

KEY MAP
NTS

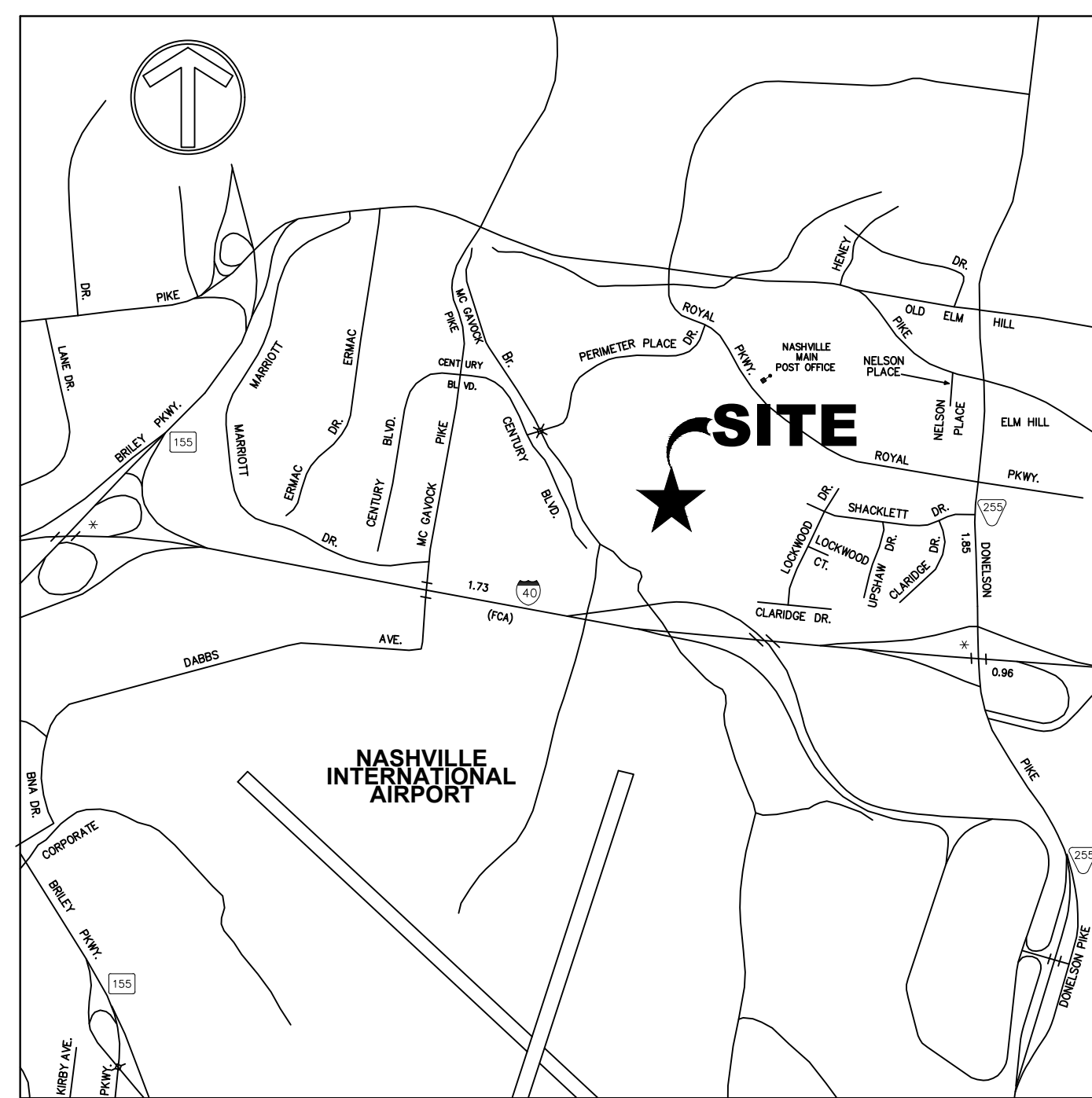
SPECIFIC PLAN (SP) COUNCIL DEVELOPMENT PLAN

FOR

The Preserve: Lot 2

911 PERIMETER COURT
NASHVILLE, DAVIDSON COUNTY, TN

PURPOSE NOTE:	
THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY SP APPROVAL TO PERMIT 196 MULTI-FAMILY RESIDENTIAL UNITS.	
SITE DATA TABLE:	
MAP/PARCEL	MAP 107-04 / PARCEL 02
SP BOUNDARY	5.57 ACRES (SP)
OWNER/DEVELOPER	CORPORATE INVESTORS PARTNERSHIP V, LLC 452 OLD EZELL ROAD NASHVILLE, TENNESSEE 37217 1-615-690-7770
SURROUNDING ZONING	IWD, ORI, CS
COUNCIL DISTRICT	15TH - MR. JEFF SYRACUSE
TOTAL AREA =	5.57 AC.
MAX ALLOWABLE FAR	MAX 0.80/ACTUAL 0.43
MAX ALLOWABLE ISR	MAX 0.90/ACTUAL 0.49
STREET SETBACK	35'
SIDE YARD	NONE REQUIRED
REAR YARD	10'
MAXIMUM HEIGHT	75'
MAXIMUM UNITS	196
DENSITY	35 UNITS PER ACRE
COMMON OPEN SPACE	7,200 +/- SQUARE FEET
FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF ORI ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.	
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	
ON-SITE PARKING:	
CODE REQUIRED PARKING IS 196 PARKING SPACES. 270 PARKING SPACES ARE PROPOSED	
PROPOSED USES:	
MULTI-FAMILY RESIDENTIAL	
PUBLIC WORKS NOTES:	
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.	



VICINITY MAP
N.T.S.

CLIENT INFORMATION:
CLIENT NAME: ZMX, INC. CLIENT ADDRESS: 4303 GALLATIN ROAD NASHVILLE, TENNESSEE 37216
OWNER INFORMATION:
OWNER NAME: CORPORATE INVESTORS PARTNERSHIP OWNER ADDRESS: 652 EZELL ROAD NASHVILLE, TENNESSEE 37217
CIVIL ENGINEER INFORMATION:
COMPANY NAME: BARGE CAUTHEN AND ASSOCIATES COMPANY ADDRESS: 606 CHARLOTTE PIKE SUITE 210 NASHVILLE, TENNESSEE 37209 COMPANY PHONE: (615) 356-9911
LAND SURVEYOR INFORMATION:
COMPANY NAME: CHERRY LAND SURVEYING COMPANY ADDRESS: 622 WEST IRIS DRIVE NASHVILLE, TENNESSEE 37204 COMPANY PHONE: (615) 269-3772
LANDSCAPE ARCHITECT INFORMATION:
COMPANY NAME: HERBERT BALL LAND DESIGN COMPANY ADDRESS: 188 GEN. GEO. PATTON DRIVE, STE. 400 FRANKLIN, TN 37067 COMPANY PHONE: (615) 378-2421

SHEET INDEX:	
CIVIL:	
C0.0	COVER SHEET
C1.0	SITE DEVELOPMENT PLAN
C2.0	GRADING DEVELOPMENT PLAN
C3.0	UTILITIES DEVELOPMENT PLAN
LANDSCAPE:	
L1.1	SP LANDSCAPE PLAN
ARCHITECTURAL:	
A-1	ELEVATIONS
A-2	FLOOR PLAN
A-3	ELEVATIONS
A-4	FLOOR PLAN
A-5	RENDERINGS

FEMA NOTE:
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0268 H", DATED: APRIL 05, 2017.

GENERAL SP NOTES:

THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT.

DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

**MAP 107-04 PARCEL 02
ZONED IWD**



CASE NO. 2021SP-082-001



COVER
THE PRESERVE LOT 2
911 PERIMETER COURT
NASHVILLE, TENNESSEE

DATE	DESCRIPTION
09/10/21	CONCEPTUAL SITE PLAN
10/06/21	PRELIMINARY SP APPLICATION

CO.0

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

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.

General SP Notes:
THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.
AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FINESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT.
DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF PROVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

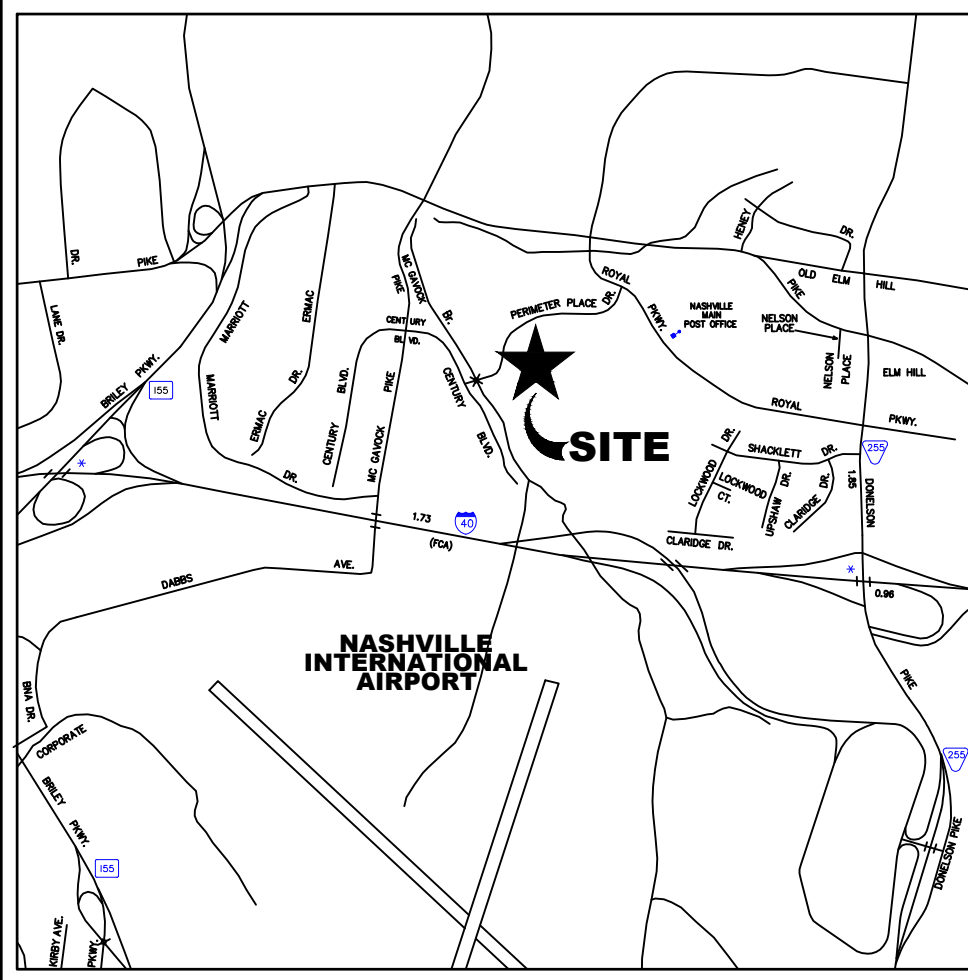
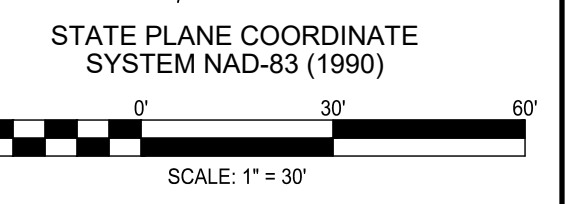
ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1198 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.
ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5 X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.
ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT, ADA: <http://www.aada.gov> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

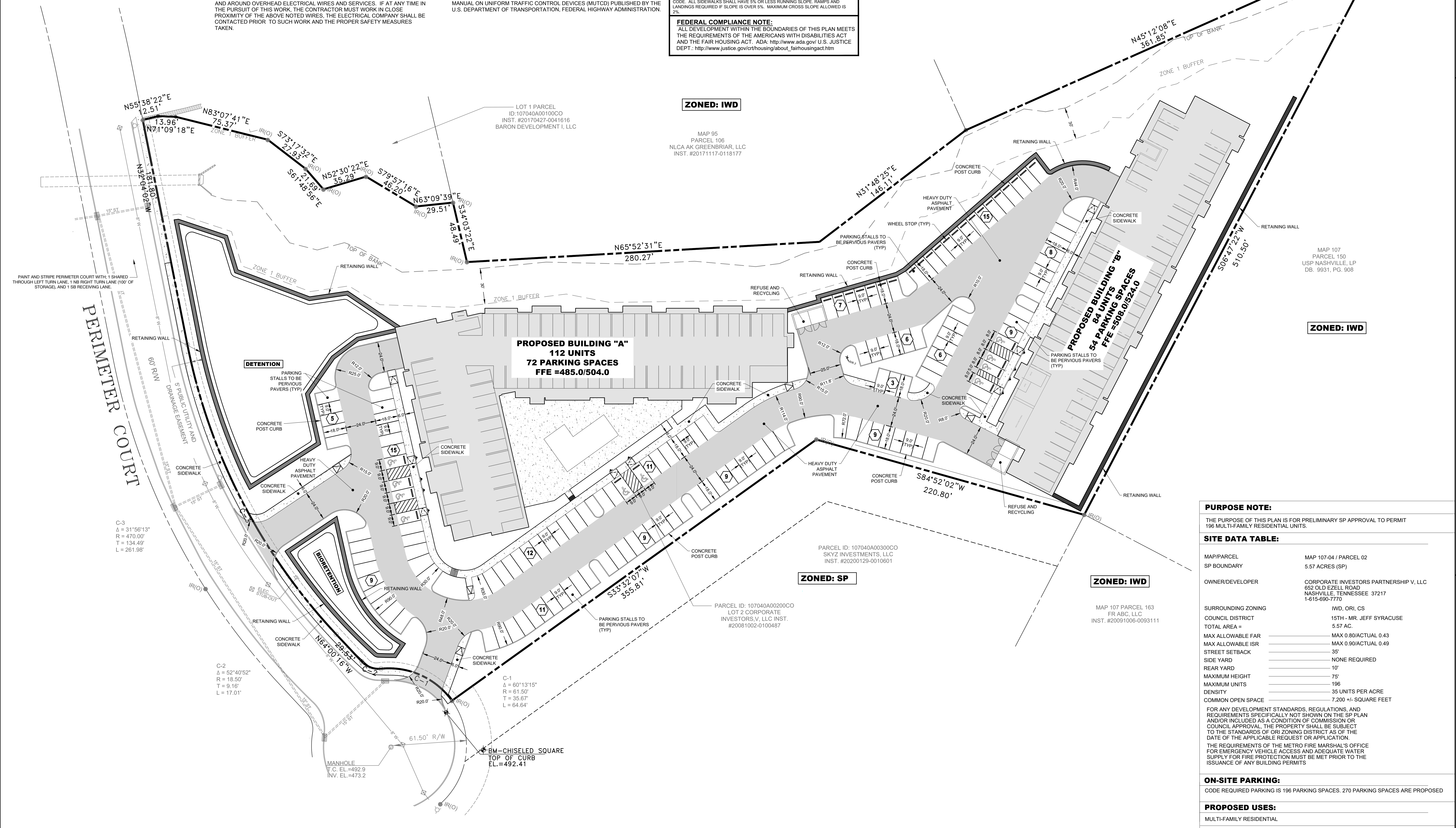
MAP 107-04 PARCEL 02 ZONED IWD

811 Know what's below
Call before you dig.
811
www.call811.com

NOTE:
ALL RADII 4' UNLESS OTHERWISE NOTED.



KEY MAP
NTS



PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY SP APPROVAL TO PERMIT 196 MULTI-FAMILY RESIDENTIAL UNITS.

SITE DATA TABLE:

MAP/PARCEL	MAP 107-04 / PARCEL 02
SP BOUNDARY	5.57 ACRES (SP)
OWNER/DEVELOPER	CORPORATE INVESTORS PARTNERSHIP V, LLC 652 OLD EZELL ROAD NASHVILLE, TENNESSEE 37217 1-615-859-7770
SURROUNDING ZONING	IWD, ORI, CS
COUNCIL DISTRICT	15TH - MR. JEFF SYRACUSE
TOTAL AREA =	5.57 AC.
MAX ALLOWABLE FAR	MAX 0.80/ACTUAL 0.43
MAX ALLOWABLE ISR	MAX 0.90/ACTUAL 0.49
STREET SETBACK	35'
SIDE YARD	NONE REQUIRED
REAR YARD	10'
MAXIMUM HEIGHT	75'
MAXIMUM UNITS	196
DENSITY	35 UNITS PER ACRE
COMMON OPEN SPACE	7,200 +/- SQUARE FEET

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF ORI ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. 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.

ON-SITE PARKING:
CODE REQUIRED PARKING IS 196 PARKING SPACES. 270 PARKING SPACES ARE PROPOSED

PROPOSED USES:
MULTI-FAMILY RESIDENTIAL

PUBLIC WORKS NOTES:
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.

Civil Engineers
8606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
815.956.9811 PHONE
815.952.8787 F A X

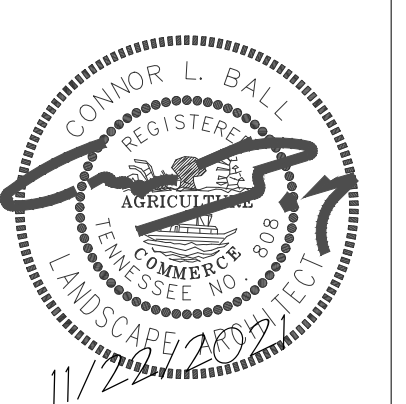
Barge Cauthen & ASSOCIATES

SITE DEVELOPMENT PLAN
THE PRESERVE LOT 2
911 PERIMETER COURT
NASHVILLE, TENNESSEE

DESCRIPTION	CONCEPTUAL SITE PLAN
DATE	09/10/21
	10/06/21
	PRELIMINARY SP APPLICATION

C1.0
BCA JOB NO. 2974-01

P:\2021\ZNA\1002974-01\MapInfo\Draw-The Preserve\Map-C1.0 SITE DEVELOPMENT PLAN



SP - LANDSCAPE PLAN
THE PRESERVE LOT 2
911 PERIMETER COURT
NASHVILLE, TENNESSEE



TREE TABLE			TREE TABLE				
NO.	SIZE	TYPE	TDU	NO.	SIZE	TYPE	TDU
85	2 1/2"	OAK	6.0	85	2 1/2"	HACKBERRY	6.0
86	1 1/2"	HACKBERRY	4.0	86	1 1/2"	HACKBERRY	4.0
87	9"	MAPLE	2.4	87	9"	MAPLE	2.4
88	1 1/2"	HICKORY	0.6	88	1 1/2"	HICKORY	0.6
89	1 1/2"	HICKORY	0.6	89	1 1/2"	HICKORY	0.6
90	2 1/2"	WALNUT	6.0	90	2 1/2"	WALNUT	6.0
91	1 1/2"	MAPLE	0.6	91	1 1/2"	MAPLE	0.6
92	1 1/2"	MAPLE	0.6	92	1 1/2"	MAPLE	0.6
93	1 1/2"	MAPLE	0.6	93	1 1/2"	MAPLE	0.6
94	1 1/2"	MAPLE	0.6	94	1 1/2"	MAPLE	0.6
95	1 1/2"	MAPLE	0.6	95	1 1/2"	MAPLE	0.6
96	1 1/2"	MAPLE	0.6	96	1 1/2"	MAPLE	0.6
97	1 1/2"	MAPLE	0.6	97	1 1/2"	MAPLE	0.6
98	1 1/2"	MAPLE	0.6	98	1 1/2"	MAPLE	0.6
99	9"	MAPLE	2.4	99	9"	MAPLE	2.4
100	6"	MAPLE	1.8	100	6"	MAPLE	1.8
101	18"	TREE	5.4	101	18"	TREE	5.4
102	12"	MAPLE	3.6	102	12"	MAPLE	3.6
103	18"	WALNUT	6.0	103	18"	WALNUT	6.0
104	12"	MAPLE	3.6	104	12"	MAPLE	3.6
105	30"	ELM	10.5	105	30"	ELM	10.5
106	12"	TREE	6.0	106	12"	TREE	6.0
107	2 1/2"	OAK	8.4	107	2 1/2"	OAK	8.4
108	2 1/2"	MAPLE	N/A	108	2 1/2"	MAPLE	N/A
109	2 1/2"	HICKORY	N/A	109	2 1/2"	HICKORY	N/A
110	2 1/2"	HICKORY	N/A	110	2 1/2"	HICKORY	N/A
111	2 1/2"	MAPLE	N/A	111	2 1/2"	MAPLE	N/A
112	1 1/2"	ASH	0.6	112	1 1/2"	ASH	0.6
113	1 1/2"	ASH	0.6	113	1 1/2"	ASH	0.6
114	2 1/2"	ELM	8.4	114	2 1/2"	ELM	8.4
115	18"	MAPLE	5.4	115	18"	MAPLE	5.4
116	12"	ASH	N/A	116	12"	ASH	N/A
117	2 1/2"	MAPLE	8.4	117	2 1/2"	MAPLE	8.4
118	12"	MAPLE	3.6	118	12"	MAPLE	3.6
119	6"	ELM	1.8	119	6"	ELM	1.8
120	9"	POPLAR	2.4	120	9"	POPLAR	2.4
121	18"	HICKORY	5.4	121	18"	HICKORY	5.4
122	2 1/2"	OAK	8.4	122	2 1/2"	OAK	8.4
123	18"	HICKORY	5.4	123	18"	HICKORY	5.4
124	12"	HICKORY	3.6	124	12"	HICKORY	3.6
125	12"	WALNUT	3.6	125	12"	WALNUT	3.6
126	15"	HICKORY	4.2	126	15"	HICKORY	4.2
127	18"	HICKORY	5.4	127	18"	HICKORY	5.4
128	18"	HICKORY	5.4	128	18"	HICKORY	5.4
129	9"	HICKORY	2.4	129	9"	HICKORY	2.4
130	18"	ASH	N/A	130	18"	ASH	N/A
131	18"	ASH	N/A	131	18"	ASH	N/A
132	12"	MAPLE	3.6	132	12"	MAPLE	3.6
133	12"	WALNUT	3.6	133	12"	WALNUT	3.6
134	9"	WALNUT	2.4	134	9"	WALNUT	2.4
135	12"	HICKORY	3.6	135	12"	HICKORY	3.6
136	15"	MAPLE	4.2	136	15"	MAPLE	4.2
137	30"	OAK	10.5	137	30"	OAK	10.5
138	9"	HICKORY	2.4	138	9"	HICKORY	2.4
139	6"	MAPLE	1.8	139	6"	MAPLE	1.8
140	9"	MAPLE	2.4	140	9"	MAPLE	2.4
141	2 1/2"	POPLAR	8.4	141	2 1/2"	POPLAR	8.4
142	2 1/2"	POPLAR	8.4	142	2 1/2"	POPLAR	8.4
143	2 1/2"	POPLAR	8.4	143	2 1/2"	POPLAR	8.4
144	2 1/2"	POPLAR	8.4	144	2 1/2"	POPLAR	8.4
145	15"	HICKORY	4.2	145	15"	HICKORY	4.2
146	9"	MAPLE	2.4	146	9"	MAPLE	2.4
147	12"	HICKORY	3.6	147	12"	HICKORY	3.6
148	15"	HICKORY	4.2	148	15"	HICKORY	4.2
149	15"	WALNUT	5.4	149	15"	WALNUT	5.4
150	9"	HICKORY	2.4	150	9"	HICKORY	2.4
151	12"	WALNUT	3.6	151	12"	WALNUT	3.6
152	12"	MAPLE	3.6	152	12"	MAPLE	3.6
153	12"	MAPLE	3.6	153	12"	MAPLE	3.6
154	18"	ASH	N/A	154	18"	ASH	N/A
155	9"	HICKORY	2.4	155	9"	HICKORY	2.4
156	2 1/2"	WALNUT	6.0	156	2 1/2"	WALNUT	6.0
157	15"	MAPLE	4.2	157	15"	MAPLE	4.2
158	2 1/2"	ASH	8.4	158	2 1/2"	ASH	8.4
159	2 1/2"	ASH	6.0	159	2 1/2"	ASH	6.0
160	18"	ASH	N/A	160	18"	ASH	N/A
161	2 1/2"	HACKBERRY	3.1	161	2 1/2"	HACKBERRY	3.1
162	2 1/2"	HACKBERRY	6.0	162	2 1/2"	HACKBERRY	6.0
163	18"	SYCAMORE	5.4	163	18"	SYCAMORE	5.4
164	18"	SYCAMORE	4.2	164	18"	SYCAMORE	4.2
165	2 1/2"	COTTONWOOD	6.0	165	2 1/2"	COTTONWOOD	6.0
166	9"	POPLAR	2.4	166	9"	POPLAR	2.4
167	12"	POPLAR	3.6	167	12"	POPLAR	3.6
168	15"	POPLAR	4.2	168	15"	POPLAR	4.2
169	12"	POPLAR	3.6	169	12"	POPLAR	3.6

REPLACEMENT TREE(S) - LARGE & MEDIUM CANOPY TREES				REPLACEMENT TREE(S) - LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES and STREET TREES*			
DBH	# of Trees	Value	TDU	DBH	# of Trees	Value	TDU
2"	43	x .5	21.5	2"	20	x .25	5
3"		x .6	0				0
Total			21.5	total			5

Total TDU for Protected Trees	(+)	339.7
Total TDU for Replacement Trees- On-site	(+)	26.5
Total Density Units Provided	(=)	366.2

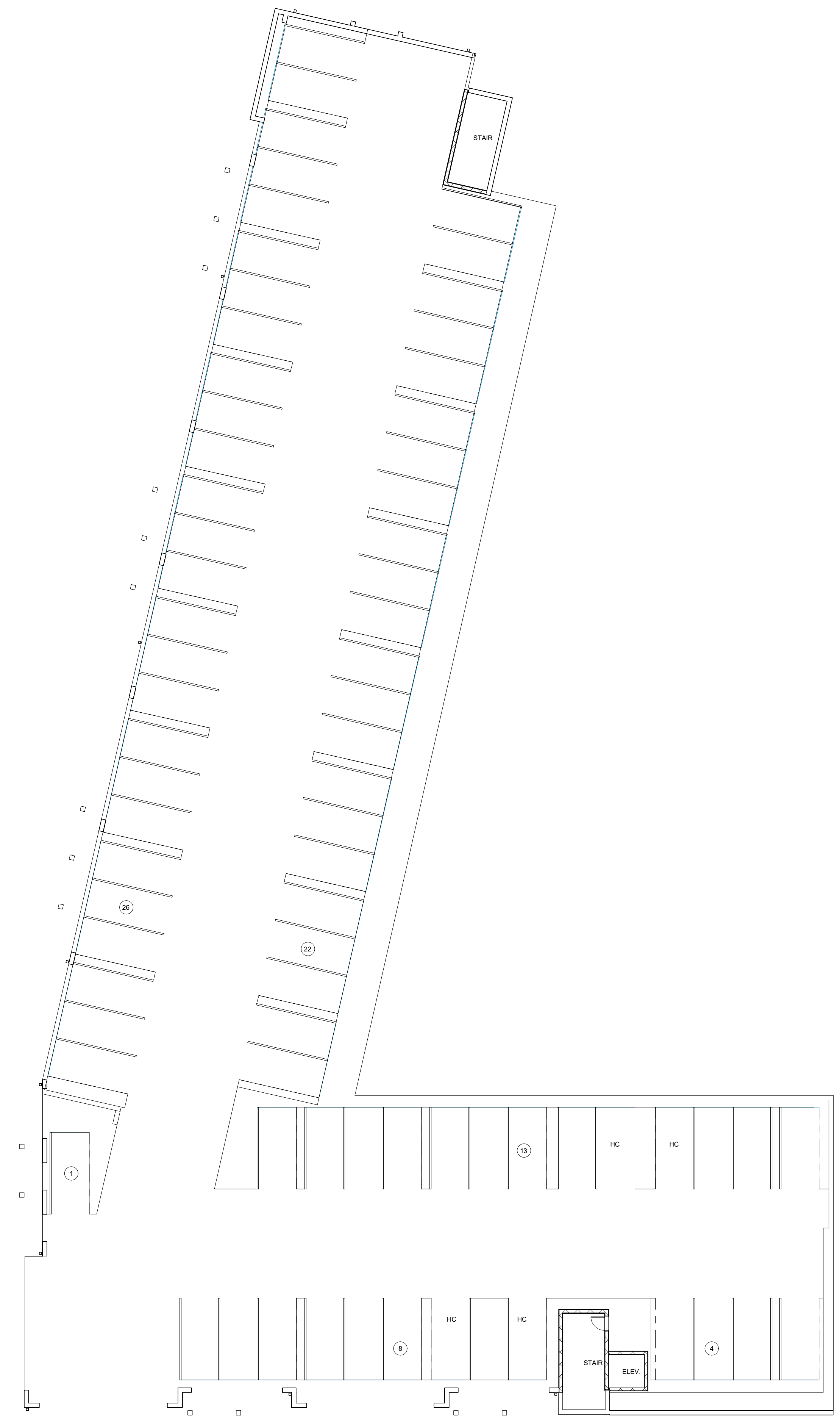
Interior Green Space: Interior Green Space exceeds 8% of interior parking area	
IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM	
TREE CUT PERMIT REQUIRED	

BUILDING DATA	
NUMBER OF STORIES:	4 RESIDENTIAL LEVELS 1 GARAGE LEVEL
NUMBER OF UNITS (1, 2, 3):	112 84 ONE BED 28 TWO BED
MAX HEIGHT:	74'-4"
AREA:	107,000 SF



LEVEL ONE 2
1/16" = 1'-0" A-2

EXTERIOR FINISH LEGEND			
BRICK 1	MODULAR	STOREFRONT	ALUMINUM 4 1/2" X 2"
STYLE/SIZE:	J&S CORDOVAN	STYLE/SIZE:	ANODIZED ALUMINUM
COLOR:	SAHARA BROWN	COLOR:	TUBELITE OR EQUAL
MANUFACTURER:	HOLCIM	MANUFACTURER:	
MORTAR:		GLAZING	1" INSULATED LOW-E
MORTAR MANUF.:		STYLE/SIZE:	SOLEXIA
		COLOR:	PPG
		MANUFACTURER:	
FIBER CEMENT SIDING	HARDIE PLANKLAP SIDING, BEADED SMOOTH	PREFINISHED METAL PARAPET COPING	TO MATCH ADJACENT MATERIAL
STYLE/SIZE:	HARDIE BOARD AND BATTEN	COLOR:	BERRIDGE OR EQUAL
COLOR:	VARIES	MANUFACTURER:	
MANUFACTURER:	JAMES HARDIE		



GARAGE LAYOUT 1
1/16" = 1'-0" A-2

Civil Engineers
 806 CHARLOTTE PIKE, STE 210
 NASHVILLE, TENNESSEE 3709
 615.356.9911 PHONE
 615.352.6737 FAX

Barge

Cauthen

& ASSOCIATES

H. Michael
 Architects, P.C.
 1007 Westgate Circle, Suite 100
 Brentwood, Tennessee 37027
 www.hmcarch.com

THE PRESERVE LOT 2
 911 PERIMETER COURT
 NASHVILLE, TENNESSEE

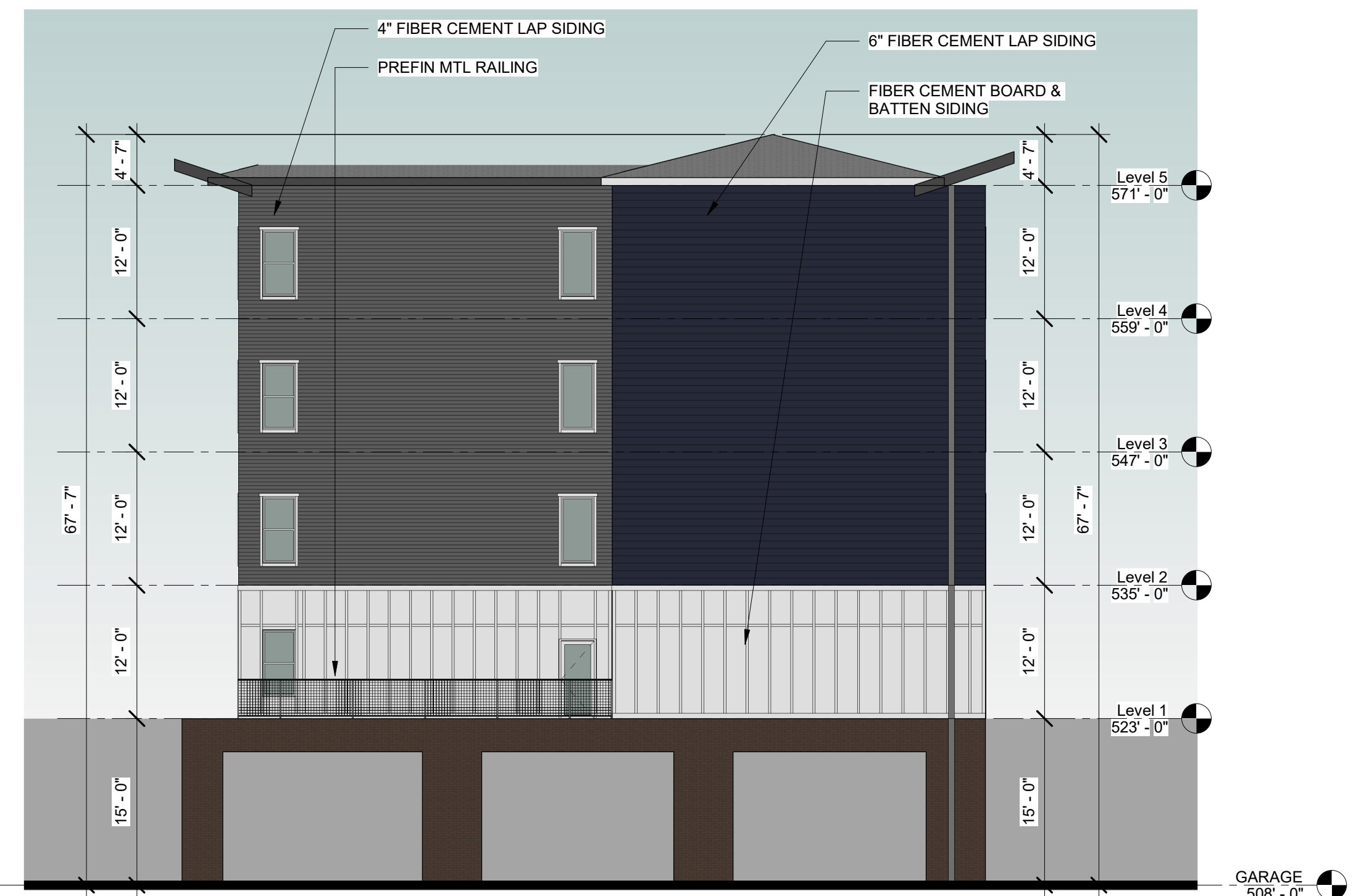
DATE	DESCRIPTION
09/10/21	CONCEPTUAL SITE PLAN
10/06/21	PRELIMINARY SP APPLICATION

A-2

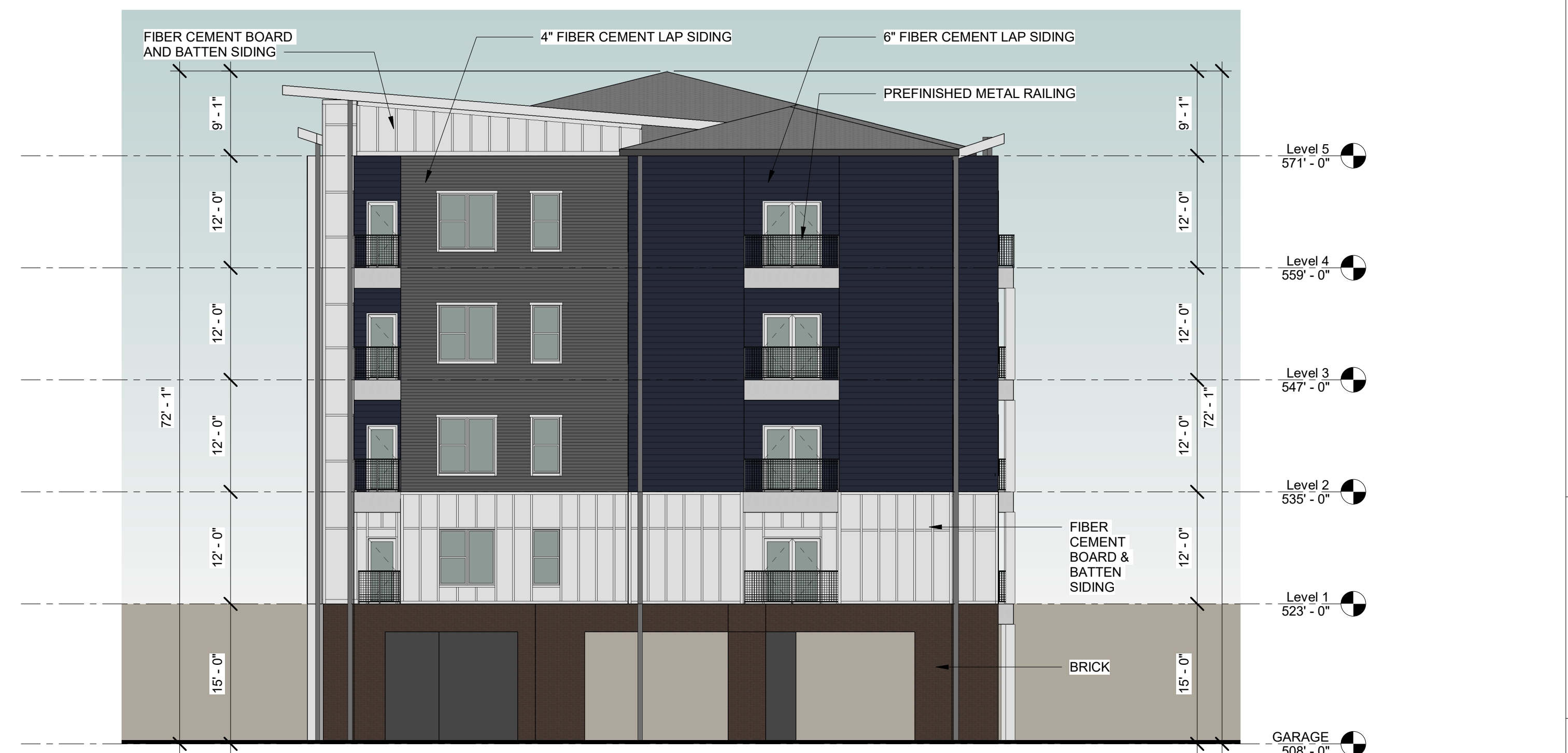
BCA JOB NO. 2974-01

EXTERIOR FINISH LEGEND

BRICK 1	MODULAR #545 CORDOVAN SAHARA BROWN HOLCIM	STOREFRONT	ALUMINUM 4 1/2" X 2" ANODIZED ALUMINUM TUBELITE OR EQUAL
GLAZING	1" INSULATED LOW-E SOLEXIA PPG	GLAZING	1" INSULATED LOW-E SOLEXIA PPG
FIBER CEMENT SIDING	HARDIE PLANK LAP SIDING, BEADED SMOOTH HARDIE BOARD AND BATTEN SEE ELEVATIONS. VARIES JAMES HARDIE	PREFINISHED METAL PARAPET COPING	TO MATCH ADJACENT MATERIAL BERRIDGE OR EQUAL
BRICK 1		PREFINISHED METAL PARAPET COPING	



SOUTH ELEVATION 4
3/32" = 1'-0" A-3



NORTH ELEVATION 3
3/32" = 1'-0" A-3



WEST ELEVATION 2
3/32" = 1'-0" A-3



EAST ELEVATION 1
3/32" = 1'-0" A-3

Civil Engineers
8006 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 3709
815.356.9911 PHONE
815.352.6737 FAX

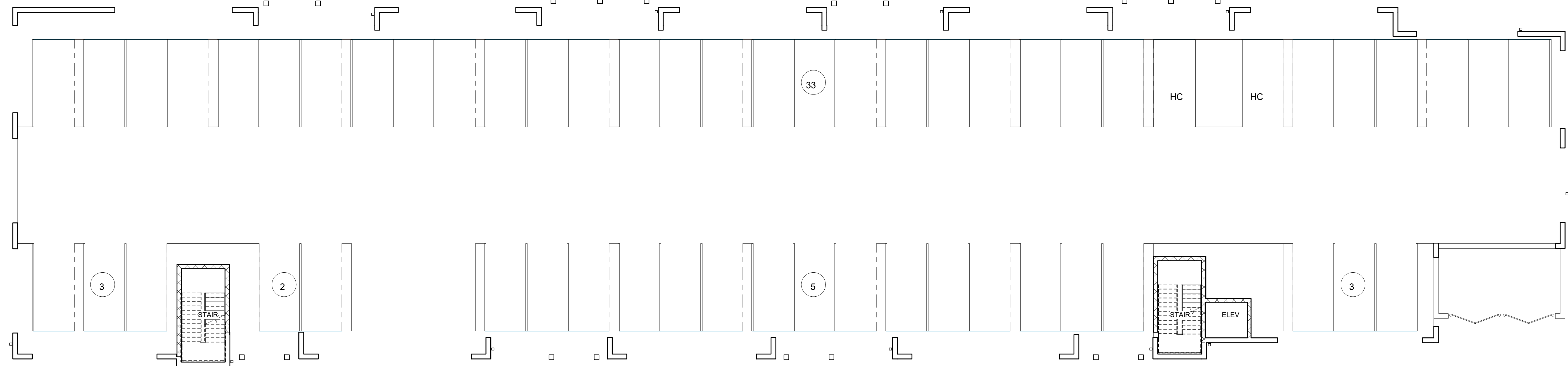
Barge & Caughen & ASSOCIATES

H. Michael Hindman Architects, P.C.
1007 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
www.hmharchitects.com

**THE PRESERVE LOT 2
911 PERIMETER COURT
NASHVILLE, TENNESSEE**

DATE	DESCRIPTION
09/10/21	CONCEPTUAL SITE PLAN
10/08/21	PRELIMINARY SP APPLICATION
A-3	
BCA JOB NO. 2974-01	

BUILDING DATA	
NUMBER OF STORIES:	4 RESIDENTIAL LEVELS 1 GARAGE LEVEL
NUMBER OF UNITS (1, 2, 3):	84 64 ONE BED 20 TWO BED
MAX HEIGHT:	72'-1"
AREA:	80,000 SF



GARAGE LAYOUT 1
3/32" = 1'-0" A-4

Civil Engineers
806 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 3709
615.356.9911 PHONE
615.352.6737 FAX



H M A
H Michael
Hindman
Architects, P.C.
1007 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
www.hmharchitects.com

**THE PRESERVE LOT 2
911 PERIMETER COURT
NASHVILLE, TENNESSEE**

DATE	DESCRIPTION
09/10/21	CONCEPTUAL SITE PLAN
10/08/21	PRELIMINARY SF APPLICATION

