



Drawing Date:  
June 27, 2018

Revisions  
Planning Comments  
7-30-18  
Staff Comments  
8-13-18  
Planning Comments  
8-30-18  
Remove lot 5, revise  
height requirement  
9-28-18

**Development Summary**

Map 87 Parcel 110  
6280 New Hope Road  
Hermitage TN, 37076

Total Site Area - 10.0 Ac.  
Council District #12 - Steve Glover

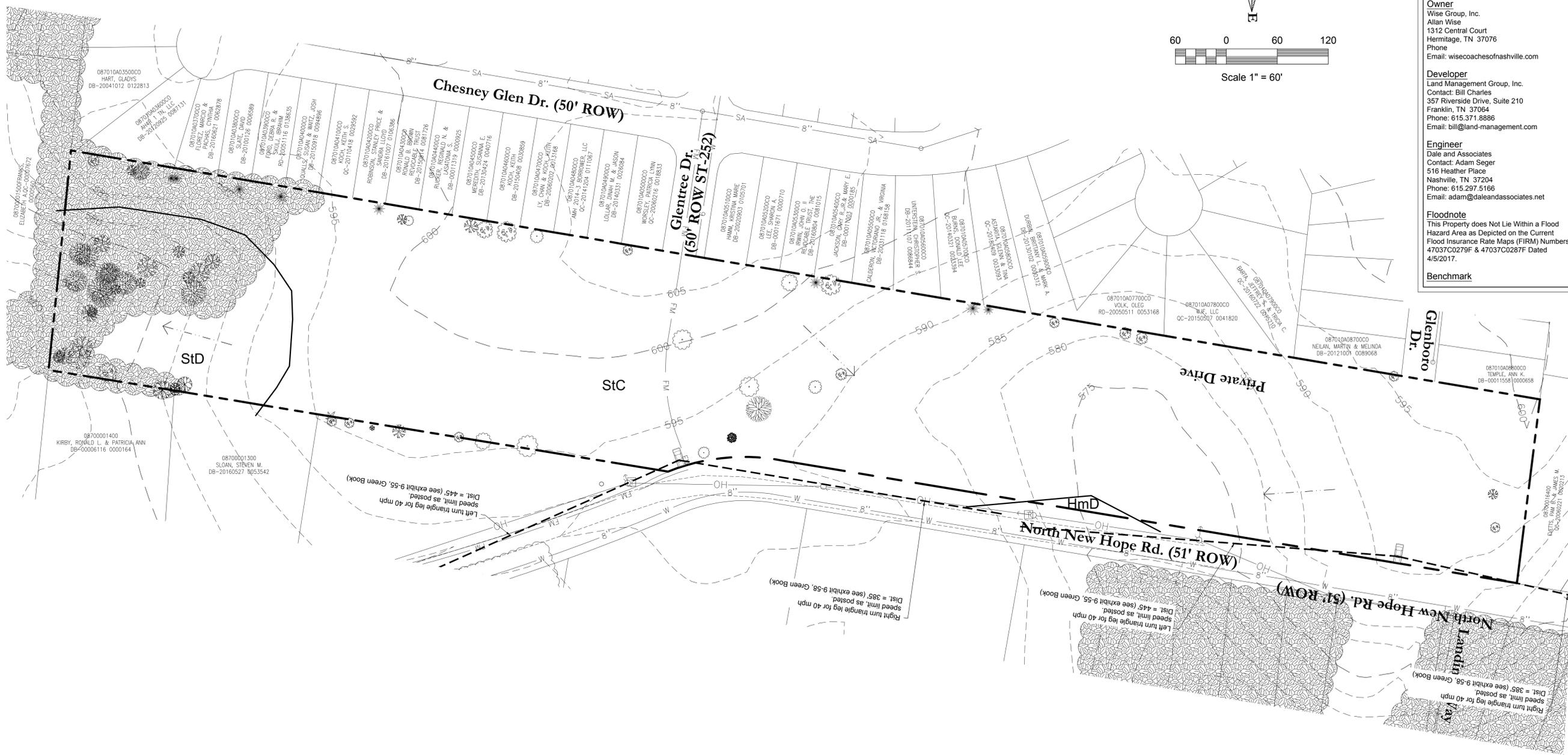
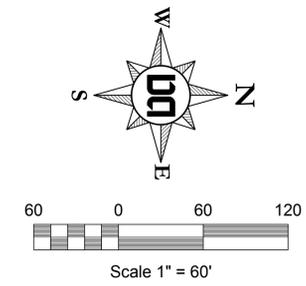
**Owner**  
Wise Group, Inc.  
Allan Wise  
1312 Central Court  
Hermitage, TN 37076  
Phone  
Email: wisecoachesofnashville.com

**Developer**  
Land Management Group, Inc.  
Contact: Bill Charles  
357 Riverside Drive, Suite 210  
Franklin, TN 37064  
Phone: 615.371.8886  
Email: bill@land-management.com

**Engineer**  
Dale and Associates  
Contact: Adam Seger  
516 Heather Place  
Nashville, TN 37204  
Phone: 615.297.5166  
Email: adam@daleandassociates.net

**Floodnote**  
This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current  
Flood Insurance Rate Maps (FIRM) Numbers  
47037C0279F & 47037C0287F Dated  
4/5/2017.

**Benchmark**



Preliminary SP

# 6280 New Hope Rd.

Map 87 Parcel 110  
Hermitage, Davidson County, Tennessee



Existing  
Conditions  
Plan

**PERMITS:**  
Case # 2018SP-050-001

**Dale & Associates**  
Civil Engineering,  
Land Planning & Zoning  
Surveying

516 Heather Place  
Nashville, TN 37204  
(615) 297-5166

D&A Project #18064  
6280 New Hope Rd  
**C1.0**

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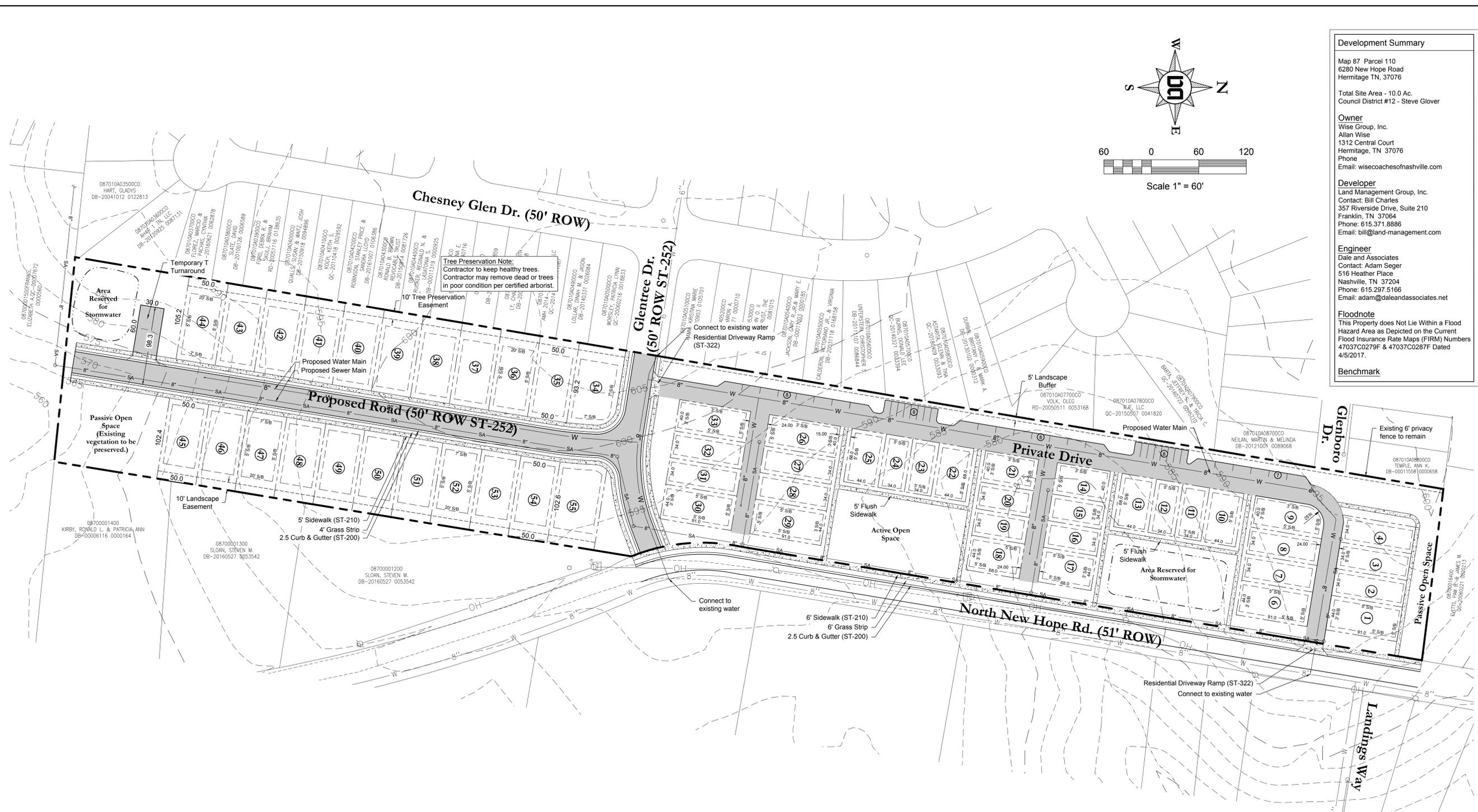
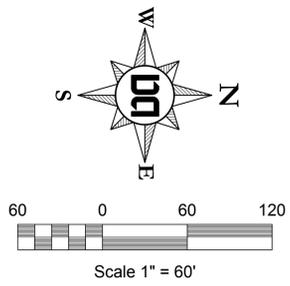
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**Benchmark**



**Tree Preservation Note:**  
 Contractor to keep healthy trees.  
 Contractor may remove dead or trees  
 in poor condition per certified arborist.

**Note**

1. Lots 1, 6, 17, 18, 29, & 30 shall have facades with porches that front both the open space and the public ROW.
2. The front loaded units on the public street (units 34-55), shall have garages that are a minimum of 20' from back of sidewalk.

**Utility Notes**

1. Water and sewer service to be provided by Metro Water Services.
2. Water and sewer services are schematically shown. Final water and sewer service locations will be provided during Final SP process.
3. Irrigation will be provided in more detail on final plan. Irrigation to be design/build by landscape contractor.

**Stormwater Notes**

1. The soil types for this site is SIC & STD, which is a "B" hydrological soil group.
2. This project will disturb less than 1 acre, therefore, a NOI will not be submitted to TDEC during final SP process.

**Pre / Post Calculations**

**Pre-Development**

Total Site Area = 0.46 Acres	
Pre - Developed Impervious	=0.07 ac @ 98
Pre - Developed Grass 'B'	=9.93 Ac @ 61
	Composite CN = 61.3

**Post-Development**

Total Site Area = 0.46 Acres	
Post - Developed Impervious	=4.04 ac @ 98
Post - Developed Grass 'B'	=5.96 Ac @ 61
	Composite CN = 78.0

Preliminary calculations above show that the development of this site will increase the amount of stormwater runoff. Therefore, stormwater detention features will be required - the areas of which are highlighted on this plan.

**PERMITS:**  
 Case # 2018SP-050-001

Preliminary SP  
**6280 New Hope Rd.**  
 Map 87 Parcel 110  
 Hermitage, Davidson County, Tennessee

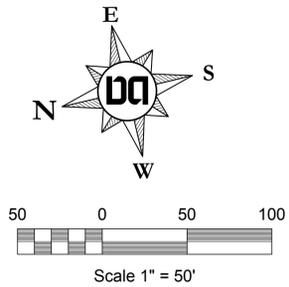
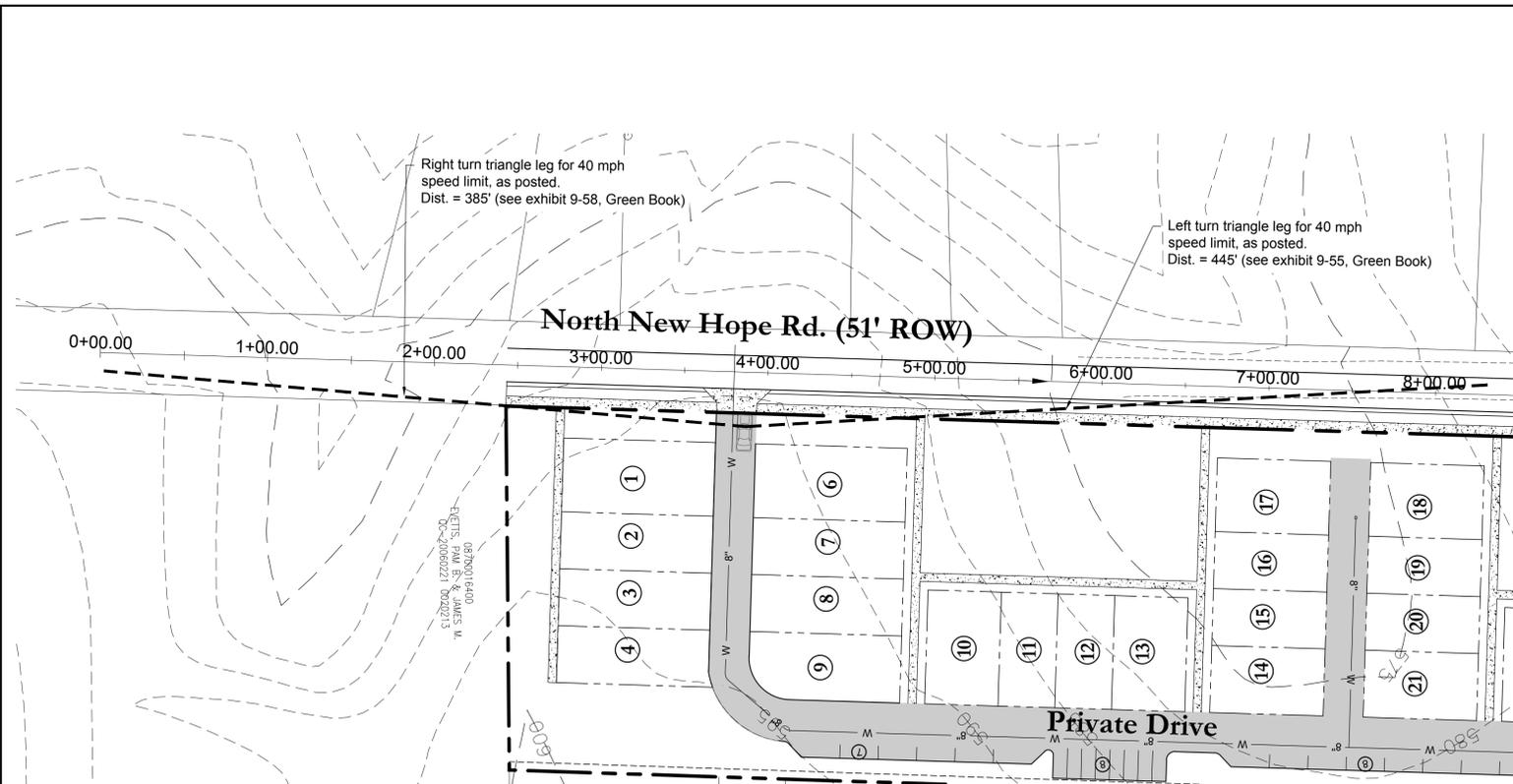


**Layout, Utility,  
 & Grading and  
 Drainage  
 Plan**

**Dale & Associates**  
 Civil Engineering,  
 Land Planning & Zoning  
 Surveying

516 Heather Place  
 Nashville, TN 37204  
 (615) 297-5166

D&A Project #18064  
 6280 New Hope Rd  
**C2.0**



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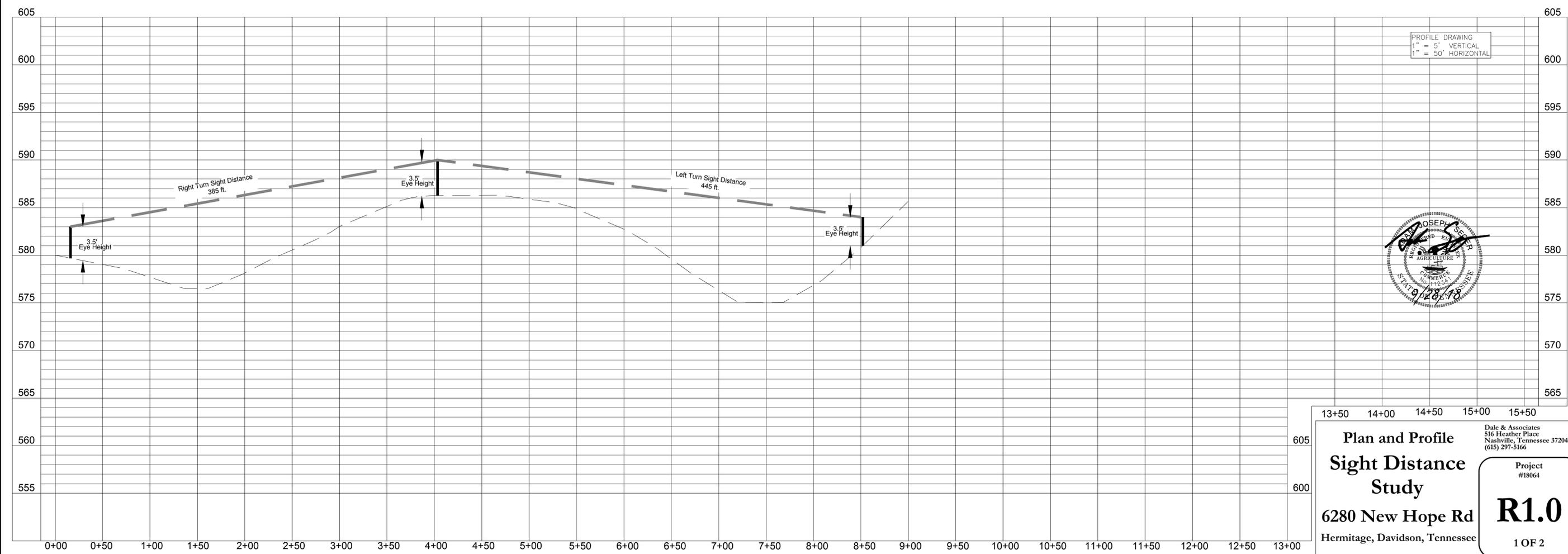
**Benchmark**

-DESIGN SPEED FOR NORTH NEW HOPE ROAD = 40 MPH

BELOW IS A SUMMARY OF SIGHT DISTANCE REQUIREMENTS BASED ON THE AASHTO MANUAL, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("THE GREEN BOOK")

INTERSECTION SIGHT DISTANCE (CASE B1, EXHIBIT 9-55) = 445 FT  
INTERSECTION SIGHT DISTANCE (CASE B2, EXHIBIT 9-58) = 385 FT

AS SHOWN ON THIS EXHIBIT SIGHT DISTANCE WILL BE AT LEAST 385 FEET TO THE NORTH & 445 FEET TO THE SOUTH.



**Plan and Profile  
Sight Distance  
Study**

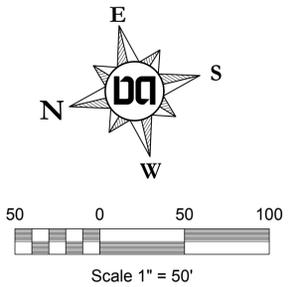
6280 New Hope Rd  
Hermitage, Davidson, Tennessee

Dale & Associates  
516 Heather Place  
Nashville, Tennessee 37204  
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Project #18064

**R1.0**

1 OF 2



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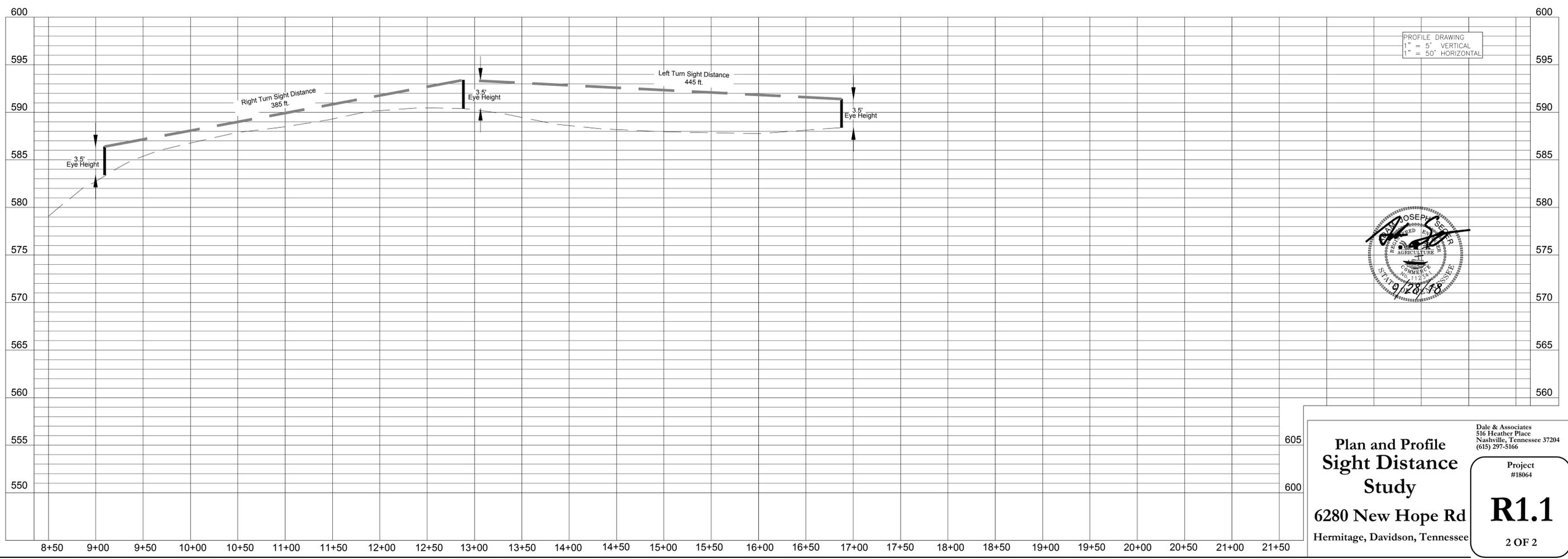
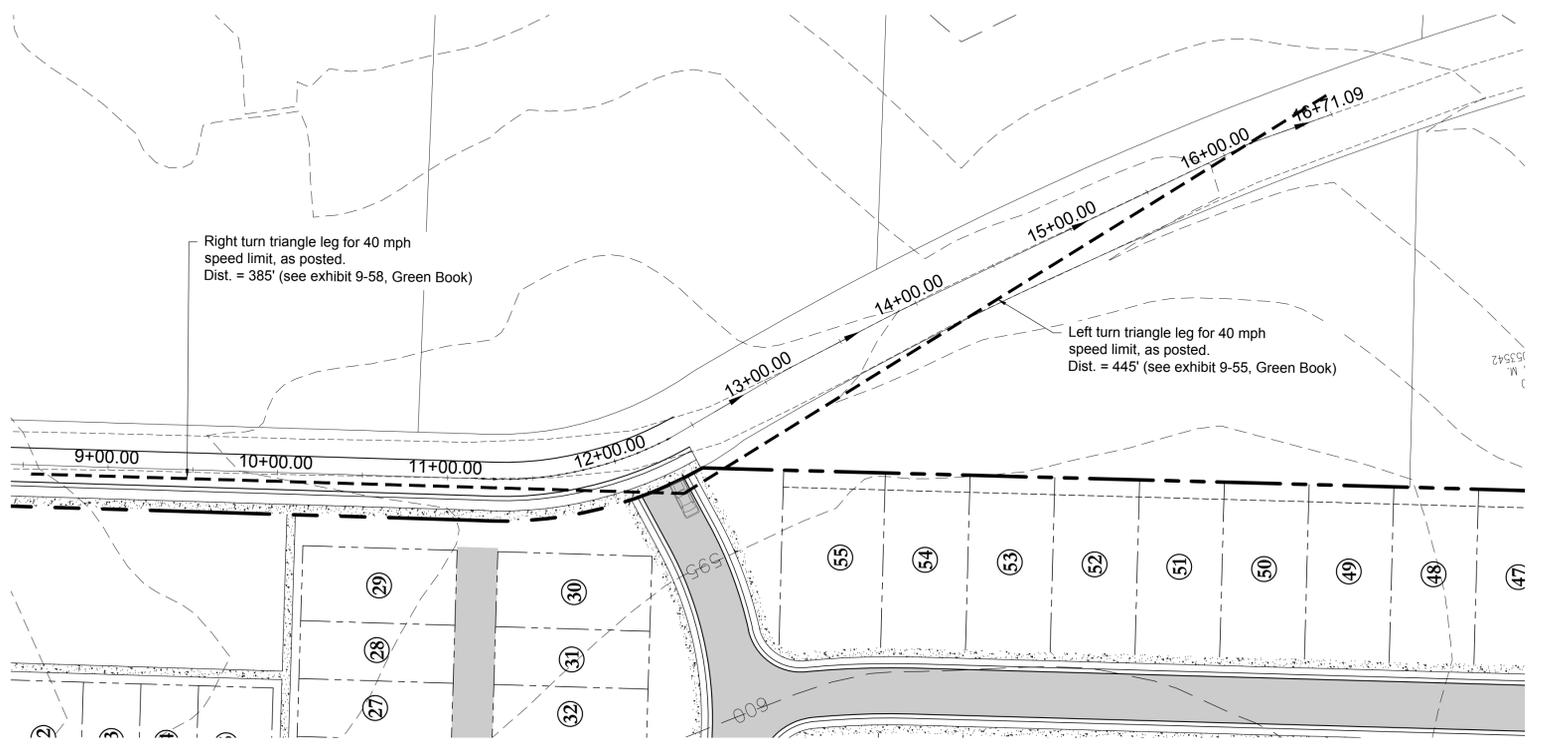
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**Plan and Profile  
Sight Distance  
Study**

6280 New Hope Rd  
Hermitage, Davidson, Tennessee

Project #18064

**R1.1**

2 OF 2



**Craftsman**



**Farmhouse**



**Tudor**



**Greek**



**Farmhouse**



**Greek**



**Tudor**



**Farmhouse**

Concept Elevations

October 1, 2018

**Wembley Park**

6280 N New Hope Rd.  
Hermitage, TN

SGS #: 17092.00



**SMITH GEE STUDIO, LLC**  
209 10th Avenue South • Suite 425  
Nashville, Tennessee 37203  
p: 615.739.5555  
www.smithgeestudio.com