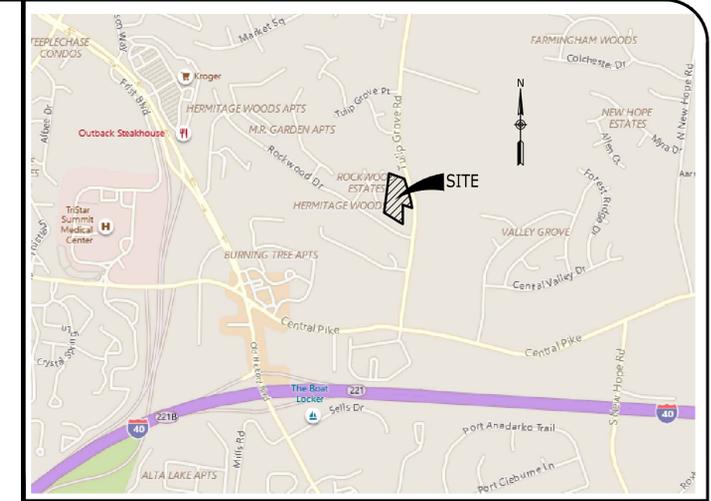


PRELIMINARY SP SUBMITTAL

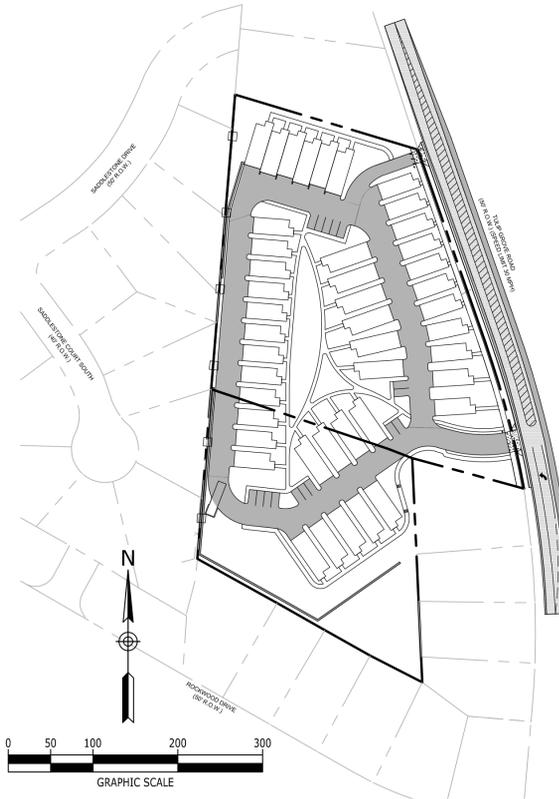
TULIP TRACE

HERMITAGE, DAVIDSON COUNTY, TENNESSEE

CASE NO. 2019SP-021-001
 CATALYST PROJECT NO. 20180145
 FEBRUARY 27, 2019 & MARCH 19, 2019



VICINITY MAP
 NOT TO SCALE



SITE DATA

COUNCIL DISTRICT: 12
 COUNCIL MEMBER: STEVE GLOVER
 TAX MAP: 86
 PARCEL ID.: 08600010100 & 08600026400
 SITE ADDRESS: 1160 & 3 TULIP GROVE ROAD
 HERMITAGE, TENNESSEE 37076
 SITE ACREAGE: 3.81 AC. (166,043 FT²)
 EXISTING ZONING: RS7.5
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 PROPOSED UNITS:
 TYPE A: 23 (2 STORIES W/ BASEMENT)
 TYPE B: 11 (3 STORIES)
 TYPE C: 4 (2 STORIES W/ BASEMENT)
 TYPE D: 6 (3 STORIES)
 TOTAL UNITS: 44
 PROPOSED MAX. BUILDING HEIGHT: 3 STORIES (35' FROM FIRST FLOOR FFE)
 IMPERVIOUS SURFACE AREA
 BUILDINGS: 0.98 AC. (42,594 FT²)
 DRIVES/SIDEWALKS: 1.09 AC. (47,559 FT²)
 TOTAL PROPOSED IMPERVIOUS AREA: 2.07 AC. (90,153 FT²)
 PARKING SUMMARY
 PARKING PROVIDED:
 GARAGE: 88 SPACES
 SURFACE: 16 SPACES
 TOTAL: 104 SPACES PROVIDED
 OWNER: PARAGON
 ADDRESS: 408 TAYLOR STREET, SUITE 202
 NASHVILLE, TN, 37208
 PHONE NO.: 615.953.3264
 CONTACT NAME: BRETT DIAZ
 CONTACT E-MAIL ADDRESS: bdiaz@liveparagon.com
 PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5016 CENTENNIAL BLVD., (SUITE 200)
 NASHVILLE, TN 37209
 PHONE NO.: 615.866.2410
 CONTACT NAME: JARED CUNNINGHAM
 CONTACT E-MAIL ADDRESS: jcunningham@catalyst-dg.com
 RECORDED DOCUMENTS: DEED BOOK 8937 & 10321 PAGE 8 (DB. 8937) 870 (DB. 10321)
 FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO
 COMMUNITY PANEL NO. 47037C0286H, 04/05/2017.
 COMMUNITY NAME: DAVIDSON COUNTY, TENNESSEE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C5.0	LAYOUT PLAN
C6.0	GRADING & DRAINAGE PLAN
C7.0	UTILITY PLAN
L1.0	LANDSCAPE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS AND NOTES
A1.0	ARCHITECTURAL CHARACTER IMAGES

PURPOSE NOTE

THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO PERMIT 44 MULTI-FAMILY RESIDENTIAL UNITS.

PREPARED FOR
PARAGON
 408 TAYLOR STREET, SUITE 202
 NASHVILLE, TN, 37208
 615.953.3264



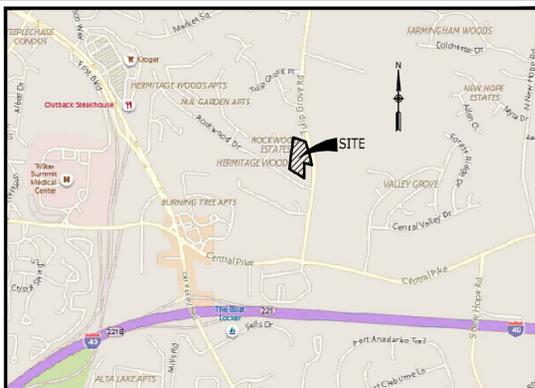
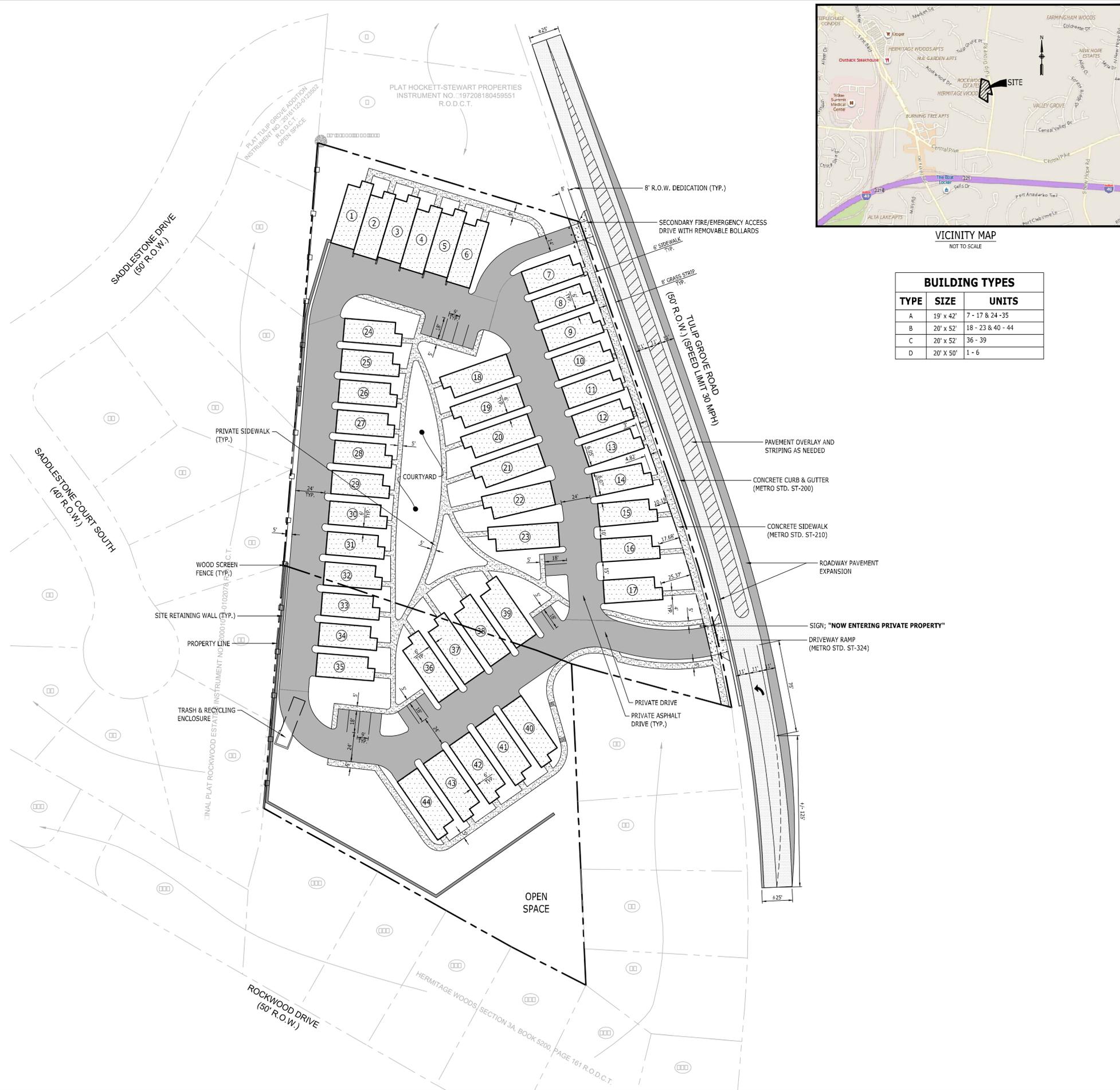
CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
 DESIGN GROUP
 5016 CENTENNIAL BLVD., SUITE 200
 NASHVILLE, TN 37209
 (615) 866-2410



COVER SHEET

C0.0

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VICINITY MAP
NOT TO SCALE

BUILDING TYPES		
TYPE	SIZE	UNITS
A	19' x 42'	7 - 17 & 24 - 35
B	20' x 52'	18 - 23 & 40 - 44
C	20' x 52'	36 - 39
D	20' x 50'	1 - 6

LEGEND	
BUILDING	[Symbol]
CONCRETE PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
HEAVY DUTY PAVEMENT	[Symbol]
PAINTED STRIPE	[Symbol]
CONCRETE CURB	[Symbol]
CENTERLINE	[Symbol]
TACTILE WARNING	[Symbol]
ACCESSIBLE PATH	[Symbol]

- LAYOUT NOTES**
- ALL PRIVATE WALKWAYS SHALL BE A MINIMUM OF 5'.
 - 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 THREE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 - ARCHITECTURAL DESIGN STANDARDS SHALL BE:
 - BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 - EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
 - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - A RAISED FOUNDATION OF 18-36" SHALL BE REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

SITE DATA

COUNCIL DISTRICT:	12
COUNCIL MEMBER:	STEVE GLOVER
TAX MAP:	86
PARCEL ID.:	08600010100 & 08600026400
SITE ADDRESS:	1160 & 3 TULIP GROVE ROAD HERMITAGE, TENNESSEE 37076
SITE ACREAGE:	3.81 AC. (166,043 FT ²)
EXISTING ZONING:	RS7.5
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED UNITS:	
TYPE A:	23 (2 STORIES W/ BASEMENT)
TYPE B:	11 (3 STORIES)
TYPE C:	4 (2 STORIES W/ BASEMENT)
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BUILDINGS:	0.98 AC. (42,594 FT ²)
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TOTAL PROPOSED IMPERVIOUS AREA:	2.07 AC. (90,153 FT ²)

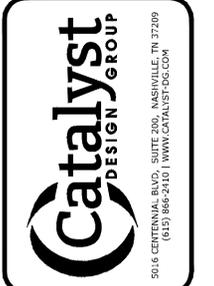
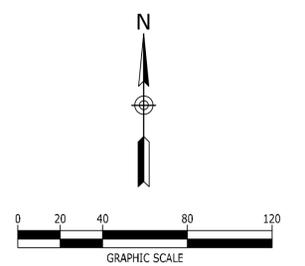
PARKING SUMMARY	
PARKING PROVIDED:	88 SPACES
GARAGE:	16 SPACES
SURFACE:	104 SPACES PROVIDED
TOTAL:	

OWNER:	PARAGON
ADDRESS:	408 TAYLOR STREET, SUITE 202 NASHVILLE, TN, 37208 615.953.3264
PHONE NO.:	BRETT DIAZ
CONTACT NAME:	bdiaz@liveparagon.com
CONTACT E-MAIL ADDRESS:	

PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BLVD. (SUITE 200) NASHVILLE, TN 37209 615.866.2410
PHONE NO.:	JARED CUNNINGHAM
CONTACT NAME:	jcunningham@catalyst-dg.com
CONTACT E-MAIL ADDRESS:	

RECORDED DOCUMENTS: DEED BOOK 8937 & 10321 PAGE 8 (DB. 8937) 870 (DB. 10321)

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0286H, 04/05/2017.
COMMUNITY NAME: DAVIDSON COUNTY, TENNESSEE



PARAGON
408 TAYLOR STREET, SUITE 202
NASHVILLE, TN, 37208
615.953.3264



CASE NO. 2019SP-021-001
PRELIMINARY SP SUBMITTAL
TULIP TRACE
1160 & 3 TULIP GROVE ROAD
HERMITAGE, TENNESSEE, 37076
DAVIDSON

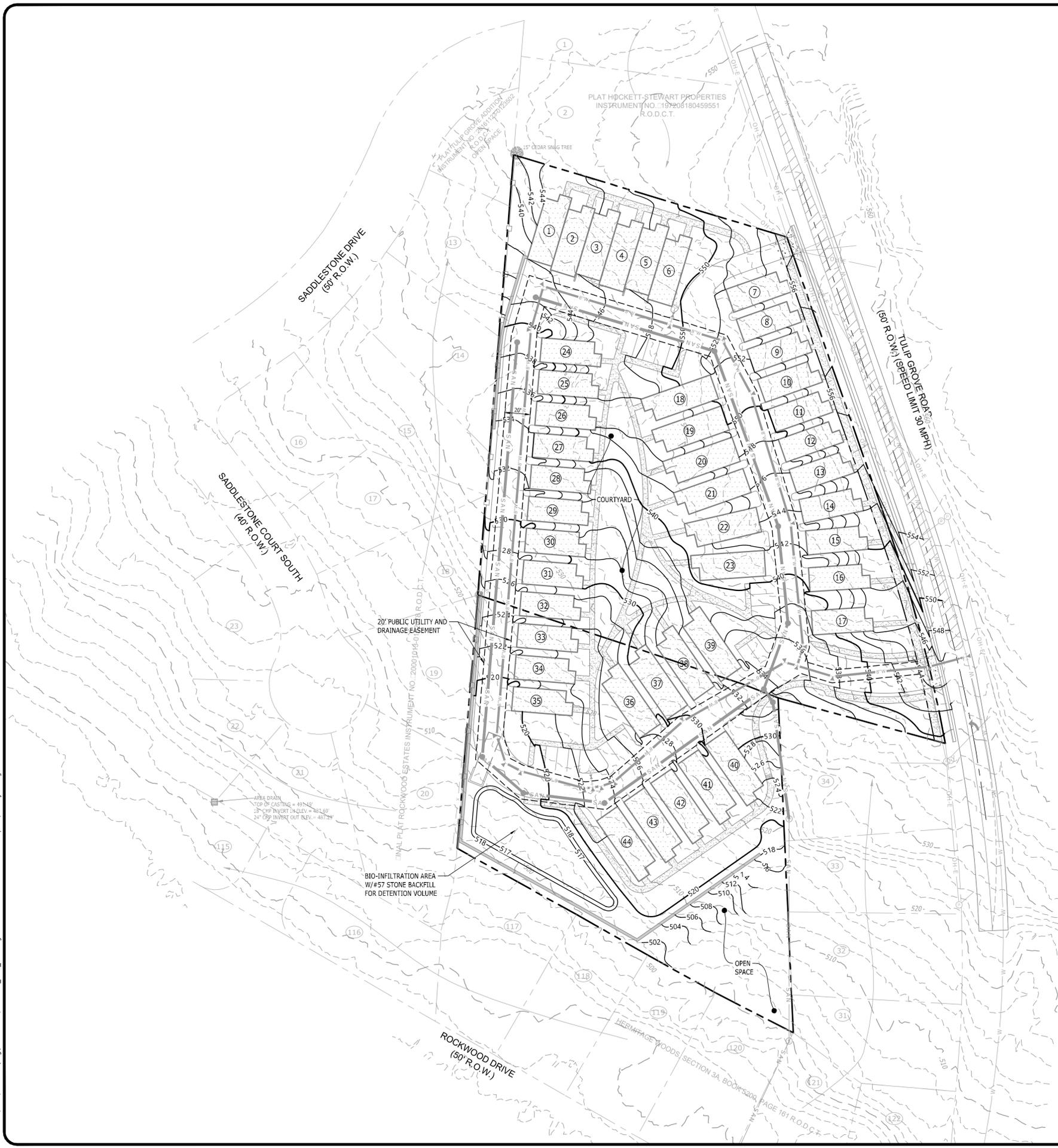
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DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20180145

DRAWING NUMBER
C5.0

P:\2018\20180145\wg\construction\20180145_C6.0_GRA.dwg C6.0 GRADING & DRAINAGE PLAN Apr 04, 2019 jcummingham



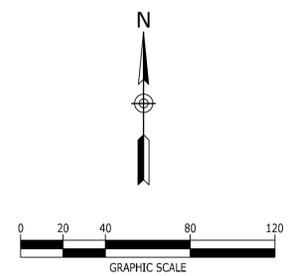
LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	
SILT FENCE	SF
TREE PROTECTION	TP
INLET PROTECTION	
STRAW BALE FILTER	

GRADING NOTES

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.
2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNCLUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.
6. OFFSITE IMPROVEMENTS MAY BE REQUIRED.



Know what's below.
Call before you dig.



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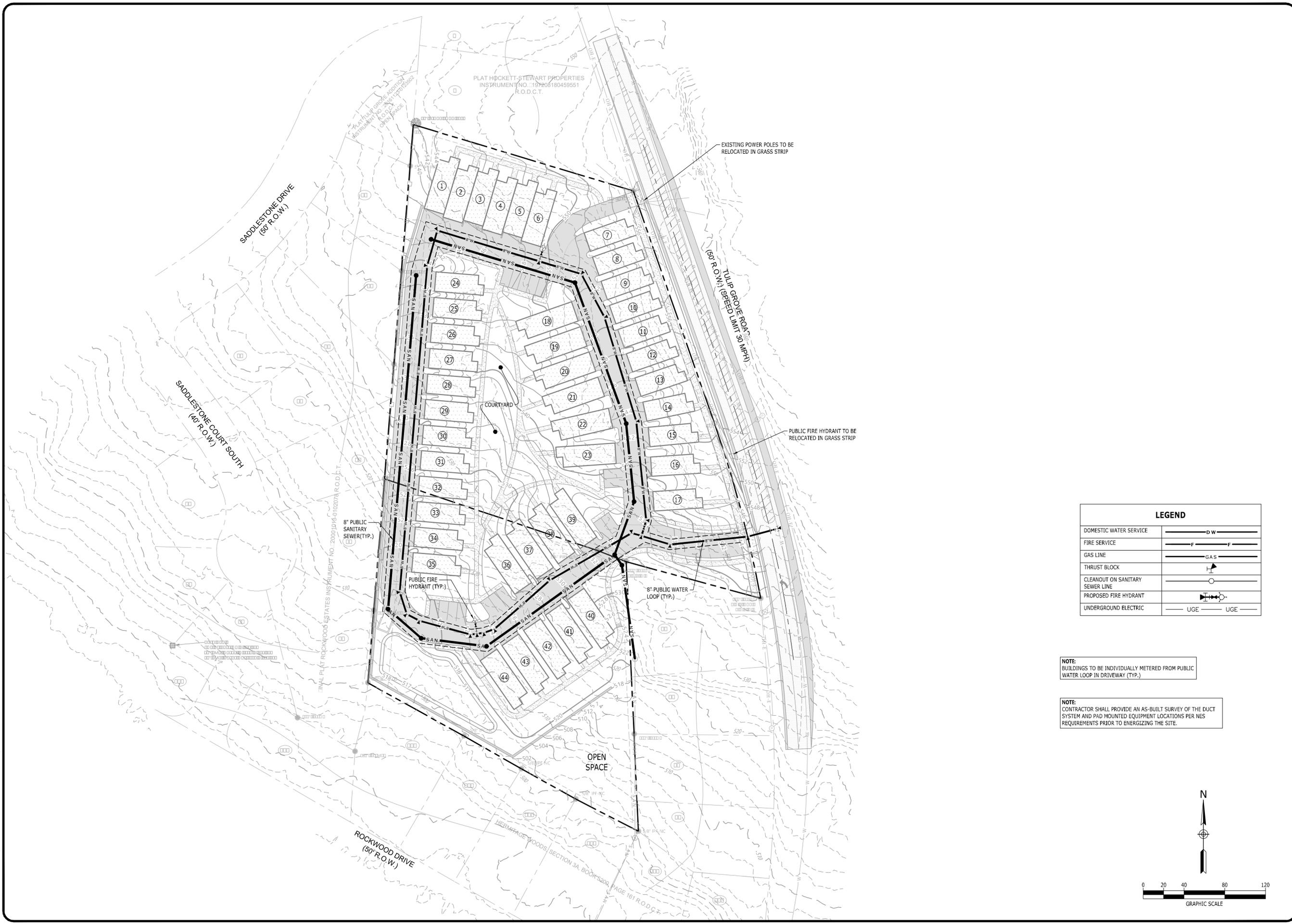
CASE NO. 2019SP-021-001
PRELIMINARY SP SUBMITTAL
TULIP TRACE
1160 & 3 TULIP GROVE ROAD
HERMITAGE, TENNESSEE, 37076
DAVIDSON

NO.	DATE	DESCRIPTION

DRAWING TITLE
GRADING & DRAINAGE PLAN

PROJECT NUMBER
20180145

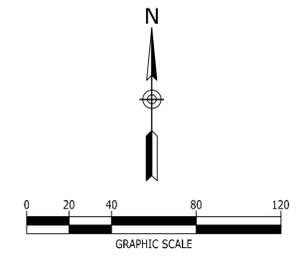
DRAWING NUMBER
C6.0



LEGEND	
DOMESTIC WATER SERVICE	D W
FIRE SERVICE	F F
GAS LINE	G A S
THRUST BLOCK	H
CLEANOUT ON SANITARY SEWER LINE	O
PROPOSED FIRE HYDRANT	⊕
UNDERGROUND ELECTRIC	U G E U G E

NOTE:
BUILDINGS TO BE INDIVIDUALLY METERED FROM PUBLIC WATER LOOP IN DRIVEWAY (TYP.)

NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.



PARAGON
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TULIP TRACE

NO.	DATE	DESCRIPTION

DRAWING TITLE
UTILITY PLAN

PROJECT NUMBER
DRAWING NUMBER
C7.0

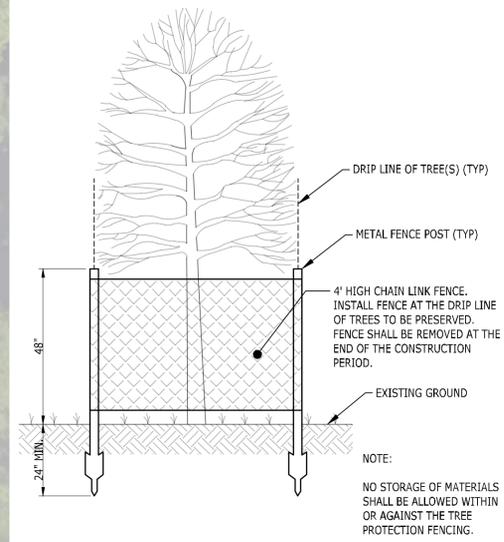
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TREE PRESERVATION KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
1	TREE CANOPY TO BE REMOVED	-
2	TREE CANOPY TO REMAIN	-
3	TREE PROTECTION FENCE	THIS SHEET

SITE LANDSCAPE NOTES

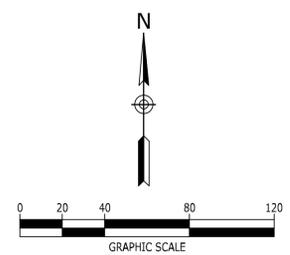
- EXTENTS OF TREE CANOPY IS TAKEN FROM AERIAL IMAGERY.



TREE PROTECTION
NO SCALE



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615.953.2644



CASE NO. 2019SP-021-001
PRELIMINARY SP SUBMITTAL
TULIP TRACE
1160 & 3 TULIP GROVE ROAD
HERMITAGE, TENNESSEE, 37076
DAVIDSON

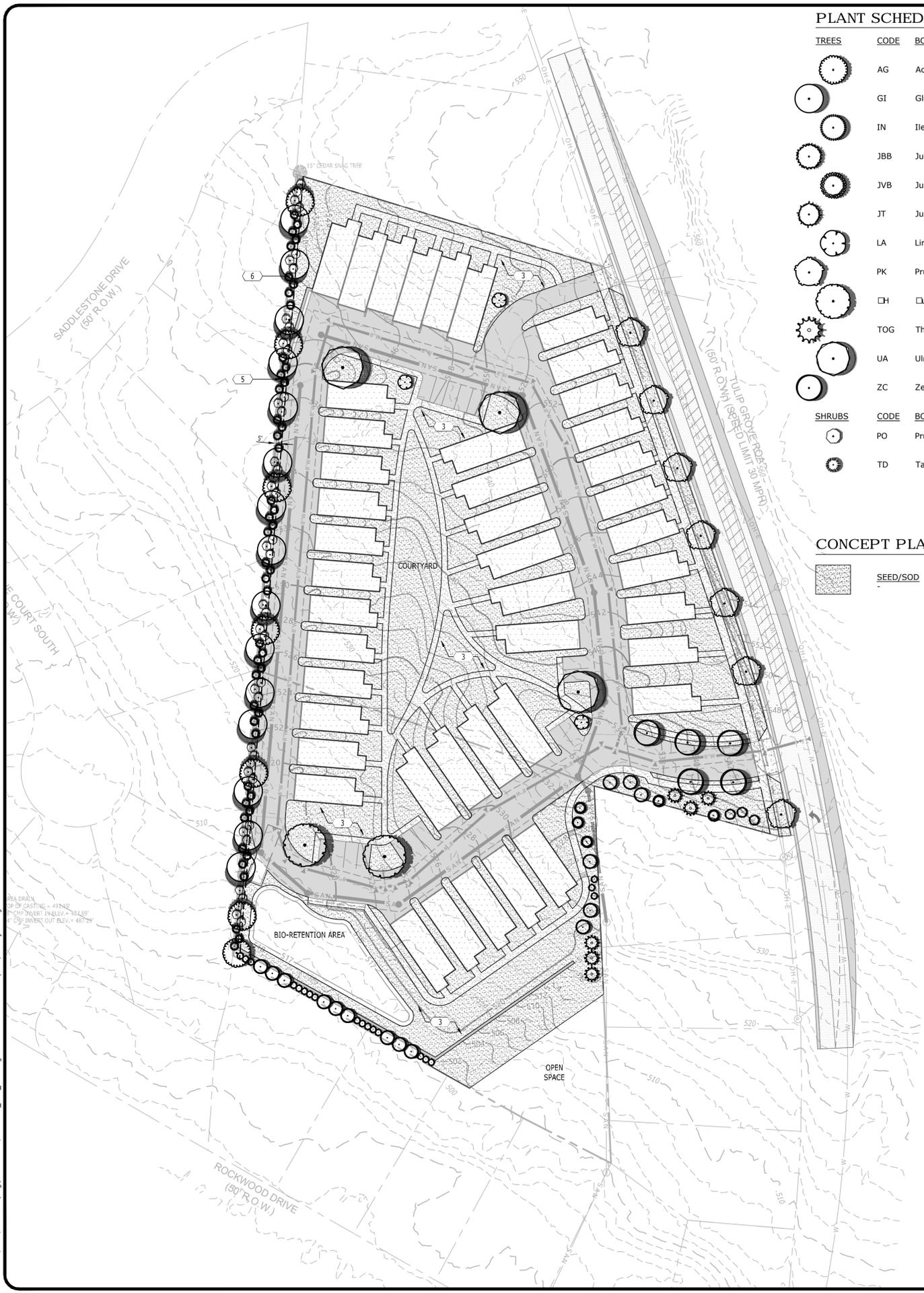
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LANDSCAPE PRESERVATION PLAN

PROJECT NUMBER
20180145

DRAWING NUMBER
L1.0

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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
	AG	Acer griseum / Paperbark Maple	B&B	2"	6-8' HT.	3-4'	7
	GI	Gleditsia triacanthos inermis / Sycamore / Sycamore Thornless Honey Locust	B&B	2"	12-14' HT.	5-7'	16
	IN	Ilex / Nellie R Stevens / Nellie Stevens Holly	B&B	2"	6-8' HT.	3-4'	15
	JBB	Juniperus chinensis / Blue Point / Blue Point Juniper	B&B	2"	6-8' HT.	3-5'	3
	JVB	Juniperus virginiana / Brodie / Brodie Columnar Cedar	B&B	2"	6-8' HT.	3-5'	5
	JT	Juniperus virginiana / Taylor / Taylor Eastern Redcedar	B&B	2"	6-8' HT.	3-4'	19
	LA	Liriodendron tulipifera / Arnold / Arnold Tulip Poplar	B&B	3"	12-14' HT.	3-5'	3
	PK	Prunus serrulata / Kanza / Flowering Cherry	B&B	2"	6-8' HT.	3-5'	7
	QH	Quercus phellos / Hightower / Willo Oak	B&B	3"	12-14' HT.	5-7'	2
	TOG	Thuja occidentalis / Green Giant / Green Giant Arborvitae	B&B	2"	6-8' HT.	2-3'	6
	UA	Ulmus / Accolade / Accolade Elm	B&B	3"	12-14' HT.	5-7'	3
	ZC	Zelkova serrata / City Sprite / City Sprite Zelkova	B&B	3"	12-14' HT.	5-7'	5
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
	PO	Prunus laurocerasus / Datto Luy / Luy Laurel	CS		24-30"	24-30"	44
	TD	Taxus media / Dense / Dense Yew	CS		18-24"	18-24"	48

CONCEPT PLANT SCHEDULE

	SEED/SOD	61,721 sq
--	----------	-----------

LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1	SPADED BED EDGE	-
2	STEEL BED EDGE	-
3	AREA TO BE SEEDED/SODDED	-
4	IRRIGATION LIMITS	-
5	8'-0" TALL, WOODEN PRIVACY FENCE	-
6	LANDSCAPE BUFFER (NOT REQUIRED) - A3 EQUIVILANT	-

SITE LANDSCAPE NOTES

- QUANTITIES ARE SHOWN FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL CONFIRM AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- SEE SHEET L2.1 FOR LANDSCAPE DETAILS AND NOTES.
- ALL DISTURBED AREAS NOT OTHERWISE SHOWN AS LANDSCAPED, SEEDED OR SODDED SHALL RECEIVE A FESCUE SEED MIX AND MULCH APPROVED BY THE LANDSCAPE ARCHITECT.

SITE LANDSCAPE DATA

SITE ACREAGE:	3.81 Ac. (165,963.60 Sq. Ft.)
BUILDING ACREAGE:	0.98 Ac. (42,594.00 Sq. Ft.)
ADJUSTED ACREAGE:	2.83 Ac. (123,369.60 Sq. Ft.)
TREE DENSITY UNITS REQUIRED: (14 tdc/AC. x 2.83)	39.62
TREE DENSITY UNITS PROVIDED:	00
EXISTING TREE CREDITS:	0.00
PROPOSED TREES:	
TOTAL TREE DENSITY UNITS PROVIDED:	46.80
PROPOSED TREES	
(2") 78 X 0.5 =	39.00
(3") 13 X 0.6 =	7.80
SITE PAVED AREA:	0.54 Ac. (23,670.41 Sq. Ft.)
GREEN SPACE REQUIRED: (8% OF PAVED AREA)	0.04 Ac. (1,893.63 Sq. Ft.)
GREEN SPACE PROVIDED:	1.42 Ac. (61,594.25 Sq. Ft.)

BIO-RETENTION DATA

BIO-RETENTION AREA:	
ACREAGE:	0.11 Ac. (4,774.00 Sq. Ft.)
TREES REQUIRED [1 TREE/400 SF]:	11.9
TREES PROVIDED:	12
SHRUBS REQUIRED [1 SHRUB/15 SF]:	318.3
SHRUBS PROVIDED:	319

BUFFER (NOT REQUIRED)

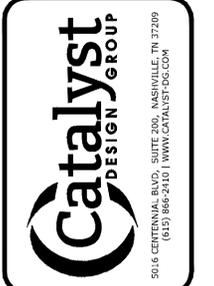
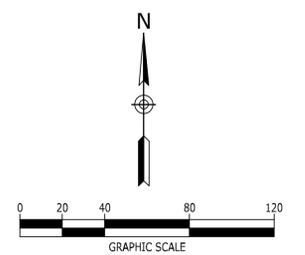
TYPE B-3 EQUIVILANT:	
WIDTH:	5'-0"
LENGTH:	547.00 LF
PLANTINGS:	
CANOPY TREES PROVIDED:	15
UNDERSTORY TREES PROVIDED:	6
SHRUBS PROVIDED:	92

NOTE

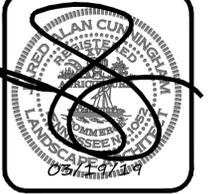
- 8'-0" WOODEN, PRIVACY FENCE SHALL ALSO BE PROVIDED ALONG ENTIRE LENGTH OF PROPOSED BUFFER.



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NASHVILLE, TN, 37208
615.953.3264



CASE NO. 2019SP-021-001
PRELIMINARY SP SUBMITTAL
TULIP TRACE
1160 & 3 TULIP GROVE ROAD
HERMITAGE, TENNESSEE, 37076
DAVIDSON

NO.	DATE	DESCRIPTION

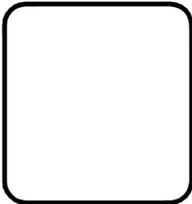
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LANDSCAPE PLAN

PROJECT NUMBER
20180145

DRAWING NUMBER
L2.0



PARAGON
408 TAYLOR STREET, SUITE 202
NASHVILLE, TN, 37208
615.953.3264



CASE NO. 2019SP-021-001
PRELIMINARY SP SUBMITTAL
TULIP TRACE
1160 & 3 TULIP GROVE ROAD
HERMITAGE, TENNESSEE, 37076
DAVIDSON

NO.	DATE	DESCRIPTION

DRAWING TITLE
**ARCHITECTURAL
CHARACTER IMAGES**

PROJECT NUMBER
20180145
DRAWING NUMBER

A1.0

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