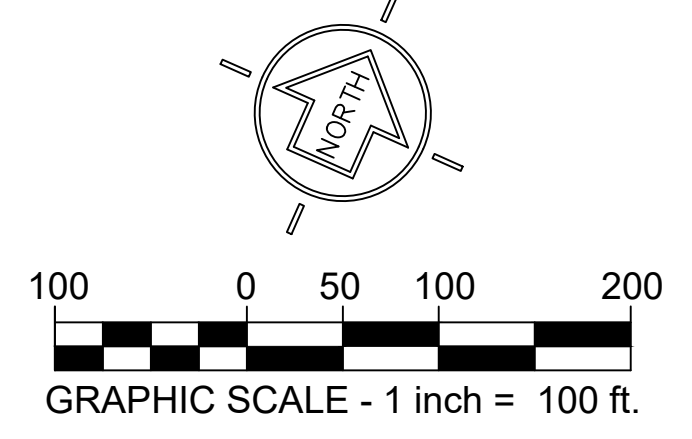
**HILL PROPERTY  
AMENDED PRELIMINARY SP**  
MAP 181, GROUP 11D, PARCEL 900  
6397 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

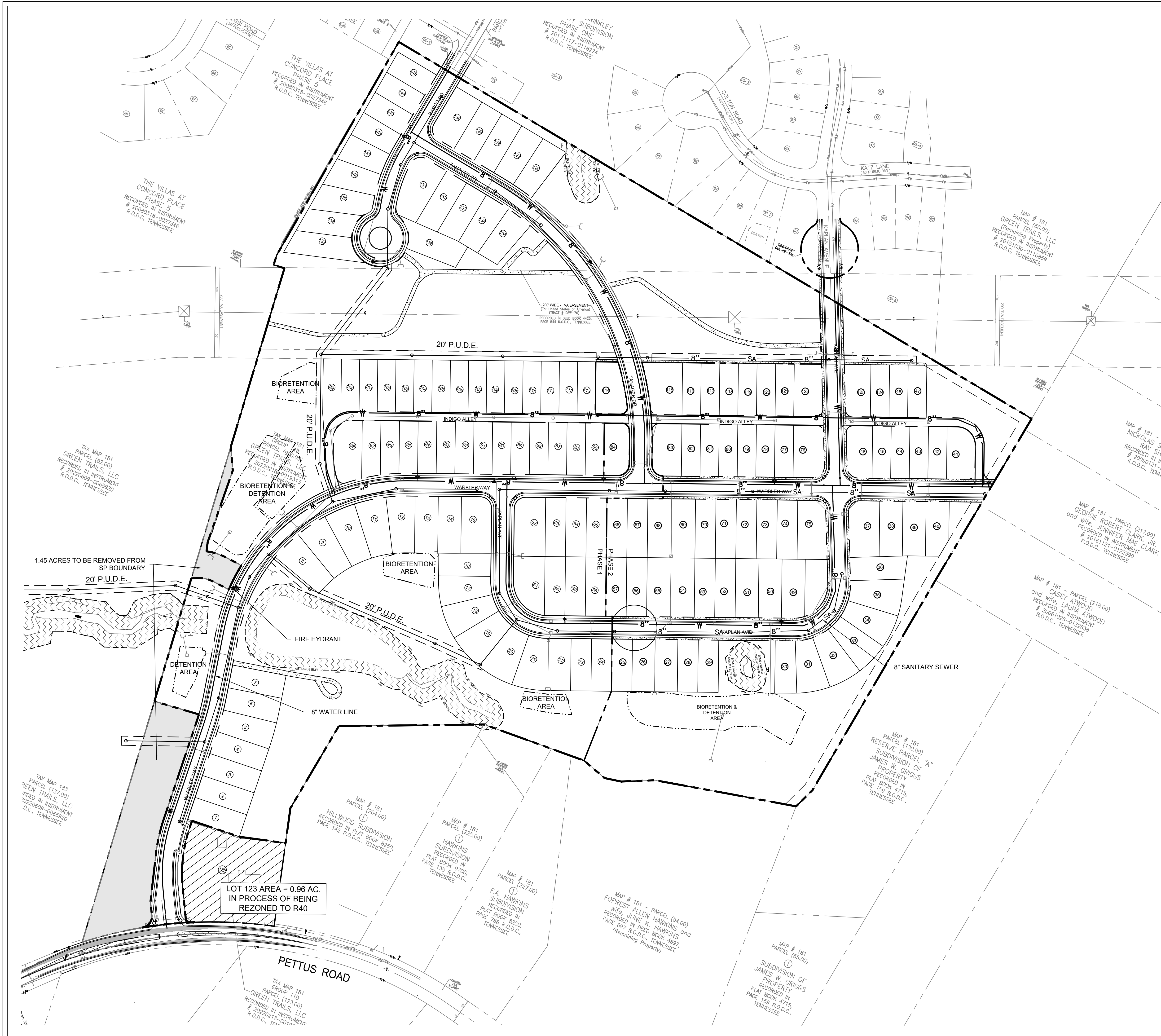
**ISSUANCE/REVISION NOTES:**  
- PLAN DATES DECEMBER 22, 2022  
- REVISION DATE APRIL 18, 2023  
- REVISION DATE JUNE 15, 2023

SP# 2017SP-087-004

**GRADING AND  
DRAINAGE  
PLAN  
C3.0**

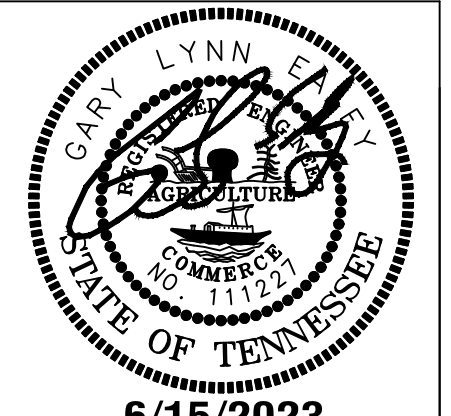
LSC 18004





**METRO WATER SERVICES 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 THE PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISIONING AND TAPING 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 THE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO THE 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 RIGHTS 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 ARE INCLUDING ALL BLOW-OFF ASSEMBLIES.



6/15/2023



**HILL PROPERTY  
AMENDED PRELIMINARY SP**  
MAP 181, GROUP 11D, PARCEL 900  
6397 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

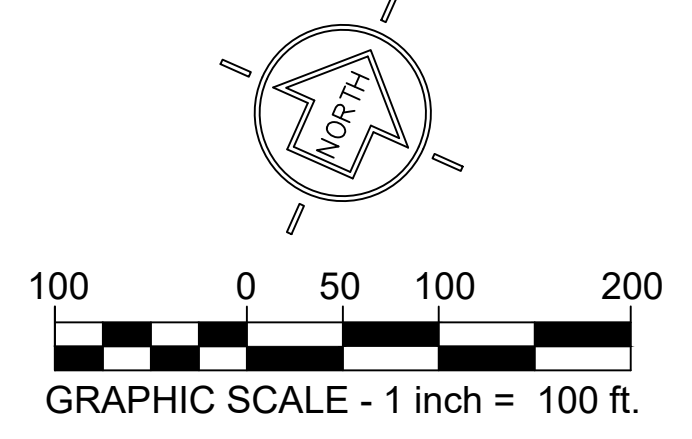
**ISSUANCE/REVISION NOTES:**  
- PLAN DATE: DECEMBER 22, 2022  
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SP# 2017SP-087-004

UTILITY PLAN

**C4.0**

LSC 18004



LOT 123 AREA = 0.96 AC.  
IN PROCESS OF BEING  
REZONED TO R40

TAX MAP 181  
PARCEL (92.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20220808-0065920  
R.O.D.C., TENNESSEE

THE VILLAS AT  
CONCORD PLACE  
PHASE 5  
RECORDED IN INSTRUMENT  
# 20208318-0027346  
R.O.D.C., TENNESSEE

SPRINKLEY  
SUBDIVISION  
PHASE ONE  
RECORDED IN INSTRUMENT  
# 2017117-018274  
R.O.D.C., TENNESSEE

MAP # 181  
PARCEL (50.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20151030-0110859  
R.O.D.C., TENNESSEE

MAP # 181 - PARCEL (216.00)  
STEVEN E. PATTON and wife,  
DIANNE PATTON  
RECORDED IN INSTRUMENT  
# 20080228-0021422  
R.O.D.C., TENNESSEE

MAP # 181 - PARCEL (216.00)  
NICKOLAS SHELTON AND  
RAY SHELTON  
RECORDED IN INSTRUMENT  
# 20080121-0091506  
R.O.D.C., TENNESSEE

MAP # 181 - PARCEL (217.00)  
GEORGE ROBERT CLARK, JR.  
and wife, JENNIFER MAE CLARK  
RECORDED IN INSTRUMENT  
# 20181121-0122397  
R.O.D.C., TENNESSEE

MAP # 181 - PARCEL (218.00)  
and wife, LAURA ATWOOD  
CASEY ATWOOD  
RECORDED IN INSTRUMENT  
# 20061026-0132638  
R.O.D.C., TENNESSEE

MAP # 181  
PARCEL (130.00)  
RESERVE PARCEL "A"  
SUBDIVISION OF  
PROPERTY  
RECORDED IN  
PLAT BOOK 4715,  
PAGE 159 R.O.D.C.,  
TENNESSEE

MAP # 181 - PARCEL (54.00)  
FORREST ALLEN HAWKINS and  
wife, JUNE K. HAWKINS  
RECORDED IN DEED BOOK 4687,  
PAGE 697 R.O.D.C., TENNESSEE  
(Remaining Property)

MAP # 181  
PARCEL (227.00)  
F.A. HAWKINS  
SUBDIVISION  
RECORDED IN  
PLAT BOOK 8250,  
PAGE 786 R.O.D.C.,  
TENNESSEE

MAP # 181  
PARCEL (225.00)  
HAWKINS  
SUBDIVISION  
RECORDED IN  
PLAT BOOK 9700,  
PAGE 139 R.O.D.C.,  
TENNESSEE

MAP # 181  
PARCEL (204.00)  
HILLWOOD SUBDIVISION  
RECORDED IN PLAT BOOK 8250,  
PAGE 142 R.O.D.C., TENNESSEE

TAX MAP 181  
GROUP 11D  
PARCEL (123.00)  
GREEN TRAILS, LLC  
RECORDED IN INSTRUMENT  
# 20220218-0011111  
R.O.D.C., TENNESSEE