

E:\33299\0000\PROJECTS\ROBARDS WAY TOWNHOMES\CONSTRUCTION\DWG\PLAN\0001.DWG - COVER SHEET - GENERAL NOTES.dwg - 01/20/2026 2:38PM

PROJECT NAME: ROBARDS WAY TOWNHOMES
 MAP/PARCEL ID: 086-270.00, 086-093.00
 SITE ADDRESS: 1704 ROBARDS WAY
 HERMITAGE, TN 37076
 SITE ACREAGE: 11.23 AC
 DISTURBED ACREAGE: 6.39 AC
 COUNCIL DISTRICT: 12
 COUNCIL MEMBER: ERIN EVANS
 DEVELOPER: STARLIGHT HOMES
 370 MALLORY STATION RD
 SUITE 508
 FRANKLIN, TN 37067
 FEMA FLOOD ZONE: AE & X
 PANEL NUMBER: 47037C0286J
 EFFECTIVE DATE: 02/25/2022
 EXISTING USE: VACANT
 EXISTING ZONING: PUD (RM9)
 EXISTING PUD: HERMITAGE WOODS (#154-73-G-14)
 PROPOSED USE: TOWNHOMES

ZONING STANDARDS
 ACREAGE: 11.23 AC
 DENSITY: 6.86 UNITS/AC
 DWELLING UNITS: 77 TOWNHOMES
 FAR (PROVIDED): 0.14
 TOTAL SQUARE FOOTAGE: 66,220 SF
 TOTAL SITE PARCEL AREA: 489,075 SF
 PROVIDED FAR: (66,220 SF / 489,075 SF) = 0.14
 FAR (MAXIMUM): 0.60
 ISR (PROVIDED): 0.34
 TOTAL SITE IMPERVIOUS AREA: 164,974 SF
 TOTAL SITE PARCEL AREA: 489,075 SF
 PROVIDED ISR: (164,974 SF / 489,075 SF) = 0.34
 ISR (MAXIMUM): 0.70

MAX BUILDING HEIGHT
 MAX. PROPOSED: 2 STORIES IN 35 FEET

*HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.

PARKING REQUIREMENTS
 MULTI-FAMILY (3 BEDROOMS): 2.5 SPACES PER UNIT (193 SPACES REQUIRED)
 DRIVEWAY SPACES: 154 SPACES
 SCATTERED SPACES: 39 SPACES
 TOTAL PARKING PROVIDED: 193 SPACES (INC. 6 ADA ACCESSIBLE SPACES)

APPLICANT
 THOMAS & HUTTON
 500 11TH AVE N, SUITE 800 : NASHVILLE, TN 37203
 CONTACT: JON CLAXTON, PE
 PHONE: (615) 349-4966
 EMAIL: CLAXTON.J@TANDH.COM

- NOTES:**
- THE PURPOSE OF THIS PUD AMENDMENT IS TO PERMIT THE CONSTRUCTION OF 77 MULTI-FAMILY TOWNHOMES AND ASSOCIATED INFRASTRUCTURE.
 - THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - BUILDING SETBACKS SHALL BE PER THE METRO ZONING CODE.
 - APPROVAL OF ANY PRELIMINARY OR FINAL PUD PLAN DOES NOT EXEMPT ANY LOT SHOWN ON THE PUD PLAN, OR ANY DEVELOPMENT ON SUCH LOT, 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.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A LOT DESIGNATED AS A CRITICAL LOT ON THIS PLAN, A GRADING PLAN, KNOWN AS A "CRITICAL LOT PLAN", MUST BE SUBMITTED TO THE METRO PLANNING DEPARTMENT AS REQUIRED BY APPENDIX C OF THE METRO SUBDIVISION REGULATIONS. THE CRITICAL LOT PLAN WILL BE EVALUATED FOR CONSISTENCY WITH THE REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE DEGREE TO WHICH GRADING IS MINIMIZED TO PRESERVE THE NATURAL FEATURES OF THE LOT AND THE AMOUNT OF CUT/FILL REQUIRED TO PREPARE THE LOT FOR CONSTRUCTION. IT IS EMPHASIZED THAT A TYPICAL HOUSE DESIGN MAY NOT BE SUITABLE FOR A CRITICAL LOT.
 - NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
 - ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 - 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.
 - WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
 - 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.
 - INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

- ARCHITECTURAL NOTE:**
- THE FOLLOWING DESIGN STANDARDS SHALL BE ADDED TO THE PLAN:
- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING
 - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 - 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 PUD AMENDMENT.
 - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.


STARLIGHT
 HOMES
SITE DEVELOPMENT PLAN
 OF
ROBARDS WAY TOWNHOMES
PUD AMENDMENT #154-73P-002
 1704 ROBARDS WAY
 HERMITAGE, TN 37076

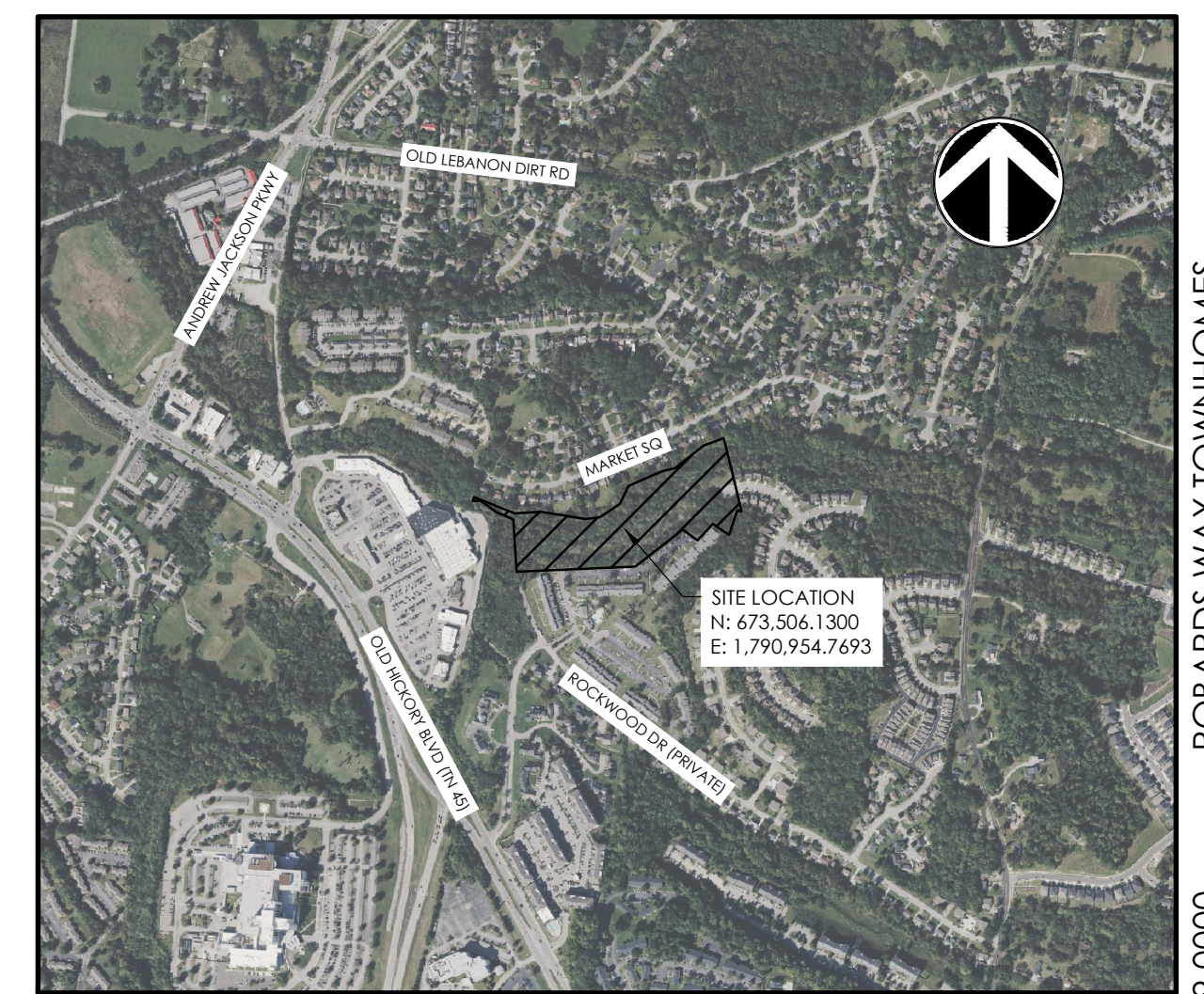
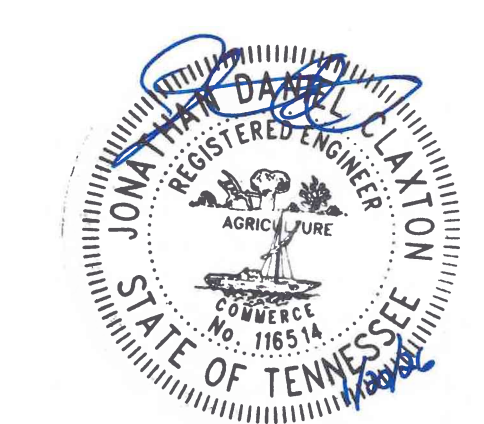
PREPARED FOR:
STARLIGHT HOMES
 370 MALLORY STATION RD
 SUITE 508
 FRANKLIN, TN 37067

TM# 086-270.00, 086-093.00

JANUARY 20, 2026

J-33299.0000

PREPARED BY:



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES & INDEX
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C2.1	SITE LAYOUT PLAN
C3.1	GRADING AND DRAINAGE PLAN
C4.1	UTILITIES PLAN
L1.1	TREE PRESERVATION
L2.1	LANDSCAPE PLAN
L3.1	GENERAL PLANTING & IRRIGATION NOTES
L3.2	LANDSCAPING SPECIFICATIONS
L3.3	GRASSING SPECIFICATIONS
	ARCHITECTURAL ELEVATIONS

REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

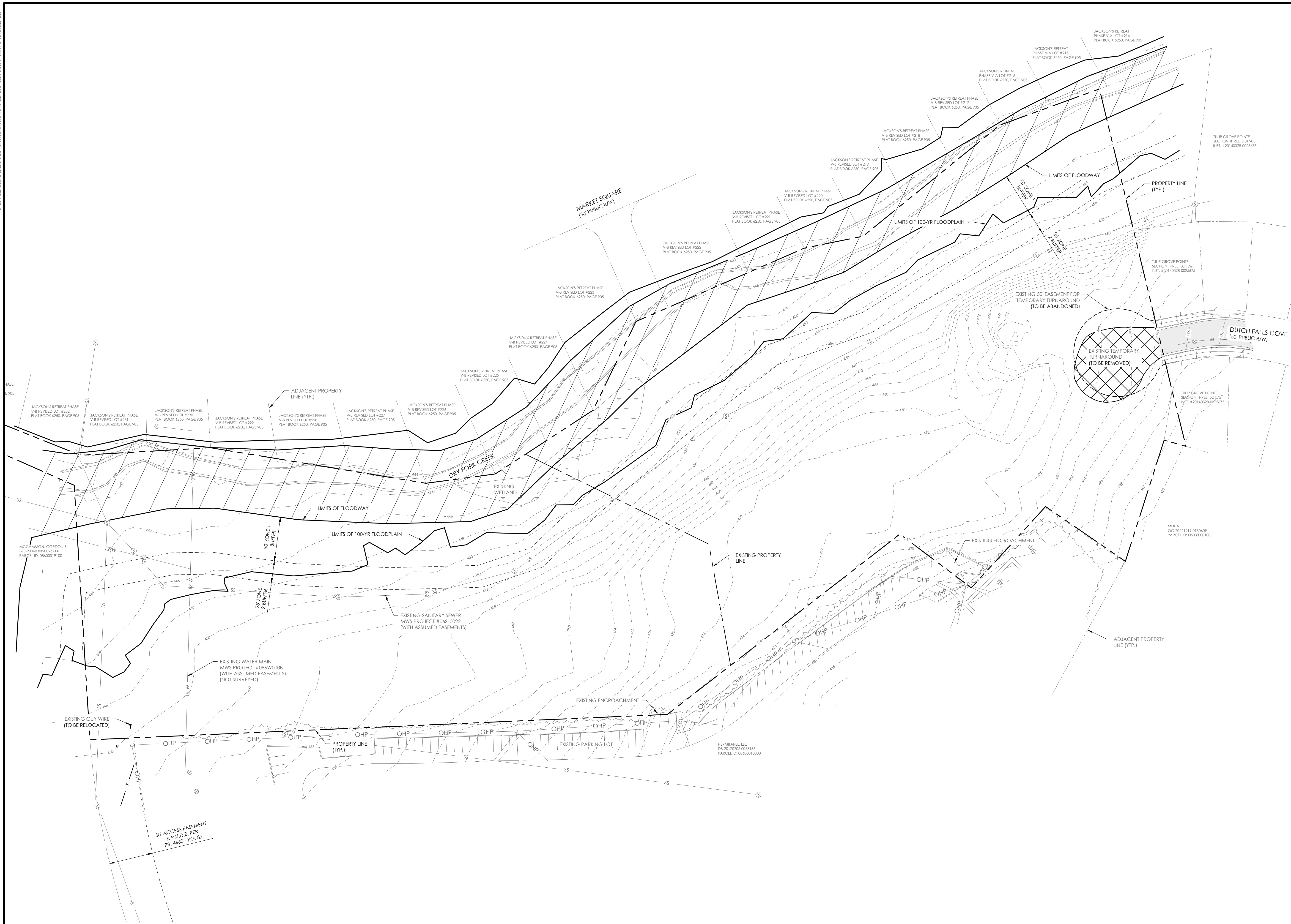
SUBMITTAL HISTORY	
DATE	DESCRIPTION
1/20/26	METRO PLANNING PUD AMENDMENT RESUBMITTAL
11/18/25	METRO PLANNING PUD AMENDMENT RESUBMITTAL
10/28/25	METRO PLANNING PUD AMENDMENT SUBMITTAL




 500 11th Avenue, N. • Suite 800
 Nashville, TN 37203
 p.615.349.4990
 www.thomasandhutton.com

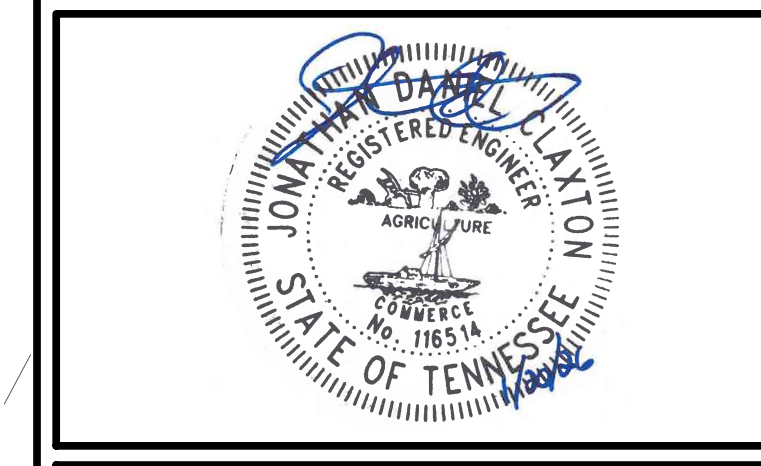
ROBARDS WAY TOWNHOMES
 PUD AMENDMENT #154-73P-002
 J-33299.0000
 01/20/2026

33299.0000 (INCLUDING CONSTRUCTION) PLANS 15000.000. EXISTING CONDITIONS. DATE: 01/20/2026



NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

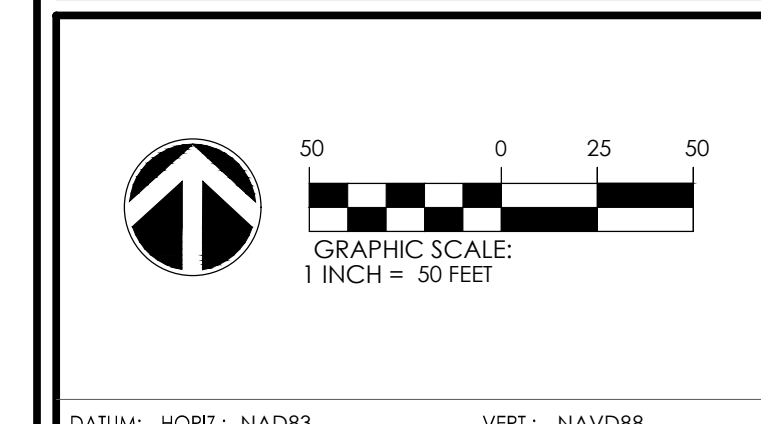
500 11th Avenue, N. • Suite 800
Nashville, TN 37203 • 615.349.4990
www.thomasandhutton.com

EXISTING CONDITIONS

PUD AMENDMENT #154-73P-002
ROBARDS WAY TOWNHOMES

PROJECT LOCATION:
1704 ROBARDS WAY
HERMITAGE, TN 37076

CLIENT/OWNER:
STARLIGHT HOMES
370 MALLORY STATION RD
SUITE 508
FRANKLIN, TN 37067

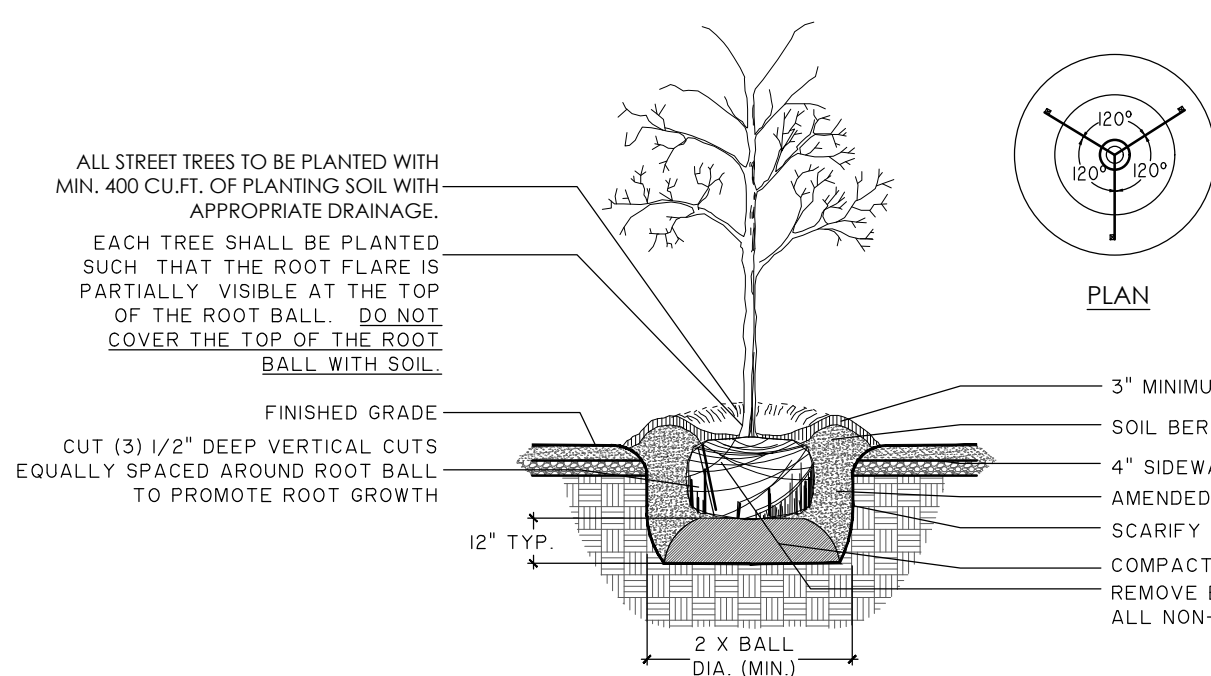


DATUM:	HORIZ.: NAD83	VERT.: NAVD88
JOB NO:	33299.0000	
DATE:	01/20/2026	
DRAWN:	CAD	
DESIGNED:	CAD	
REVIEWED:	JDC	
APPROVED:	JDC	
SCALE:	1" = 50'	

C1.1

GENERAL PLANTING & IRRIGATION NOTES

- REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENCE OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.)
- ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
- THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
- SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
- REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
- SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
- NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
- PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
- REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
- DO NOT WRAP TREES.
- WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
- TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
- ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF SHREDDED HARDWOOD MULCH.
- ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
- ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
- WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
- ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE APPLICABLE ORDINANCES.
- ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
- FOR PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.

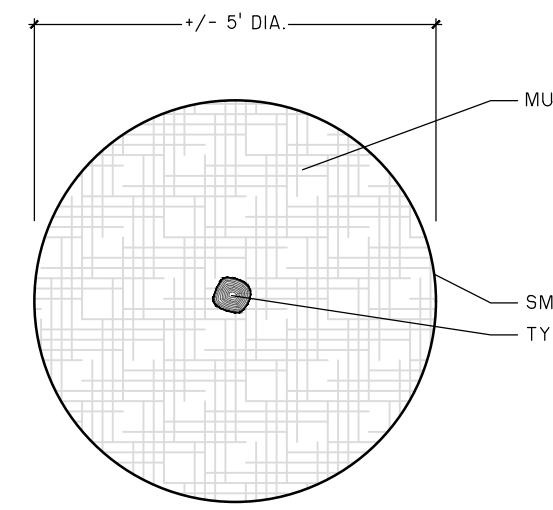


TREE PLANTING

NOT TO SCALE

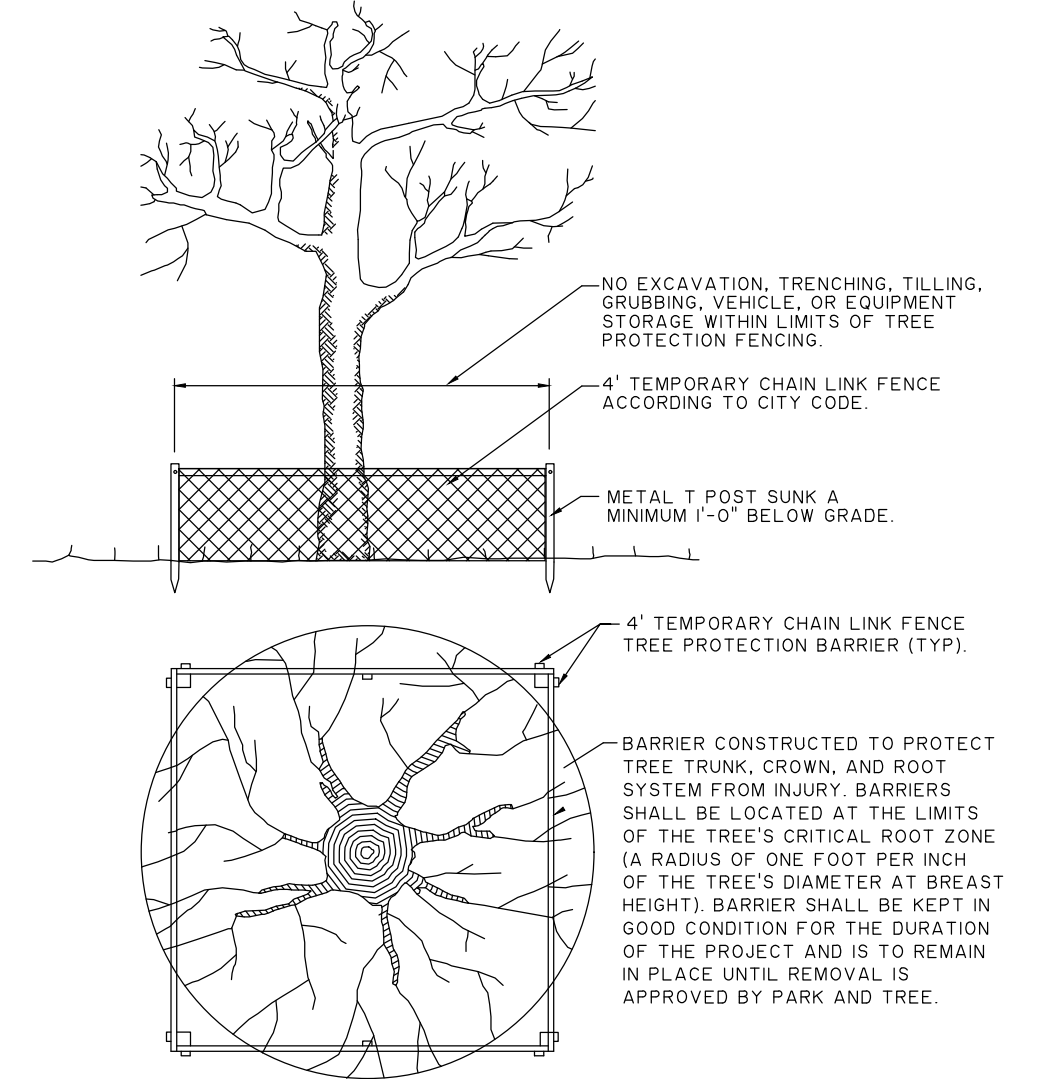
TREE RING

NOT TO SCALE



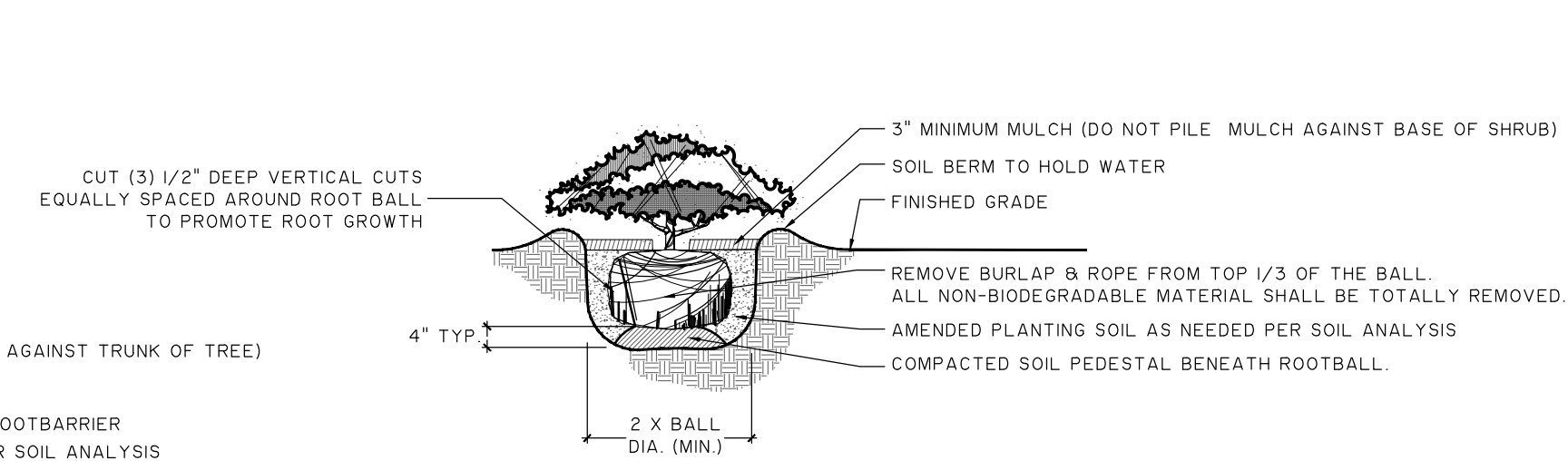
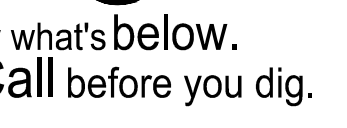
TREE PLANTING ON A SLOPE

NOT TO SCALE



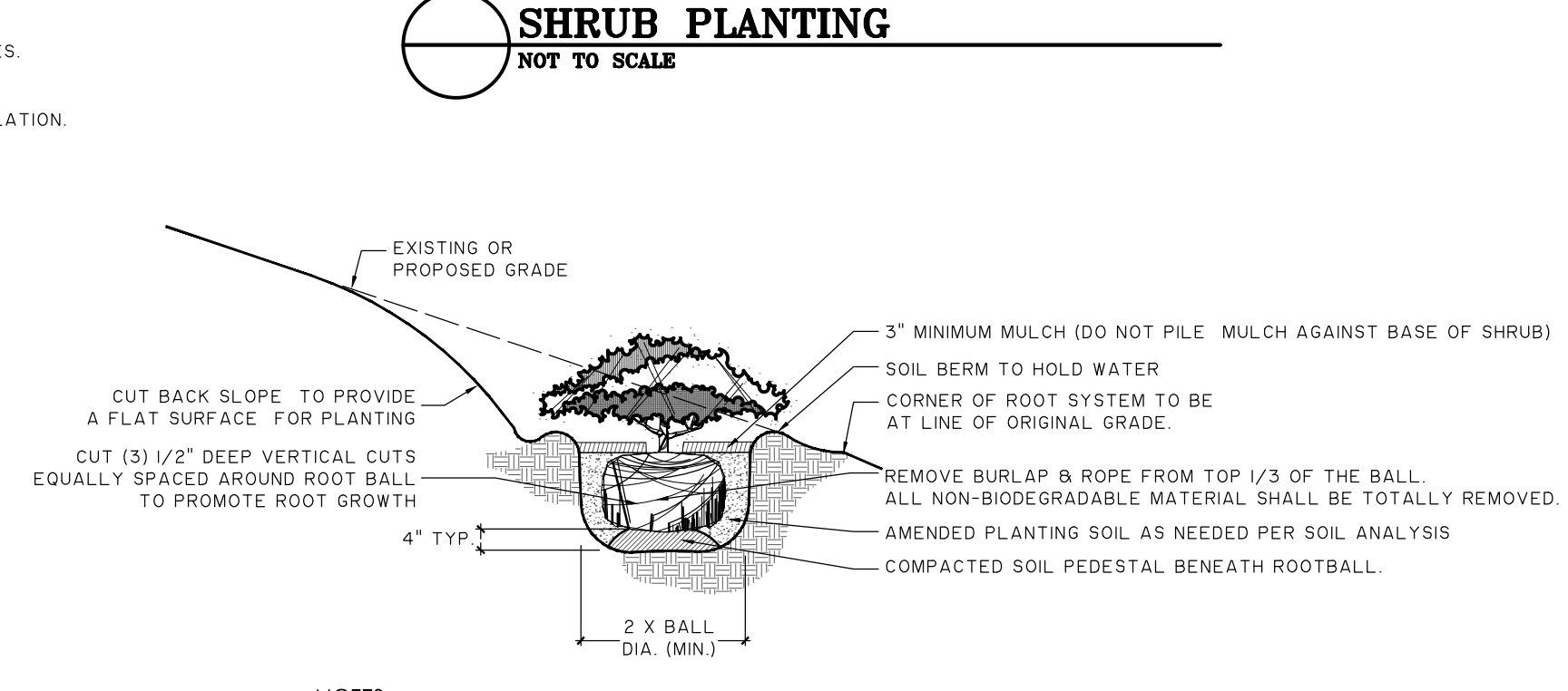
TREE PROTECTION FENCE DETAIL

NOT TO SCALE



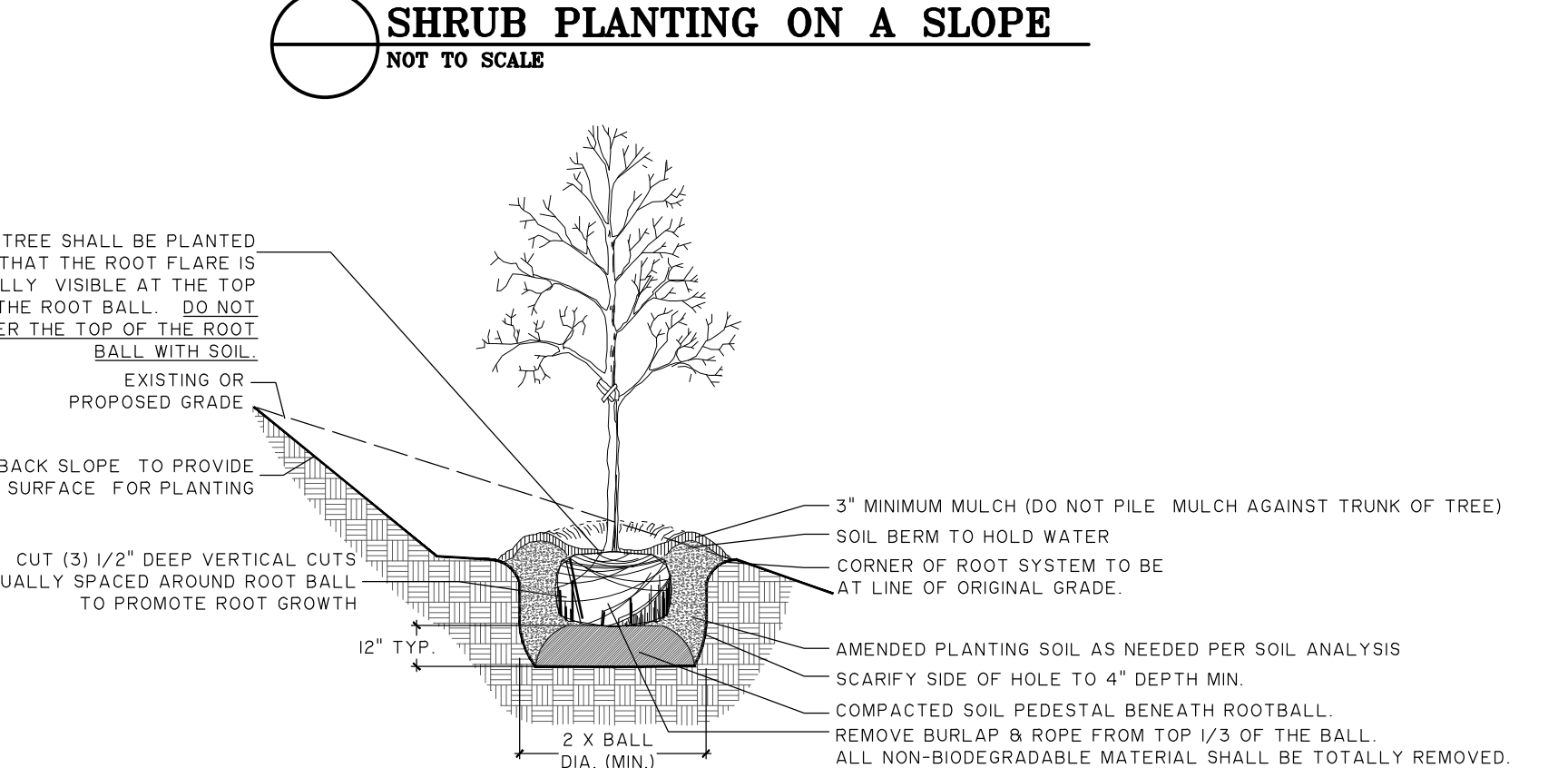
SHRUB PLANTING

NOT TO SCALE



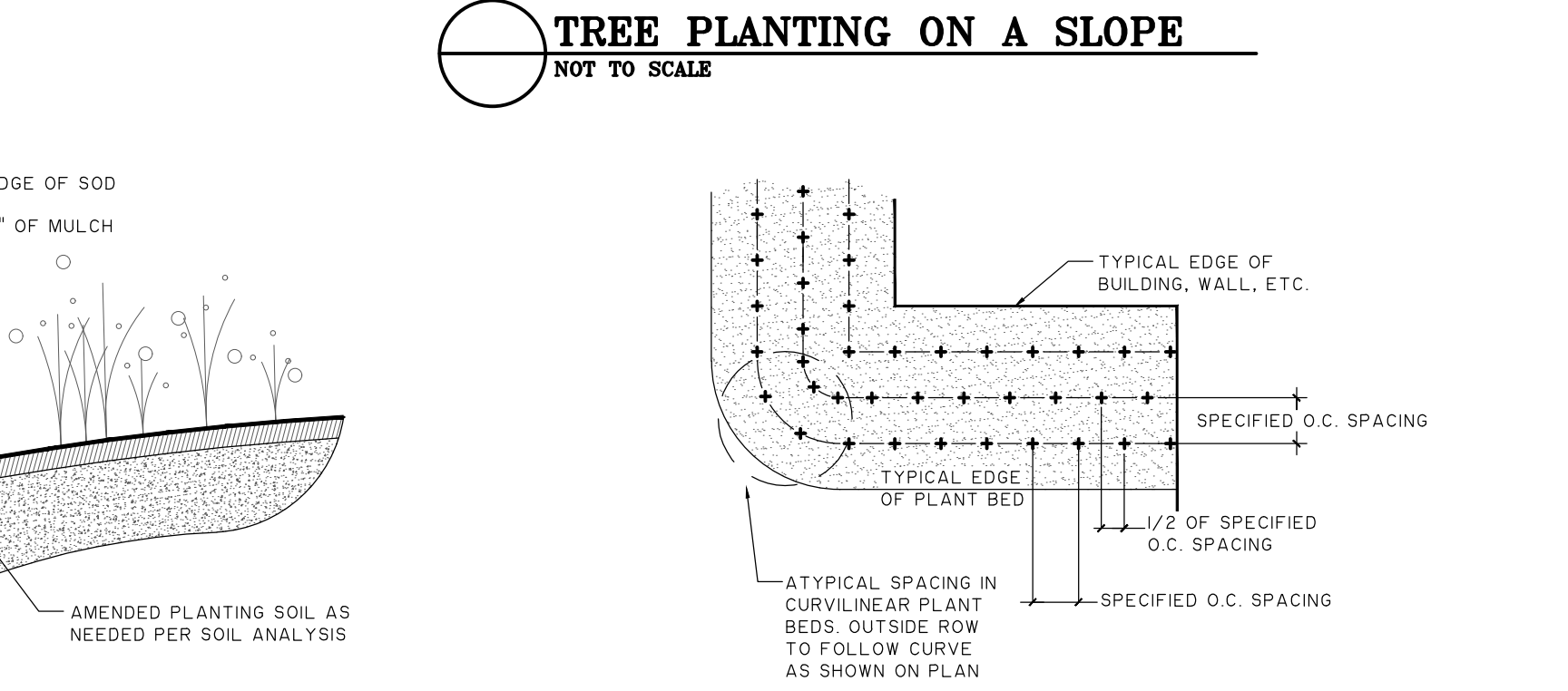
SHRUB PLANTING ON A SLOPE

NOT TO SCALE



TREE PLANTING ON A SLOPE

NOT TO SCALE

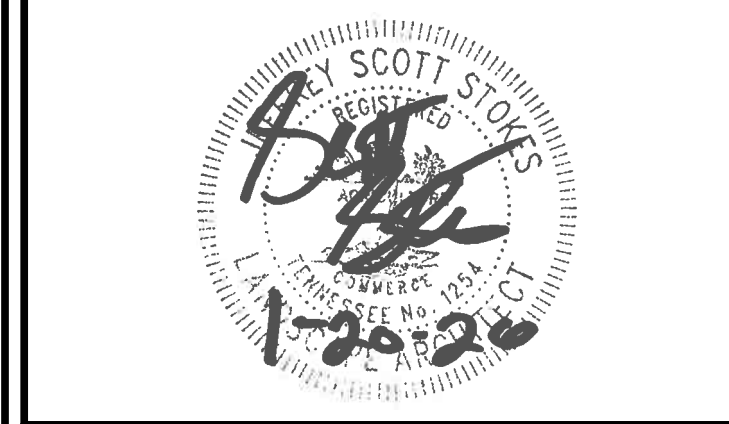


PLANT SPACING DETAIL

NOT TO SCALE

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON
 500 11th Avenue, N. • Suite 800
 Nashville, TN 37203 • 615.349.4990
 www.thomasandhutton.com

GENERAL PLANTING & IRRIGATION NOTES

PUD AMENDMENT #154-73P-002
 ROBARDS WAY TOWNHOMES

PROJECT LOCATION:
 1704 ROBARDS WAY
 HERMITAGE, TN 37076

CLIENT/OWNER:
 STARLIGHT HOMES
 370 MALLORY STATION RD
 SUITE 508
 FRANKLIN, TN 37067

DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO:	33299.0000
DATE:	01/20/2026
DRAWN:	JSS
DESIGNED:	JSS
REVIEWED:	JDC
APPROVED:	JDC
SCALE:	#####

L3.1

