

PUBLIC WORK NOTES:

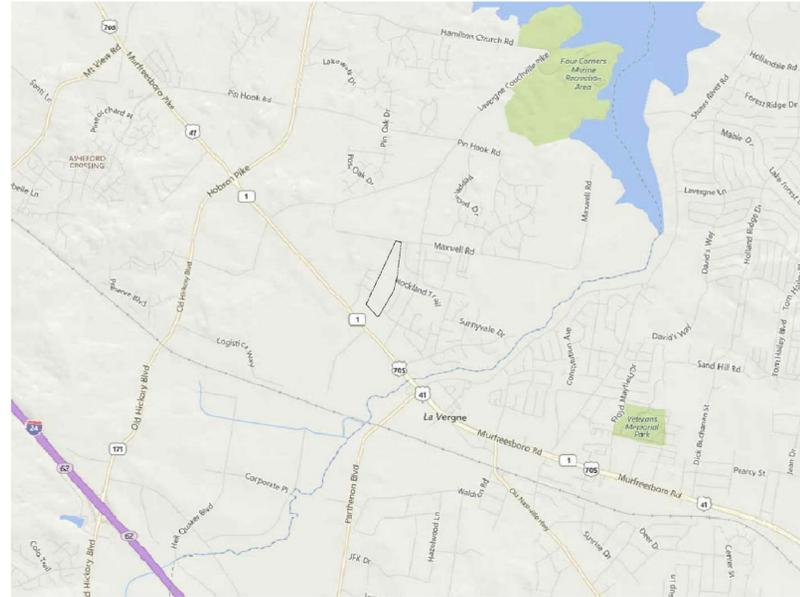
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS
2. PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. REQUEST TO BE MADE 24 HOURS IN ADVANCE.
3. STOP SIGNS TO BE 30 INCH BY 30 INCH.
4. STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE.
5. ALL SIGNS TO HAVE 3M REFLECTIVE COATING.
6. DEVELOPMENT IS TO ABIDE BY TRAFFIC AND PARKING.

PRELIMINARY SPECIFIC PLAN OLIVERI PROPERTY

CASE # 2018SP-019-001
MUFREESBORO PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT 33 -LEE

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NORTH
VICINITY MAP
NOT TO SCALE

PREPARED FOR:
Stone Street Properties, LLC
200 Kenner Avenue
Nashville, TN 37205
615-668-2213
December 13, 2017

LANDSCAPE ARCHITECT

EDGE

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 12th Ave. South, Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

CIVIL ENGINEER



RESUBMITTAL: JANUARY 4, 2017
RESUBMITTAL: JANUARY 8, 2017 (Public Works)
RESUBMITTAL: JANUARY 24, 2017

- PROPERTY LOCATED IN DAVIDSON COUNTY - TAX MAP 175 AS PARCELS 102.00 AND 76.00.
- EXISTING LAND USE - AGRICULTURE
- COUNCIL DISTRICT: 33
- COUNCIL MEMBER: LEE
- OWNER: CATERINA OLIVERI
4154 MURFREESBORO PIKE
NASHVILLE, TN 37013
(615)-256-8282
CONTACT: WADDELL WRIGHT
- NAME: OLIVERI
- SP NUMBER: 2018SP-019-001
- PLAN DATE: 9.28.2017
- FEMA FIRM #: 4703TC0412H & 4703TC0414H : ZONE X EFFECTIVE 4-5-2017

- SITE DATA:**
- GROSS PROPERTY AREA +/- 28.64 AC. 1,247,558 SF
 - GROSS SP AREA +/- 25.20 AC. 1,097,831 SF
 - RESIDENTIAL AREA +/- 14.26 AC. 621,166 SF
 - RIGHT-OF-WAY AREA +/- 4.84 AC. 210,830 SF
 - OPEN SPACE AREA +/- 6.10 AC. 264,416 SF
 - DENSITY 3.65 DU/AC
 - DWELLING UNITS 92 UNITS
 - FLOOR AREA RATIO 0.50
 - TOTAL LOTS 97 LOTS (5 OPEN SPACE)
 - REQUIRED PARKING SPACES 184 SPACES
 - PROVIDED PARKING SPACES 196 SPACES (12 ON STREET) SINGLE FAMILY HOMES
 - USES TOWNHOUSES

- BULK STANDARDS:**
- MAX FAR 50
 - MAX ISR .70
 - MIN. FRONT SETBACK 20'
 - MIN. REAR SETBACK 10'
 - MIN. SIDE SETBACK 5'
 - MAX. BUILDING HEIGHT 3 STORY (35' MEASURED TO ROOF LINE)

BUILDING MATERIALS:

- ROOF MATERIALS:**
- PERMITTED:
- DIMENSIONAL ASPHALT SHINGLES
 - LAMINATED SHINGLES
 - COPPER FINISHES
 - STANDING SEAM METAL ROOFS
 - WOOD SHINGLES

- PROHIBITED:
- ASBESTOS CEMENT SHINGLES
 - BRIGHTLY COLORED METAL ROOFING
 - FLAT-ROOF SYSTEM WITH PARAPET WALL

- EXTERIOR SIDING MATERIALS:**
- PERMITTED:
- BRICK
 - STONE
 - NATURAL WOOD & WOOD ACCENTS
 - HARDWOOD BOARD
 - METAL PANEL SIDING
 - BATTEN SIDING
 - HARDPLANK
 - DESIGN BRICK
 - STUCCO
 - EIFS
 - COMPOSITE BLOCK

- PROHIBITED:
- PLYWOOD
 - UNFINISHED CONCRETE BLOCK
 - EIFS
 - VINYL SIDING
 - UNTREATED WOOD

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PRELIMINARY SP IS PERMIT 68 SINGLE-FAMILY RESIDENTIAL LOTS AND 24 MULTI-FAMILY UNITS.
 2. ADEQUATE INTERSECTION AND STOPPING SITE DISTANCE SHALL BE PROVIDED AT ALL PROJECT DRIVES PER AASHTO STANDARDS FOR THE POSTED SPEED LIMIT.
 3. ALL PROPOSED METHODS FOR THE DISCHARGE OF ON-SITE STORM WATER, WILL BE LOCATED AND CLEARLY IDENTIFIED ON THE FINAL SITE PLAN FOR EACH PHASE.
 4. ALL LANDSCAPING SHALL MEET THE METRO ORDINANCE CHAPTER 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT.
 5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 6. 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 RS 1.5 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 7. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 19.840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 8. SOLID WASTE AND RECYCLING SERVICES WILL BE PROVIDED BY METRO
 9. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 10. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE MURFREESBORO PIKE URBAN DESIGN OVERLAY. ALL DEVELOPMENT WITHIN THE AREA OF THE OVERLAY SHALL COMPLY WITH THE MURFREESBORO PIKE UDO.
 11. DRIVEWAY CULVERTS ARE TO BE PER METRO STORM WATER MANAGEMENT MANUAL.
 12. DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL ONLY. FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
 13. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL VOLUME I REGULATIONS.

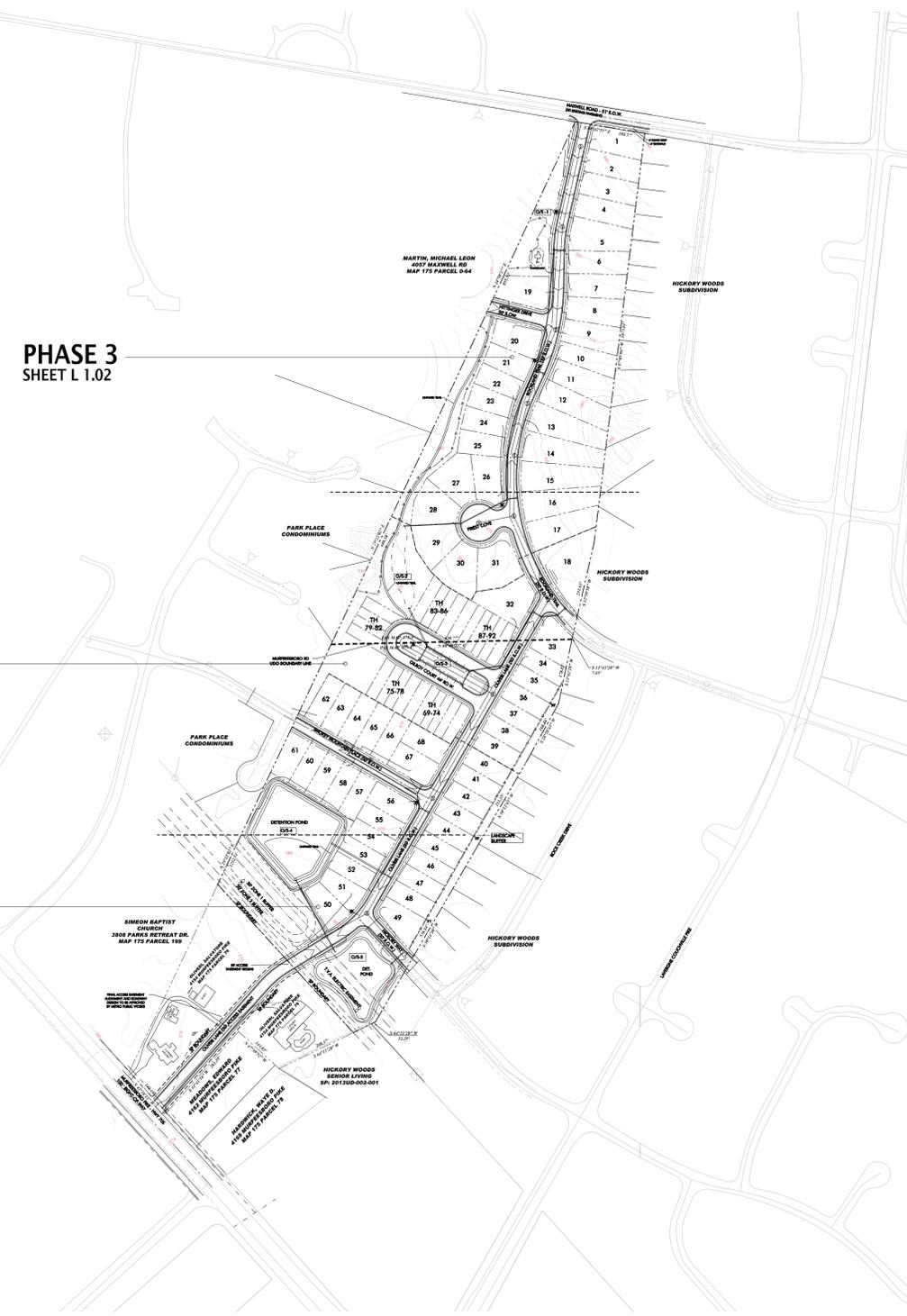
- PERMITTED LAND USES:**
- SINGLE FAMILY DETACHED RESIDENTIAL
 - MULTI-FAMILY ATTACHED RESIDENTIAL

DEVELOPMENT SCHEDULE:

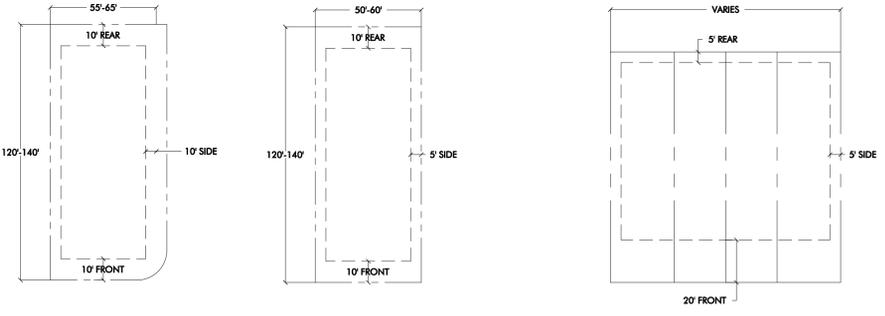
- PHASE ONE: 2018
- PHASE TWO: 2019
- PHASE THREE: 2020

DESIGN STANDARDS:

- 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
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH
- A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES
- CORNER UNITS SHALL ADDRESS BOTH STREET FRONTAGES BY INCLUDING A WRAPPED PORCH OR OTHER ARCHITECTURAL ELEMENT THAT ADDRESSES THE PRIMARY AND SECONDARY STREET FRONTAGE, OR A MINIMUM OF 15% GLAZING ON THE SIDE OF THE UNIT.

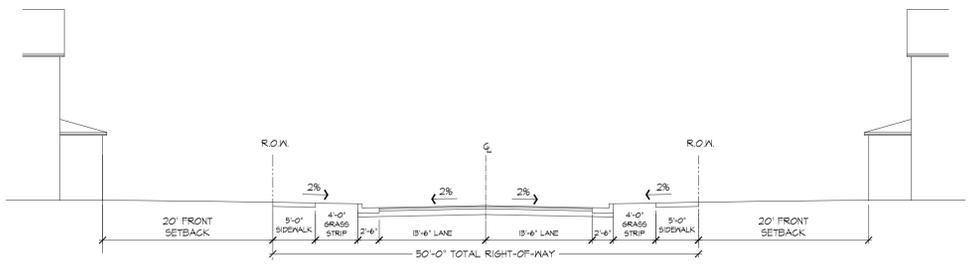


1 REGULATING PLAN



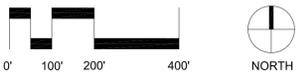
2 TYPICAL LOT
1" = 40'

DETACHED CORNER LOT, TYP. DETACHED LOT, TYP. TOWNHOME LOT



3 TYPICAL 50' RIGHT-OF-WAY STREET SECTION - MPW ST-252
NOT TO SCALE

APPLICANT	DEVELOPER
EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN	STONE STREET PROPERTIES
210 TWELFTH AVENUE SOUTH SUITE 202 NASHVILLE, TN, 37203 PHONE: 615-250-8154 FAX: 615-250-8155 CONTACT: JOHN HAAS	200 KENNER AVE. NASHVILLE, TN 37205 625-668-2213 CONTACT: WADDELL WRIGHT



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PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

ENERGY LAND & INFRASTRUCTURE
CONSULTANTS

JOHN DAVID HAAS, JR.
REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
1/24/2018

PROJECT TITLE
**OLIVERI
PRELIMINARY SP PLAN
CASE # 2018SP-019-001
NASHVILLE, TN**

CLIENT
**STONE STREET PROPERTIES
NASHVILLE, TN.**

PROJECT NO. 16136
Date 09/28/2017
Revisions
1/4/2018 PER CITY COMMENTS
1/24/2018 PER CITY COMMENTS

Sheet Title
OVERALL PRELIM SP PLAN
Sheet Number

SP 1.00

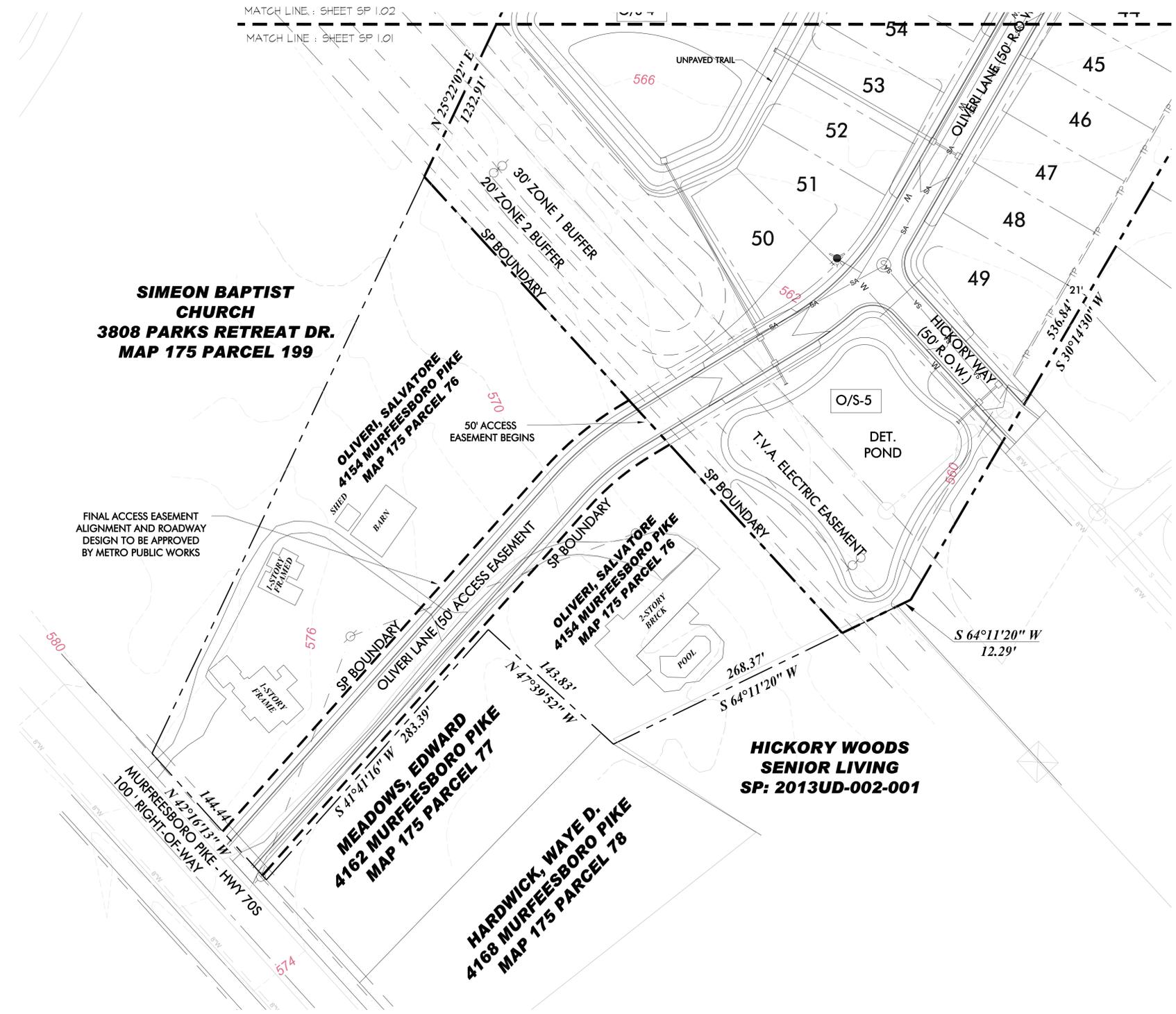
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Lot #	Square Feet	Acres
1	9300	0.21
2	9645	0.20
3	8994	0.21
4	9343	0.21
5	12076	0.28
6	9468	0.22
7	9414	0.22
8	9782	0.22
9	9962	0.23
10	8407	0.19
11	11589	0.27
12	11794	0.27
13	13372	0.31
14	13652	0.31
15	13576	0.31
16	13127	0.30
17	12202	0.28
18	16462	0.42
19	9645	0.23
20	9075	0.21
21	7283	0.17
22	6579	0.15
23	6763	0.16
24	6763	0.16
25	6901	0.16
26	9068	0.21
27	10921	0.25
28	10422	0.24
29	10422	0.24
30	11822	0.27
31	13236	0.30
32	12136	0.28
33	8646	0.20

Lot #	Square Feet	Acres
34	5874	0.13
35	6000	0.14
36	6000	0.14
37	6000	0.14
38	6000	0.14
39	6000	0.14
40	6000	0.14
41	6000	0.14
42	6000	0.14
43	6000	0.14
44	6000	0.14
45	6000	0.14
46	6000	0.14
47	6000	0.14
48	6000	0.14
49	8430	0.19
50	7898	0.18
51	7568	0.17
52	6000	0.14
53	6000	0.14
54	6000	0.14
55	6000	0.14
56	7155	0.16
57	6000	0.14
58	6000	0.14
59	6000	0.14
60	6000	0.14
61	7041	0.16
62	6000	0.14
63	6000	0.14
64	6000	0.14
65	6000	0.14
66	6000	0.14

Lot #	Square Feet	Acres
67	7155	0.16
68	7200	0.17
69	3202	0.07
70	2629	0.06
71	2273	0.05
72	2273	0.05
73	2529	0.06
74	3247	0.07
75	3247	0.07
76	2529	0.06
77	2529	0.06
78	3287	0.08
79	3109	0.07
80	2177	0.05
81	2177	0.05
82	3109	0.07
83	3810	0.09
84	2925	0.07
85	2915	0.07
86	3600	0.08
87	3600	0.08
88	2916	0.07
89	2520	0.06
90	2520	0.06
91	2915	0.07
92	3555	0.08



EDGE
 PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 210 Twelfth Avenue South
 Suite 202
 Nashville, Tennessee 37203
 P 615-250-8154
 F 615-250-8155



CONSULTANTS



SEAL

PROJECT TITLE
**OLIVERI
 PRELIMINARY SP PLAN
 CASE # 2018SP-019-001
 NASHVILLE, TN**

CLIENT
**STONE STREET
 PROPERTIES
 NASHVILLE, TN.**

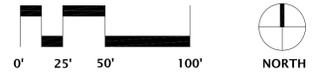
PROJECT NO. 16136
 Date 09/28/2017
 Revisions
 1/4/2018 PER CITY COMMENTS
 1/24/2018 PER CITY COMMENTS

Sheet Title

**ENLARGED
 SP PLAN**

Sheet Number

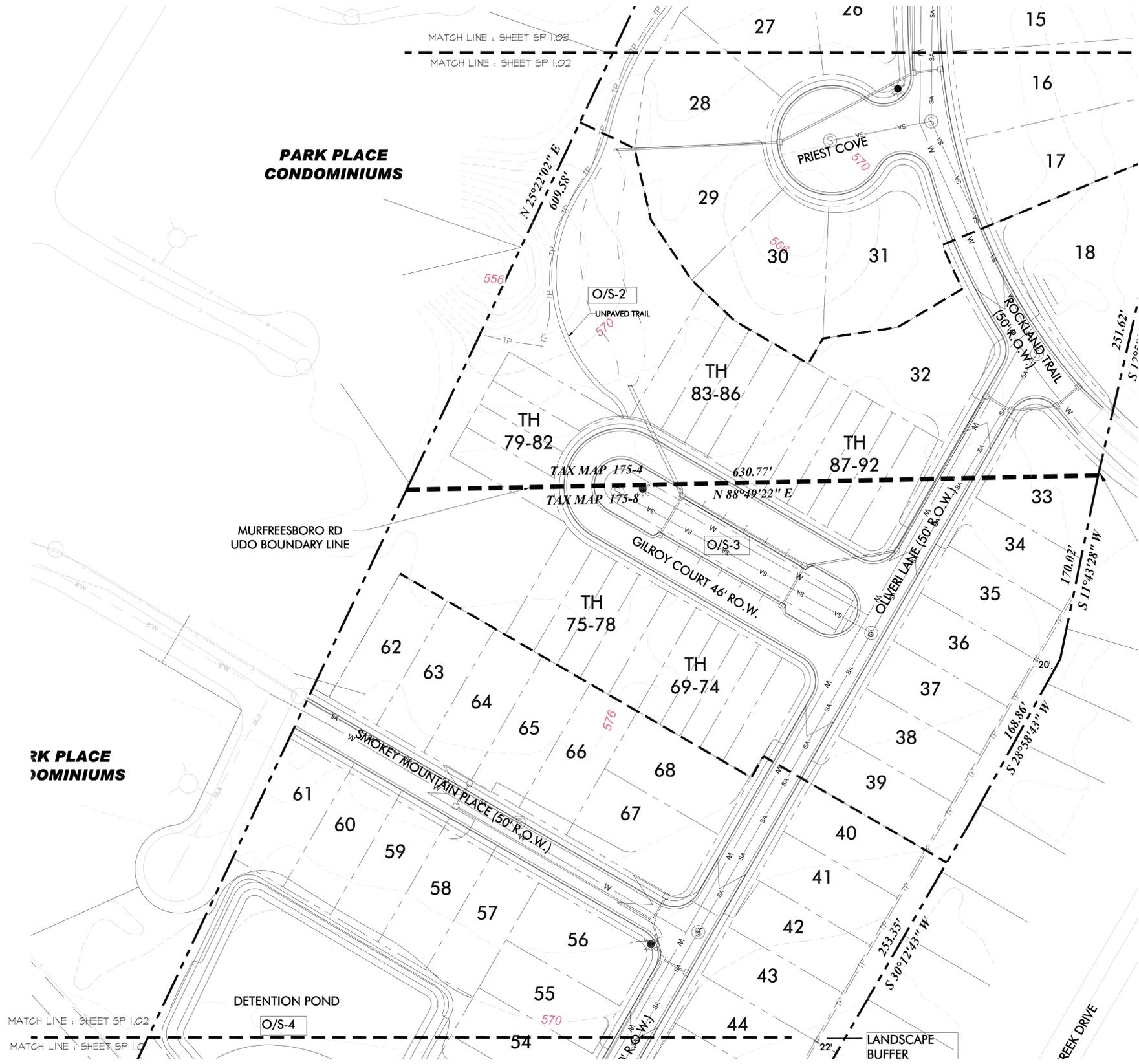
SP 1.01



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Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres
1	8309	0.21	34	8874	0.13	67	7155	0.16
2	8645	0.20	35	8000	0.14	68	7200	0.17
3	8694	0.21	36	8000	0.14	69	3202	0.07
4	8343	0.21	37	8000	0.14	70	2629	0.06
5	12078	0.28	38	8000	0.14	71	2273	0.05
6	9488	0.22	39	8000	0.14	72	2273	0.05
7	9414	0.22	40	8000	0.14	73	2629	0.06
8	9782	0.22	41	8000	0.14	74	3247	0.07
9	9962	0.23	42	8000	0.14	75	3247	0.07
10	8407	0.19	43	8000	0.14	76	2629	0.06
11	11598	0.27	44	8000	0.14	77	2629	0.06
12	11784	0.27	45	8000	0.14	78	3287	0.08
13	13372	0.31	46	8000	0.14	79	3109	0.07
14	13652	0.31	47	8000	0.14	80	2177	0.05
15	13576	0.31	48	8000	0.14	81	2177	0.05
16	13127	0.30	49	8430	0.19	82	3109	0.07
17	12202	0.28	50	7996	0.18	83	3810	0.09
18	18482	0.42	51	7568	0.17	84	2925	0.07
19	9845	0.23	52	8000	0.14	85	2915	0.07
20	9075	0.21	53	8000	0.14	86	3600	0.08
21	7283	0.17	54	8000	0.14	87	3600	0.08
22	6579	0.15	55	8000	0.14	88	2915	0.07
23	6763	0.16	56	7155	0.16	89	2520	0.06
24	8763	0.16	57	8000	0.14	90	2520	0.06
25	6901	0.16	58	8000	0.14	91	2915	0.07
26	9068	0.21	59	8000	0.14	92	3555	0.08
27	10921	0.25	60	8000	0.14			
28	10422	0.24	61	7041	0.16			
29	10422	0.24	62	8000	0.14			
30	11822	0.27	63	8000	0.14			
31	18236	0.30	64	8000	0.14			
32	12138	0.28	65	8000	0.14			
33	8648	0.20	66	8000	0.14			



EDGE
 PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 210 Twelfth Avenue South
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 Nashville, Tennessee 37203
 P 615-250-8154
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CONSULTANTS
 SEAL
 JOHN DAVID HAAS, JR.
 REGISTERED PROFESSIONAL ENGINEER IN AGRICULTURE
 TENNESSEE NO. 014724
 LANDSCAPE ARCHITECTURE
 12/24/2018

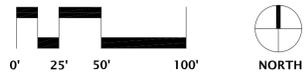
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STONE STREET PROPERTIES
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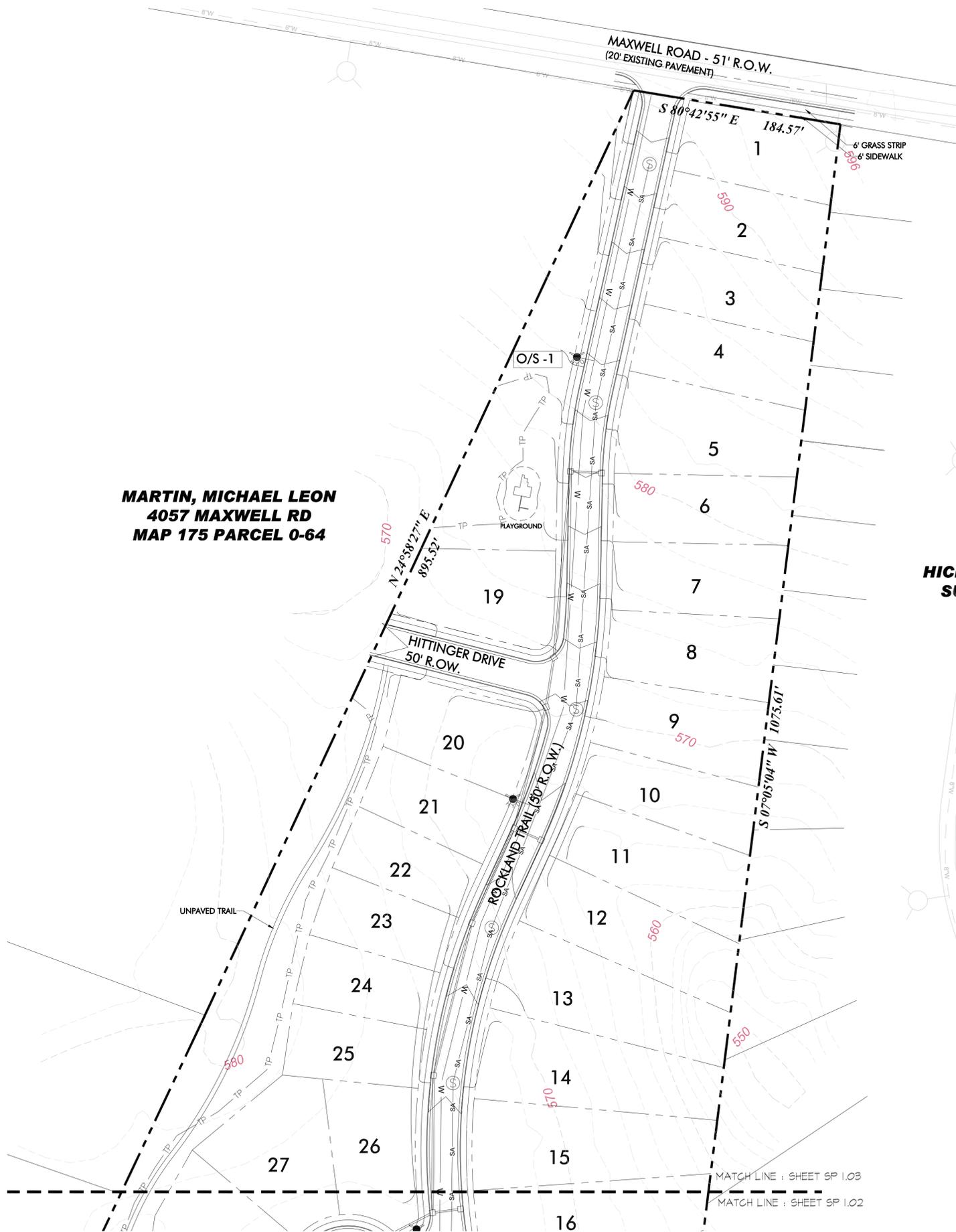
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 1/24/2018 PER CITY COMMENTS

Sheet Title
ENLARGED SP PLAN
 Sheet Number

SP 1.02



**MARTIN, MICHAEL LEON
4057 MAXWELL RD
MAP 175 PARCEL 0-64**



**HIC
SI**

GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY SP IS PERMIT 60 SINGLE-FAMILY RESIDENTIAL LOTS AND 24 MULTI-FAMILY UNITS.
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4. ALL LANDSCAPING SHALL MEET THE METRO ORDINANCE CHAPTER 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT.
5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
6. 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 RS 7.5 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
7. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 10.640 4 APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
8. SOLID WASTE AND RECYCLING SERVICES WILL BE PROVIDED BY METRO
9. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
10. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE MURFREESBORO PIKE URBAN DESIGN OVERLAY. ALL DEVELOPMENT WITHIN THE AREA OF THE OVERLAY SHALL COMPLY WITH THE MURFREESBORO PIKE UDO.
11. DRIVEWAY CULVERTS ARE TO BE PER METRO STORM WATER MANAGEMENT MANUAL.
12. DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL ONLY. FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
13. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.

Lot Table			Lot Table			Lot Table		
Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres
1	9309	0.21	34	5874	0.13	67	7155	0.16
2	8645	0.20	35	6000	0.14	68	7200	0.17
3	5994	0.14	36	6000	0.14	69	3202	0.07
4	9343	0.21	37	6000	0.14	70	2629	0.06
5	12076	0.28	38	6000	0.14	71	2273	0.05
6	9488	0.22	39	6000	0.14	72	2273	0.05
7	9414	0.22	40	6000	0.14	73	2629	0.06
8	9782	0.22	41	6000	0.14	74	3247	0.07
9	9982	0.23	42	6000	0.14	75	3247	0.07
10	8407	0.19	43	6000	0.14	76	2629	0.06
11	11599	0.27	44	6000	0.14	77	2629	0.06
12	11784	0.27	45	6000	0.14	78	3287	0.08
13	13372	0.31	46	6000	0.14	79	3109	0.07
14	13652	0.31	47	6000	0.14	80	2177	0.05
15	13979	0.31	48	6000	0.14	81	2177	0.05
16	13127	0.30	49	8430	0.19	82	3109	0.07
17	12202	0.28	50	7696	0.18	83	3810	0.09
18	18462	0.42	51	7566	0.17	84	2925	0.07
19	9845	0.23	52	6000	0.14	85	2915	0.07
20	9075	0.21	53	6000	0.14	86	3600	0.08
21	7283	0.17	54	6000	0.14	87	3600	0.08
22	6679	0.15	55	6000	0.14	88	2915	0.07
23	5763	0.13	56	7155	0.16	89	2520	0.06
24	5763	0.13	57	6000	0.14	90	2520	0.06
25	6901	0.16	58	6000	0.14	91	2915	0.07
26	9068	0.21	59	6000	0.14	92	3555	0.08
27	10921	0.25	60	6000	0.14			
28	10422	0.24	61	7041	0.16			
29	10422	0.24	62	6000	0.14			
30	11822	0.27	63	6000	0.14			
31	13236	0.30	64	6000	0.14			
32	12136	0.28	65	6000	0.14			
33	8648	0.20	66	6000	0.14			



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Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155



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SEAL

PROJECT TITLE
**OLIVERI
PRELIMINARY SP PLAN
CASE # 2018SP-019-001
NASHVILLE, TN**

CLIENT
**STONE STREET
PROPERTIES
NASHVILLE, TN.**

PROJECT NO. 16136
Date 09/28/2017
Revisions
1/4/2018 PER CITY COMMENTS
1/24/2018 PER CITY COMMENTS

Sheet Title
**ENLARGED
SP PLAN**
Sheet Number

SP 1.03

Water and Sewer Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
3. The contractor is to provide and maintain the construction identification sign for private development approved.
4. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
5. All connections to existing manholes shall be by coring and resilient connector method.
6. Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
7. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
8. Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (*.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
9. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
10. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
11. All water mains must be located within the paved area including all blow-off assemblies.

Stormwater Notes

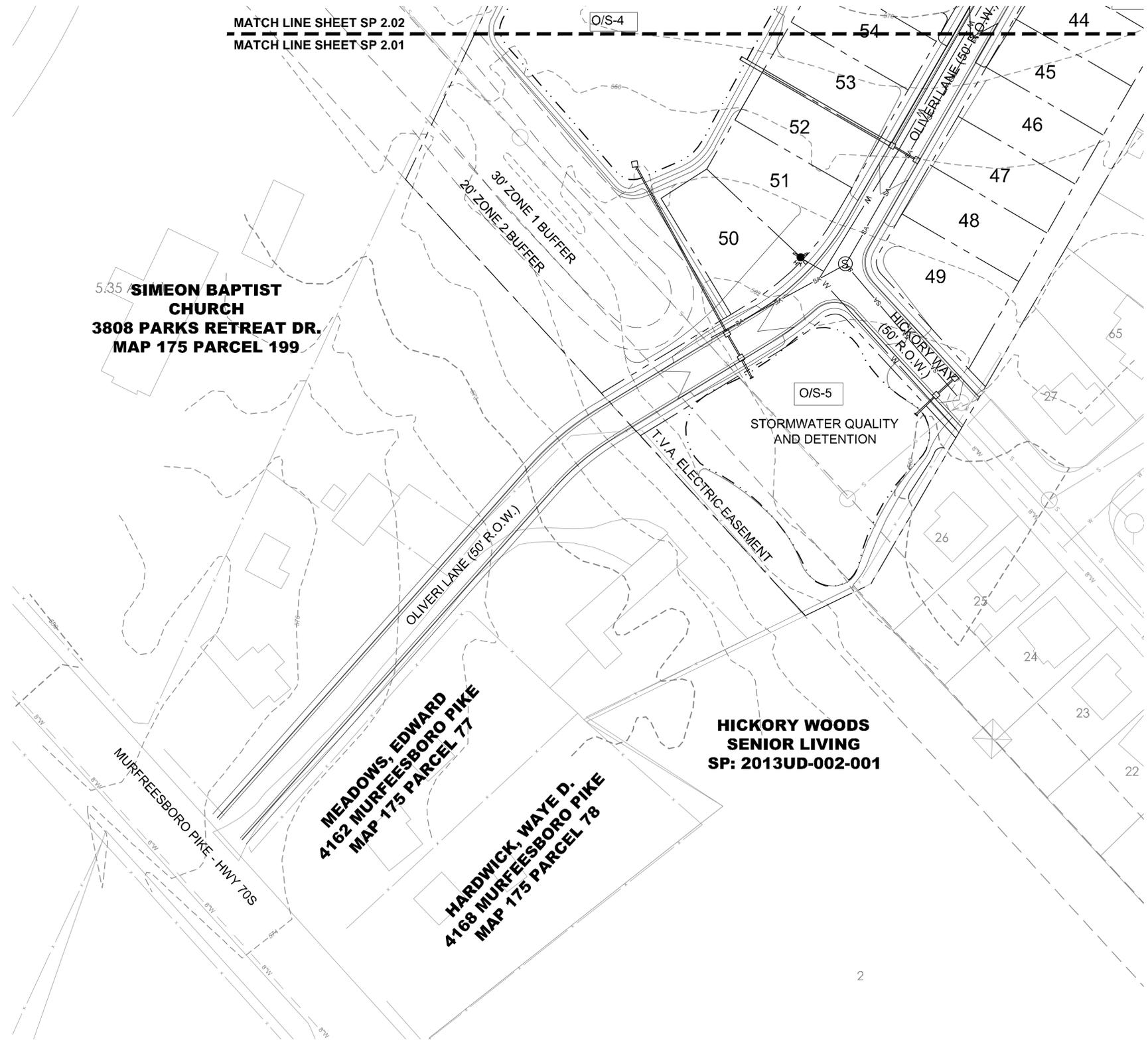
1. This site is responsible for water quality and quantity.
2. Storm sewer system on this plan is shown schematically. Final design to be provided during the final SP process and will meet the requirements of the stormwater management manual.
3. This project will disturb more than 1 acre, therefore, an NOI will be submitted to TDEC during the final SP process.
4. 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.

Public Works Notes

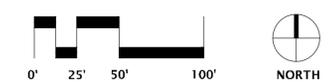
1. All work within the public Right of Way requires an excavation permit from the Department of Public Works.
2. Proof-rolling of all street subgrades is required in the presence of the Public Works inspector. Inspection of the binder course is required prior to final paving the presence of the Public Works inspector. These requests are to be made 24 hours in advance.
3. Stop signs are to be 30 inch by 30 inch.
4. Street signs to have size inch white letters on a nine inch green aluminum blade, high intensity reflective.
5. All pavement markings are to be thermoplastic.
6. This development will require public works approval of detailed construction plans prior to grading of the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the approval of the Preliminary Development Plan or the Final Development Plan or building permit, as applicable. Final design and improvements may vary based upon actual field conditions.

Fire Marshall Notes

1. Fire flow shall meet the requirements of the international fire code - 2006 edition.



2



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AN ENERGY SERVICES COMPANY
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 Suite 202
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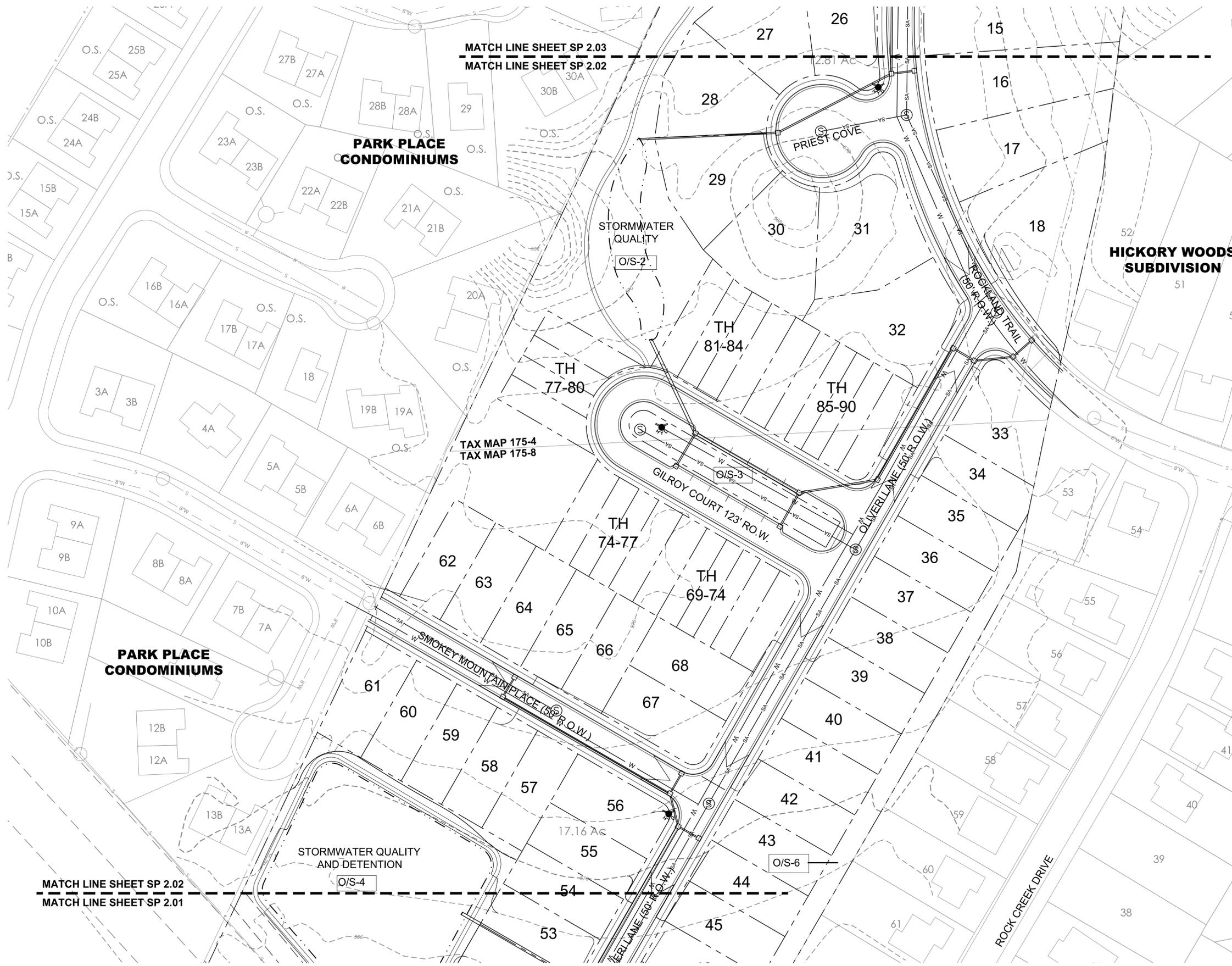
PROJECT TITLE
OLIVERI
 PRELIMINARY SP PLAN
 CASE # 2018SP-019-001
 NASHVILLE, TN

CLIENT
STONE STREET PROPERTIES
 NASHVILLE, TN.

PROJECT NO.	16136
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	1/4/2018 PER CITY COMMENTS
	1/24/2018 PER CITY COMMENTS

Sheet Title
PRELIMINARY STORMWATER & UTILITY PLAN
 Sheet Number

SP 2.01



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 Suite 202
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 P 615-250-8154
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Sheet Title
PRELIMINARY STORMWATER & UTILITY PLAN
 Sheet Number

SP 2.02

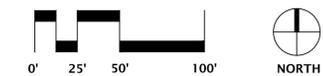




MARTIN, MICHAEL LEON
4057 MAXWELL RD
MAP 125 PARCEL 0-64

HICKORY WOODS
SUBDIVISION

MATCH LINE SHEET SP 2.03
 MATCH LINE SHEET SP 2.02



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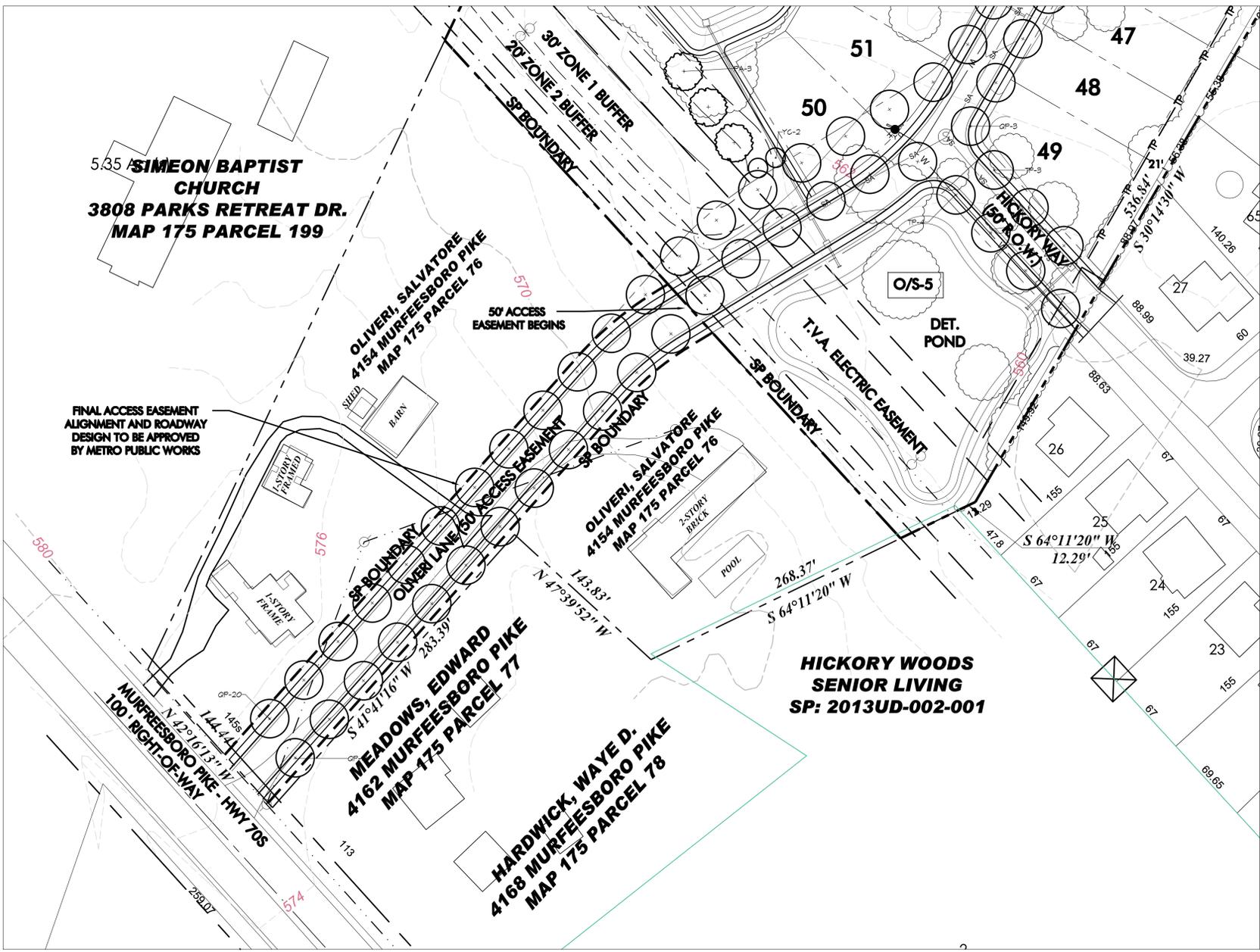
PROJECT TITLE
OLIVERI
PRELIMINARY SP PLAN
CASE # 2018SP-019-001
NASHVILLE, TN

CLIENT
STONE STREET
PROPERTIES
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PRELIMINARY
STORMWATER &
UTILITY PLAN
 Sheet Number

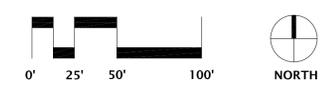
SP 2.03



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
CANOPY TREES						
AR	Acer rubrum 'October Glory'	October Glory Red Maple	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
SM	Acer saccharum 'Legacy'	Legacy Sugar Maple	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
TP	Liriodendron tulipifera	Tulip Poplar	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
PA	Platanus x. acerifolia	London Plane Tree	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
QP	Quercus texana 'Ruby Springs'	Ruby Springs Nuttall Oak	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
AE	Ulmus americana 'Jefferson'	Jefferson Elm	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
EVERGREEN TREES						
CJ	Cryptomeria japonica	Japanese Cryptomeria	2" CAL	8-10 FT	8' O.C.	Single Leader
UNDERSTORY TREES						
YC	Prunus x. yedoensis	Yoshino Cherry	2" CAL	-	Per Plans	Single Stem

SEE SHEET L 1.03 FOR PLANT QUANTITIES.





PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
CANOPY TREES						
AR	Acer rubrum 'October Glory'	October Glory Red Maple	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
SM	Acer saccharum 'Legacy'	Legacy Sugar Maple	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
TP	Liriodendron tulipifera	Tulip Poplar	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
PA	Platanus x. acerifolia	London Plane Tree	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
QP	Quercus texana 'Ruby Springs'	Ruby Springs Nuttall Oak	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
AE	Ulmus americana 'Jefferson'	Jefferson Elm	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
EVERGREEN TREES						
CJ	Cryptomeria japonica	Japanese Cryptomeria	2" CAL	8-10 FT	8' O.C.	Single Leader
UNDERSTORY TREES						
YC	Prunus x. yedoensis	Yoshino Cherry	2" CAL	-	Per Plans	Single Stem

SEE SHEET L.103 FOR PLANT QUANTITIES.



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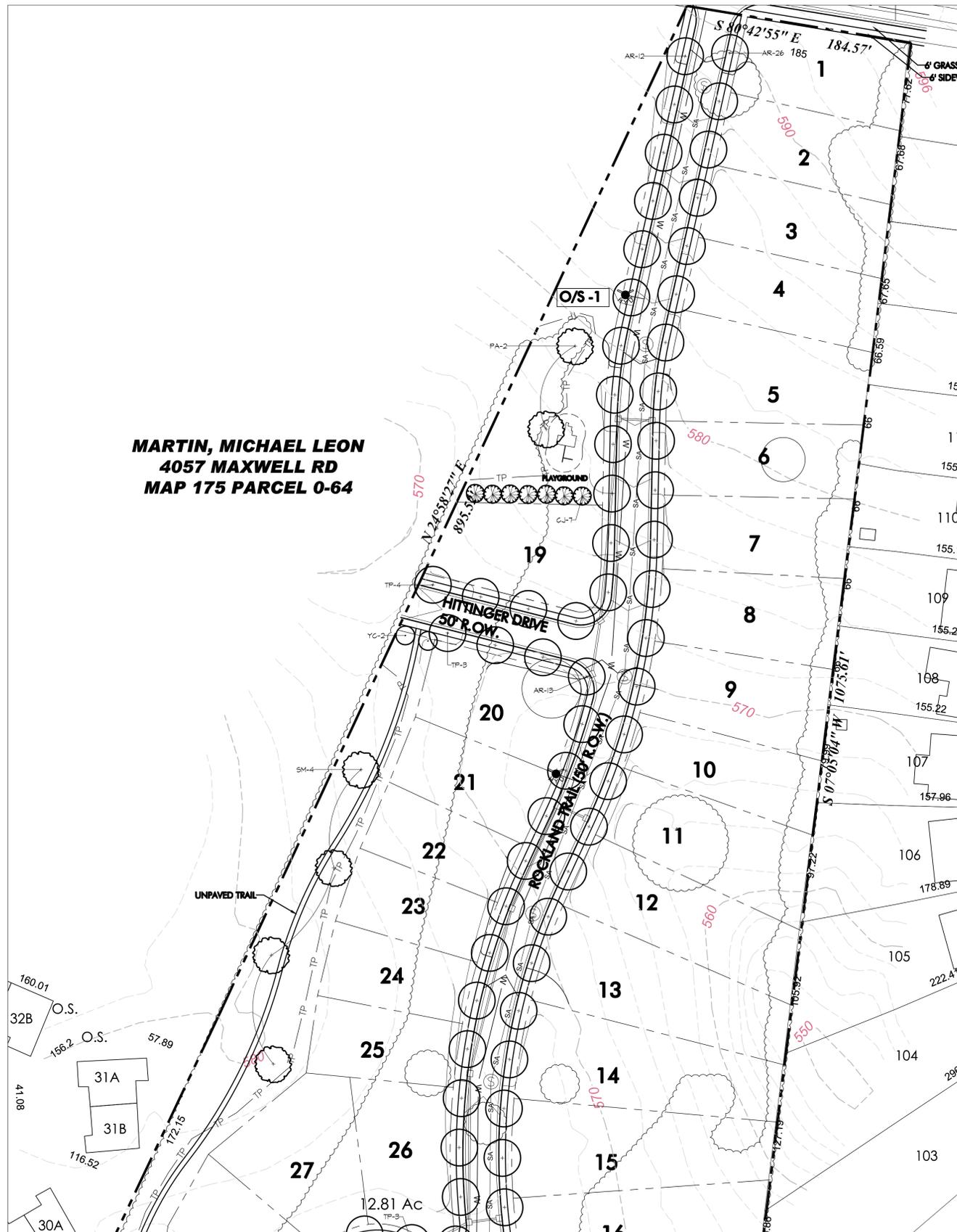
SEAL

PROJECT TITLE
OLIVERI
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 CASE # 2018SP-019-001
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STONE STREET PROPERTIES
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PROJECT NO. 16136
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Sheet Title
DEVELOPMENT PLAN
 Sheet Number



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
CANOPY TREES						
AR	Acer rubrum 'October Glory'	October Glory Red Maple	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
SM	Acer saccharum 'Legacy'	Legacy Sugar Maple	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
TP	Liriodendron tulipifera	Tulip Poplar	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
PA	Platanus x. acerifolia	London Plane Tree	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
QP	Quercus texana 'Ruby Springs'	Ruby Springs Nuttall Oak	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
AE	Ulmus americana 'Jefferson'	Jefferson Elm	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
EVERGREEN TREES						
CJ	Cryptomeria japonica	Japanese Cryptomeria	2" CAL	8-10 FT	8' O.C.	Single Leader
UNDERSTORY TREES						
YC	Prunus x. yedoensis	Yoshino Cherry	2" CAL	-	Per Plans	Single Stem

SEE SHEET L.1.03 FOR PLANT QUANTITIES.

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 Suite 202
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 F 615-250-8155



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Sheet Title

DEVELOPMENT PLAN

Sheet Number

L1.02



GENERAL NOTES- PLANTING

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED. NO DYED MULCH ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1 2004)
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS.
- PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS, THE PLANTING SOIL MUST BE TESTED AND AMENDED TO MEET THE VARYING REQUIREMENTS OF THE PLANTS SELECTED FOR THE LANDSCAPE. FOR ALL FINISHED PLANTING BEDS, THE TOPSOIL MUST CONTAIN A MINIMUM OF 6% ORGANIC MATERIAL AND ALL STONES 1 INCH OR LARGER MUST BE REMOVED. IN ADDITION, THE TOPSOIL MUST HAVE A PH RANGE OF 5.5 TO 7.

CONSTRUCTION NOTES PLANTING

- BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT, INSURING POSITIVE DRAINAGE OVER ALL SURFACES.
- ALL PLANTING BEDS/ISLANDS SHALL BE EXCAVATED AND BACKFILLED WITH TOPSOIL MIXTURE (1/3 ORGANIC MATTER, 1/3 TOPSOIL, 1/3 SAND)

CONSTRUCTION NOTES IRRIGATION

- CONTRACTOR SHALL INSTALL A SUBSURFACE LOW FLOW/DRIP IRRIGATION SYSTEM TO WATER ALL INSTALLED TREES, SHRUBS, AND GROUNDCOVER. WATER USE SHALL BE KEPT TO A STRICT MINIMUM.
- EACH SHRUB AND TREE SHALL HAVE INDIVIDUAL DRIP EMITTERS LOCATED AS TO PROVIDE WATER DIRECTLY TO THE ROOT SYSTEM OF THE PLANT. COILED OR DOUBLED DRIPLINE WILL NOT BE AN ACCEPTABLE MEANS OF PROVIDING WATER TO SHRUBS AND TREES.
- SUBSURFACE DRIP LINE SHALL BE INSTALLED ON A REGULARLY SPACED GRID TO PROVIDE AN EVEN FLOW OF WATER TO ALL AREAS OF GROUNDCOVER, PERENNIALS, AND SEASONAL COLOR.

CALCULATIONS WORKSHEET FOR TREE DENSITY REQUIREMENTS
#SP-----

MAP# 175 PARCEL: 102.00 & 76.00
PROPERTY ZONE#

TOTAL SITE AREA: 25.20 ACRES
LOT COVERAGE: 14.26 ACRES
AREA OF COMPLIANCE: 10.94 ACRES
x 14 TDU/AC.

REQUIRED TREE DENSITY UNITS: 153.2 TDU

TOTAL TREE DENSITY UNITS PRESERVED: 0.0
TOTAL TREE DENSITY UNITS PROPOSED: 154

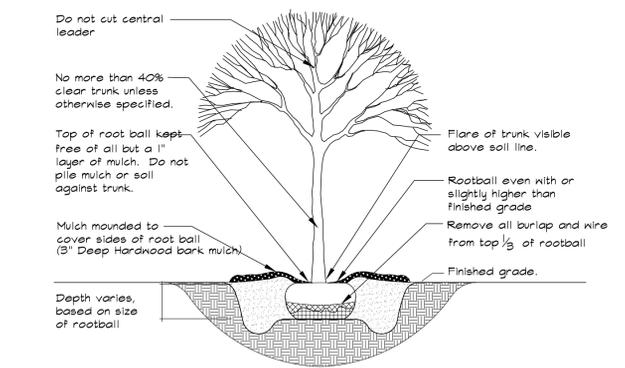
TOTAL TREE DENSITY UNITS PROVIDED: 154

PLANT SCHEDULE

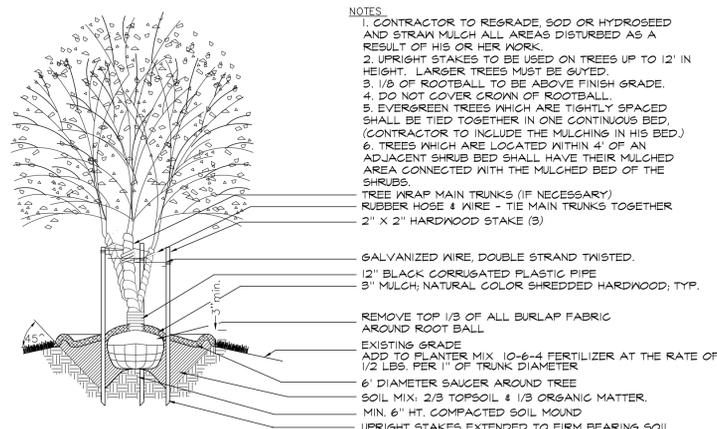
PRELIMINARY SP LANDSCAPE SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
CANOPY TREES							
AR	66	Acer rubrum 'October Glory'	October Glory Red Maple	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
SM	7	Acer saccharum 'Legacy'	Legacy Sugar Maple	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
TP	41	Liriodendron tulipifera	Tulip Poplar	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
PA	8	Platanus x. acerifolia	London Plane Tree	4" CAL	16-18 FT.	Per Plans	Limbed up 6' Min
QP	78	Quercus texana 'Ruby Springs'	Ruby Springs Nuttall Oak	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
AE	16	Ulmus americana 'Jefferson'	Jefferson Elm	4" CAL	16-18 FT.	40' O.C.	Limbed up 6' Min
EVERGREEN TREES							
CJ	7	Cryptomeria japonica	Japanese Cryptomeria	2" CAL	8-10 FT	8' O.C.	Single Leader
UNDERSTORY TREES							
YC	6	Prunus x. yedoensis	Yoshino Cherry	2" CAL	-	Per Plans	Single Stem



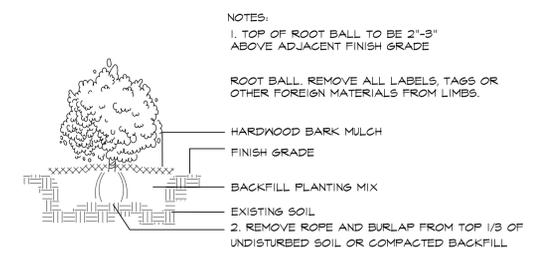
IRRIGATION NOTE
ALL PLANT MATERIAL TO BE IRRIGATED WITH A HIGH EFFICIENCY DRIP IRRIGATION SYSTEM TO BE INSTALLED AT THE TIME OF PLANTING.



1 CANOPY TREE PLANTING
L1.03 NTS



2 MULTI-TRUNK TREE PLANTING
L1.03 NTS



3 SHRUB PLANTING
L1.03 NTS

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Suite 202
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P 615-250-8154
F 615-250-8155



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CLIENT
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PROPERTIES
NASHVILLE, TN.**

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Sheet Title
**LANDSCAPE
DETAILS**
Sheet Number

L1.03