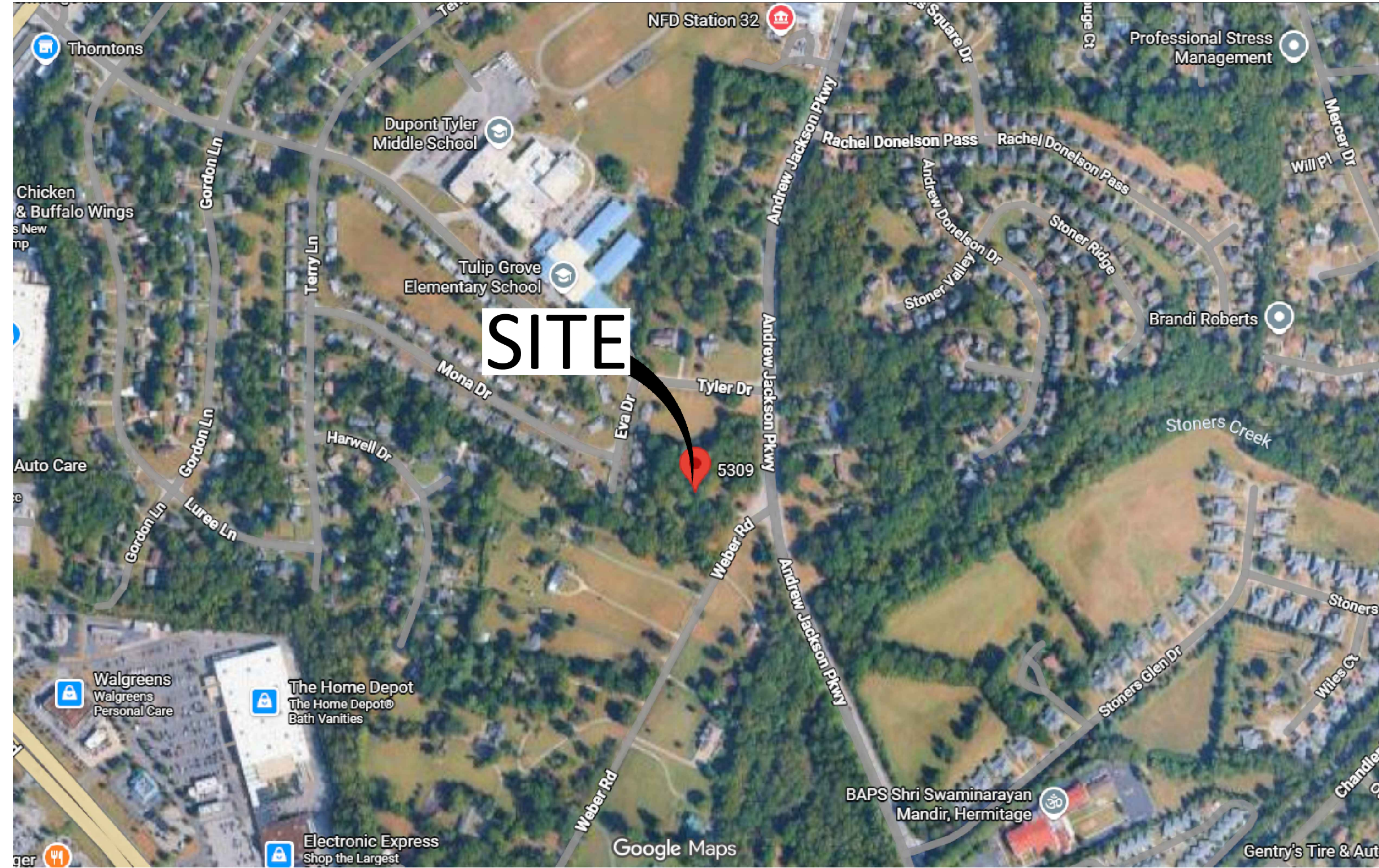


5309 WEBER ROAD SP

5309 WEBER ROAD HERMITAGE, TN 37076

PRELIMINARY SP DOCUMENTS
2026SP-014-001



VICINITY MAP
N.T.S.

STANDARD SP NOTES

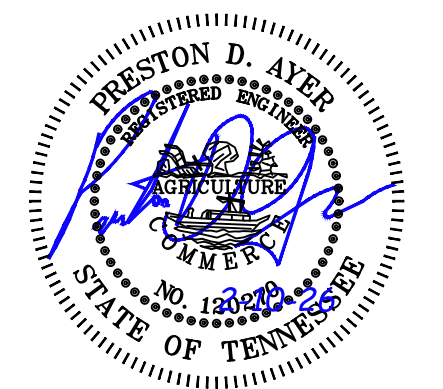
1. THE PURPOSE OF THIS SP IS TO PERMIT 18 MULTI-FAMILY RESIDENTIAL UNITS. SHORT-TERM RENTAL OWNER OCCUPIED AND SHORT-TERM RENTAL, NOT OWNER OCCUPIED ARE PROHIBITED.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0227H DATED APRIL 5, 2017.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH NDOT SIDEWALK DESIGN STANDARDS.
5. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE NDOT STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
6. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. 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.

8. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
9. SOLID WASTE PICKUP TO BE PROVIDED BY PRIVATE HAULER. SOLID WASTE CONTRACT WITH HAULER TO BE PROVIDED TO MPW PRIOR TO BUILDING PERMIT APPROVAL.
10. MINOR MODIFICATIONS TO THE PRELIMINARY 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. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
11. FOR ANY 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 RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
12. RAISED FOUNDATIONS OF 18"-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS. (2% SHALL BE EXEMPT)
 13. THE FINAL 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.
 14. 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 STORM WATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.
 15. STRUCTURES WITH LESS THAN 5' FIRE SEPARATION DISTANCE (10' BETWEEN UNITS) SHALL HAVE 1 HOUR FIRE RATED EXTERIOR WALLS IN ACCORDANCE WITH IRC 302.1.
 16. THERE ARE TO BE NO VERTICAL OBSTRUCTIONS IN NEW PUBLIC SIDEWALKS.

DEVELOPMENT SUMMARY

ADDRESS:	5309 WEBER ROAD HERMITAGE, TN 37076
OWNER:	KNIGHT, KIRK A & CYNTHIA DONNA LIVING TRUST
PROPOSED LAND USE:	ATTACHED RESIDENTIAL UNITS
EXISTING ZONING:	R10
PROPOSED ZONING:	SP
FALLBACK ZONING:	RM9
ACREAGE:	2.02 AC – 87,991 SF
MIN. LOT AREA REQUIRED:	15,000 SF
FAR:	0.60 MAXIMUM
ISR:	0.70 MAXIMUM
STREET SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	20'
LANDSCAPE BUFFERS:	10' TYPE B BUFFER ALONG NEIGHBORING PROPERTIES
MAXIMUM BUILDING HEIGHT	30'
PARKING REQUIRED:	2.5 SPACES PER 3 BEDROOM UNITS (2.5 X 12 = 30) 2 SPACES PER 2 BEDROOM UNITS (2 X 6 = 12) 42 SPACES REQUIRED
PARKING PROVIDED:	42 SURFACE SPACES
ACCESS:	DRIVE RAMP TO WEBER ROAD.
WASTE PICKUP:	PRIVATE TRASH SERVICE – INDIVIDUAL CANS

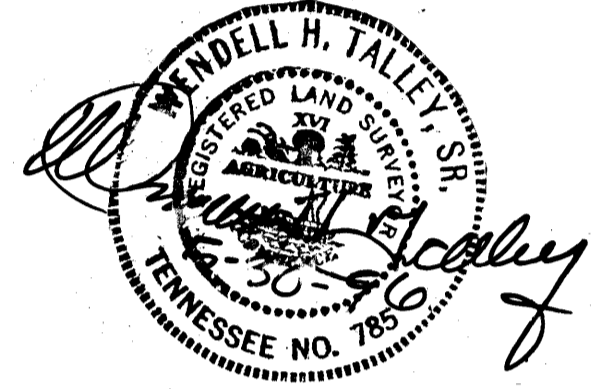
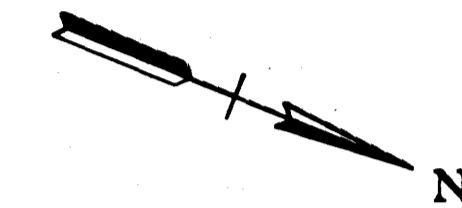


OWNER'S CERTIFICATE

* BOOK 852, PAGE 861, R.O.D.C.
8521 840
8233 90
8066 37

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK # PAGE # R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED, NO LOT OR LOTS, AS SHOWN HEREON, SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANT AS OF RECORD IN BOOK # PAGE # R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME: A. H. JOHNSON CO., L.L.C.
BY: *William Harry Johnson, Executive* DATE: 5/30/96
The Estate of Malvin Johnson, Administrative Manager
TITLE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY I SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.
NASHVILLE, TENNESSEE
BY: *Wendell H. Talley* DATE: May 30, 96
TENN. LIC. NO. 7856

COMMISSION'S APPROVAL
APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.
BY: *J. Jeff Branning* DATE: 8/5/96
SECRETARY

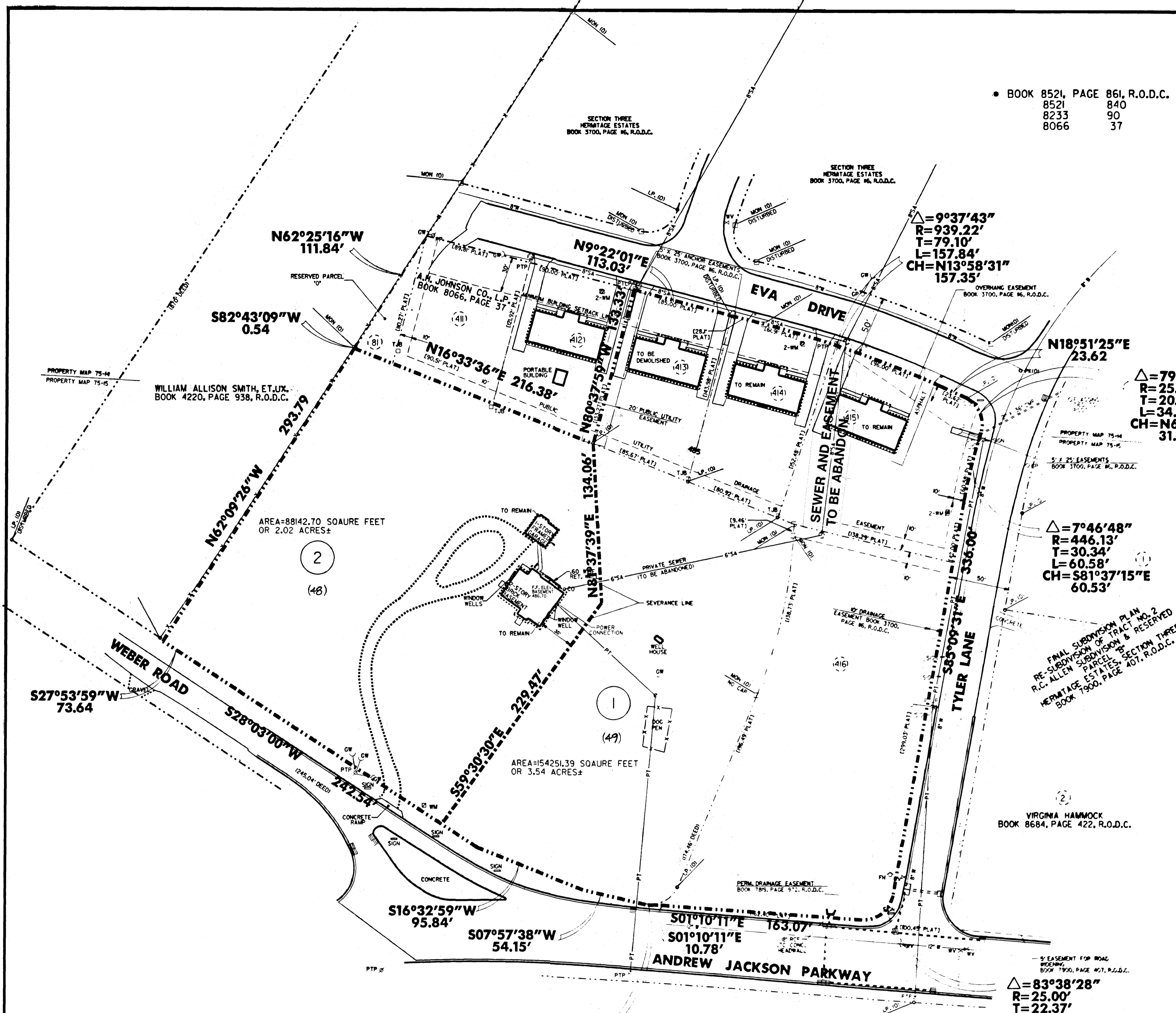
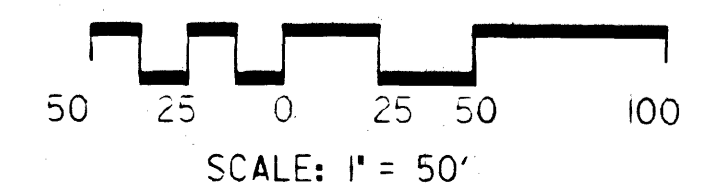
SUBDIVISION NO. 96S-267G
PART OF MASTER PLAN NO. 96P-004G
RECORD
RECORDED August 5th, 1996 BOOK 9700 PAGE 205 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

P.U.D. BOUNDARY AND SUBDIVISION PLAT
ALAN ESTATES
HERMITAGE, TENNESSEE
SECOND CIVIL DISTRICT
TWELFTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

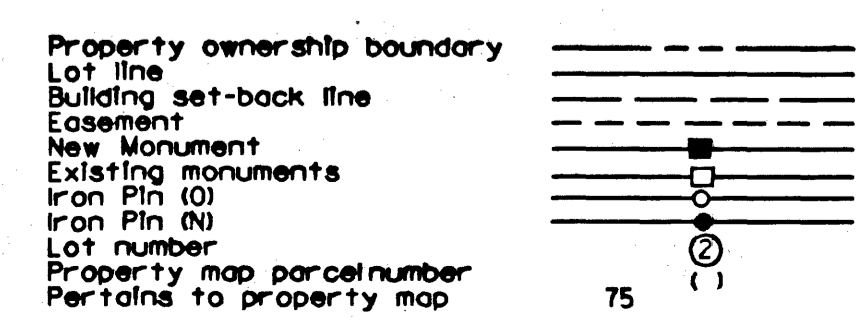
OWNER AND DEVELOPER:
HARRY JOHNSON
A.H. JOHNSON COMPANY, L.L.C.

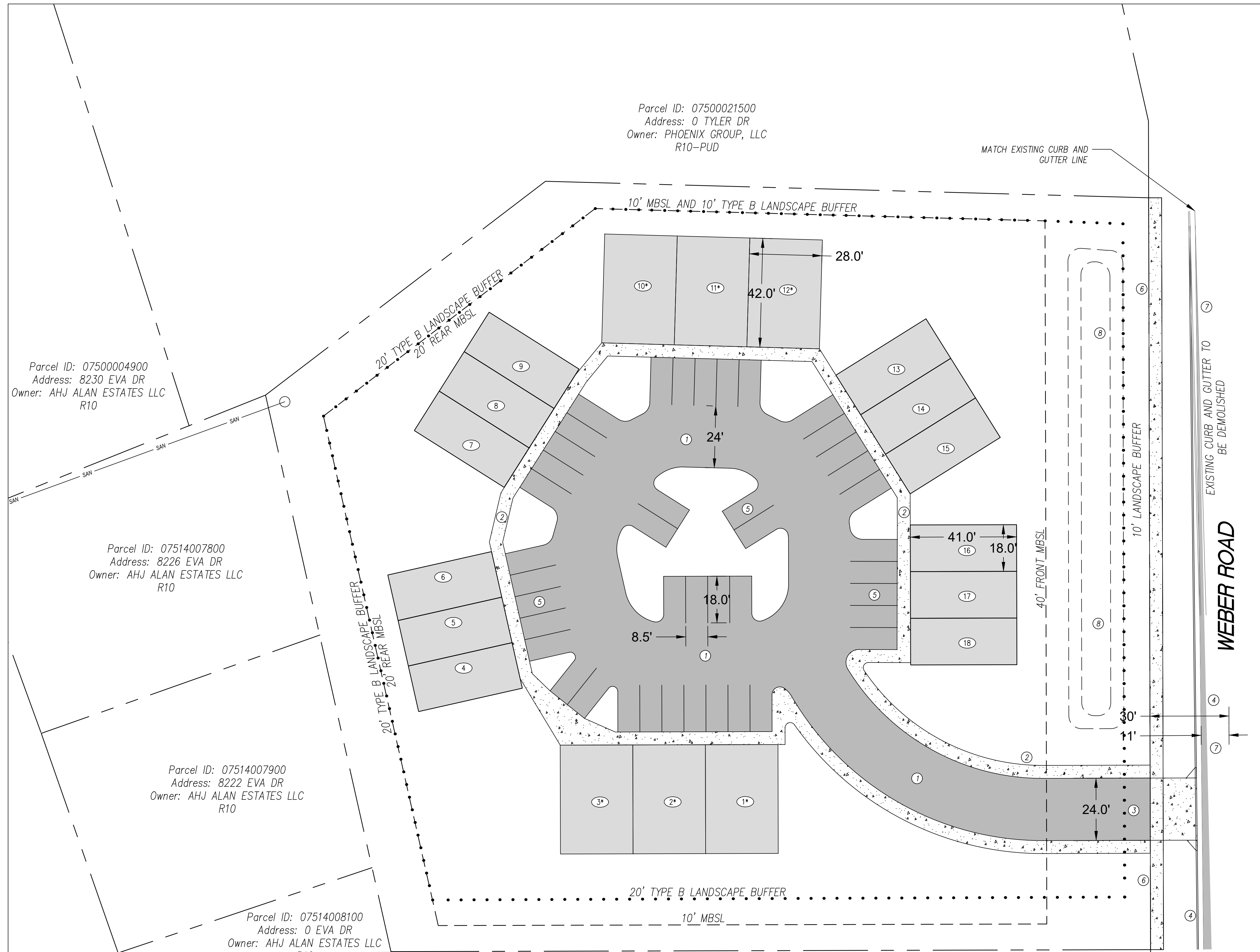
BARGE, WAGGONER, SUMNER, AND CANNON, INC.
NASHVILLE TENNESSEE

**TOTAL AREA=242,394.09 SQUARE FEET
OR 5.56 ACRES±**



- NOTES:**
1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
 2. BEARINGS SHOWN HEREON ARE BASED ON PREVIOUS RECORDED PLAT.
 3. PROPERTY IS ZONED "R10" (MEDIUM DENSITY RESIDENTIAL).
 4. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ON THIS SITE.
 5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY FLOODWAY MAP COMMUNITY PANEL NO. 470040 0203, DATED JUNE 2, 1995.
 6. THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOTS 413 THRU 416 OF SECTION THREE, HERMITAGE ESTATES AS OF RECORD IN PLAT BOOK 3700, PAGE 16.





Parcel ID: 07500021500
Address: 0 TYLER DR
Owner: PHOENIX GROUP, LLC
R10-PUD

Parcel ID: 07500004900
Address: 8230 EVA DR
Owner: AHJ ALAN ESTATES LLC
R10

Parcel ID: 07514007800
Address: 8226 EVA DR
Owner: AHJ ALAN ESTATES LLC
R10

Parcel ID: 07514007900
Address: 8222 EVA DR
Owner: AHJ ALAN ESTATES LLC
R10

Parcel ID: 07514008100
Address: 0 EVA DR
Owner: AHJ ALAN ESTATES LLC
R10

SITE DATA TABLE

ADDRESS:	5309 WEBER ROAD HERMITAGE, TN 37076
OWNER:	KNIGHT, KIRK A & CYNTHIA DONNA LIVING TRUST
PROPOSED LAND USE:	ATTACHED RESIDENTIAL UNITS
EXISTING ZONING:	R10
PROPOSED ZONING:	SP - RM9
ACREAGE:	2.02 AC - 87,991 SF
MIN. LOT AREA REQUIRED:	15,000 SF
FAR:	0.60 MAXIMUM
ISR:	0.70 MAXIMUM
STREET SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	20'
LANDSCAPE BUFFERS:	10' TYPE B BUFFER ALONG NEIGHBORING PROPERTIES
MAXIMUM BUILDING HEIGHT	30'
PARKING REQUIRED:	2.5 SPACES PER 3 BEDROOM UNITS (2.5 X 12 = 30) 2 SPACES PER 2 BEDROOM UNITS (2 X 6 = 12) 42 SPACES REQUIRED
PARKING PROVIDED:	42 SURFACE SPACES
ACCESS:	DRIVE RAMP TO WEBER ROAD.
WASTE PICKUP:	PRIVATE TRASH SERVICE - INDIVIDUAL CANS

SITE LEGEND

- ASPHALT
- CONCRETE
- BUILDING
- PROPOSED BUILDING, SEE ARCHITECTURAL PLANS, * DELINEATES 1.5 STORY UNITS
- PRIVATE STREET (TYP)
- PRIVATE SIDEWALK (TYP)
- RESIDENTIAL CURB RAMP
- PUBLIC CURB AND GUTTER EXTENSION
- STANDARD PARKING STALL (TYP)
- 5' PUBLIC SIDEWALK
- ST-252 PUBLIC ROAD STANDARDS ALONG FRONTAGE OF PROPERTY
- STORMWATER DETENTION/BIORETENTION AREA

NOTE: NO GRADING SHALL OCCUR IN AREA OF TREE PRESERVATION

STORMWATER NOTES
IT IS ANTICIPATED THAT THIS PROJECT WILL CAUSE AN INCREASE IN STORMWATER RUNOFF FROM THE EXISTING CONDITION. BIORETENTION BASINS / INFILTRATION WILL BE PROVIDED IN FINAL DESIGN TO HANDLE THE WATER QUALITY AND QUANTITY REQUIREMENTS.
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 THE FINAL APPLICATION.

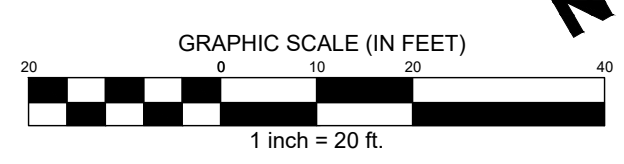
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WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

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ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
DESIGN STANDARDS
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 PRELIMINARY SP.
PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND ELEVATION). HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (THE VERTICAL DISTANCE FROM EAVE TO MIDPOINT).
ALL HVAC EQUIPMENT WILL BE IN THE REAR 50% OF HOUSE DEPTH

SOIL DATA
IDENTIFY SOILS FROM A GENERALIZED SOIL MAP, UNLESS A MORE SPECIFIC STUDY HAS BEEN DONE.
MCB MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES
STC STIVERSVILLE LOAM, 5 TO 12 PERCENT SLOPES, ERODED

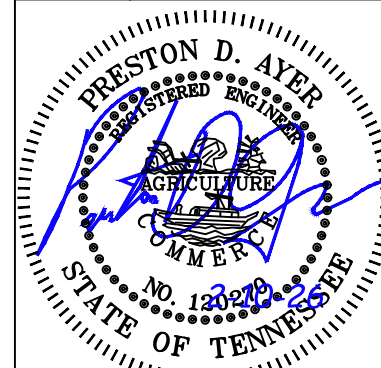
Parcel ID: 07500005000
Address: 5315 WEBER RD
Owner: SMITH, WILLIAM ALLISON ETUX
RS80



REV.	COMMENTS	DATE

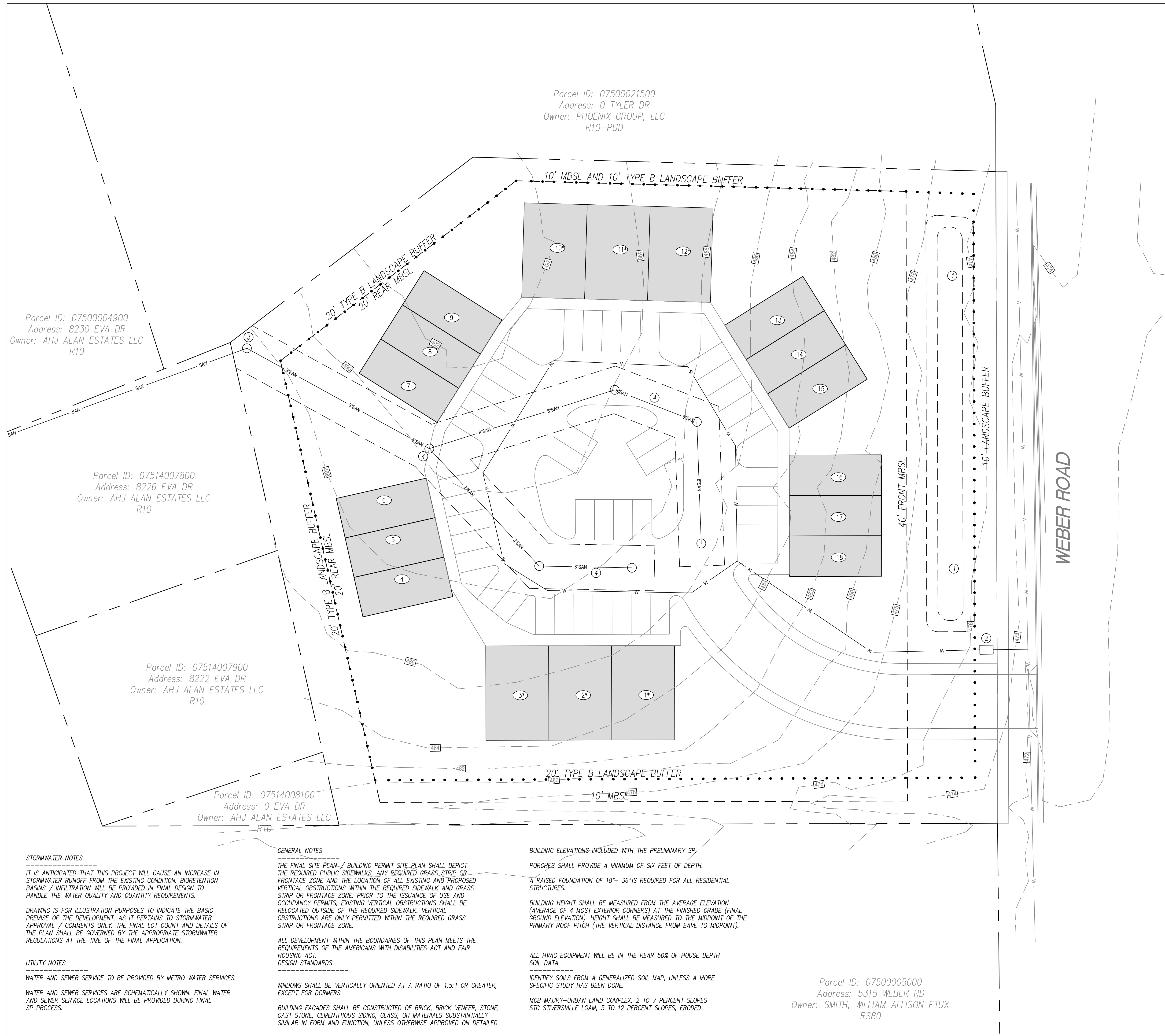


SITE PLAN
5309 WEBER RD SP PLAN
HERMITAGE, TN 37076



C1.00

DATE: 2-3-26
JOB NO.: 25-161



Parcel ID: 07500004900
 Address: 8230 EVA DR
 Owner: AHJ ALAN ESTATES LLC
 R10

Parcel ID: 07500021500
 Address: 0 TYLER DR
 Owner: PHOENIX GROUP, LLC
 R10-PUD

Parcel ID: 07514007800
 Address: 8226 EVA DR
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 Owner: AHJ ALAN ESTATES LLC
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 Owner: AHJ ALAN ESTATES LLC
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Parcel ID: 07500005000
 Address: 5315 WEBER RD
 Owner: SMITH, WILLIAM ALLISON ETUX
 RS80

SITE DATA TABLE

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OWNER:	KNIGHT, KIRK A & CYNTHIA DONNA LIVING TRUST
PROPOSED LAND USE:	ATTACHED RESIDENTIAL UNITS
EXISTING ZONING:	R10
PROPOSED ZONING:	SP - RM9
ACREAGE:	2.02 AC - 87,991 SF
MIN. LOT AREA REQUIRED:	15,000 SF
FAR:	0.60 MAXIMUM
ISR:	0.70 MAXIMUM
STREET SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	20'
LANDSCAPE BUFFERS:	10' TYPE B BUFFER ALONG NEIGHBORING PROPERTIES
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SITE LEGEND

- ASPHALT
- CONCRETE
- BUILDING

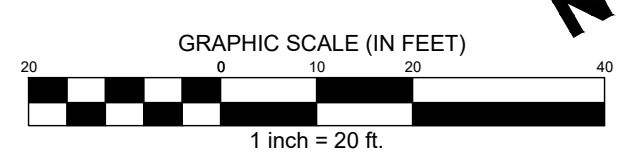
- PROPOSED BUILDING, SEE ARCHITECTURAL PLANS
- STORMWATER BMP/DETENTION AREA
- MASTER WATER METER, PRIVATE SERVICES/SUB METERS TO UNITS
- EXISTING SEWER MANHOLE CONNECTION POINT
- PUBLIC SEWER EXTENSION W/ 20' EASEMENT.

STORMWATER NOTES
 IT IS ANTICIPATED THAT THIS PROJECT WILL CAUSE AN INCREASE IN STORMWATER RUNOFF FROM THE EXISTING CONDITION. BIORETENTION BASINS / INFILTRATION WILL BE PROVIDED IN FINAL DESIGN TO HANDLE THE WATER QUALITY AND QUANTITY REQUIREMENTS.
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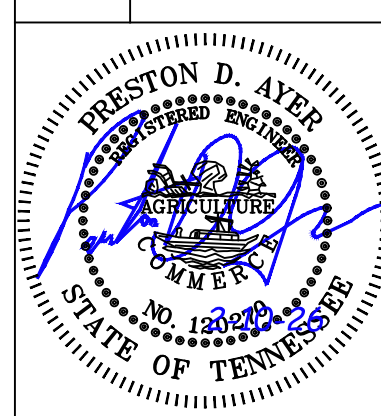
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 IDENTIFY SOILS FROM A GENERALIZED SOIL MAP, UNLESS A MORE SPECIFIC STUDY HAS BEEN DONE.
 MCB MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES
 STC STIVERSVILLE LOAM, 5 TO 12 PERCENT SLOPES, ERODED



REV.	DATE	COMMENTS



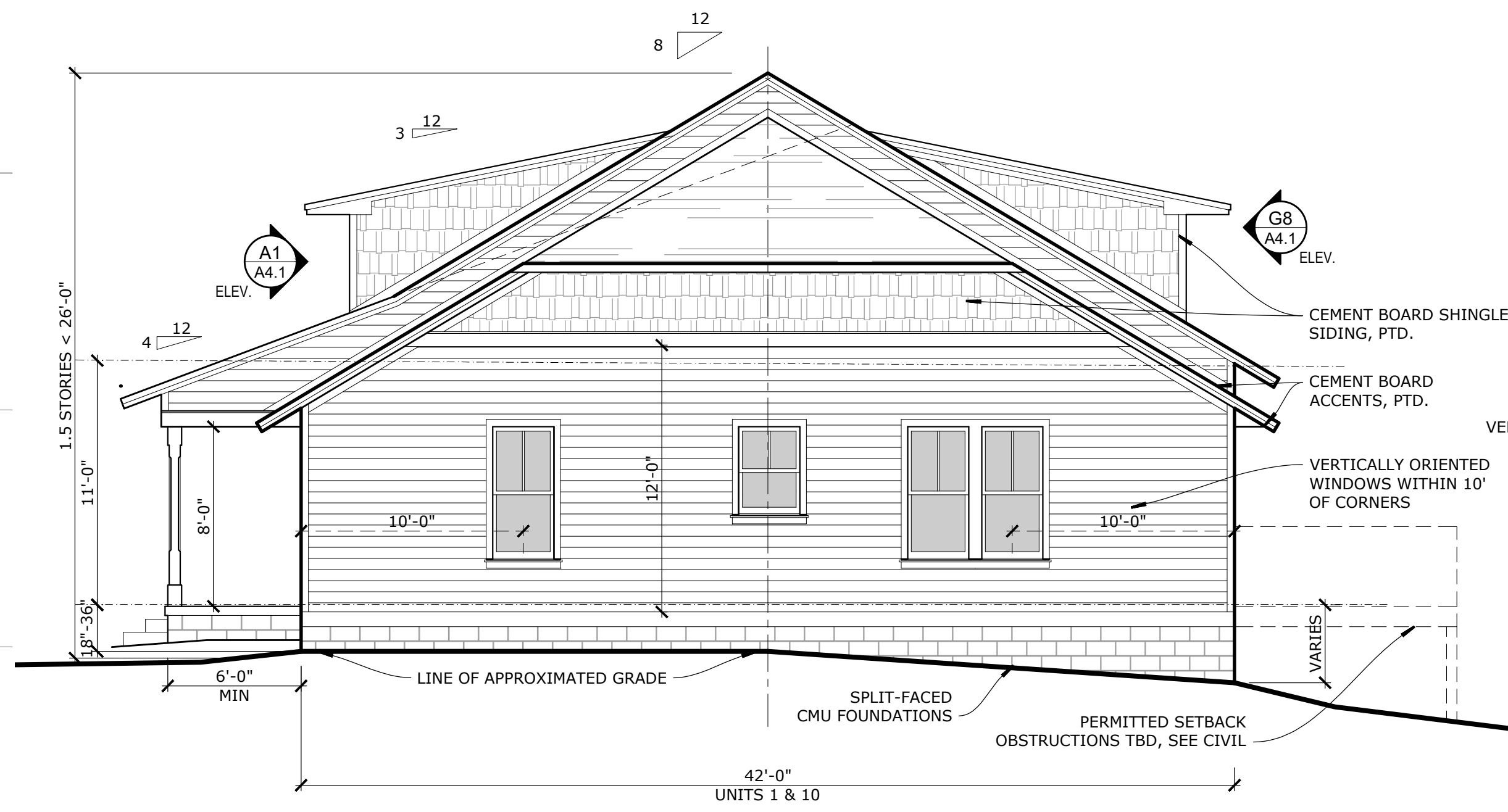
GRADING, DRAINAGE AND UTILITY PLAN
5309 WEBER RD SP PLAN
 HERMITAGE, TN 37076



C3.00

DATE: 2-3-26
 JOB NO.: 25-161

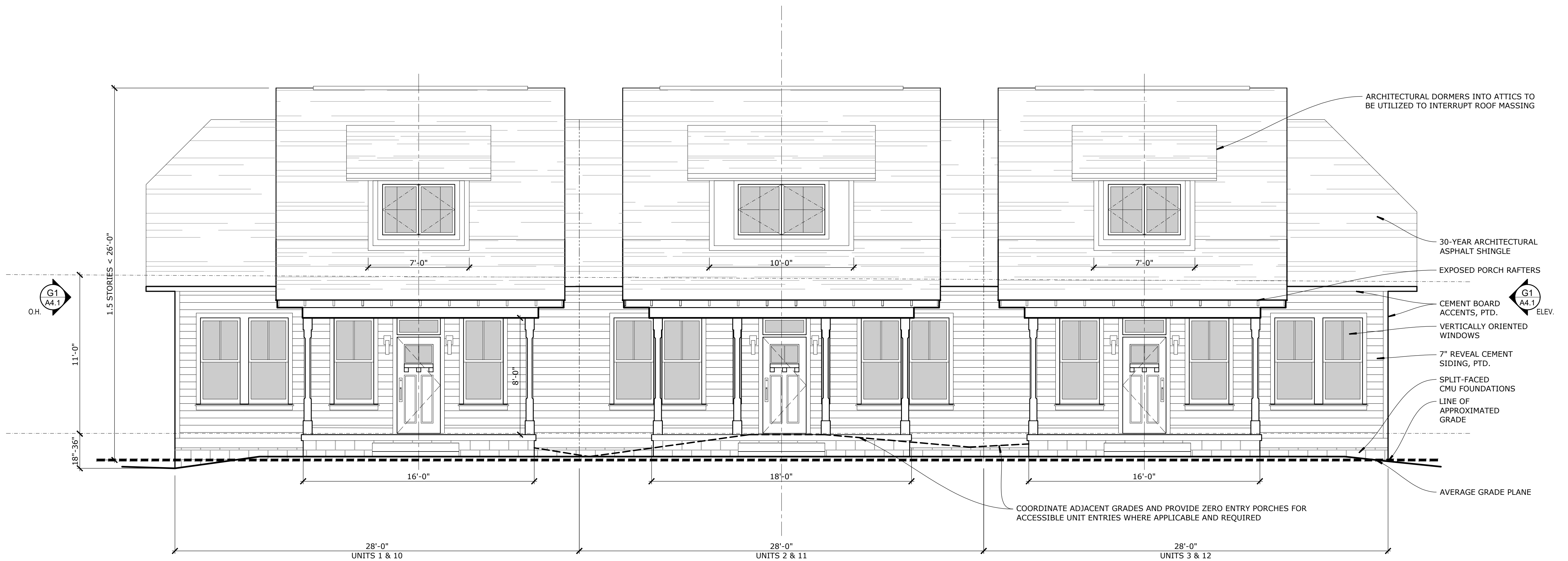
THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



G1 TYPICAL SIDE ELEVATION
3/16" = 1'-0"



G8 TYPICAL REAR ELEVATION
3/16" = 1'-0"



A1 TYPICAL FRONT ELEVATION
1/4" = 1'-0"

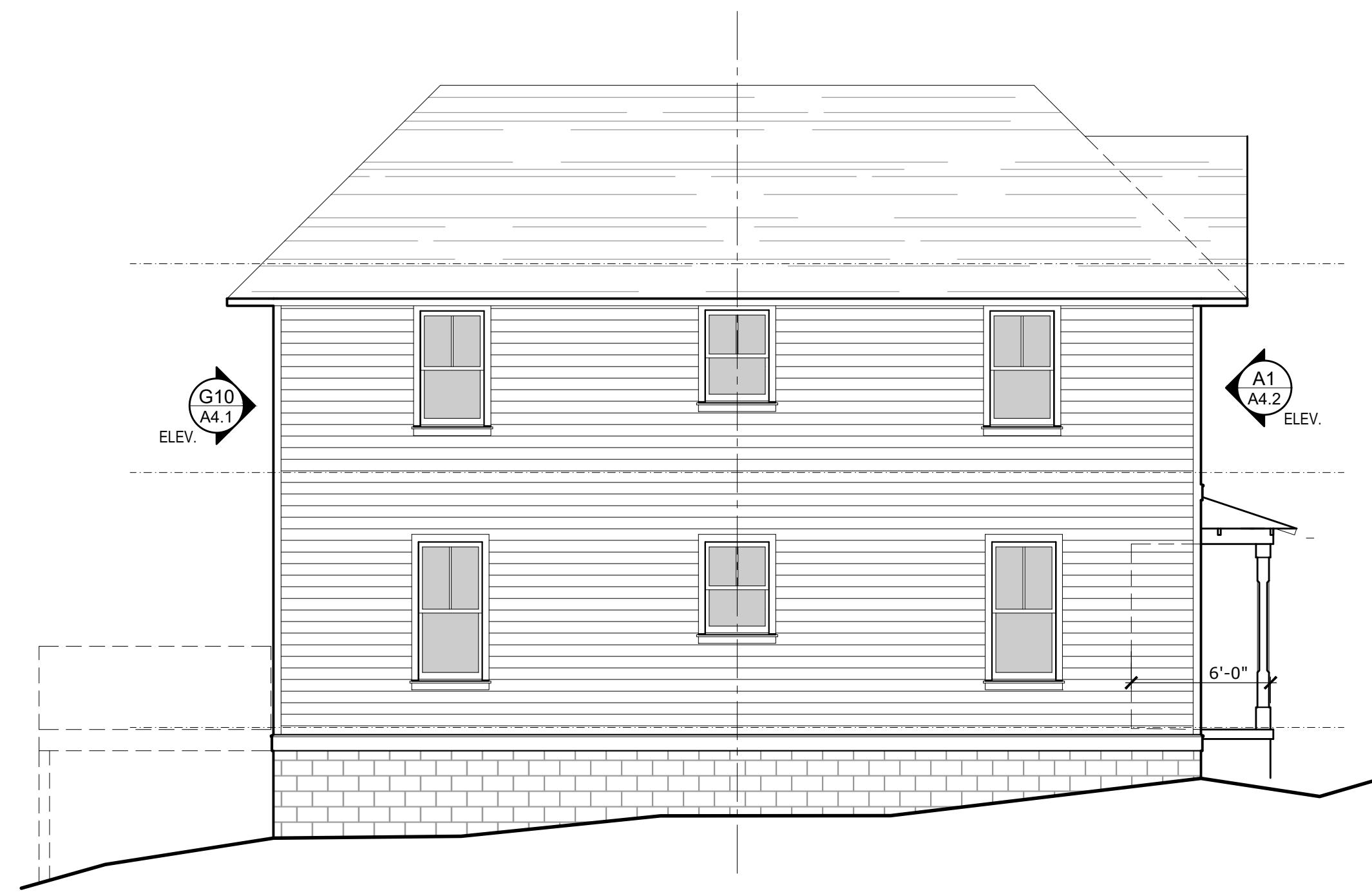
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2	02.12.26	ALL ELEVS

PRELIMINARY DESIGN ELEVATIONS
#26702

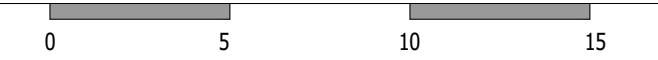
PRELIMINARY SP:
5309 Weber RD Development
HERMITAGE, TENNESSEE 37078

A4.1

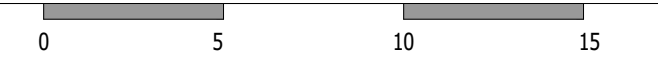
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G10 TYPICAL SIDE ELEVATION
3/16" = 1'-0"



G10 TYPICAL REAR ELEVATION
3/16" = 1'-0"



VISUAL MASSING (similar 4 plex project)
FULL SCALE

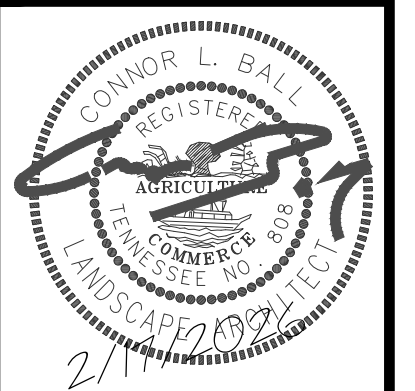


A1 TYPICAL FRONT ELEVATION
1/4" = 1'-0"

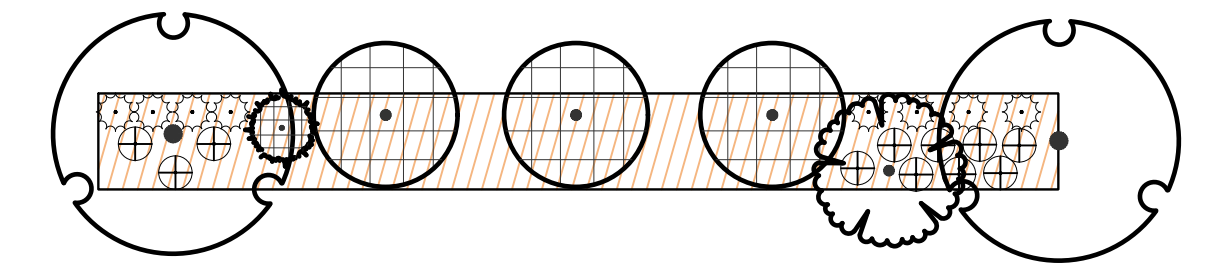
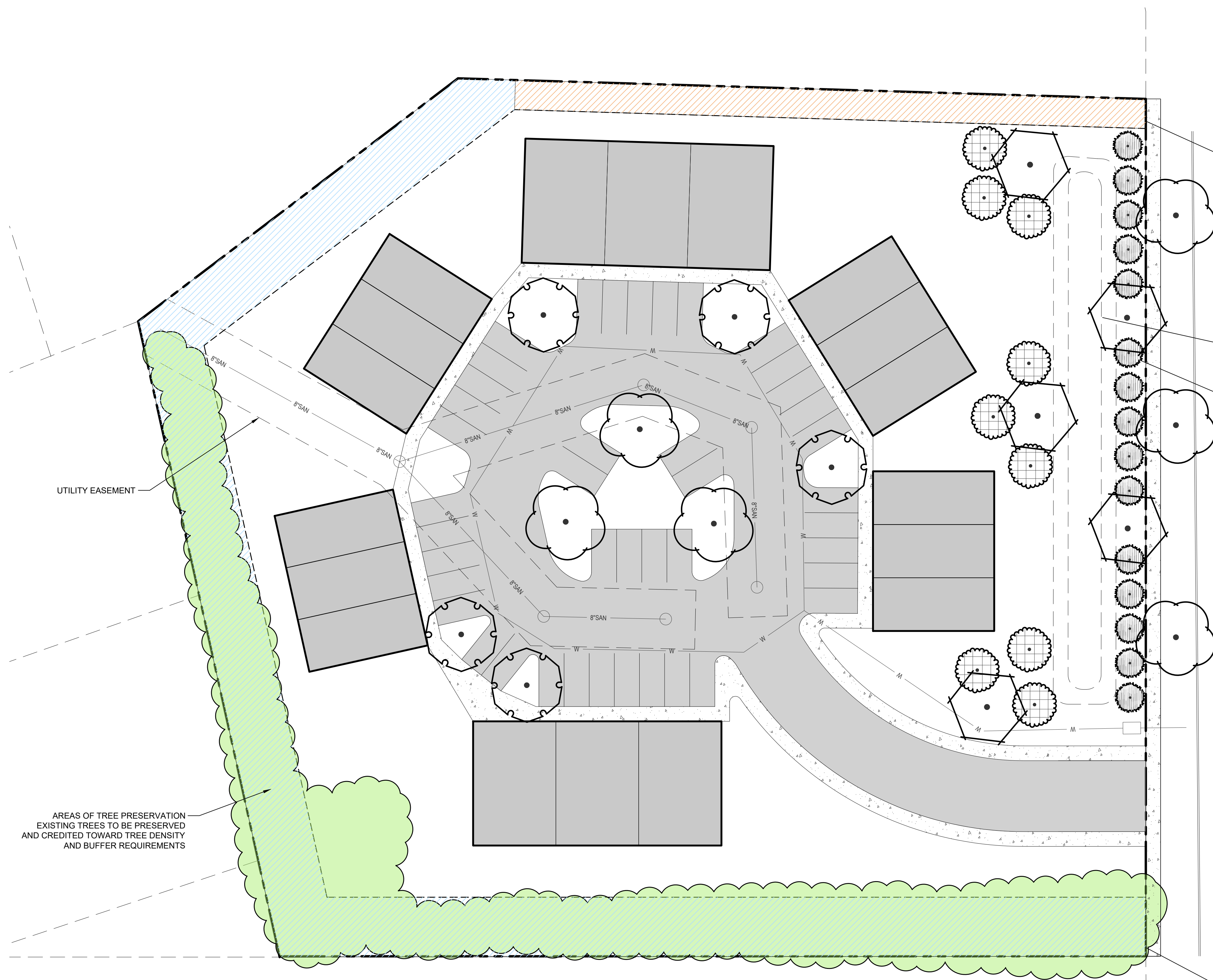


REV.	DATE	DESC.
0	02.03.26	FOR APPROVAL
2	02.12.26	ALL ELEVS

PRELIMINARY DESIGN ELEVATIONS
#26702
PRELIMINARY SP:
5309 Weber RD Development
HERMITAGE, TENNESSEE 37078



Job # - 26115



TYPICAL 10' B-3 SP BUFFER - 213 LF
 CANOPY TREES: 4.5 / 100'
 (MAPLE / POPLAR & ARBORVITAE / JUNIPER)*
 UNDERSTORY TREES: 1.8 / 100'
 (HOLLY & REDBUD)*
 SHRUBS: 18 / 100'
 (VIBURNUM / HOLLY / JUNIPER & ITEA / BEAUTYBERRY)*
 * 50% EVERGREEN TREES AND SHRUBS

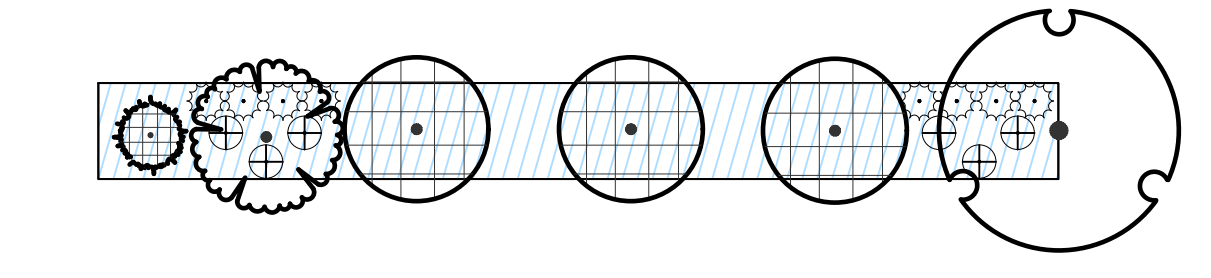
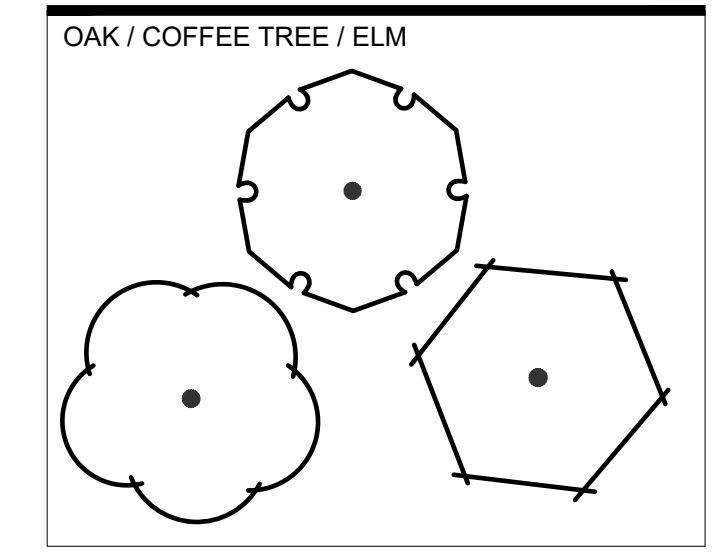
STORMWATER TREATMENT AREA

10' LANDSCAPE BUFFER ALONG WEBBER ROAD
 6' HEIGHT EVERGREEN TREES

TREE DENSITY REQUIREMENTS

LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

2" DECIDUOUS CANOPY TREES



TYPICAL 20' B-1 SP BUFFER - 668 LF
 EXISTING TREES TO BE PRESERVED & COUNTED TOWARD BUFFER REQUIREMENTS WHERE POSSIBLE AND OPENINGS TO BE FILLED IN WITH PROPOSED PLANT MATERIALS
 CANOPY TREES: 3.5 / 100'
 (MAPLE / POPLAR & ARBORVITAE / JUNIPER)*
 UNDERSTORY TREES: 1.4 / 100'
 (HOLLY & REDBUD)*
 SHRUBS: 14 / 100'
 (VIBURNUM / HOLLY / JUNIPER & ITEA / BEAUTYBERRY)*
 * 50% EVERGREEN TREES AND SHRUBS

UTILITY EASEMENT

AREAS OF TREE PRESERVATION
 EXISTING TREES TO BE PRESERVED
 AND CREDITED TOWARD TREE DENSITY
 AND BUFFER REQUIREMENTS

WEBBER ROAD

