

# HAMILTON CHURCH POINT

3233 HAMILTON CHURCH RD,  
ANTIOCH, TN 37013

PRELIMINARY SPECIFIC PLAN  
CASE NO. 2024SP-041-001

**SPECIFIC PLAN NOTES**

- THE PURPOSE OF THIS PLAN IS TO PERMIT THE DEVELOPMENT OF A 24 MULTI-FAMILY RESIDENTIAL UNIT DEVELOPMENT, SHORT TERM RENTAL PROPERTY, NOT OWNER OCCUPIED AND SHORT TERM RENTAL PROPERTY, NOT OWNER OCCUPIED SHALL BE PROHIBITED.
- ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH NDOT SIDEWALK DESIGN STANDARDS.
- WHEEL CHAIR ACCESSIBLE CURB RAMPS, IN COMPLIANCE WITH APPLICABLE NDOT STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH USING THE APPROPRIATE METRO STORMWATER MANUAL (NOTE: MINIMUM DRIVEWAY CULVERT SIZE IN METRO NASHVILLE RIGHT OF WAY IS 15" RCP).
- 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.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES SHALL BE REQUIRED FOR EACH UNIT.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE SHALL BE COMPLIED WITH. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SPECIFIC PLAN SUBMITTAL.
- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY 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 ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

**NASHVILLE DEPARTMENT OF TRANSPORTATION NOTES:**

- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT)
- PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE NDOT INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE NDOT INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- COMPLY WITH THE NDOT TRAFFIC ENGINEER, UPON FINAL PLAN INDICATE THAT ADEQUATE SIGHT DISTANCE IS PROVIDED AT PROPOSED ROAD ACCESS THROUGH AN ACCESS STUDY.
- PRIVATE ALLEYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 16 FT WIDE (ASPHALT TO ASPHALT) AND 20 FT WIDE INCLUDING EXTRUDED CURB. SEE ALLEY SECTION SHEET C1.0.
- IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT, THEY ARE TO BE SHOWN PER THE MCSP AND PER NDOT STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.
- SIDEWALKS ARE TO BE CONSTRUCTED IN RIGHT OF WAY PER MCSP AND NDOT STANDARDS AND SPECS, THERE SHALL BE NO VERTICAL OBSTRUCTIONS WITHIN THE PUBLIC SIDEWALK.
- TRASH COLLECTION BY METRO PUBLIC TRASH CART PICKUP.



VICINITY MAP  
SCALE: 1"=1000'

**WATER AND SEWER NOTES**

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 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.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.

**FLOODNOTE**

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47037C0403J DATED FEBRUARY 25, 2022 AND INSURANCE RATE MAP (FIRM) NUMBER 47037C0411J DATED FEBRUARY 25, 2022.

SHEET INDEX	
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C1.00	EXISTING CONDITIONS AND DEMO
C1.10	SIGHT DISTANCE EXHIBIT
C2.00	SITE PLAN
C3.00	GRADING AND UTILITY PLAN
A1	ARCHITECTURAL PLANS - ELEVATIONS
L4, L4.1, L4.2, L6.0	LANDSCAPE PLANS

**EROSION CONTROL AND GRADING NOTES**

- EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 LBS. PER 1000 SQ. FT. OF 10-10-10 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 LBS. OR MORE OF KENTUCKY 31 PESCUE SEED PER 1000 SQ. FT., AND A STRAW MULCH COVER OF 70%-90% COVERAGE (APPROXIMATELY 125 LBS. PER 1000 SQ. FT.), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANUAL, VOLUME FOUR.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100' LONG AND AT LEAST 6" THICK.
- THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF BOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY NDOT CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS OR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- CONTRACTOR TO 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 THE RE-CONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- 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



7347 AUTUMN CROSSING WAY, BRENTWOOD, TN 37027  
TEL. 615.440.8475



NO.	DATE	REVISION	INITIAL COMMENTS
1	10/01/2024		

COVER SHEET  
HAMILTON CHURCH POINT  
3233 HAMILTON CHURCH RD,  
ANTIOCH, TN 37013  
NASHVILLE  
TENNESSEE  
AGAIBY FAWZY

PROJECT INFORMATION	
PROJECT MANAGER:	SGK
DESIGNED BY:	SGK
DRAWN BY:	MGK
PROJECT NUMBER:	12-2023
ORIGINAL DATE:	3/4/2024

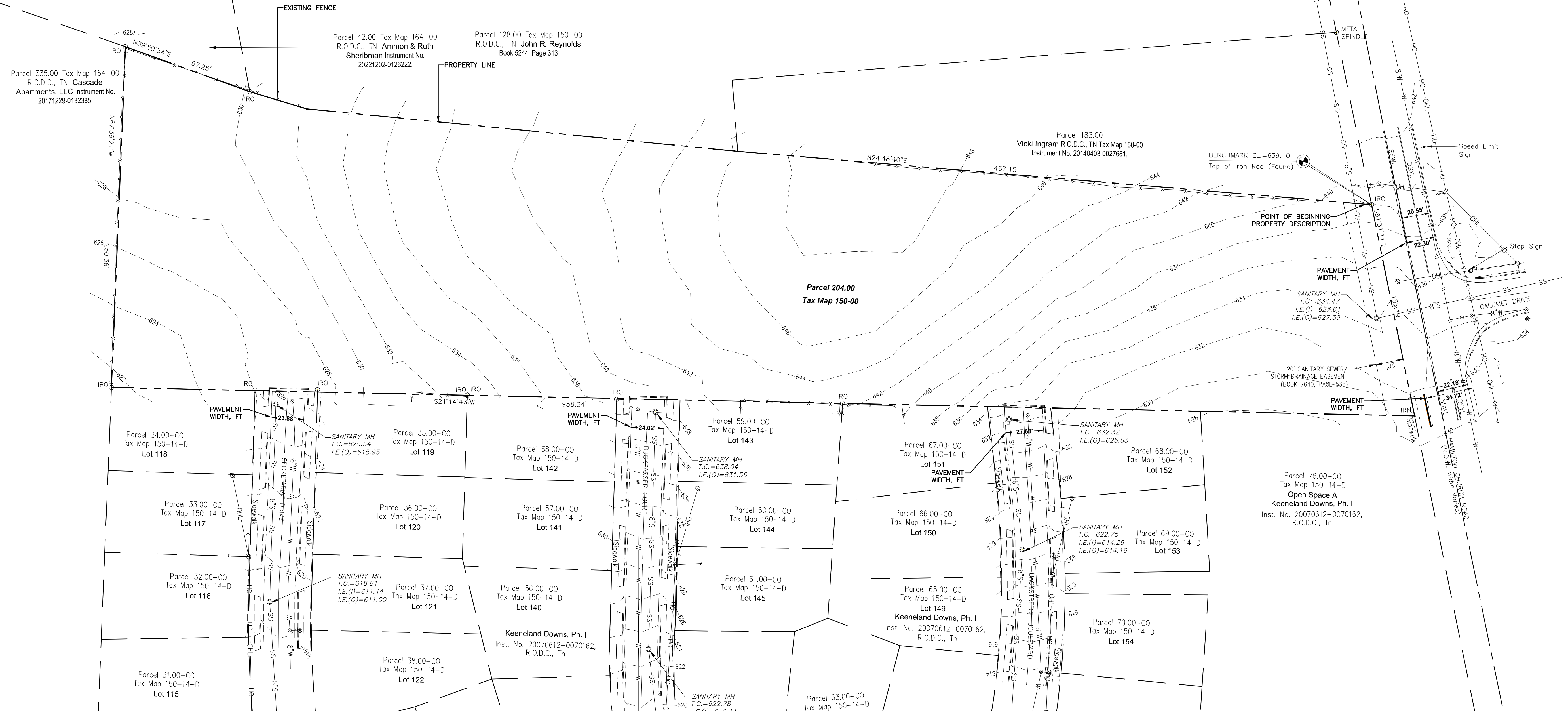
SHEET: **C0.0**

**LANDSCAPE ARCHITECT:**  
NAME: CHRISTOPHER WOOD  
PHONE: 615.719.1943  
EMAIL: chris@kiservogrin.com

**ARCHITECT:**  
NAME: ASHRAF SHOKRY  
PHONE: 214.718.9119  
EMAIL: ashraf@masterplan-design.com

**CIVIL ENGINEER:**  
NAME: STEPHEN KARAS  
PHONE: 615.440.8475  
EMAIL: stephen.g.karas@gmail.com

**OWNER:**  
NAME: AGAIBY FAWZY  
PHONE: 615.609.6851  
EMAIL: FAGAIBI@GMAIL.COM



**SURVEY LEGEND**

	Existing Iron Rod I.R.(O)		Utility Pole W/Light
	Iron Rod (Set) I.R.(N)		Anchor / guy wire
	Sanitary Manhole		DSYL Double Sided Yellow Line
	Water Valve		SSWL Single Sided White Line
	Fire Hydrant		R.O.D.C. Register's Office for Davidson County
	Sign / Marker post		-OHL- Overhead Utility Lines
	Utility Pole		-8"W- 8 Inch Water Line
			-8"S- 8 Inch Sanitary Sewer Line

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATED IN THE 8TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY HAMILTON CHURCH ROAD, ON THE EAST BY KEENELAND DOWNS, PHASE I, RS 10 CLUSTER LOT SUBDIVISION, ON THE SOUTH BY CASCADE APARTMENTS, LLC, ON THE WEST BY AMMON & RUTH SHERIDMAN, JOHN R. REYNOLDS, AND VICKI INGRAM AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD (FOUND) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HAMILTON CHURCH ROAD AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO VICKI INGRAM AS OF RECORD IN INSTRUMENT NO. 20140403-0027681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT, THENCE:

- WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID HAMILTON CHURCH ROAD, SOUTH 81°31'11" EAST, 158.19 FEET TO AN IRON ROD (SET) AT THE NORTHWESTERLY PROPERTY CORNER OF KEENELAND DOWNS, PHASE I, RS 10 CLUSTER LOT SUBDIVISION, AS OF RECORD IN INSTRUMENT NO. 20070612-0070162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE;
- WITH THE EASTERLY PROPERTY LINE OF SAID KEENELAND DOWNS, PHASE I SOUTH 21°14'47" WEST, 958.34 FEET TO AN IRON ROD (FOUND) IN THE NORTHERLY PROPERTY LINE OF CASCADE APARTMENTS, LLC AS OF RECORD IN INSTRUMENT NO. 2011209-013285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE;
- WITH THE NORTHERLY PROPERTY LINE OF SAID CASCADE APARTMENTS, LLC, IN PART, NORTH 67°39'21" WEST, 260.36 FEET TO AN IRON ROD (FOUND) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO AMMON & RUTH SHERIDMAN AS OF RECORD IN INSTRUMENT NO. 2021202-012622, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE;
- WITH THE EASTERLY PROPERTY LINE OF SAID AMMON & RUTH SHERIDMAN, IN PART, NORTH 39°30'54" EAST, 37.25 FEET TO AN IRON ROD (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JOHN R. REYNOLDS AS OF RECORD IN BOOK 524, PAGE 313, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE;
- WITH THE EASTERLY PROPERTY LINE OF SAID JOHN R. REYNOLDS, NORTH 36°51'44" EAST, 43.35 FEET TO AND IRON ROD (FOUND), THENCE;
- CONTINUING WITH THE EASTERLY PROPERTY LINE OF SAID JOHN R. REYNOLDS, NORTH 25°37'26" EAST, 318.36 FEET TO AND IRON ROD (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF THE AFOREMENTIONED VICKI INGRAM, THENCE;
- WITH THE EASTERLY PROPERTY LINE OF SAID VICKI INGRAM, NORTH 24°48'40" EAST, 467.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 114.99 SQUARE FEET OR 0.91 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

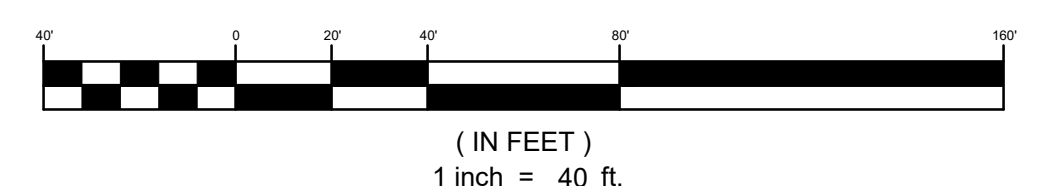
**DEED REFERENCE**

BEING THE SAME PROPERTY CONVEYED TO AGAIBY FAWZY BY QUILCLAIM DEED FROM AMR ARGIS AS OF RECORD IN INSTRUMENT NO. 20170113-000409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (PADBS).
- SUBJECT PROPERTY IS SHOWN AS PARCEL 204.00 ON DAVIDSON COUNTY TAX MAP NO. 150.
- SUBJECT PROPERTY IS CURRENTLY ZONED AR2A IN THE CITY OF ANTIOCH, TENNESSEE.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WHERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED, THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
- BY GRAPHIC PLOTTING AND SCALED MAP LOCATION ONLY, THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, AS SHOWN ON F.E.M.A. MAP NO. 470370C403J, WHICH BEARS AN EFFECTIVE DATE OF FEB. 26, 2022. THE SURVEYED PREMISES IS IN FLOOD ZONE "X".
- THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- VERTICAL CONTROL IS BASED ON NAVD 1988 DATUM. ELEVATIONS SHOWN WERE TAKEN FROM A FIELD-RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS SHOWN ARE AT 2'-FOOT INTERVALS AND WERE DERIVED USING SURFACE-MODELING TECHNIQUES.

**GRAPHIC SCALE**



NO.	DATE	REVISION	INITIAL COMMENTS
1	10/01/2024		

EXISTING CONDITIONS AND SITE DISTANCE

**HAMILTON CHURCH POINT  
3233 HAMILTON CHURCH RD,  
ANTIOCH, TN 37013**

PROJECT INFORMATION

PROJECT MANAGER:	SGK
DESIGNED BY:	SGK
DRAWN BY:	MGK
PROJECT NUMBER:	12-2023
ORIGINAL DATE:	3/4/2024
SHEET:	

C1.0



**AK**  
CIVIL ENGINEERING  
7347 AUTUMN CROSSING WAY, BRENTWOOD, TN 37027  
TEL. 615.440.8475

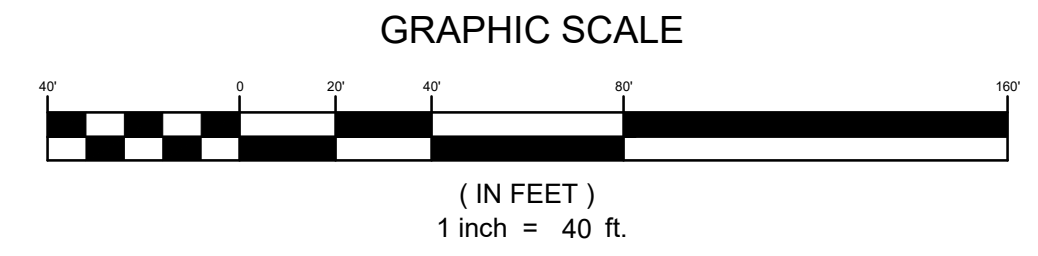
C:\Users\steph\OneDrive\Project\12-2023\Hamilton Church Point\Planning\Plan Sheet\C1.0 Existing Conditions and Site Distance.dwg, Existing Conditions, .dwg



Parcel 335.00 Tax Map 164-00  
R.O.D.C., TN Cascade  
Apartments, LLC Instrument No.  
20171229-0132385,

Parcel 42.00 Tax Map 164-00  
R.O.D.C., TN Ammon & Ruth  
Sheridan Instrument No.  
20221202-0128222,

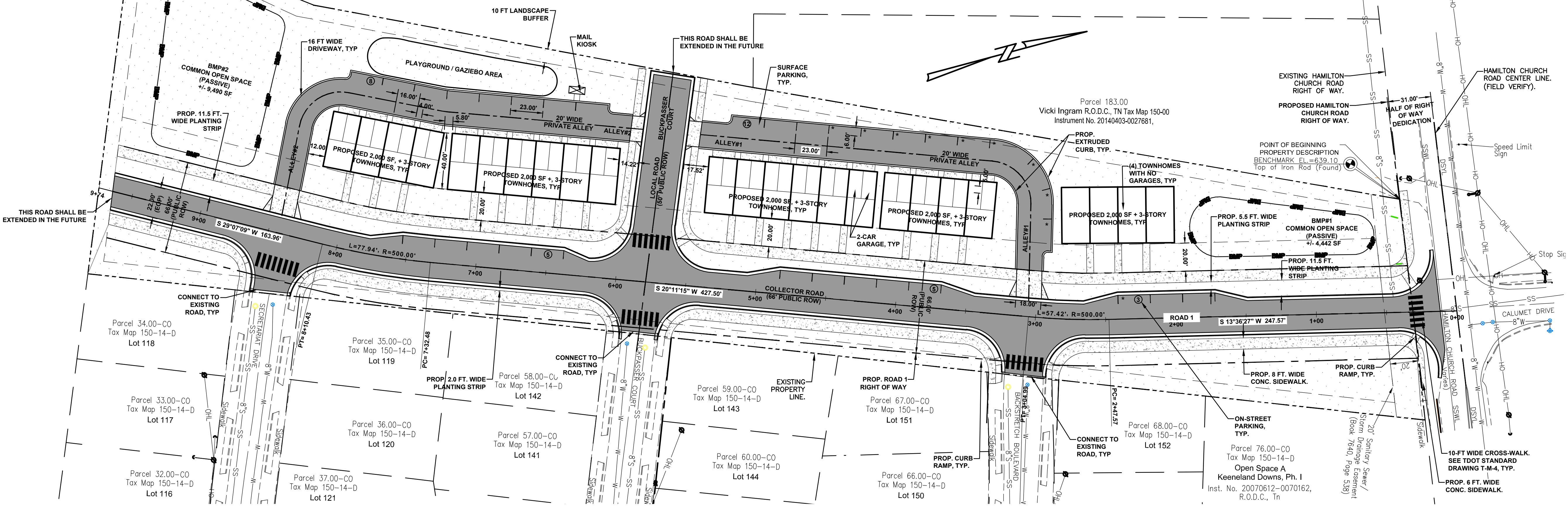
Parcel 128.00 Tax Map 150-00  
R.O.D.C., TN John R. Reynolds  
Book 5244, Page 313



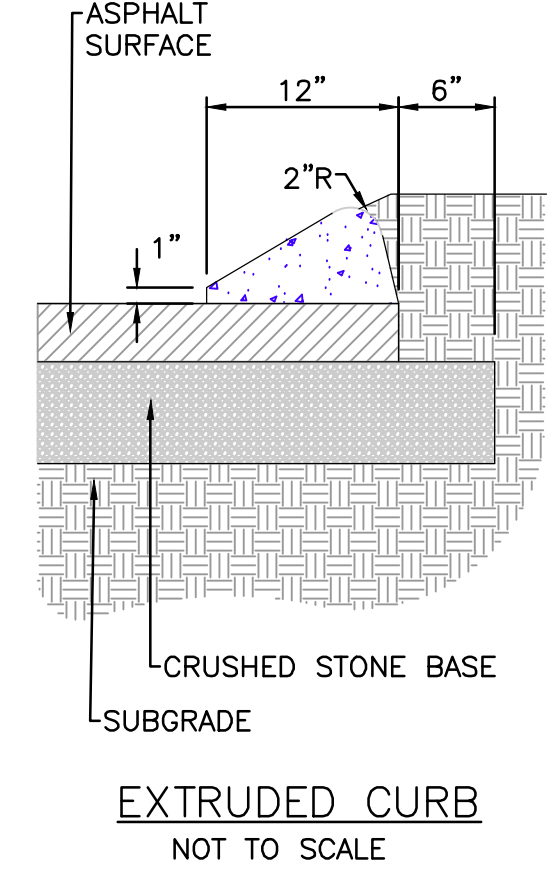
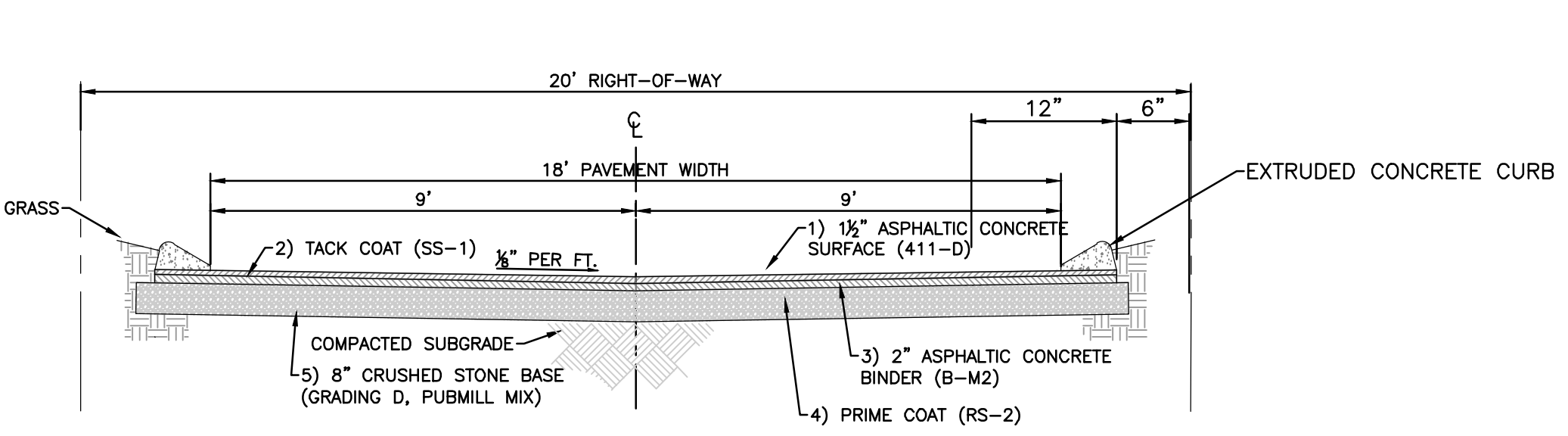
**LEGEND**

EXIST. WATER LINE	— W — W —
EXIST. FIRE HYDRANT	⊕
EXIST. WATER VALVE	⊕
EXIST. SANITARY SEWER LINE	— SS — SS —
EXIST. SANITARY SEWER MANHOLE	⊕
PROP. WATER LINE	— W — W —
PROP. FIRE HYDRANT	⊕
PROP. WATER VALVE	⊕
PROP. BLOW OFF ASSEMBLY	⊕
PROP. WATER SERVICE	— S — S —
PROP. SANITARY SEWER LINE	— S — S —
PROP. SANITARY SEWER MANHOLE	⊕
PROP. SANITARY SEWER SERVICE	— S — S —
PROP. CONCRETE SIDEWALK	▨
OPEN SPACE	▨
PROP. STORM DRAINAGE ESMT.	▨
PROP. WATER & SEWER ESMT.	▨
PROP. BMP ESMT.	▨
PROP. POND WET STORAGE	▨
HEAVY DUTY PAVEMENT	▨
CONCRETE	▨

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EMAIL. STEPHEN.G.KARAS@GMAIL.COM



**PARKING LEGEND:**  
PARKING SPACES FOR GARAGELESS UNITS:



**SITE DATA:**

SP NAME: HAMILTON CHURCH POINT  
 SP NUMBER: 2024SP-041-001  
 COUNCIL DISTRICT: 8  
 COUNCIL MEMBER: DEONTE HARRELL  
 PARCEL ID: 15000020400  
 SITE ADDRESS: 3233 HAMILTON CHURCH ROAD, ANTIOCH, TN 37013  
 SITE ACREAGE: 4.05 AC (176,418 SF)  
 OPEN SPACE: 2.44 ACRES (106,341 SF)  
 EXISTING ZONING: AR2A/UDO  
 PROPOSED ZONING: SP  
 FALLBACK ZONING: RM6  
 PROPOSED SETBACK: 20 FT  
 PROPOSED USE: MULTIFAMILY UNITS  
 PROPOSED UNITS: 20 3-BR UNITS (20'x40') WITH ATTACHED 2-CAR GARAGES  
 4 3-BR UNITS (20'x40') WITH NO GARAGES  
 3 STORIES IN 35' (SEE SHEET A1) \*\*  
 PROPOSED MAX BLDG. HEIGHT: ±2,000 SF  
 BUILDING SQUARE FOOTAGE: 47037C0403J, 47037C0411J (EFFECTIVE 02/25/2022)  
 FEMA FIRM COMMUNITY PANEL No.:

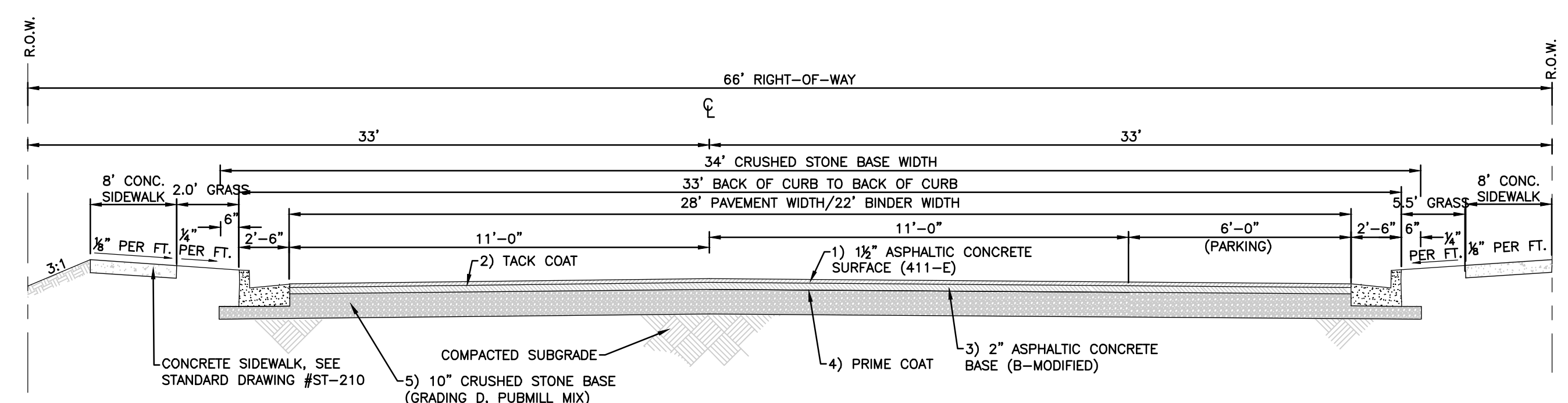
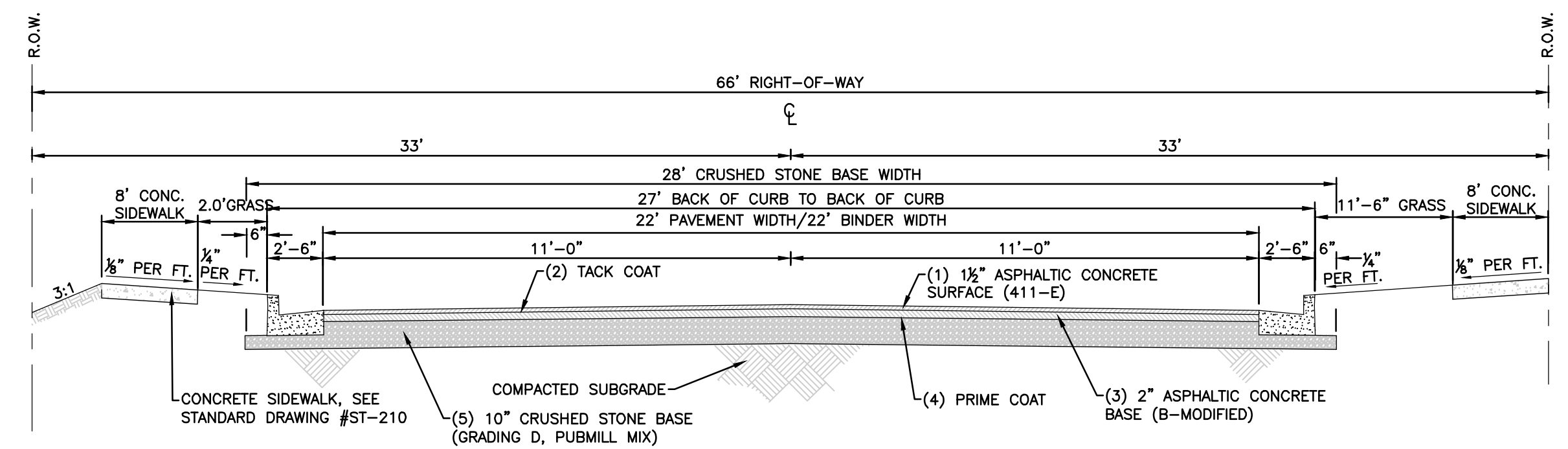
**PARKING REQUIREMENTS:**

**PARKING REQUIRED:**  
 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; 0.5 SPACES PER BEDROOM FOR ADDITIONAL BEDROOM  
 3 BEDROOM - 2.5 SPACES      2.5 X 24 = 60 SPACES (60 REQUIRED SPACES)

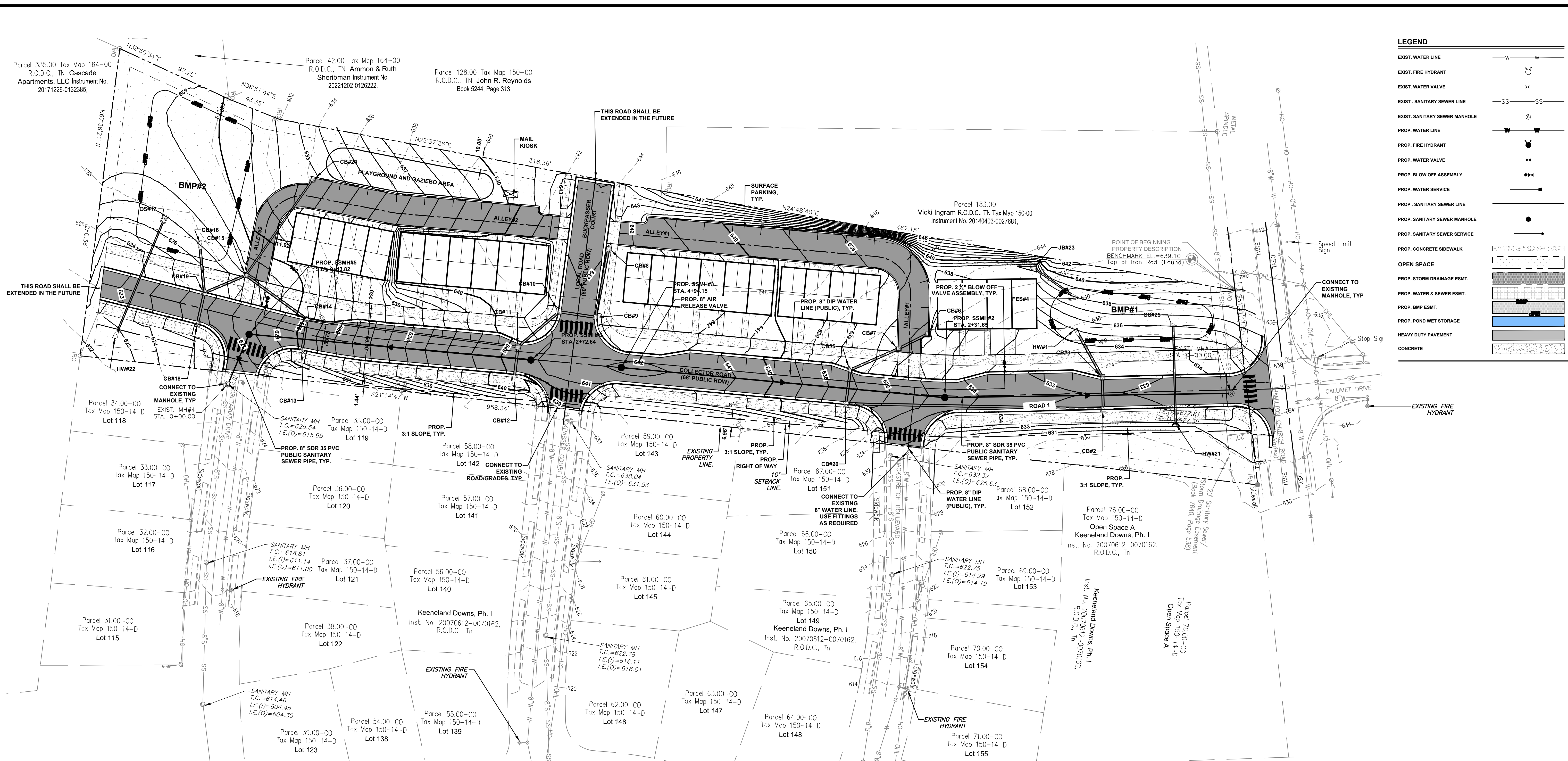
**PARKING PROVIDED:**  
 40 GARAGE SPACES  
 +20 SURFACE PARKING  
 +13 ON-STREET PARKING  
 73 PARKING SPACES PROVIDED

**PROPOSED DENSITY:** 5.93 UNITS / AC  
**FLOOR AREA RATIO (FAR):** 0.27  
**IMPERVIOUS SURFACE RATIO (ISR):** 39.72  
**BUILDINGS:** 10.88 % (19,200 SF)  
**ROADS, SIDEWALKS, DRIVES:** 28.84 % (50,877 SF)

\*\* 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.



**SITE PLAN**  
 HAMILTON CHURCH POINT  
 3233 HAMILTON CHURCH RD,  
 ANTIOCH, TN 37013



**LEGEND**

EXIST. WATER LINE	— W — W —
EXIST. FIRE HYDRANT	⊗
EXIST. WATER VALVE	⊕
EXIST. SANITARY SEWER LINE	— SS — SS —
EXIST. SANITARY SEWER MANHOLE	⊗
PROP. WATER LINE	— W — W —
PROP. FIRE HYDRANT	⊗
PROP. WATER VALVE	⊕
PROP. BLOW OFF ASSEMBLY	⊕
PROP. WATER SERVICE	— W — W —
PROP. SANITARY SEWER LINE	— SS — SS —
PROP. SANITARY SEWER MANHOLE	⊗
PROP. SANITARY SEWER SERVICE	— SS — SS —
PROP. CONCRETE SIDEWALK	▨
OPEN SPACE	▨
PROP. STORM DRAINAGE ESMT.	▨
PROP. WATER & SEWER ESMT.	▨
PROP. BMP ESMT.	▨
PROP. POND WET STORAGE	▨
HEAVY DUTY PAVEMENT	▨
CONCRETE	▨

**CIVIL ENGINEERING**  
**STEPHEN G. KARAS**  
 7347 AUTUMN CROSSING WAY, BRENTWOOD, TN 37027  
 TEL. 615.440.8475  
 EMAIL: STEPHEN.G.KARAS@GMAIL.COM

8/19/2023

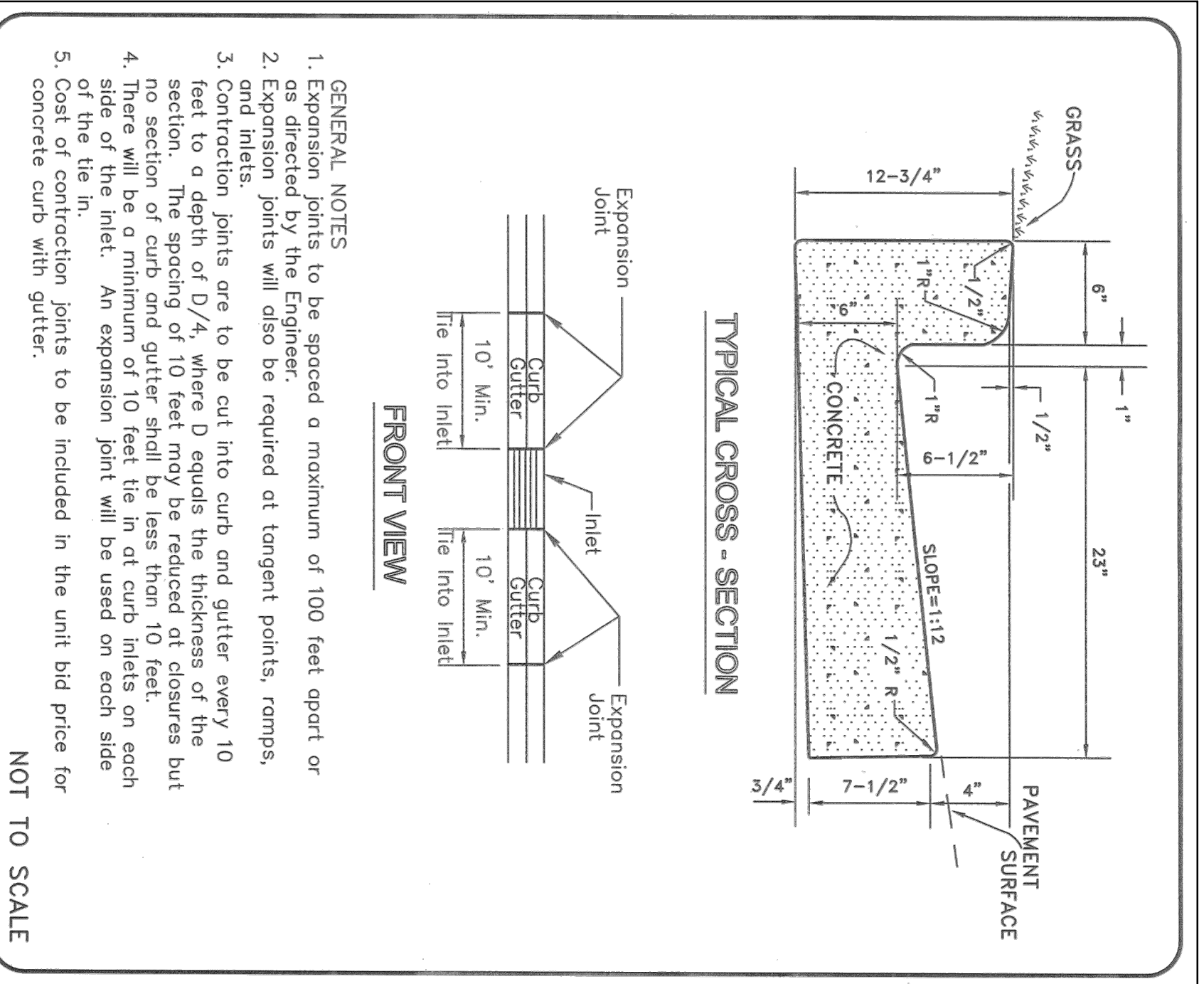
DIR. OF ENG.: *Michael May* DATE: 5/12/23

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD CURB WITH GUTTER

DWG. NO. ST-200

REVISED: 07/21/00  
 REVISED: 05/02/03



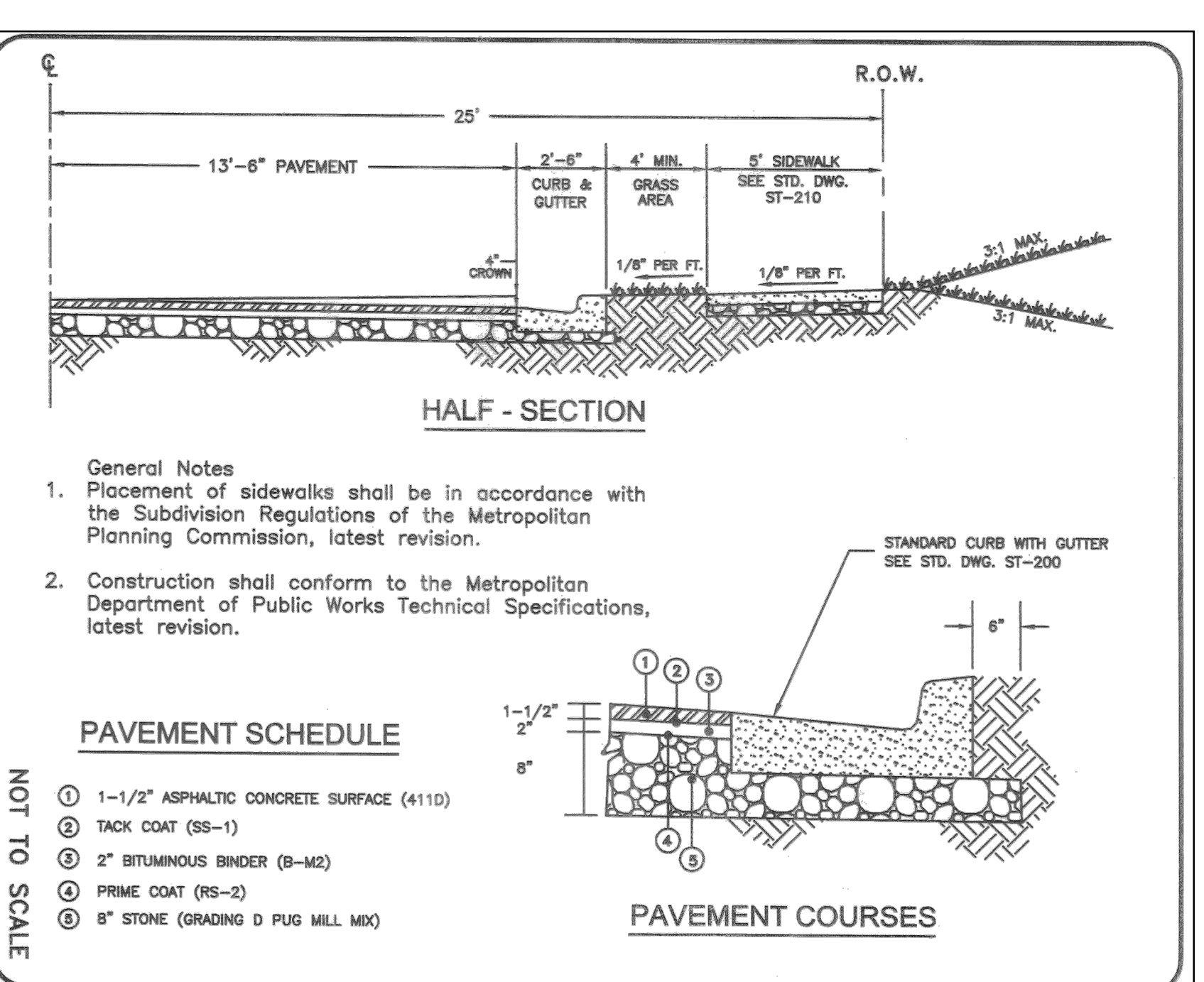
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS

RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50 R.O.W.)

DIR. OF ENG.: *Michael May* DATE: 5/12/23

REVISED: 04/09/01

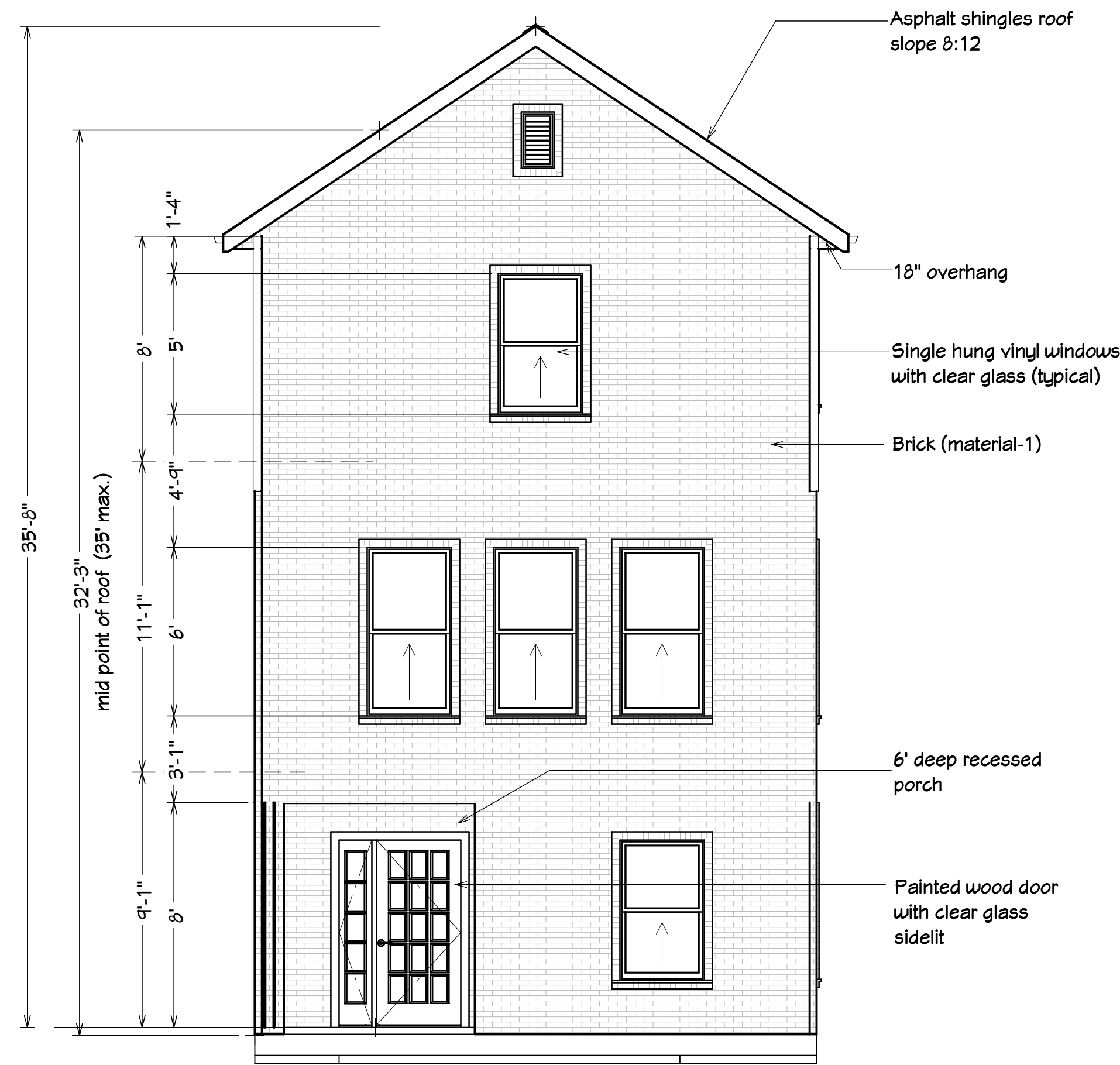
DWG. NO. ST-252



GRADING & DRAINAGE AND UTILITY PLAN

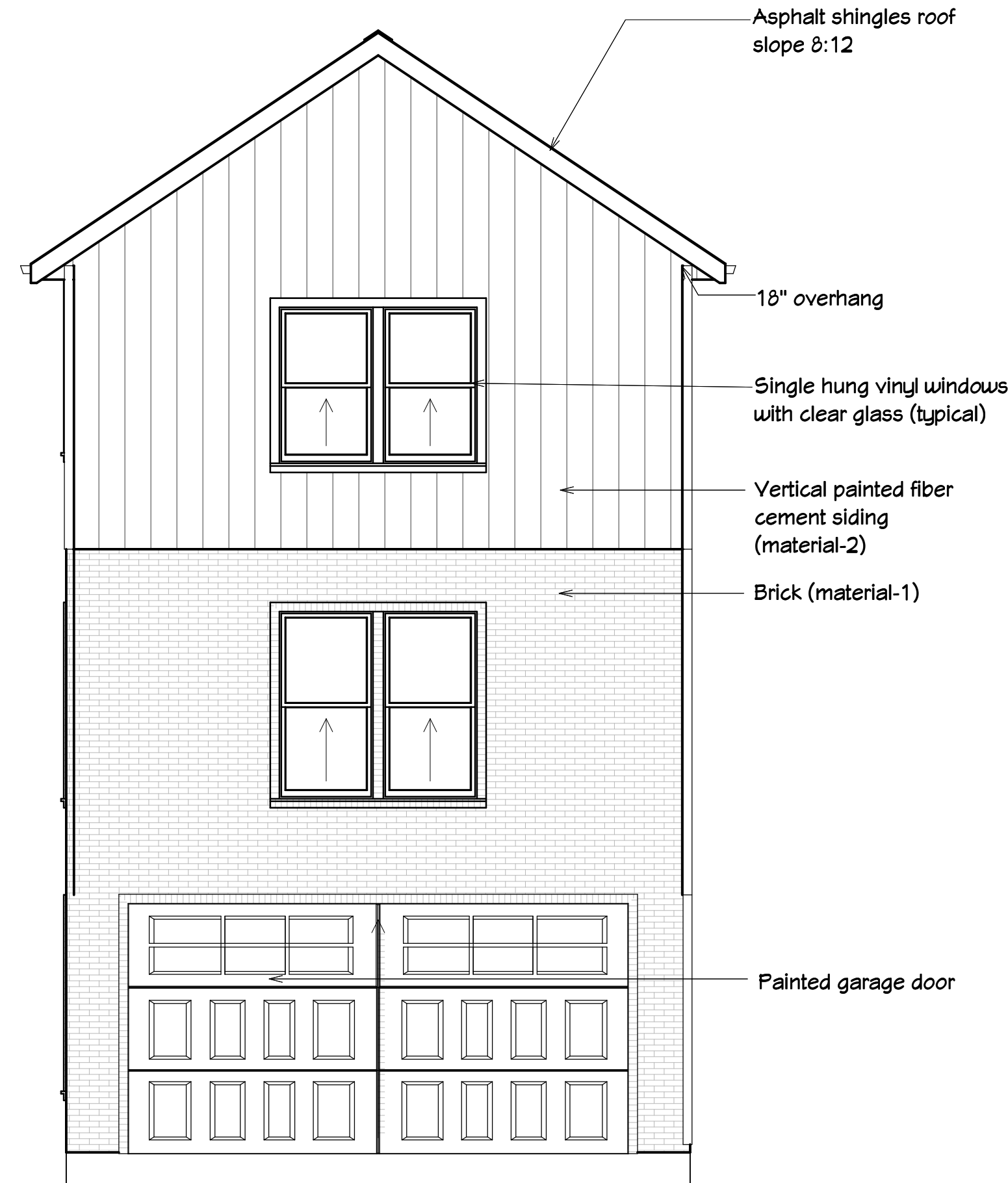
HAMILTON CHURCH POINT  
 3233 HAMILTON CHURCH RD,  
 ANTOCH, TN 37013

C3.0



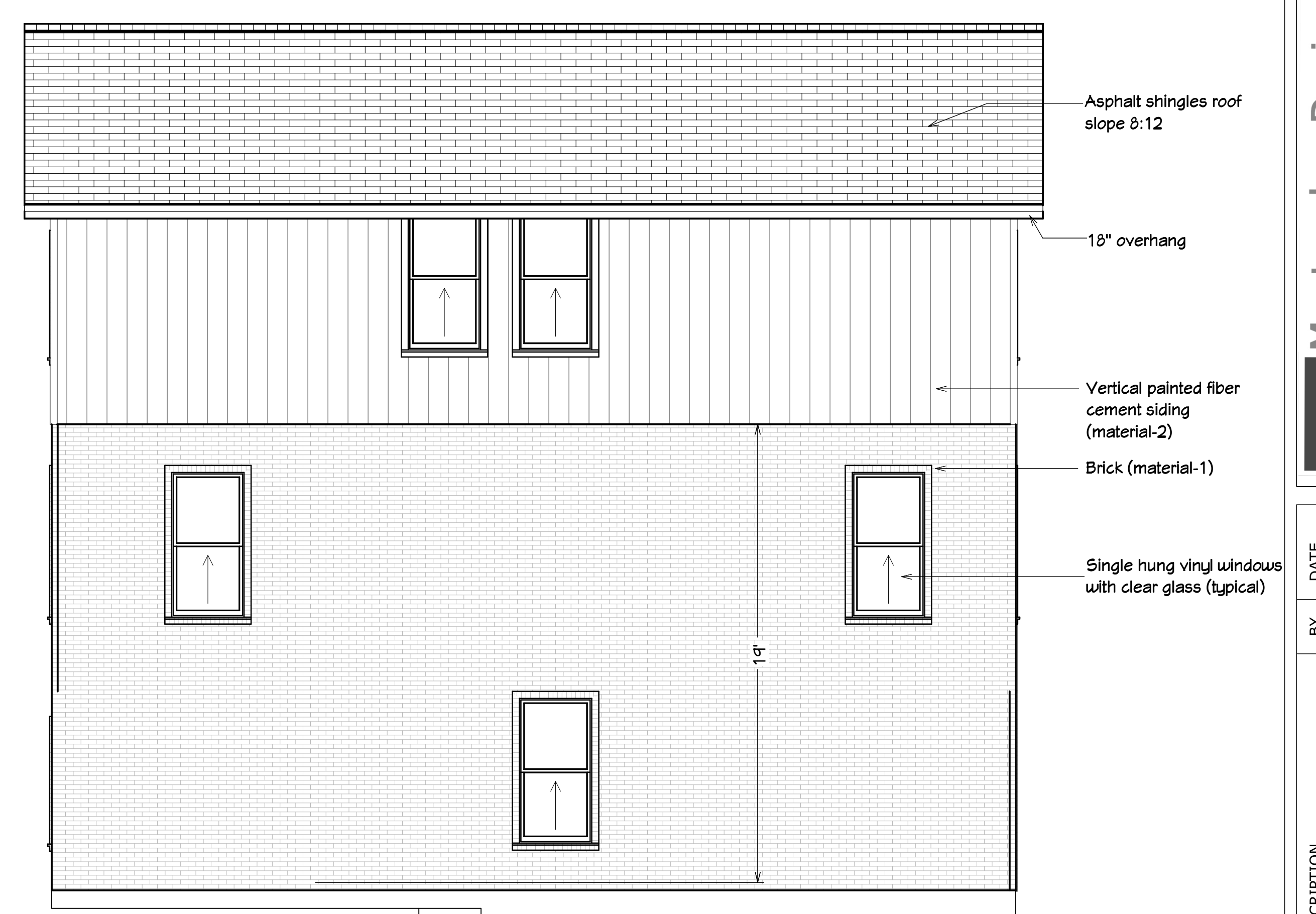
**Front Elevation**

Scale: 1/4"=1'-0"



**Rear Elevation**

Scale: 1/4"=1'-0"



**Left/ Right Side Elevation**

Scale: 1/4"=1'-0"



**Rendering for 2 units building.  
(design option #3)  
= 7 % of total development buildings**

**Rendering for 4 units building.  
(design option #3)  
= 29% of total development buildings**

**Rendering for 6 units building.  
(design option #1)  
= 64% of total development buildings**

**Exterior Material Notes:**  
this development uses design option #1 at 64% of the buildings and design option #3 at 39% of the buildings. (see renderings)

**Exterior Material Notes:**  
The site is within the Hamilton Hills Urban Design Overlay which has additional architectural standards. The overlay includes three options for material configurations. "No single option may be used for more than 70% of the buildings within a single development."

**HEIGHT STANDARDS PER CITY REQUIREMENT:**

1. 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.

**design standards per city requirement:**

- a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.

- c. exterior facade configurations:
  - i. (Design option #1) 64% of total buildings front facade is composed of material-1 (brick) the side and the rear facade are composed with material-1 (brick) from foundation to the floor line of 3rd floor. the top part is composed of material-2 (horizontal siding)
  - ii. (Design option #3) 36% of total buildings front, sides and rear facades are composed of material-1 (brick).

- d. Porches shall provide a minimum of six feet of depth.
- e. A raised foundation of 18"- 36" is required for all residential structures.



NO.	DESCRIPTION	BY	DATE

PROJECT ADDRESS:  
HAMILTON CHURCH POINT  
3233 HAMILTON CHURCH RD,  
ANTIOCH, TN 37013

Owner:  
AGAIBY FANZY  
(615) 609-6851  
FAGAIBI@GMAIL.COM

DATE:

8/18/2025

SCALE:

1/4"=1'-0"

SHEET:

**A-1**

**SITE DATA:**

SP NAME: HAMILTON CHURCH POINT  
 SP NUMBER: 2024SP-041-001  
 COUNCIL DISTRICT: 8  
 COUNCIL MEMBER: DEONTE HARRELL  
 PARCEL ID: 15000020400  
 SITE ADDRESS: 3233 HAMILTON CHURCH ROAD, ANTIOCH, TN 37013  
 SITE ACREAGE: 4.05 AC (176,418 SF)  
 OPEN SPACE: 2.44 ACRES (106,341 SF)  
 EXISTING ZONING: AR2A/UDO  
 PROPOSED ZONING: SF  
 FALLBACK ZONING: RM46  
 PROPOSED SETBACK: 20 FT  
 PROPOSED USE: MULTIFAMILY UNITS  
 PROPOSED UNITS: 20 3-BR UNITS (20'x40') WITH ATTACHED 2-CAR GARAGES  
 PROPOSED MAX BLDG. HEIGHT: 4 3-BR UNITS (20'x40') WITH NO GARAGES  
 BUILDING SQUARE FOOTAGE: 3 STORIES IN 35' (SEE SHEET A1) \*\* ±2,000 SF  
 FEMA FIRM COMMUNITY PANEL No.: 47037C04031, 47037C0411J (EFFECTIVE 02/25/2022)

**PARKING REQUIREMENTS:**

**PARKING REQUIRED:**

1 SPACE PER BEDROOM UP TO 2 BEDROOMS; 0.5 SPACES PER BEDROOM FOR ADDITIONAL BEDROOM

3 BEDROOM - 2.5 SPACES 2.5 X 24 = 60 SPACES (60 REQUIRED SPACES)

**PARKING PROVIDED:**

40 GARAGE SPACES  
 +20 SURFACE PARKING  
 +13 ON-STREET PARKING

73 PARKING SPACES PROVIDED

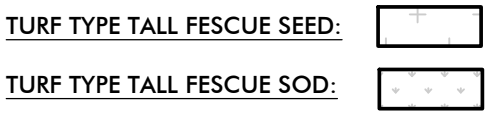
PROPOSED DENSITY: 5.93 UNITS / AC  
 FLOOR AREA RATIO (FAR) 0.27  
 IMPERVIOUS SURFACE RATIO (ISR) 39.72  
 BUILDINGS: 10.88 % (19,200 SF)  
 ROADS, SIDEWALKS, DRIVES 28.84 % (50,877 SF)

**LANDSCAPE NOTES:**

- ALL SHRUBS USED PERIMETER PLANTING AREAS SHALL HAVE A MIN 24" HT / SPREAD.
- IF SIDEWALKS ARE INSTALLED, STREET TREES SHALL BE PLANTED WITHIN THE GRASS STRIP/GREEN ZONE FOR ANY SIDEWALK CONSTRUCTED, DEPENDENT ON ROADWAY CLASSIFICATION AND RIGHT-OF-WAY AVAILABILITY.
- TREES SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OF THE METRO NASHVILLE STREET TREE SPECIFICATIONS PREPARED AND MAINTAINED BY METRO WATER SERVICES IN CONJUNCTION WITH NASHVILLE DEPARTMENT OF TRANSPORTATION, PLANNING, AND CODES.
- STREET TREES SHALL BE CHOSEN FROM THE URBAN FORESTRY RECOMMENDED TREE LIST. CANOPY TREES SHALL BE INSTALLED, EXCEPT WHERE CONFLICTS WITH OVERHEAD ELECTRICAL POWERLINES EXIST. IN THOSE INSTANCES, UNDERSTORY TREES MAY BE SUBSTITUTED.
- REQUIRED STREET TREES SHALL BE DEPICTED ON A LANDSCAPE PLAN. THE LANDSCAPE PLAN AND SPECIFICATIONS SHALL BE PREPARED BY, OR UNDER THE DIRECTION OF, AND BEAR THE SEAL OF A PROFESSIONAL LANDSCAPE ARCHITECT REGISTERED IN TENNESSEE.
- TREES INSTALLED PURSUANT TO THIS SECTION SHALL BE ELIGIBLE FOR CREDIT TOWARD TREE DENSITY REQUIRED BY CHAPTER 17.28 OF THIS TITLE.
- ALL CANOPY AND EVERGREEN TREES SHALL HAVE MIN. 3" CALIPER AT PLANTING IN ORDER TO MEET METRO NASHVILLE TDU CALCULATIONS.
- ALL UNDERSTORY TREES SHALL HAVE A MIN. 2" CALIPER AT PLANTING IN ORDER TO MEET METRO NASHVILLE TDU CALCULATIONS.
- ALL PLANTS TO MEET OR EXCEED ANS1 Z60.1 LATEST EDITION.
- ALL DISTRIBUTED AREAS TO BE TURF TYPE TALL FESCUE SOD OR SEED.
- WATER SOURCE TO BE REMOTE QUICK CONNECTIONS OR UNDERGROUND IRRIGATION.
- TREES TO BE LOCATED A MINIMUM OF 15' FROM LIGHT POLES.
- TREES TO BE 3' FROM FIRE HYDRANTS.
- TREES TO BE 25' FROM INTERSECTIONS.
- TREES TO BE 7' FROM PUBLIC WATER AND SEWER UTILITIES.
- TREES TO HAVE 80' CLEAR HEIGHT WHERE TREE CANOPY IS WITHIN A PATH OF PEDESTRIAN TRAVEL.

**COMMON SPACE NOTE:**

ONE USABLE FEATURE SHALL BE INSTALLED FOR SUBDIVISIONS CONTAINING BETWEEN FOUR AND NINETY-NINE TOTAL RESIDENTIAL UNITS. USABLE FEATURES SHALL NOT BE LOCATED IN REGULATORY NO-DISTURB STORMWATER BUFFERS OR FLOODWAY AS DETERMINED BY METRO WATER SERVICES. ANY USABLE FEATURE PROPOSED TO BE LOCATED IN FLOODPLAIN SHALL NOT BE FENCED OR CONTAIN IMPERVIOUS SURFACES.



**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
<b>CANOPY TREES</b>								
ARW	12	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	B & B	3" CAL.	14' HT.	SEE PLAN	ST, SPECIMEN
QUA	29	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
QUP	3	QUERCUS PHELLOS	WILLOW OAK	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
UAL	22	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
<b>EVERGREEN TREES</b>								
TOG	45	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	2" CAL.	8' HT.	SEE PLAN	SPECIMEN, FTG
<b>UNDERSTORY TREES</b>								
CEC	17	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL.	8' HT.	SEE PLAN	ST, SPECIMEN
<b>EVERGREEN SHRUBS</b>								
JCP	178	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	B & B	24" HT.	24" HT.	SEE PLAN	
JGO	109	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	B & B	24" HT.	24" SPR	4' O.C.	

TURF TYPE TALL FESCUE SEED: +/- 69,668 SF  
 TURF TYPE TALL FESCUE SOD: +/- 10,153 SF

**METRO NASHVILLE LANDSCAPE REQUIREMENTS**

**PLANT STANDARDS (SECTION 17.24.030)**  
 ALL PLANTS TO MEET OR EXCEED ANS1 260.1 LATEST EDITION

**DUMPSTER SCREENING (SECTION 17.24.060)**  
 ALL DUMPSTERS SHALL ADHERE TO SECTION 17.24.060

**MAINTENANCE OF REQUIRED LANDSCAPE MATERIALS (SECTION 17.24.080)**  
 ALL REQUIRED LANDSCAPE MATERIALS SHALL BE WATERED VIA UNDERGROUND SYSTEM OR REMOVE QUICK CONNECTIONS WITHIN 100'

**REPLACEMENT TREES (SECTION 17.24.100)**  
 SEE TDU CHART

**PERIMETER LANDSCAPE (SECTION 17.24.150C)**  
 PERIMETER TREES  
 1 TREE PER 50 LF  
 PERIMETER LENGTH: 280'  
 280' / 50 = 5.6 (6) TREES REQUIRED

**INTERIOR LANDSCAPE (SECTION 17.24.160)**  
 INTERIOR PLANTING  
 1 TREE PER 15 PARKING SPACES  
 20 PARKING SPACES SHOWN  
 24 / 15 = 1.6 (2) TREES REQUIRED  
 6 TREES PROVIDED

**LANDSCAPE BUFFER YARD (SECTION 17.24.210)**  
 10' LANDSCAPE BUFFER PROPOSED ALONG PERIMETER OF PROJECT.

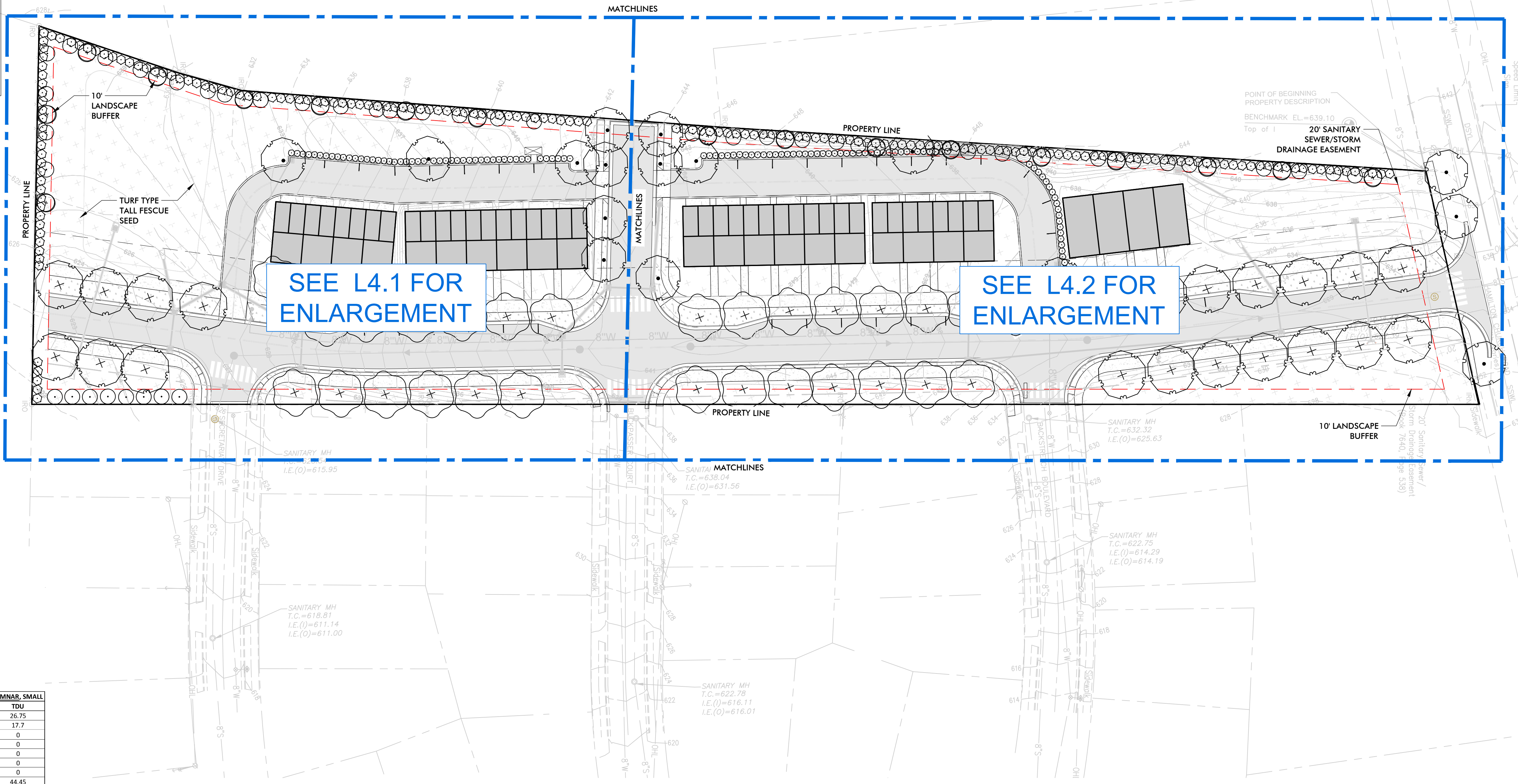
**LANDSCAPE BUFFER YARD (SECTION 17.24.240)**  
 +/- 1000 LF OF 8-3 LANDSCAPE BUFFER YARD PROPOSED ALONG PERIMETER OF PROJECT  
 +/- 645 LF OF EVERGREEN BUFFER ALONG SOUTHERN PERIMETER.

**STREET TREES (METRO NASHVILLE TREE SPECIFICATIONS; 12/10/21)**  
 STREET TREE  
 1 TREE PER 30 LF

HAMILTON CHURCH ROAD: 127 LF  
 127 / 30 = 4.2 REQUIRED; 3 PROVIDED

COLLECTOR ROAD: 693 LF; NORTH SIDE: 700 LF; SOUTH SIDE  
 693 / 30 = 23.1 REQUIRED NORTH SIDE; 26 PROVIDED  
 703 / 30 = 23.3 REQUIRED SOUTH SIDE; 23 PROVIDED

LOCAL ROAD: 96 LF; DBL SIDED  
 96 / 30 = 3.2 REQUIRED X 2 = 6.4; 7 PROVIDED



**TDU DATA CHART:**

Date	7/3/2025
Map	Parcel 15000020400
Application Number	
Project Name	Hamilton Church Point
Address	3233 Hamilton Church Rd

- Acres (area of parcel including building site) 4.05
- Minus Building Coverage Area (-) 0.52
- Equals Adjusted Acreage (+) 3.53
- Multiply by Required Tree Density Unit per acre choose one (x) 14
- Required TDU for Project (-) 0

DBH	# of Trees	Value	TDU
2"	46	0.5	23
3"	6	0.6	3.6
4"		0.7	0
5"		0.9	0
6"	1		0
7"	1.2		0
8"	1.3		0
total			26.6
add total to line 7			

DBH	# of Trees	Value	TDU
2"	107	0.25	26.75
3"	59	0.3	17.7
4"		0.4	0
5"		0.5	0
6"		0.5	0
7"		0.6	0
8"		0.7	0
total			44.45
add total to line 7			

**EXAMPLES but not limited to:**

**Deciduous-Oak:** Maple, Poplar, Planetree, Ginkgo

**Evergreen-Am:** Holly, So.

**Magnolia, Pine, Hemlock, Spruce, Cedar**

Mature height greater than 30'

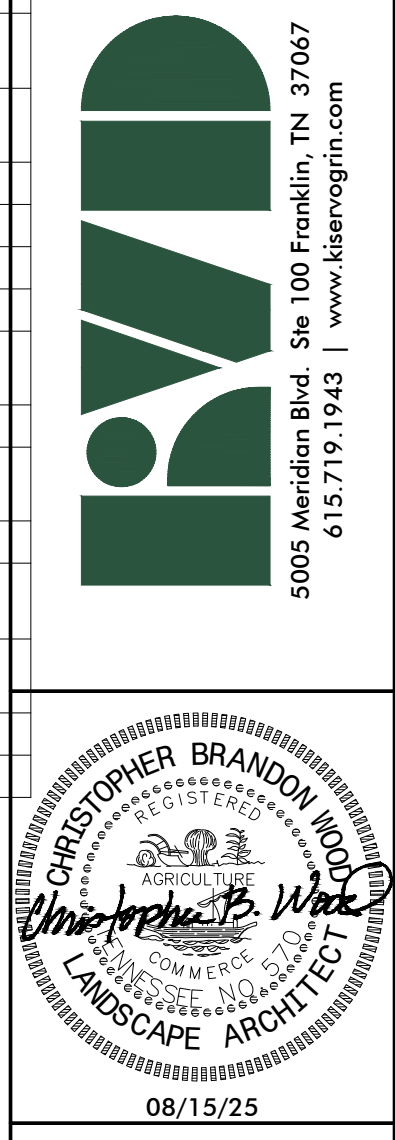
**Columnar (Fastigate)-Deciduous:** Slender Silhouette Sweetgum, Arnold Tulip Poplar, Princeton Sentry Ginkgo

**Understory Deciduous-Deciduous-** Redbud, Dogwood, Flowering Cherry, Japanese Magnolia, Japanese Maple

**Understory Evergreen-** Dwarf Magnolia, Hybrid Holly, Cherry

Mature height avg. 30' or less.  
 Small Understory Columnar varieties receive no TDU credit

- Total TDU Retained on-site 0
- Total TDU for Replacement Trees- On-site (+) 71.05
- Total Credits Paid to Tree Mitigation Bank\* (+) 1 Credit = 1 TDU = \$725.00
- Total Density Units Provided (=) 71.05 total must exceed lines 5
- Required TDU for Project 49.42



CONSTRUCTION PLANS FOR:  
 HAMILTON CHURCH POINT  
 3233 HAMILTON CHURCH RD,  
 ANTIOCH, TN 37013

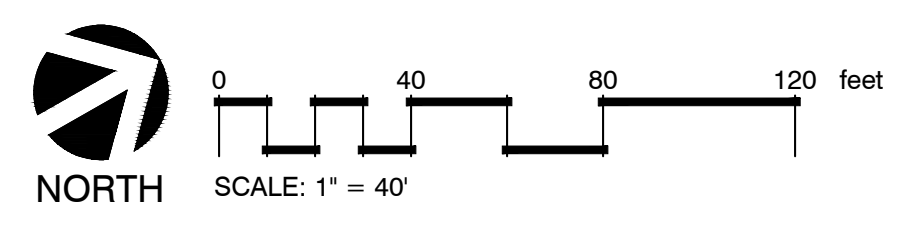
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1	04/09/25	TL	REVISIONS PER SP COMMENTS
2	07/02/25	TL	REVISIONS PER CIVIL UPDATES
3	08/15/25	CW	REVISIONS PER METRO COMMENTS

DESIGNED BY: TL  
 DRAWN BY: TL  
 CHECKED BY: CW  
 DATE: 01/20/25

KVD PROJECT NO.  
 24133

DRAWING TITLE:  
 MINIMUM LANDSCAPE PLAN

SHEET NUMBER  
 L 4.0



PLANT SCHEDULE L4.1								
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
<b>CANOPY TREES</b>								
ARW	7	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	B & B	3" CAL.	14' HT.	SEE PLAN	ST, SPECIMEN
QUA	13	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
UAL	7	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
<b>EVERGREEN TREES</b>								
TOG	27	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	2" CAL.	8' HT.	SEE PLAN	SPECIMEN, FTG
<b>UNDERSTORY TREES</b>								
CEC	8	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL.	8' HT.	SEE PLAN	ST, SPECIMEN
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/B&B	HEIGHT	SPREAD	SPACING	NOTES
<b>EVERGREEN SHRUBS</b>								
JCP	95	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	B & B	24" HT.	24" HT.	SEE PLAN	
JGO	47	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	B & B	24" HT.	24" SPR	4' O.C.	

SEE SHEET L4.0 FOR TURF TYPE TALL FESCUE SOD  
 SEE SHEET L4.0 FOR TOTAL TURF TYPE TALL FESCUE SEED

TURF TYPE TALL FESCUE SEED:

TURF TYPE TALL FESCUE SOD:



CONSTRUCTION PLANS FOR:  
 HAMILTON CHURCH POINT  
 3233 HAMILTON CHURCH RD,  
 ANTIOCH, TN 37013

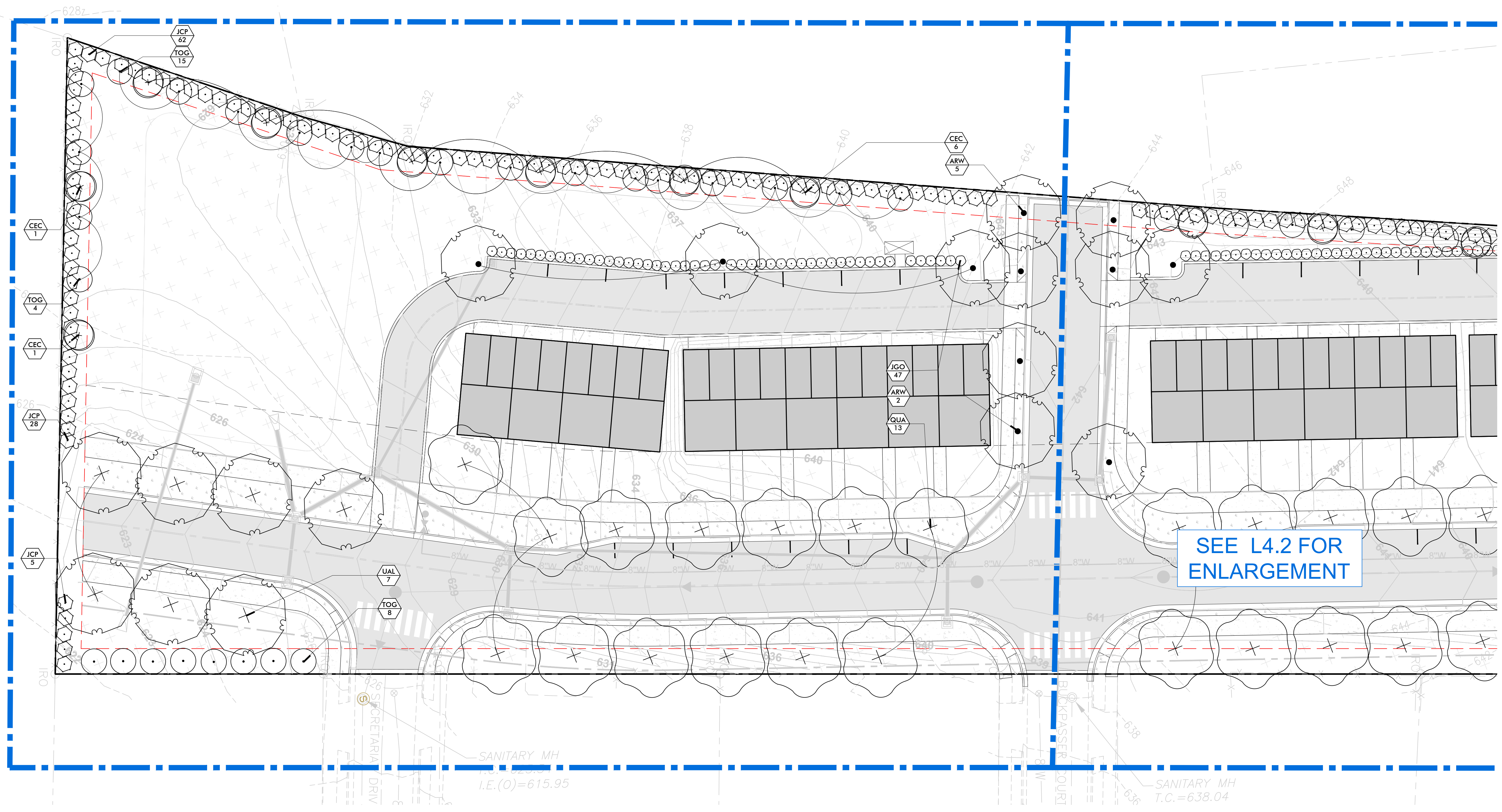
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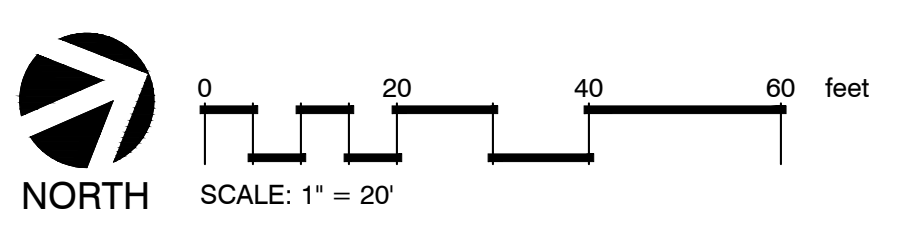
KVD PROJECT NO. 24133

DRAWING TITLE:  
**MINIMUM LANDSCAPE PLAN**

SHEET NUMBER  
**L 4.1**





SEE L4.2 FOR ENLARGEMENT

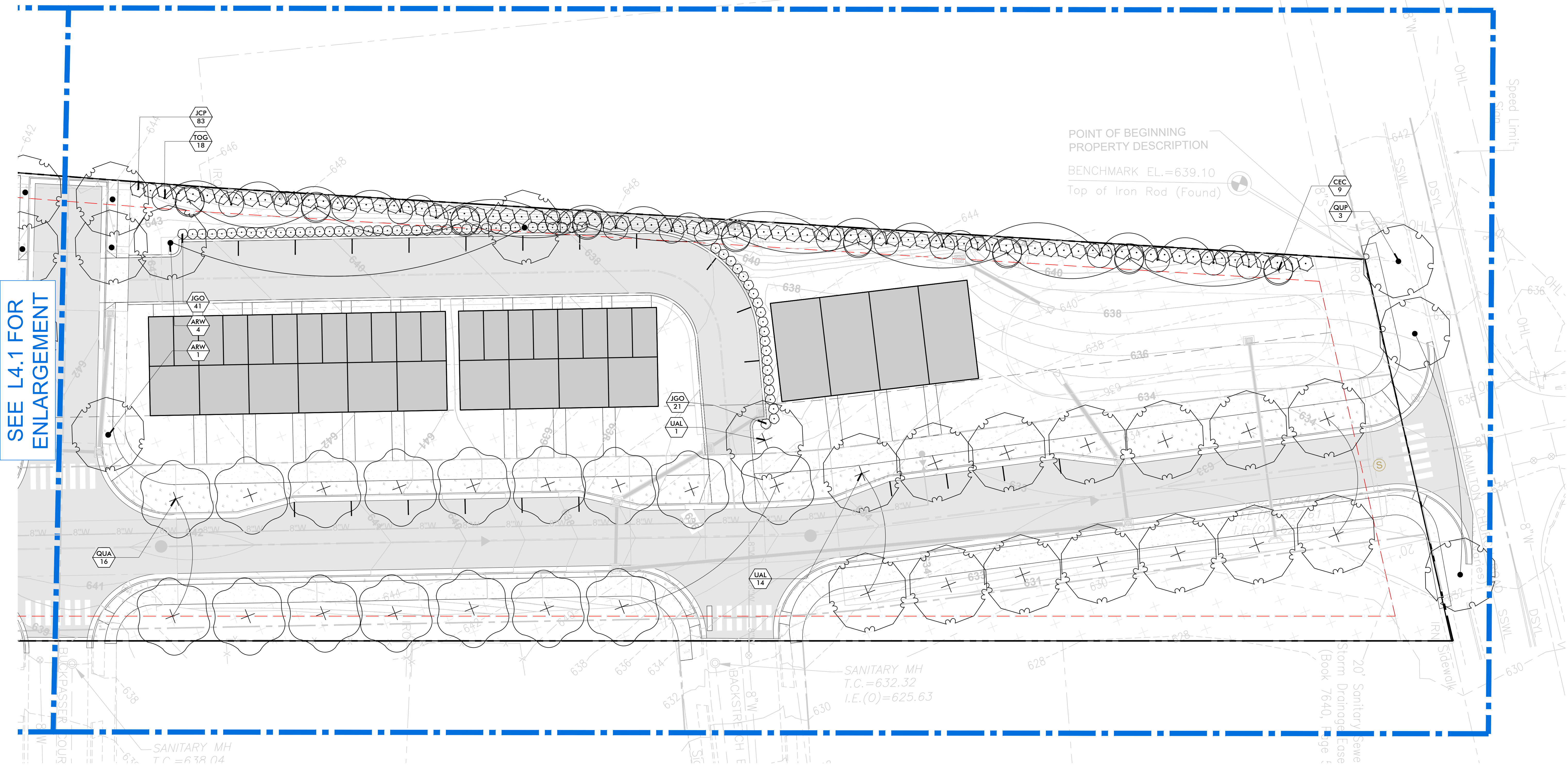


PLANT SCHEDULE L4.2

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
<b>CANOPY TREES</b>								
ARW	5	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	B & B	3" CAL.	14' HT.	SEE PLAN	ST, SPECIMEN
QUA	16	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
QUP	3	QUERCUS PHELLOS	WILLOW OAK	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
UAL	15	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
<b>EVERGREEN TREES</b>								
TOG	18	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	2" CAL.	8' HT.	SEE PLAN	SPECIMEN, FTG
<b>UNDERSTORY TREES</b>								
CEC	9	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL.	8' HT.	SEE PLAN	ST, SPECIMEN
<b>EVERGREEN SHRUBS</b>								
JCP	83	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	B & B	24" HT.	24" HT.	SEE PLAN	
JGO	62	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	B & B	24" HT.	24" SPR	4' O.C.	

SEE SHEET L4.0 FOR TURF TYPE TALL FESCUE SOD  
SEE SHEET L4.0 FOR TOTAL TURF TYPE TALL FESCUE SEED

TURF TYPE TALL FESCUE SEED:   
TURF TYPE TALL FESCUE SOD: 



SEE L4.1 FOR ENLARGEMENT



CONSTRUCTION PLANS FOR:  
HAMILTON CHURCH POINT  
3233 HAMILTON CHURCH RD,  
ANTIOCH, TN 37013

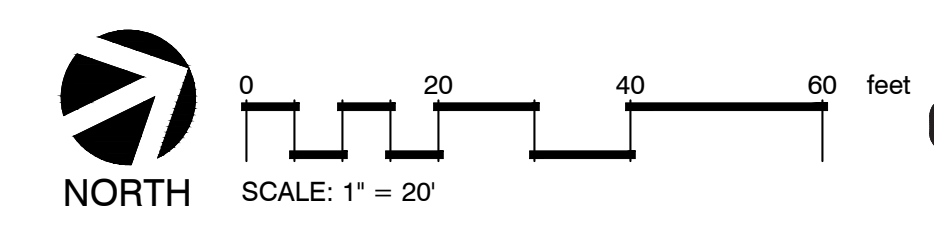
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3	08/15/25	CW	REVISIONS PER METRO COMMENTS

DESIGNED BY: TL  
DRAWN BY: TL  
CHECKED BY: CW  
DATE: 01/20/25

KVD PROJECT NO. 24133

DRAWING TITLE:  
**MINIMUM LANDSCAPE PLAN**

SHEET NUMBER  
**L 4.2**



NO.	DATE	BY	REVISIONS
1	04/09/25	TL	REVISIONS PER SP COMMENTS
2	07/02/25	TL	REVISIONS PER CIVIL UPDATES
3	08/15/25	CW	REVISIONS PER METRO COMMENTS

DESIGNED BY:	TL
DRAWN BY:	TL
CHECKED BY:	CW
DATE:	01/20/25

KVD PROJECT NO.  
24133

DRAWING TITLE:  
**LANDSCAPE  
DETAILS &  
NOTES**

SHEET NUMBER  
**L 6.0**

**PLANTING NOTES:**

- PLANTING BEDS MUST HAVE A MINIMUM TOPSOIL DEPTH OF 24". ALL TOPSOIL SHALL BE SCREENED TO REMOVE STICKS, STONES AND DEBRIS. UNSCREENED TOPSOIL SHALL BE REJECTED AND REMOVED FROM SITE WITHIN 24 HOURS OF NOTIFICATION.
- A PERCOLATION TEST SHALL BE PERFORMED IN EACH PLANTING AREA. DIG A HOLE 12 INCHES DEEP AND FILL COMPLETELY WITH WATER. NOTE THE TIME OF DAY THAT THE HOLE WAS FILLED. WAIT 24 HOURS AND THEN CHECK THE WATER LEVEL IN THE HOLE. IF WATER IS STILL PRESENT IN THE HOLE, CONTACT LANDSCAPE ARCHITECT AS DRAINAGE FOR THIS AREA MAY NEED TO BE PROVIDED.
- A SOIL TEST IS TO BE PERFORMED IN ORDER TO DETERMINE WHAT CHEMICALS/FERTILIZERS MAY NEED TO BE ADDED TO ENSURE SUCCESSFUL PLANT GROWTH.
- IF THERE IS ANY QUESTION AS TO THE CHEMICAL SUITABILITY OF WATER TO BE USED FOR IRRIGATION PURPOSES, IT IS RECOMMENDED THAT A WATER QUALITY CHEMICAL ANALYSIS BE PERFORMED.
- ROTTOLLED EXISTING SOIL TO A DEPTH OF 6" PRIOR TO ANY TOPSOIL PLACEMENT. PLACE 3" DEPTH OF PLANTING SOIL MIX (60% COMPOSTED PINE FINES, 20% PRO-MIX BX SOIL MIX, 10% COARSE WASHED BUILDERS SAND AND 10% HORTICULTURAL PERLITE) IN ALL PLANT AND GROUNDCOVER BED AREAS. ROTTOLLED SOIL MIX INTO THE EXISTING SOIL. REMOVE ROCKS OVER 1" DIAMETER. \*PLANTING BED AREAS WITH EXISTING PLANT MATERIAL TO REMAIN SHALL NOT BE ROTTOLLED WITHIN THE TREE PROTECTION ZONE.
- LOCATIONS OF ALL BEDS AND TREES TO BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- PROVIDE PLANT MATERIAL THAT COMPLIES WITH THE RECOMMENDATIONS AND REQUIREMENT OF ANSI 260.1 "AMERICAN STANDARDS FOR NURSERY STOCK."
- TREES ARE TO BE FULL HEADED, SYMMETRICAL AND MATCHING IN SIZE.
- STAGING SYSTEMS/LOCATIONS SHOULD BE PREPARED IN ADVANCE TO HOLD TREES ABOVE GROUND FOR OPTIMUM TREE HEALTH PRIOR TO PLANTING.
- PRIOR TO UNLOADING PLANT MATERIAL, PROPER MOISTURE SHOULD BE MAINTAINED IN ROOT BALLS. TRUCKS SHOULD BE STAGED IN THE SHADE PRIOR TO UNLOADING.
- USE A STRAP OR CHAIN CRADLE (ADEQUATE FOR WEIGHT AND SIZE OF ROOT BALL) ATTACHED TO THE ROOT BALL TO UNLOAD AND MOVE TREES.
- IMMEDIATELY AFTER UNLOADING (NO MORE THAN ONE HOUR AFTER UNLOADING), STAND UP TREES TO REDUCE THE RISK OF SUN SCALD.
- BEFORE PLANTING, REMOVE ANY PLASTIC WRAP, CARDBOARD PACKAGING, THE TOP PORTION OF THE WIRE BASKET DOWN TO AND INCLUDING THE FIRST HORIZONTAL RING, AND THE BURLAP FROM THE TOP PORTION OF THE ROOT BALL.
- DURING COLD WEATHER PERIODS, ROOT BALLS MUST BE PROTECTED FROM FREEZING TEMPERATURES.
- DETERMINE LOCATION OF ALL ABOVE AND UNDERGROUND UTILITIES AND EXISTING IRRIGATION SYSTEMS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR IRRIGATION SYSTEMS. CONTACT LANDSCAPE ARCHITECT IF ANY UTILITIES INTERFERE WITH PLANTING LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON COMPLETION OF WORK FOR FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING PLANTS UNTIL FINAL ACCEPTANCE.
- QUANTITIES INDICATED ON THE PLANT SCHEDULE MAY VARY FROM QUANTITIES ACTUALLY REQUIRED TO DEFINE THE SPACE SHOWN. THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE HIS/HER OWN QUANTITY CALCULATIONS AND INSURE THAT THE REQUIRED QUANTITY OF REQUIRED MATERIAL WILL BE INSTALLED AS SHOWN ON PLAN AT REQUIRED SPACING AND OTHER SPECIFICATIONS RELATED TO THAT PARTICULAR MATERIAL.
- IF ANY DISCREPANCIES ARE FOUND IN PLANS OR ON SITE, MAKE THIS INFORMATION KNOWN TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR GUARANTEES, UPON SUBMITTING A PROPOSAL FOR THIS WORK, THAT 100% OF ALL PLANT MATERIALS HAVE BEEN LOCATED AND CAN BE PURCHASED AND INSTALLED. NOTIFY OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION FOR SPECIFICATION COMPLIANCE.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH.
- REMOVE ALL WEEDS AND OTHER UNDESIRABLE MATERIALS IN PLANT BEDS. CHEMICAL AND MECHANICAL METHODS SHALL BE EMPLOYED.
- CONTRACTOR SHALL PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS FOR MAINTENANCE OF ALL SPECIFIED PLANT MATERIALS.
- SOD ALL DISTURBED AREAS AS INDICATED ON LANDSCAPE/CIVIL PLANS WITH HIGH-QUALITY FESCUE SOD.
- ALL AREAS LISTED ON LANDSCAPE PLANS AS "TURF AREAS" ARE TO BE SODDED WITH HIGH-QUALITY FESCUE SOD, TO BE INSTALLED PER TURFGRASS PRODUCERS INTERNATIONAL SPECIFICATIONS, AS DESCRIBED IN "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING" (REVISED 2006) ALL AREAS WHERE SOD IS TO BE INSTALLED IS TO BE IRRIGATED.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED.
- MULCH IS TO BE AGED TRIPLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS. THE AREA OVER THE ROOT BALLS OF TREES SHALL BE MULCHED NO DEEPER THAN 2". KEEP ALL MULCH AWAY FROM THE TRUNK FLARE TO PREVENT INSECTS AND DISEASE OF THE BARK TISSUE.
- ALL LANDSCAPE AND TURF AREAS TO RECEIVE IRRIGATION. IRRIGATION SYSTEM SHALL BE DESIGNED/BUILT BY LOCAL CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.

**METRO NASHVILLE MINIMUM PLANT QUALITY AND SIZE STANDARDS**

- ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI 260.1).
- ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI 260.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
  - DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
- TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
  - THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
  - ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK, AND THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
- NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
- SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
- BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
- BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

**METRO NASHVILLE LANDSCAPE NOTES:**

- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
- ALL TREES SHALL MEET METRO NASHVILLE'S MINIMUM SIZE AND QUALITY STANDARD. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
- ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
- PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
- TREE TOPPING IS NOT PERMITTED.
- ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
- ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
- ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF PLANT MATERIAL OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
- EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
- ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
- SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
- ALL PLANT MATERIAL SHALL BE FROM THE Metro Nashville PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
- ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
- TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
- ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVER HANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

**PLANTING NOTE:**

ALL INSTALLED PLANTS SHALL BE INSTALLED WITH DIE-HARD TRANSPLANT FROM HORTICULTURAL ALLIANCE (1-800-628-6373) SHALL BE APPLIED TO ALL PROPOSED PLANT MATERIAL AS PER MANUFACTURERS SUGGESTED RATES AND SPECIFICATIONS.

PROCESSED SOIL FOR LANDSCAPE BEDS AND TURF AREAS:  
 CONTRACTOR TO PROVIDE AND INSTALL +/- 1" THICK LAYER OF PROCESSED SOIL FOR ALL PROPOSED LANDSCAPE BEDS AND THEN TILL INTO EXISTING TOPSOIL LAYER A MINIMUM OF 6" DEPTH. SOIL SHALL BE SOUTHERN NURSERIES' HOLY COW TOPSOIL PRODUCT. CONTACT SOUTHERN NURSERIES, 3738 DICKERSON PIKE, NASHVILLE, TN 37207; 615.333.4444

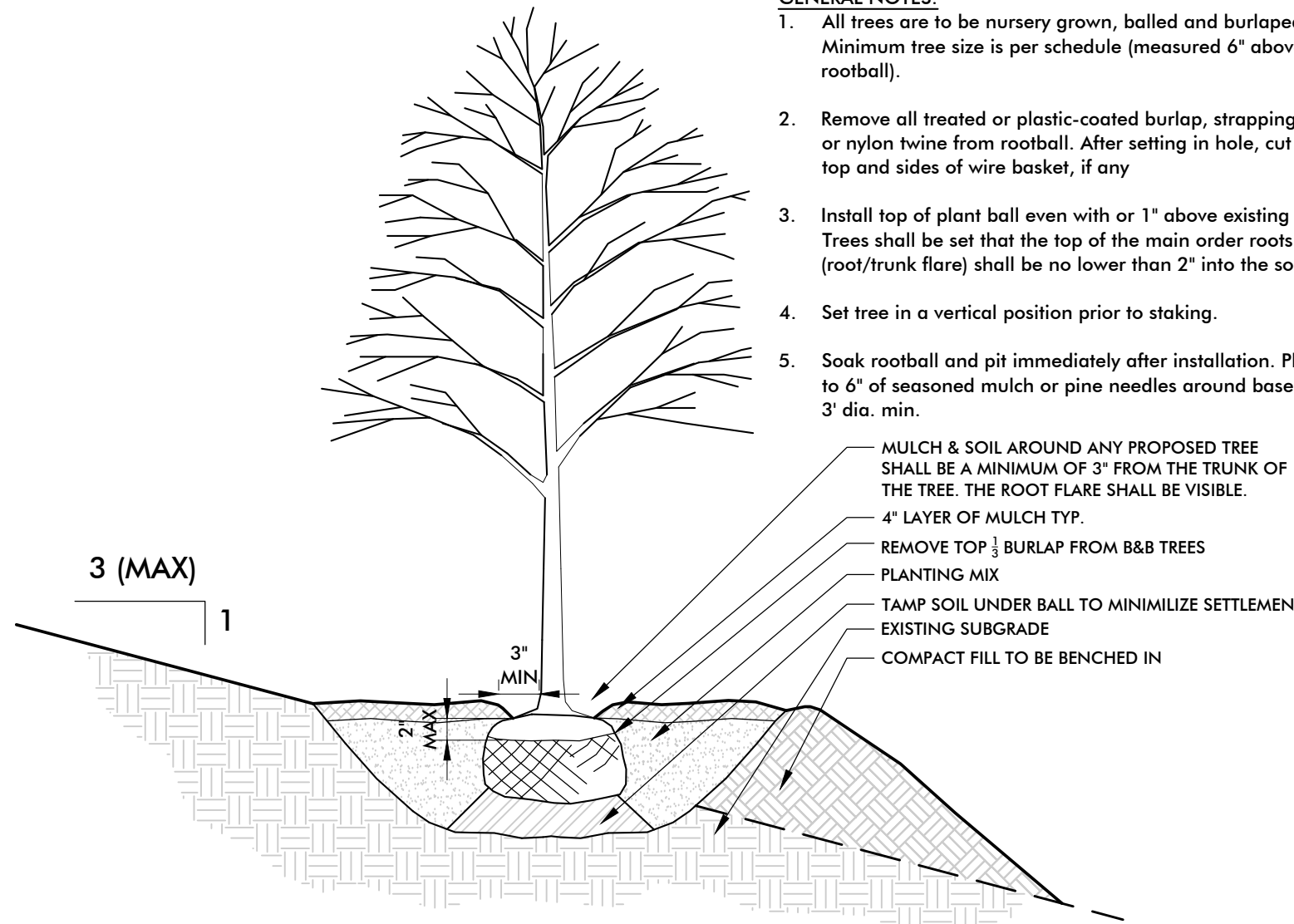
PROCESSED SOIL FOR RAISED PLANTERS:  
 CONTRACTOR TO PROVIDE AND INSTALL +/- 18 CF OF PROCESSED SOIL FOR EACH PROPOSED PLANTER BY TOURNESOL SITEWORKS BOULEVARD PLANTERS. SOIL SHALL BE SOUTHERN NURSERIES' HOLY COW SURVIVE AND THRIVE SOIL PRODUCT. CONTACT SOUTHERN NURSERIES, 3738 DICKERSON PIKE, NASHVILLE, TN 37207; 615.333.4444

**TREE CANOPY CLEARANCE NOTE:**

ALL TREE CANOPIES ADJACENT TO OR CONTAINED WITHIN PARKING LOTS, SIDEWALKS AND PEDESTRIAN TRAVEL WAYS SHALL BE PRUNED SO THAT THE LOWEST HANGING BRANCHES MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 80".

**GENERAL NOTES:**

- All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any.
- Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil.
- Set tree in a vertical position prior to staking.
- Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3" dia. min.

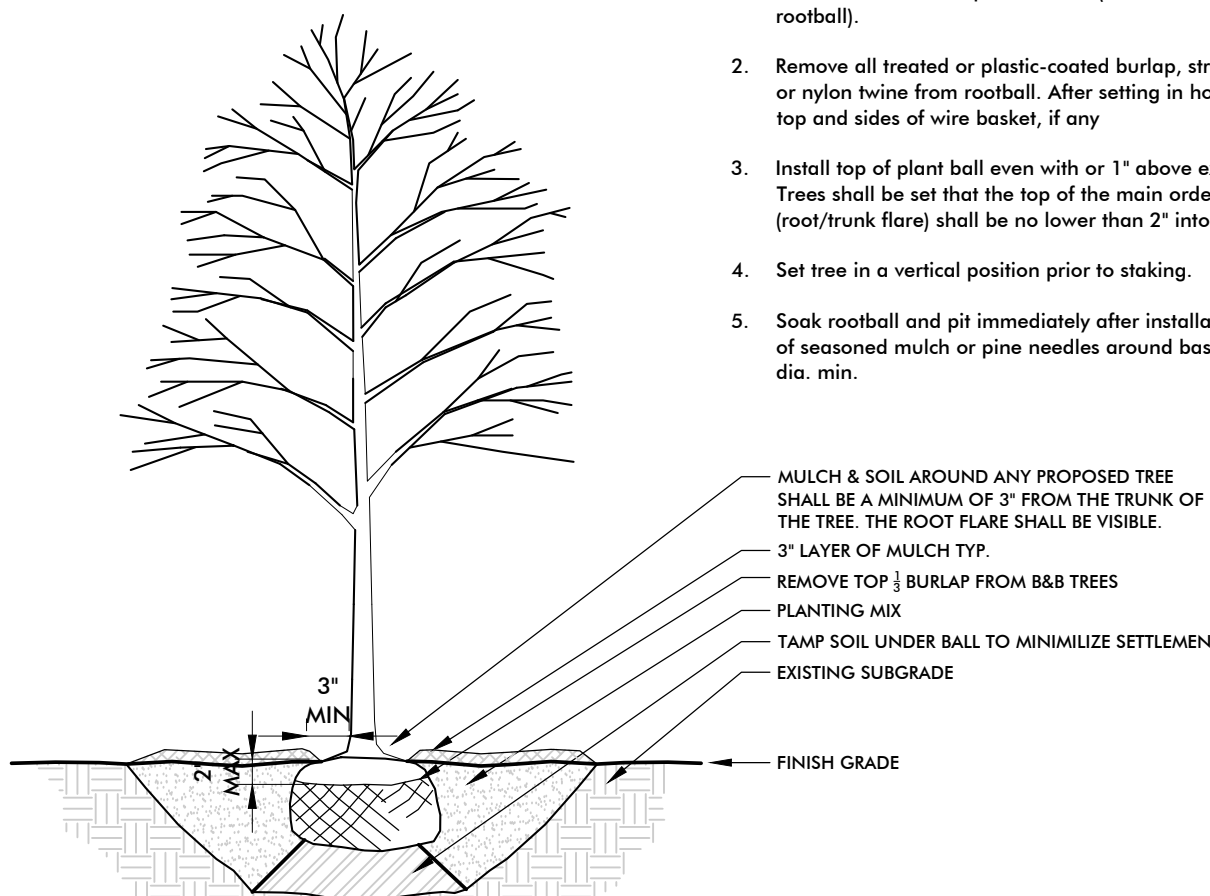


**2 SINGLE TRUNK TREE PLANTING ON SLOPE**

NTS P-SH-LAN-09

**GENERAL NOTES:**

- All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any.
- Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil.
- Set tree in a vertical position prior to staking.
- Soak rootball and pit immediately after installation. Place 3" of seasoned mulch or pine needles around base of tree, 3" dia. min.

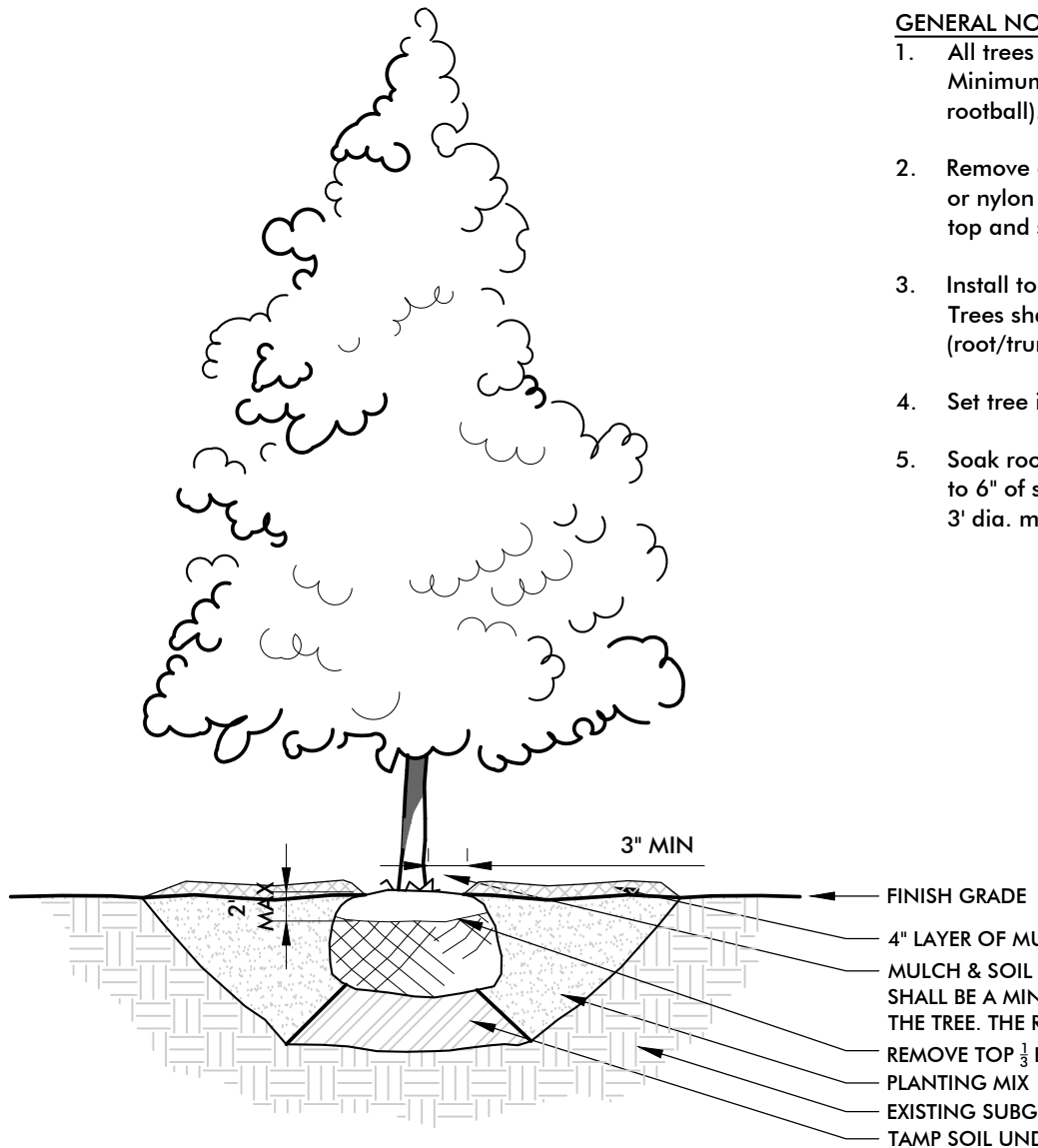


**1 SINGLE TRUNK TREE PLANTING**

SECTION 3/4" = 1'-0"

**GENERAL NOTES:**

- All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any.
- Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil.
- Set tree in a vertical position prior to staking.
- Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3" dia. min.

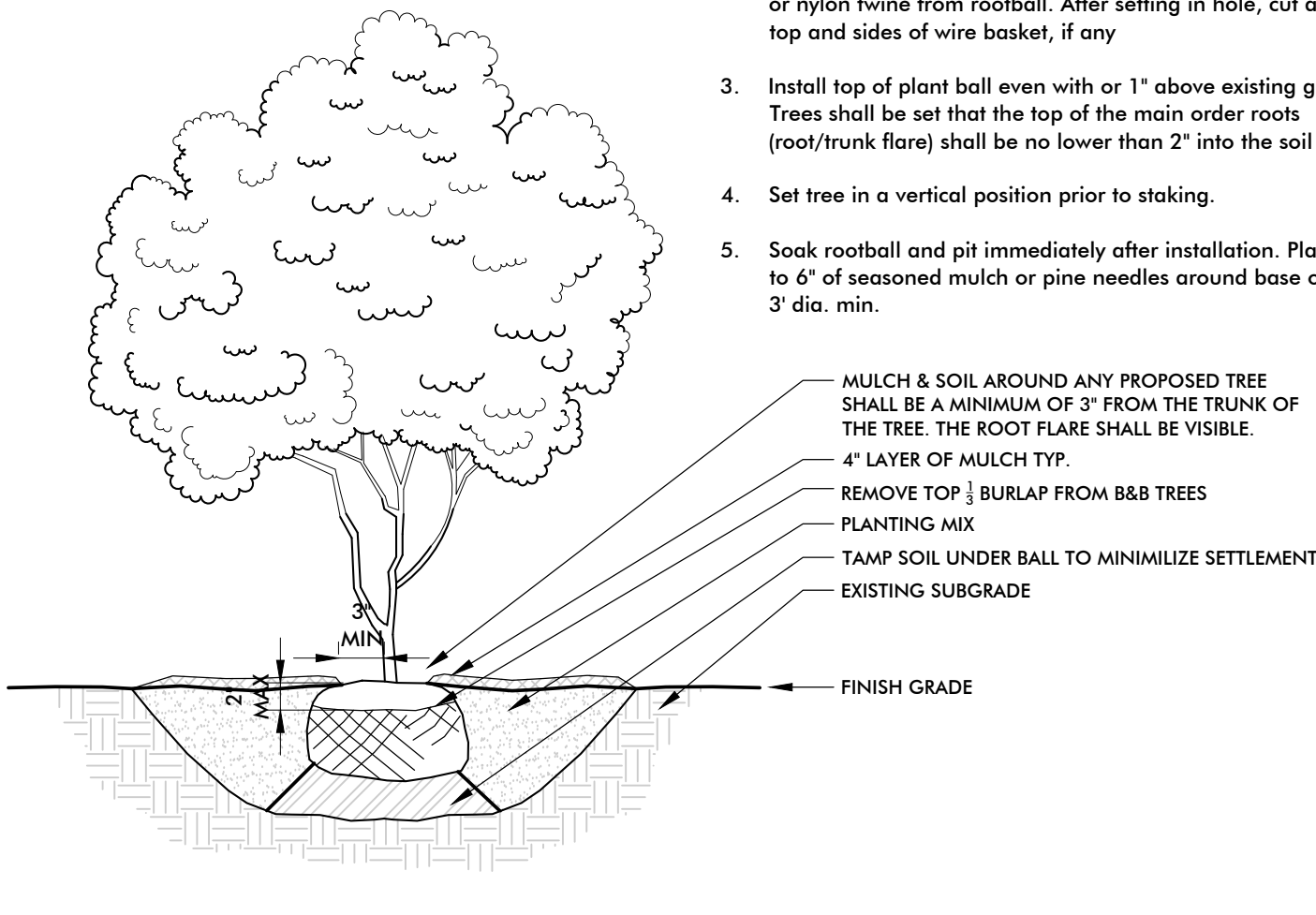


**4 EVERGREEN TREE PLANTING**

SECTION 3/4" = 1'-0" P-SH-LAN-01

**GENERAL NOTES:**

- All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any.
- Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil.
- Set tree in a vertical position prior to staking.
- Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3" dia. min.



**3 MULTI-TRUNK TREE PLANTING**

SECTION 3/4" = 1'-0" P-SH-LAN-07

**ORDERS FOR PLANT MATERIAL:**  
 SUBMIT CONFIRMED ORDERS FOR ALL PLANT MATERIAL, SPECIFYING NURSERY, FOR APPROVAL BY THE LANDSCAPE ARCHITECT WITHIN 35 DAYS FROM DATE CONTRACT IS AWARDED TO GENERAL CONTRACTOR OR LANDSCAPE CONTRACTOR, WHICHEVER FIRST OCCURS.

**SUBSTITUTIONS:**  
 ANY SUBSTITUTIONS TO THE SPECIFIED PLANT LIST MUST BE APPROVED BY THE LANDSCAPE ARCHITECT 7 DAYS OR MORE PRIOR TO THE BID.

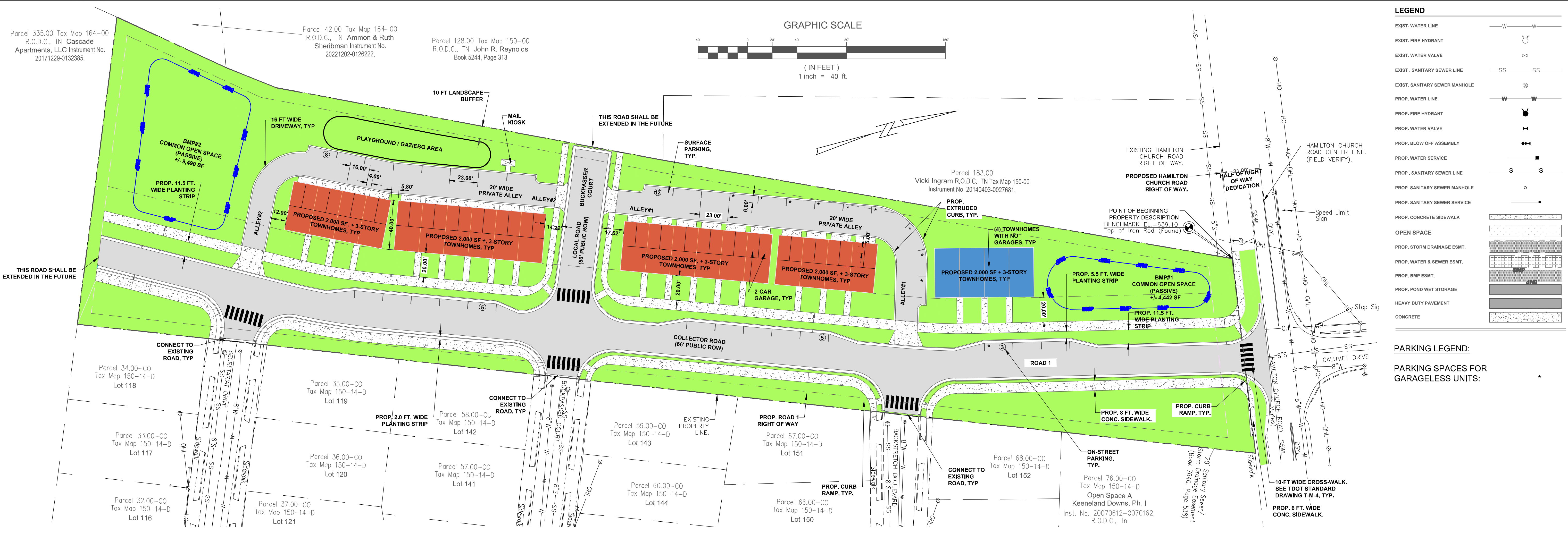
**TREE TAGGING:**  
 LANDSCAPE ARCHITECT TO TAG TREES IN THE NURSERY PRIOR TO PURCHASE BY CONTRACTOR.

**NURSERY SELECTION:**  
 CONTRACTOR TO SUBMIT A LIST OF ALL NURSERIES FROM WHICH PLANT MATERIAL IS TO BE PURCHASED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PLANT MATERIAL PURCHASED FROM NURSERIES NOT APPROVED BY LANDSCAPE ARCHITECT WILL BE REJECTED.

**PREFERRED TREE NURSERIES:**  
 CONTRACTOR TO MAKE EVERY REASONABLE EFFORT TO OBTAIN TREES FROM THE FOLLOWING LANDSCAPE ARCHITECT PREFERRED NURSERIES:

- Samara Farms: <http://www.samarafarms.com>
- Hunter Trees: <http://www.huntertrees.com>
- Bold Spring: <http://www.boldspring.com>
- Mild Georgia: <http://midgeorgians.com>
- Select Trees: <https://selecttrees.com/>
- Moons Tree Farm: <https://www.moonstreefarm.com/>
- Cleveland Tree Company: <https://www.clevelandtrees.com/contactus>





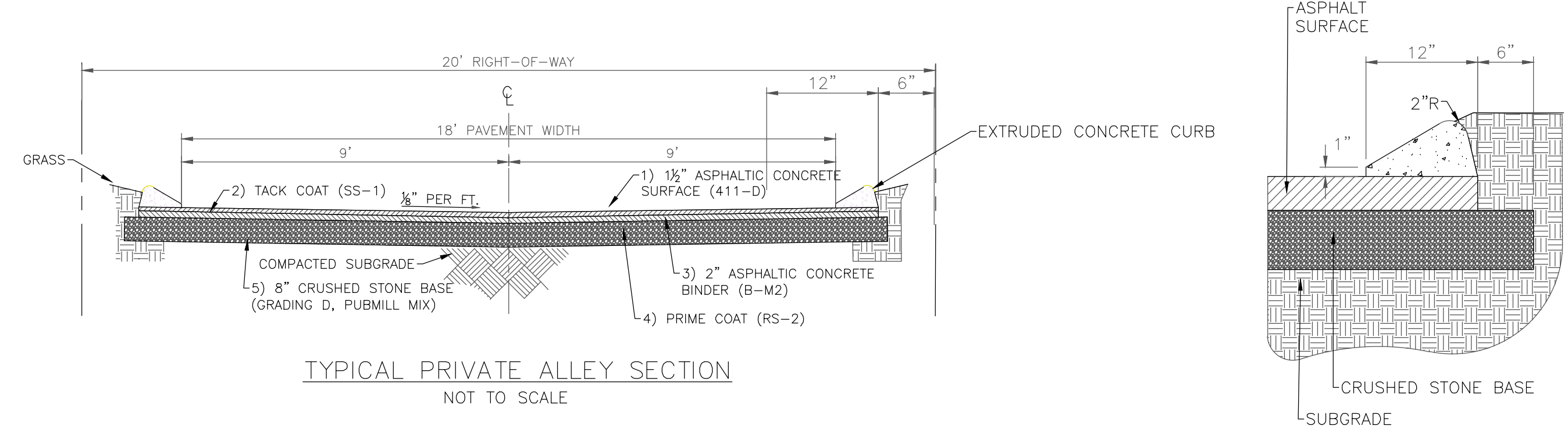
**LEGEND**

EXIST. WATER LINE	— W — W —
EXIST. FIRE HYDRANT	⊕
EXIST. WATER VALVE	⊕
EXIST. SANITARY SEWER LINE	— S — S —
EXIST. SANITARY SEWER MANHOLE	⊙
PROP. WATER LINE	— W — W —
PROP. FIRE HYDRANT	⊕
PROP. WATER VALVE	⊕
PROP. BLOW OFF ASSEMBLY	⊕
PROP. WATER SERVICE	— S — S —
PROP. SANITARY SEWER LINE	— S — S —
PROP. SANITARY SEWER MANHOLE	⊙
PROP. SANITARY SEWER SERVICE	— S — S —
PROP. CONCRETE SIDEWALK	▨
OPEN SPACE	▨
PROP. STORM DRAINAGE ESMT.	▨
PROP. WATER & SEWER ESMT.	▨
PROP. BMP ESMT.	▨
PROP. POND WET STORAGE	▨
HEAVY DUTY PAVEMENT	▨
CONCRETE	▨

**PARKING LEGEND:**

**PARKING SPACES FOR GARAGELESS UNITS:**

**ASX**  
 CIVIL ENGINEERING  
 7347 AUTUMN CROSSING WAY, BRENTWOOD, TN 37027  
 TEL. 615.440.8475  
 EMAIL: STEPHEN.G.KARAS@GMAIL.COM



**PAVEMENT LEGEND**

1. 1 1/2" ASPHALTIC CONCRETE BINDER (411D)
2. TACK COAT (SS-1)
3. 2" ASPHALTIC CONCRETE BINDER (B-M2)
4. PRIME COAT (RS-2)
5. 8" CRUSHED STONE BASE (GRADING D PUG MILL MIX)

**SITE DATA:**

SP NAME: HAMILTON CHURCH POINT  
 SP NUMBER: 2024SP-041-001  
 COUNCIL DISTRICT: 8  
 COUNCIL MEMBER: DEONTE HARRELL  
 PARCEL ID: 15000020400  
 SITE ADDRESS: 3233 HAMILTON CHURCH ROAD, ANTIOCH, TN 37013  
 SITE ACREAGE: 4.05 AC (176,418 SF)  
 OPEN SPACE: 2.44 ACRES (106,341 SF)  
 EXISTING ZONING: AR2A/UDO  
 PROPOSED ZONING: SP  
 FALLBACK ZONING: RM6  
 PROPOSED SETBACK: 20 FT  
 PROPOSED USE: MULTIFAMILY UNITS  
 PROPOSED UNITS: 20 3-BR UNITS (20'x40') WITH ATTACHED 2-CAR GARAGES  
 4 3-BR UNITS (20'x40') WITH NO GARAGES  
 3 STORIES IN 35' (SEE SHEET A1) \*\*  
 PROPOSED MAX BLDG. HEIGHT: ±2,000 SF  
 BUILDING SQUARE FOOTAGE: 47037C0403J, 47037C0411J (EFFECTIVE 02/25/2022)  
 FEMA FIRM COMMUNITY PANEL No.:

**PARKING REQUIREMENTS:**

**PARKING REQUIRED:**

1 SPACE PER BEDROOM UP TO 2 BEDROOMS; 0.5 SPACES PER BEDROOM FOR ADDITIONAL BEDROOM

3 BEDROOM - 2.5 SPACES      2.5 X 24 = 60 SPACES (60 REQUIRED SPACES)

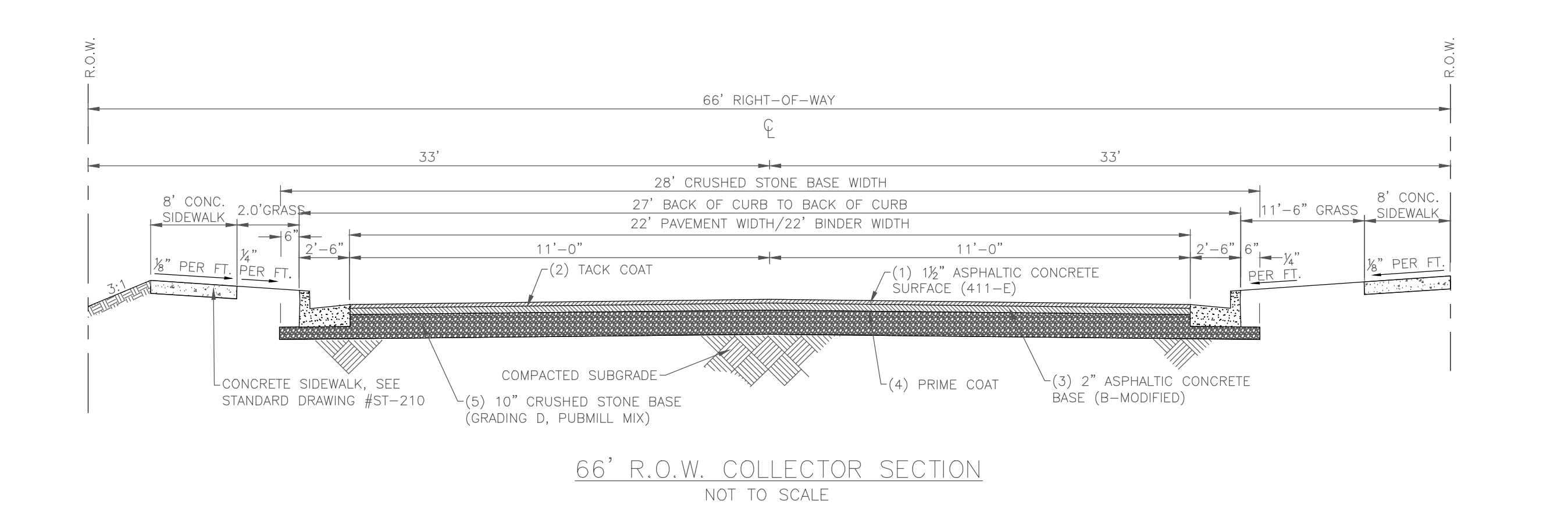
**PARKING PROVIDED:**

40 GARAGE SPACES  
 +20 SURFACE PARKING  
 +13 ON-STREET PARKING

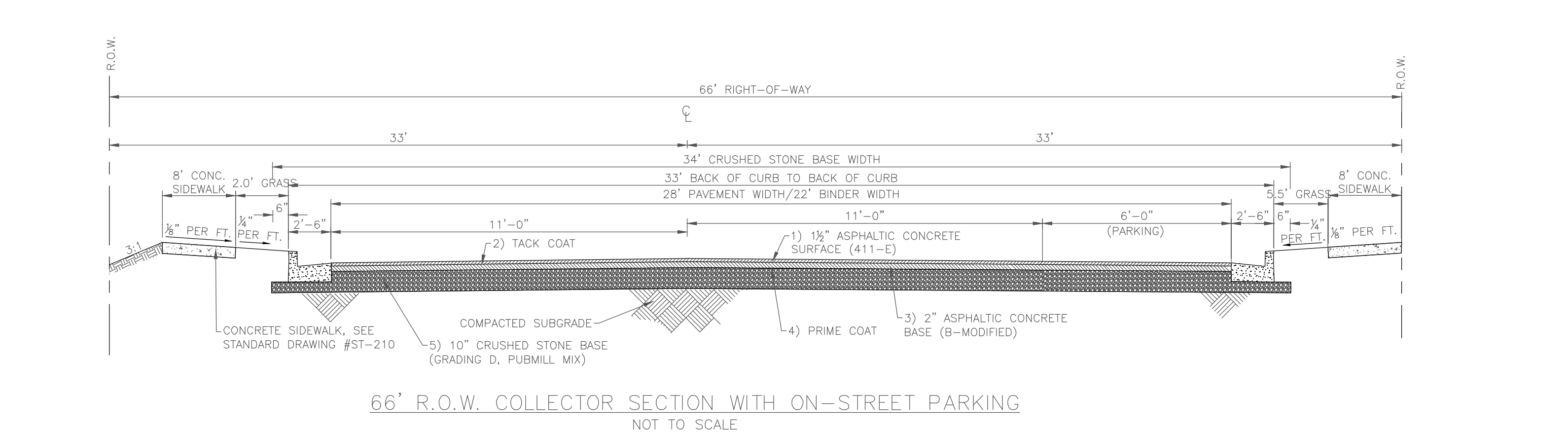
73 PARKING SPACES PROVIDED

**PROPOSED DENSITY:** 5.93 UNITS / AC  
**FLOOR AREA RATIO (FAR):** 0.27  
**IMPERVIOUS SURFACE RATIO (ISR):** 39.72  
**BUILDINGS:** 10.88 % (19,200 SF)  
**ROADS, SIDEWALKS, DRIVES:** 28.84 % (50,877 SF)

\*\* 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.



66' R.O.W. COLLECTOR SECTION  
 NOT TO SCALE



66' R.O.W. COLLECTOR SECTION WITH ON-STREET PARKING  
 NOT TO SCALE

**SITE PLAN**

**HAMILTON CHURCH POINT**  
**3233 HAMILTON CHURCH RD,**  
**ANTIOCH, TN 37013**