PRELIMINARY SP

PENNINGTON MILLS

SINGLE FAMILY HOMES

2600 PENINGTON 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

Aug 19, 2022 - 2:48pm T:\CADD\2022\22-507-01\CAD\Civil\Preliminary SP\22-507-01 - C0.00 - Cover.dwg

NOTES:

Specific Plan Notes

Purpose and Intent
The purpose of this specific plan is to change the existing zoning of R15 to a residential specific plan for a residential neighborhood with up to forty two (42) single-family lots. For any regulations not specified herein shall follow the RS5 cluster provisions.

Development Plan
The developer of this project intends to develop a 42 unit residential project.

Existing Conditions
The existing site currently is currently an open field.

Applicability to the General Plan
This property is within the Donelson / Hermitage / Old Hickory Community Plan area adopted June 22, 2015 and amended August 24, 2017. The community character plan for this property identifies this area as T3 NE Suburban Neighborhood Evolving.

Permitted Uses
Uses permitted in this development shall include residential single-family.

Development Standards
1. 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.
2. 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.
3. 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.
4. 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.
5. The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
6. Bicycle parking shall be provided in accordance with Section 17.20.135 of the Metro Zoning Code.
7. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
8. According to FEMA's current flood maps (47037C0252H, dated April 5, 2017), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
9. 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.
10. Site slopes range from 1-12%.
11. Any known wetlands are depicted on this site plan.
12. Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
13. All development within the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
14. All proposed public utilities and services shall be installed underground.
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 RS5 zoning district as of the date of the applicable request or application.
16. Trash & Recycling service shall be provided by private hauler.
17. The parking requirements shall be based on the lesser of the current zoning code at the time that building permits are applied for or the zoning code in affect at the time of the Preliminary SP approval.
18. 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.
19. 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.
20. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
21. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" RCP).

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 construction plans and road grades shall comply with the design regulations established by the Dept. of Public Works. Slopes along roadways shall not exceed 3:1.

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 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.
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.
12. The contractor shall provide the record drawing information noted above to the engineer.

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.

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

GENERAL LINETYPES
[EX. = EXISTING]

EX. FORCEMAIN	— — — FM — — —
EX. GAS	— — — G — — —
EX. OVERHEAD ELECTRIC	— — — OHE — — —
EX. UNERGROUND ELECTRIC	— — — UGE — — —
EX. SANITARY SEWER	— — — SA — — —
EX. STORM SEWER	— — — ST — — —
EX. FIRE	— — — F — — —
EX. WATER	— — — W — — —
BOUNDARY	
LOT	
EASEMENT	
DITCH	
FENCE	— x — x —
ROAD CENTERLINE	
WATER FEATURES	
FORCEMAIN	FM
GAS	G
OVERHEAD ELECTRIC	OHE
UNERGROUND ELECTRIC	UGE
SANITARY SEWER	SA
STORM SEWER	ST
FIRE LINE	F
WATER	W

GENERAL SYMBOLS
CLEANOUT (TYP.)
END OF SERVICE (TYP.)
FIRE HYDRANT
HANDICAP SPACE
LOT NUMBER 00
POWER POLE
RETAINING WALL
SANITARY MANHOLE
SIGN (TYP.)
STORM MANHOLE
STORM AREA DRAIN
STORM CURB INLET

GENERAL PATTERNS
EXISTING BUILDING
PROPOSED BUILDING
HEAVY DUTY CONCRETE
LIGHT DUTY CONCRETE
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
PERVIOUS PAVEMENT
PAVEMENT MILL AND REPLACE
LANDSCAPE AREA
GRASS

SHEET INDEX

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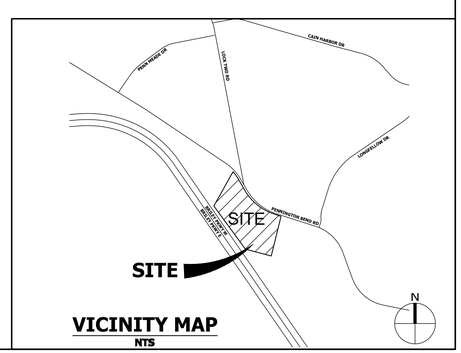
C0.01	GENERAL NOTES AND INDEX
C1.00	EXISTING CONDITIONS
C2.00	SITE PLAN
C3.00	UTILITY PLANS
C4.00	OVERALL GRADING AND DRAINAGE PLAN
C5.00	COLOR MASTER PLAN
C6.00	ARCHITECTURAL ELEVATIONS
C6.01	ARCHITECTURAL ELEVATIONS

Development Summary
COUNCIL DISTRICT NUMBER:	15
COUNCIL MEMBER NAME:	JEFF SYRACUSE
OWNER OF RECORD:	ST. MINA COPTIC ORTHODOX CHURCH OF TENNESSEE
CASE NO.:	2022SP-047-001
DESIGNER:	CSDG, PLLC 2305 KLINE AVENUE, SUITE 300 NASHVILLE, TN 37211 PHONE: (615) 248-9999 CONTACT: RYAN LOVELACE RYANL@CSDGTN.COM
U.S. FEMA FIRM:	47037C0252H (DATED APRIL 5, 2017)

PROJECT BENCHMARK:
DESC1:
ELEV: xxx.xx' (NAVD88)
NORTHING: 691,947.79
EASTING: 1,762,770.54
TN STATE PLANE NAD83

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



VICINITY MAP
NTS

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

SEAL
RYAN E. LOVELACE
REGISTERED ENGINEER
AGRICULTURE
No. 109057
STATE OF TENNESSEE
08/19/2022

PENNINGTON MILLS
PRELIMINARY SP 2022SP-047-001
2600 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

DRAWN BY: AEM
CHECKED BY: REL

GENERAL NOTES AND INDEX

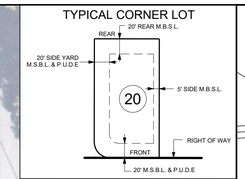
C0.01

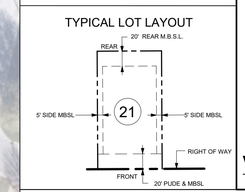
PROJECT NO.: 22-507-01

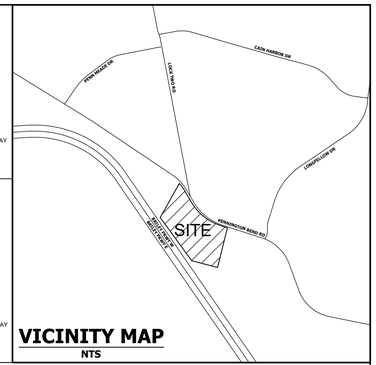
Aug 19, 2022 - 2:48pm T:\CADD\2022\22-507-01\CAD\Civil\Preliminary SP\22-507-01 - C0.01 - General Notes And Index.dwg

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.

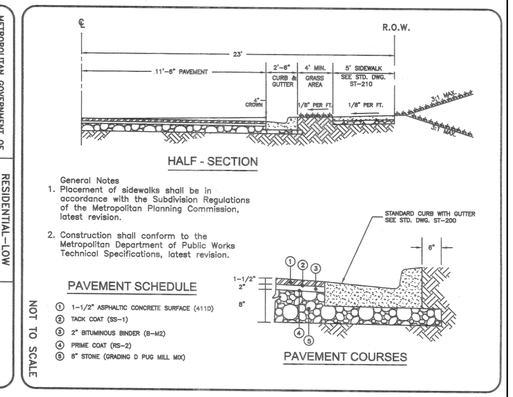
Aug 19, 2022 - 2:48pm T:\CADD\2022\22-507-01\CAD\Civil\Preliminary SP\22-507-01 - C2.00 - Site Layout Plan.dwg







METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF PUBLIC WORKS
ASST. DIR. ENG.: DATE:
DIRECTOR: DATE:
RESIDENTIAL - LOW DENSITY - LOCAL STREET (46' R.O.W.)
DWG. NO. ST-251
REVISED: 04/09/01
NOT TO SCALE



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

Lot Table

Lot #	Area (Sq. Ft.)	Area (Ac.)
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	6,876.27	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

Lot Table

Lot #	Area (Sq. Ft.)	Area (Ac.)
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		
LOT 80 / OS1	7,048.50 SF	±0.16 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.

Tennessee 811
Know what's below. Call before you dig.

N

SCALE: 1"=60'
0 60 120

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SEAL

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06/15/2022

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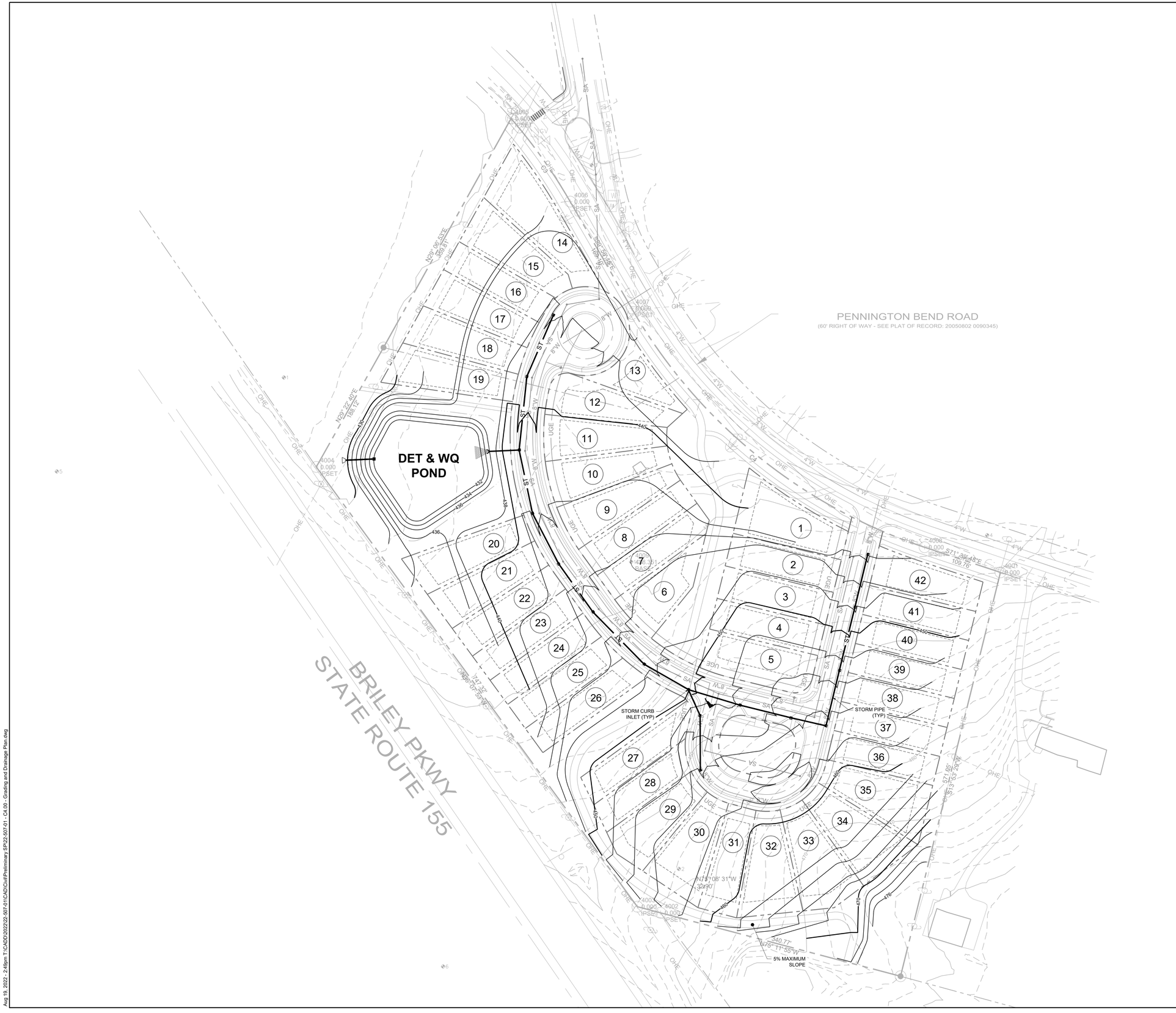
03	Metro Comments	08-19-22

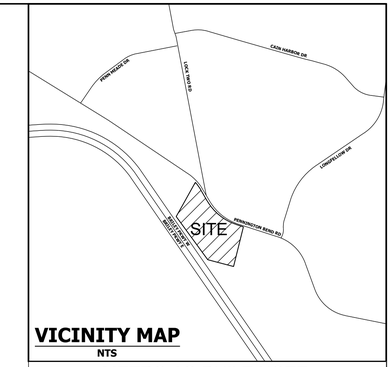
DRAWN BY: AEM
CHECKED BY: REL

SITE LAYOUT PLAN

C2.00

PROJECT NO.: 22-507-01





VICINITY MAP
NTS

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/IF WARRANTED BY VIDEO INSPECTION.

STORMWATER NOTE:

1. 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.

2. THIS PRELIMINARY STORMWATER MANAGEMENT PLAN IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE DETAILS OF THE PLAN SHALL BE GOVERENED 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.

N

0 60 120
SCALE: 1"=60'

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DRAWN BY: AEM
CHECKED BY: REL

GRADING AND DRAINAGE PLAN

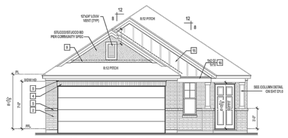
C4.00

PROJECT NO.: 22-507-01

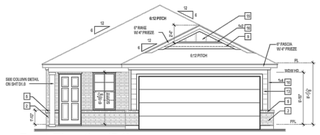
Aug 19, 2022 - 2:49pm T:\CADD\2022\22-507-01\CAD\Civil\Preliminary SP\22-507-01 - C4.00 - Grading and Drainage Plan.dwg

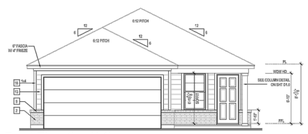
M/I HOMES
Welcome to Better

Pennington Mills SP
Magnolia Elevations


Front Elevation 'H1'

- Size = 1507 SF
- No Vinyl Siding
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1'
- Minimum Brick = 1'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 19'


Front Elevation 'B1'


Front Elevation 'A1'

Note: Pending Market Demand, Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

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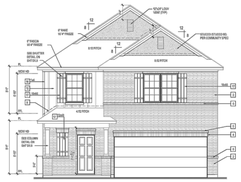
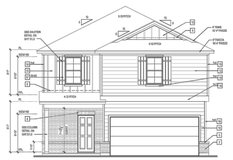
Pennington Mills SP
Verbena Elevations


Front Elevation 'H1'

- Size = 1609 SF
- No Vinyl Siding
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1'
- Minimum Brick = 1'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 29'


Front Elevation 'B1'

Front Elevation 'A1'

Note: Pending Market Demand, Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

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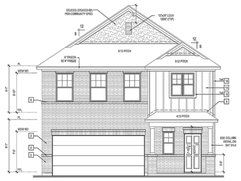
Pennington Mills SP
Dogwood Elevations


Front Elevation 'H1'

- Size = 2223 SF
- No Vinyl Siding
- Architectural Asphalt Shingles
- All Garage Doors to Include Windows
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1'
- Minimum Brick = 1'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 29'

Front Elevation 'B'

Front Elevation 'A' w/ Opt. Brick

Note: Pending Market Demand, Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

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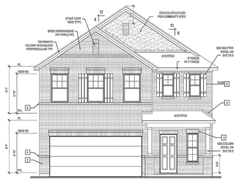
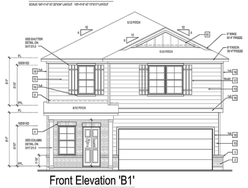
Pennington Mills SP
Wisteria Elevations


Front Elevation 'H1'

- Size = 1760 SF
- No Vinyl Siding
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1'
- Minimum Brick = 1'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 29'


Front Elevation 'B1'

Front Elevation 'A1'

Note: Pending Market Demand, Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

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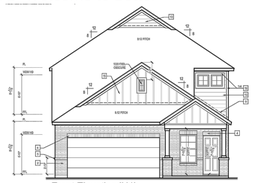
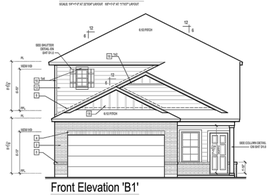
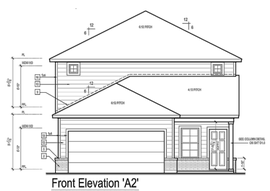
Pennington Mills SP
Gardenia Elevations


Front Elevation 'H1'

- Size = 2318 SF
- No Vinyl Siding
- All Garage Doors to Include Windows
- Architectural Asphalt Shingles
- Minimum Primary Roof Pitch = 6:12
- Minimum Soffit Overhang = 1'
- Minimum Brick = 1'-10" Height on Front Elevation
- Minimum Coach Light Quantity = 1
- Maximum Bldg. Height (Finished Floor to Roof Peak) = 29'


Front Elevation 'B1'


Front Elevation 'A2'

Note: Pending Market Demand, Additional Plans and/or Elevations Can Be Administratively Approved by Staff if in Substantial Conformance and in Keeping with Original SP Approved Architecture

ESTIMATED TOTAL SQUARE FOOTAGE FOR ALL HOMES:
1885 X 42 = 79,170 SF

ARCHITECTURE BY M/I HOMES OF NASHVILLE

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

SEAL

PENNINGTON MILLS
PRELIMINARY SP 2022SP-047-001
2600 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

DRAWN BY: AEM
CHECKED BY: REL

ARCHITECTURAL ELEVATIONS

C6.00

PROJECT NO.: 22-507-01

Aug 19, 2022 - 2:49pm T:\CADD\2022\22-507-01\CAD\Civil\Preliminary SP\22-507-01 - C6.00 - Architectural Elevations.dwg

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Representative Product Elevations

Note: Specific Elevations, Brick Amounts & Colors to be Offered are TBD

ARCHITECTURE BY M/I HOMES OF NASHVILLE

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

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