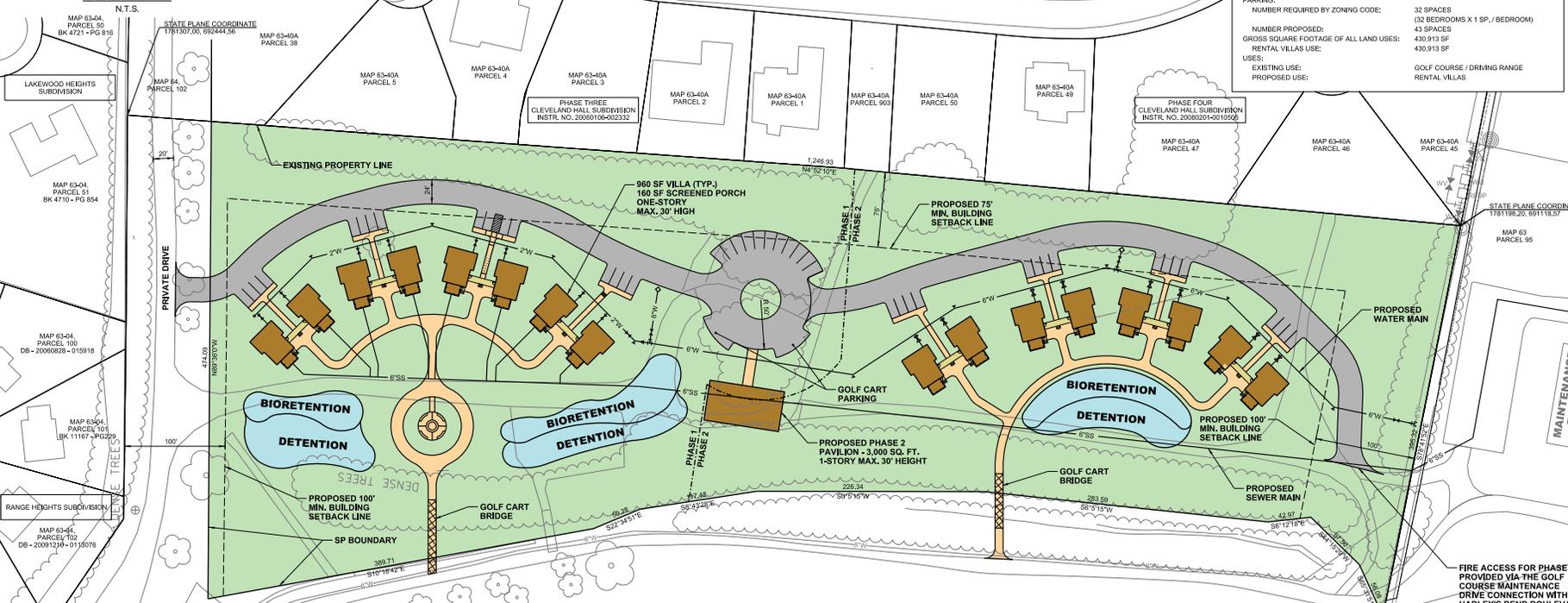


VICINITY MAP

DEVELOPMENT SUMMARY	
• COUNCIL DISTRICT # / DISTRICT COUNCILMEMBER:	11 / VACANT
• OWNER OF RECORD:	DANNER-ELLER GOLF PROPERTIES, INC. 3939 OLD HICKORY BLVD. OLD HICKORY, TN 37138 (615) 947-4001 MR. MIKE ELLER, OWNER
• SP NAME:	THE VILLAGES AT HERMITAGE GOLF COURSE
• SP NUMBER:	2014SP073-001
• CLUSTER-LDT RESIDENTIAL SP:	N/A
• PLAN PREPARATION DATE:	06/20/14
• SCALE:	1"=50'
• DESIGN PROFESSIONAL:	MR. JEFF HOOPER, P.E. BARGE CAUTHERN & ASSOCIATES, INC. VICE PRESIDENT 6606 CHARLOTTE PIKE SUITE 210 NASHVILLE, TN 37209 PH: (615) 356-8911 FAX: (615) 352-6737 470370222F, EFFECTIVE 4/20/01 FLOOD ZONE AE & X (PARTIAL)
• U.S. FEMA FIRM MAP NUMBER / FLOOD ZONE:	

PURPOSE NOTE	
1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL FOR 16 DETACHED RENTAL VILLAGES.	
DEVELOPMENT / SITE DATA TABLE	
ACREAGE:	9.89 AC.
TOTAL GROSS ACREAGE:	9.89 AC. - RENTAL VILLAGES
ACREAGE BY LAND USE:	
DENSITY:	1.62 UNITS/AC.
TOTAL FOR ALL PHASES:	1,562 UNITS/AC.
PHASE ONE TOTAL:	1,562 UNITS/AC.
PHASE TWO TOTAL:	1,762 UNITS/AC.
DEVELOPMENT (RENTAL) UNITS:	16 UNITS
TOTAL FOR ALL PHASES:	8 UNITS
PHASE ONE TOTAL:	8 UNITS
PHASE TWO TOTAL:	8 UNITS
FLOOR AREA RATIO (FAR):	0.053
RENTAL VILLAGES USE:	N/A
LOTS:	N/A
IMPERVIOUS SURFACE RATIO (ISR):	0.195
TOTAL:	0.053
BUILDINGS:	0.142
ROADS/SIDEWALKS/DRIVES:	
PARKING:	
NUMBER REQUIRED BY ZONING CODE:	32 SPACES (32 BEDROOMS X 1 SP. / BEDROOM)
NUMBER PROVIDED:	43 SPACES
GROSS SQUARE FOOTAGE OF ALL LAND USES:	430,913 SF
RENTAL VILLAGES USE:	430,913 SF
USES:	
EXISTING USE:	GOLF COURSE / DRIVING RANGE
PROPOSED USE:	RENTAL VILLAGES



- MAP 63-04A PARCEL 50 BK 4721 - PG 816
- MAP 63-04A PARCEL 38
- MAP 63-04A PARCEL 5
- MAP 63-04A PARCEL 4
- MAP 63-04A PARCEL 3
- MAP 63-04A PARCEL 2
- MAP 63-04A PARCEL 1
- MAP 63-04A PARCEL 903
- MAP 63-04A PARCEL 50
- MAP 63-04A PARCEL 49
- MAP 63-04A PARCEL 47
- MAP 63-04A PARCEL 46
- MAP 63-04A PARCEL 45
- MAP 63-04A PARCEL 102
- MAP 63-04A PARCEL 101
- MAP 63-04A PARCEL 100
- MAP 63-04A PARCEL 99
- MAP 63-04A PARCEL 98
- MAP 63-04A PARCEL 97
- MAP 63-04A PARCEL 96
- MAP 63-04A PARCEL 95

METRO WATER SERVICE NOTE

- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- THE PAVED AREAS IN THE BUFFER WILL ONLY BE CONSTRUCTED IF A VARIANCE IS APPROVED.

PUBLIC WORKS NOTES

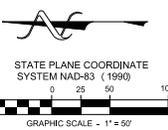
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- SOLID WASTE AND RECYCLING FOR THE DEVELOPMENT WILL UTILIZE EXISTING QUARTERS AT GOLF COURSE CLUBHOUSE.
- ADEQUATE SITE DISTANCE SHALL BE PROVIDED AT DRIVEWAY INTERSECTIONS.
- IN THE FUTURE IF THE PROPOSED VILLAGES ARE SEPARATED FROM THE GOLF COURSE PROPERTY AND SOLID ACCESS TO THE VILLAGES SHALL BE GRANTED THROUGH THE OTHER TRACTS OF LAND OWNED BY THE GOLF COURSE.

FEDERAL COMPLIANCE NOTE

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. A/C: <http://www.aes2091.us>
U.S. JUSTICE DEPT.: <http://www.justice.gov/ot/eeoingabout/efairhousingact.htm>

NES NOTES

- NES MUST MEET WITH THE DEVELOPER/ENGINEER UPON REQUEST TO DETERMINE ELECTRICAL SERVICE OPTIONS.
- DEVELOPER SHALL PROVIDE A CIVIL DAY AND PAD MOUNTED TRANSFORMER LOCATIONS TO NES FOR REVIEW.
- DEVELOPER DRAWINGS SHALL SHOW ANY EXISTING UTILITIES EASEMENTS ON PROPERTY. THE UTILITY POLES ON THE PROPERTY AND THE POLES ALONG ROW ARE TO REMAIN.
- NES SHALL BE PLACED IN "PUE" INSIDE DEVELOPMENT FOR CONDUIT RUNS AND METER CENTERS.
- ANY ADDITIONAL EASEMENTS REQUIRED THAT ARE NOT PART OF THIS PARCEL MUST BE OBTAINED BY THE DEVELOPER OR THE ENGINEER FOR THE DEVELOPER.
- POSTAL PLANS IS REQUIRED BEFORE NES FINAL CONSTRUCTION DRAWINGS CAN BE APPROVED.
- NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES: REFER TO NFPA 790 ARTICLE 450.27; NAD NESC SECTION 61 - 155A2 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER BUILDERS AND CONTRACTORS' TAB @ www.nesppw.com).
- DESIGNER'S VEGETATION DESIGN SHALL MEET BOTH METRO REQUIREMENTS AND NES VEGETATION MANAGEMENT REQUIREMENTS/CLEARANCES.
- NO IRRIGATION SYSTEM SHALL BE INSTALLED IN ANY NEW GARDEN AREAS.
- NES RISER POLES SHOULD BE INSTALLED ON DEVELOPMENT POLE.
- THE TYPE OF CABLE CENTER AND THE MOUNTING CHOICES TO USE WILL AFFECT THE OWNERSHIP OF THE CABLE TO THE METER CENTER.
- LOOK AT PAGE 10 OF THE NES GUIDELINES BOOK.
- NES SHALL BE PROVIDED LOAD INFORMATION FOR DEVELOPMENT.



OWNER
DANNER-ELLER GOLF PROPERTIES, INC.
3939 OLD HICKORY BOULEVARD
OLD HICKORY, TENNESSEE 37138

SURVEYOR
BARGE WADGONER SUMNER & CANNON, INC.
211 COMMERCE STREET, SUITE 600
NASHVILLE, TENNESSEE 37201

CIVIL ENGINEER
BARGE CAUTHERN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 63 PARCEL ZONED R15

2014SP-073-001

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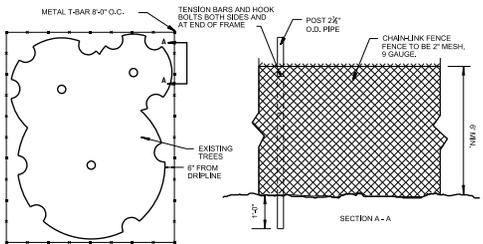
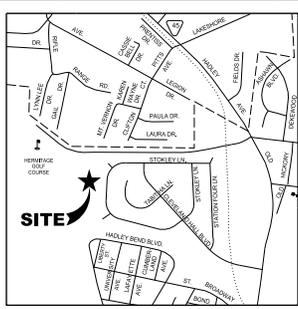
OVERALL SITE DEVELOPMENT PLAN

THE VILLAGES AT HERMITAGE GOLF COURSE
3939 OLD HICKORY BOULEVARD
OLD HICKORY, DAVIDSON COUNTY, TENNESSEE

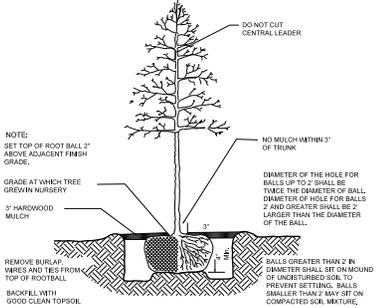
DESCRIPTION	DATE	BY	SP SUBMITTAL
	06.26.14		

C1.0

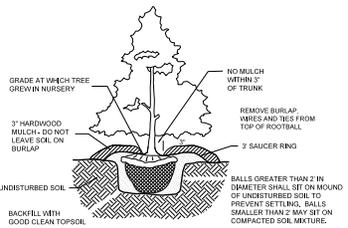
FILE NO. 2816-01



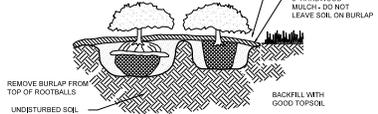
TREE PROTECTION FENCING
NOT TO SCALE



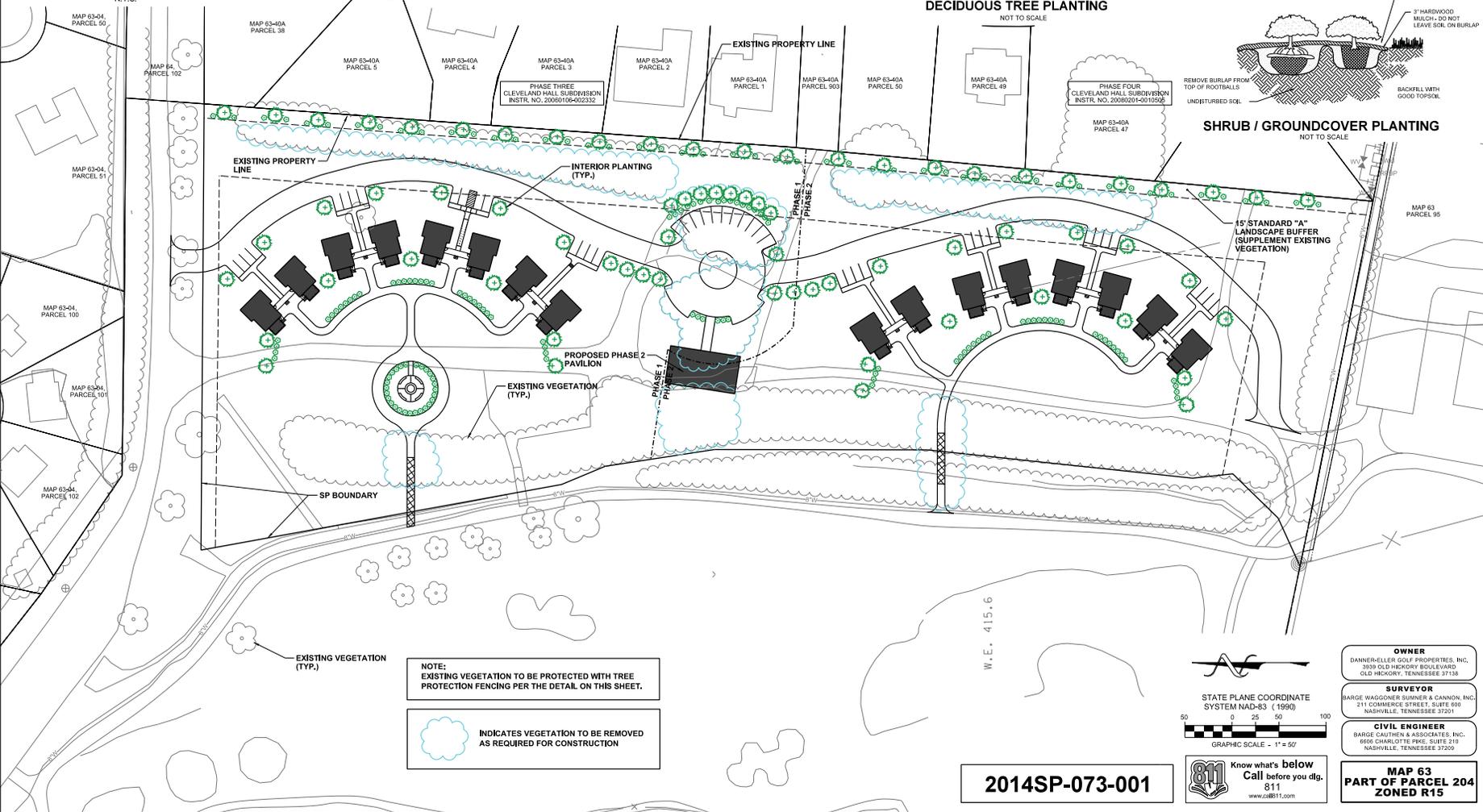
DECIDUOUS TREE PLANTING
NOT TO SCALE



EVERGREEN PLANTING
NOT TO SCALE

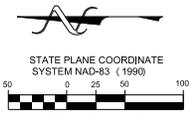


SHRUB / GROUNDCOVER PLANTING
NOT TO SCALE



NOTE:
EXISTING VEGETATION TO BE PROTECTED WITH TREE PROTECTION FENCING PER THE DETAIL ON THIS SHEET.

INDICATES VEGETATION TO BE REMOVED AS REQUIRED FOR CONSTRUCTION



OWNER
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2014SP-073-001

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MAP 63 PART OF PARCEL 204 ZONED R15

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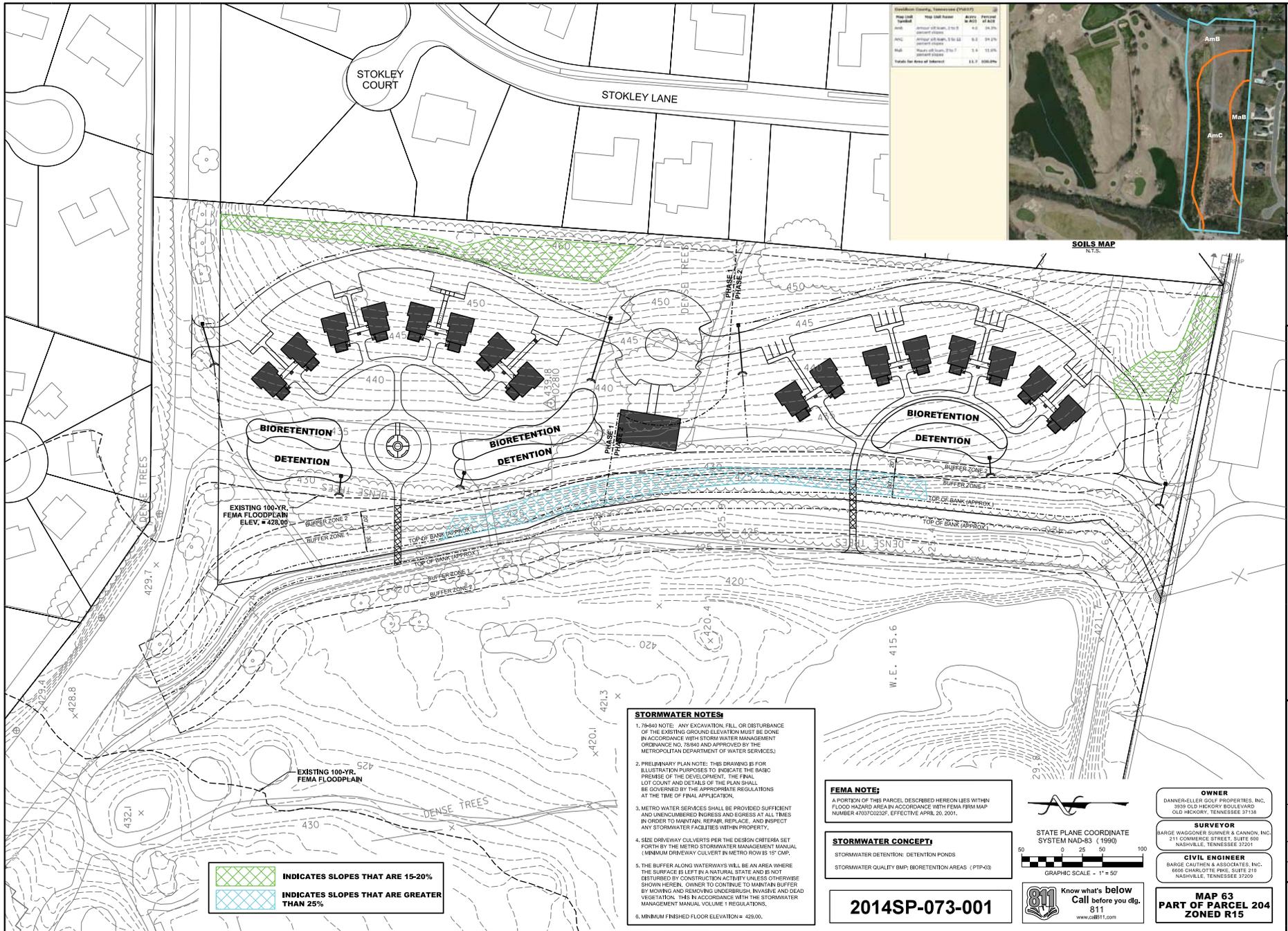
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NASHVILLE, TENNESSEE 37209
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OVERALL LANDSCAPE DEVELOPMENT PLAN

THE VILLAS AT HERMITAGE GOLF COURSE
3939 OLD HICKORY BOULEVARD
OLD HICKORY, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
		08.28.14	SP SUBMITTAL

L1.0
FILE NO. 2816-01



Area	Area (sq ft)	Area (sq ft)	Area (sq ft)
Lot 1	1,210.00	1,210.00	1,210.00
Lot 2	1,210.00	1,210.00	1,210.00
Lot 3	1,210.00	1,210.00	1,210.00
Lot 4	1,210.00	1,210.00	1,210.00
Lot 5	1,210.00	1,210.00	1,210.00
Lot 6	1,210.00	1,210.00	1,210.00
Lot 7	1,210.00	1,210.00	1,210.00
Lot 8	1,210.00	1,210.00	1,210.00
Lot 9	1,210.00	1,210.00	1,210.00
Lot 10	1,210.00	1,210.00	1,210.00
Lot 11	1,210.00	1,210.00	1,210.00
Lot 12	1,210.00	1,210.00	1,210.00
Lot 13	1,210.00	1,210.00	1,210.00
Lot 14	1,210.00	1,210.00	1,210.00
Lot 15	1,210.00	1,210.00	1,210.00
Lot 16	1,210.00	1,210.00	1,210.00
Lot 17	1,210.00	1,210.00	1,210.00
Lot 18	1,210.00	1,210.00	1,210.00
Lot 19	1,210.00	1,210.00	1,210.00
Lot 20	1,210.00	1,210.00	1,210.00
Lot 21	1,210.00	1,210.00	1,210.00
Lot 22	1,210.00	1,210.00	1,210.00
Lot 23	1,210.00	1,210.00	1,210.00
Lot 24	1,210.00	1,210.00	1,210.00
Lot 25	1,210.00	1,210.00	1,210.00
Lot 26	1,210.00	1,210.00	1,210.00
Lot 27	1,210.00	1,210.00	1,210.00
Lot 28	1,210.00	1,210.00	1,210.00
Lot 29	1,210.00	1,210.00	1,210.00
Lot 30	1,210.00	1,210.00	1,210.00
Lot 31	1,210.00	1,210.00	1,210.00
Lot 32	1,210.00	1,210.00	1,210.00
Lot 33	1,210.00	1,210.00	1,210.00
Lot 34	1,210.00	1,210.00	1,210.00
Lot 35	1,210.00	1,210.00	1,210.00
Lot 36	1,210.00	1,210.00	1,210.00
Lot 37	1,210.00	1,210.00	1,210.00
Lot 38	1,210.00	1,210.00	1,210.00
Lot 39	1,210.00	1,210.00	1,210.00
Lot 40	1,210.00	1,210.00	1,210.00
Lot 41	1,210.00	1,210.00	1,210.00
Lot 42	1,210.00	1,210.00	1,210.00
Lot 43	1,210.00	1,210.00	1,210.00
Lot 44	1,210.00	1,210.00	1,210.00
Lot 45	1,210.00	1,210.00	1,210.00
Lot 46	1,210.00	1,210.00	1,210.00
Lot 47	1,210.00	1,210.00	1,210.00
Lot 48	1,210.00	1,210.00	1,210.00
Lot 49	1,210.00	1,210.00	1,210.00
Lot 50	1,210.00	1,210.00	1,210.00
Lot 51	1,210.00	1,210.00	1,210.00
Lot 52	1,210.00	1,210.00	1,210.00
Lot 53	1,210.00	1,210.00	1,210.00
Lot 54	1,210.00	1,210.00	1,210.00
Lot 55	1,210.00	1,210.00	1,210.00
Lot 56	1,210.00	1,210.00	1,210.00
Lot 57	1,210.00	1,210.00	1,210.00
Lot 58	1,210.00	1,210.00	1,210.00
Lot 59	1,210.00	1,210.00	1,210.00
Lot 60	1,210.00	1,210.00	1,210.00
Lot 61	1,210.00	1,210.00	1,210.00
Lot 62	1,210.00	1,210.00	1,210.00
Lot 63	1,210.00	1,210.00	1,210.00
Lot 64	1,210.00	1,210.00	1,210.00
Lot 65	1,210.00	1,210.00	1,210.00
Lot 66	1,210.00	1,210.00	1,210.00
Lot 67	1,210.00	1,210.00	1,210.00
Lot 68	1,210.00	1,210.00	1,210.00
Lot 69	1,210.00	1,210.00	1,210.00
Lot 70	1,210.00	1,210.00	1,210.00
Lot 71	1,210.00	1,210.00	1,210.00
Lot 72	1,210.00	1,210.00	1,210.00
Lot 73	1,210.00	1,210.00	1,210.00
Lot 74	1,210.00	1,210.00	1,210.00
Lot 75	1,210.00	1,210.00	1,210.00
Lot 76	1,210.00	1,210.00	1,210.00
Lot 77	1,210.00	1,210.00	1,210.00
Lot 78	1,210.00	1,210.00	1,210.00
Lot 79	1,210.00	1,210.00	1,210.00
Lot 80	1,210.00	1,210.00	1,210.00
Lot 81	1,210.00	1,210.00	1,210.00
Lot 82	1,210.00	1,210.00	1,210.00
Lot 83	1,210.00	1,210.00	1,210.00
Lot 84	1,210.00	1,210.00	1,210.00
Lot 85	1,210.00	1,210.00	1,210.00
Lot 86	1,210.00	1,210.00	1,210.00
Lot 87	1,210.00	1,210.00	1,210.00
Lot 88	1,210.00	1,210.00	1,210.00
Lot 89	1,210.00	1,210.00	1,210.00
Lot 90	1,210.00	1,210.00	1,210.00
Lot 91	1,210.00	1,210.00	1,210.00
Lot 92	1,210.00	1,210.00	1,210.00
Lot 93	1,210.00	1,210.00	1,210.00
Lot 94	1,210.00	1,210.00	1,210.00
Lot 95	1,210.00	1,210.00	1,210.00
Lot 96	1,210.00	1,210.00	1,210.00
Lot 97	1,210.00	1,210.00	1,210.00
Lot 98	1,210.00	1,210.00	1,210.00
Lot 99	1,210.00	1,210.00	1,210.00
Lot 100	1,210.00	1,210.00	1,210.00



SOILS MAP
N.T.S.

0606 CHARLOTTE PkE, STE 210
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P: 615.352.8737 F.A.X.

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INDICATES SLOPES THAT ARE 15-20%
 INDICATES SLOPES THAT ARE GREATER THAN 25%

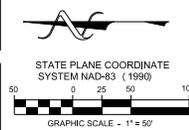
STORMWATER NOTES

1. 78-840 NOTE: ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. 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 PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IS METRO ROW IS 10' CMP).
5. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY UNLESS OTHERWISE SHOWN HEREIN. OWNER TO CONTINUE TO MAINTAIN BUFFER BY MOWING AND REMOVING UNDERBUSH, INVASIVE AND DEAD VEGETATION. THIS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.
6. MINIMUM FINISHED FLOOR ELEVATION= 428.00.

FEMA NOTE:
A PORTION OF THIS PARCEL, DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH FEMA FIRM MAP NUMBER 47037C0232P, EFFECTIVE APRIL 20, 2001.

STORMWATER CONCEPT:
STORMWATER DETENTION: DETENTION PONDS
STORMWATER QUALITY BMP: BIORETENTION AREAS (PTP-03)

2014SP-073-001



OWNER
DANNER-ELLER GOLF PROPERTIES, INC.
309 OLD HICKORY BOULEVARD
OLD HICKORY, TENNESSEE 37138

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MAP 63 PART OF PARCEL 204 ZONED R15

OVERALL GRADING / STORMWATER DEVELOPMENT PLAN

THE VILLAS AT HERMITAGE GOLF COURSE
3939 OLD HICKORY BOULEVARD
OLD HICKORY, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
		06.26.14	SP-SUBMITTAL

C2.0
FILE NO. 2816-01