

VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

- SHEET 1 OF 5 SITE LOCATION AND VICINITY MAP
- SHEET 2 OF 5 SP DISTRICT COUNCIL PLAN
PLANS SHEET SCHEDULE
GENERAL INFORMATION
GENERAL PLAN CONSISTENCY
STANDARD SP NOTES AND DEVELOPMENT SUMMARY
- SHEET 3 OF 5 EXISTING CONDITIONS AND DISTRICT BOUNDARY
- SHEET 4 OF 5 PROPOSED CONDITIONS - ROADWAYS, WATER AND SEWER
- SHEET 5 OF 5 LANDSCAPE PLAN

CASE NO. 2019SP-051-001
MAP: 98 PARCEL: 168 & 216

SITE LOCATION AND VICINITY MAP

THE PARK AT WILTSHIRE

5587 S NEW HOPE ROAD
HERMITAGE, TN

PRELIMINARY SPECIFIC PLAN
12TH COUNCILMANIC DISTRICT
DAVIDSON COUNTY, TN



BATSON & ASSOCIATES
Civil Engineering Consultants

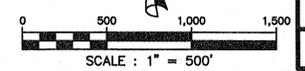
5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

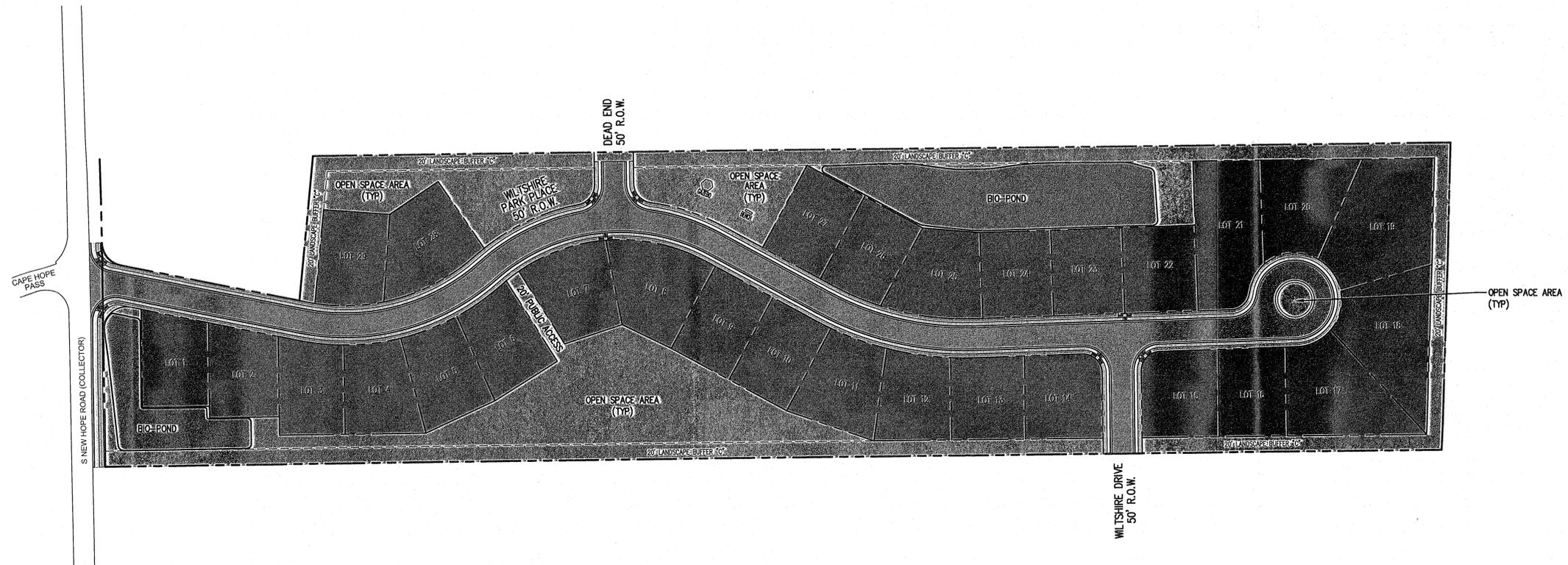
PREPARED FOR:
SNH OF TENNESSEE, LLC.
8064 CENTRAL PIKE
MT JULIET, TN 37122
615-533-5585

DATE: 30 APR 2019
REVISION DATE: 21 MAY 2019



NASHVILLE & DAVIDSON COUNTY
MAY 21 2019
METROPOLITAN PLANNING DEPARTMENT





R.O.W. DEDICATION	2.29 ACRES	
TOTAL OPEN SPACE	4.76 ACRES 32% OF TOTAL AREA	
ACTIVE OPEN SPACE	1± ACRES	
PASSIVE OPEN SPACE	3± ACRES	
LOT #	LOT AREA (SQ. FT.)	LOT AREA (ACRES)
1	10,000	0.23
2	10,006	0.23
3	10,001	0.23
4	10,411	0.24
5	10,471	0.24
6	10,199	0.23
7	11,205	0.26
8	12,503	0.29
9	10,004	0.23
10	10,010	0.23
11	11,370	0.26
12	10,085	0.23
13	10,010	0.23
14	10,563	0.24
15	10,868	0.25
16	10,002	0.23
17	15,078	0.35
18	16,326	0.37
19	18,479	0.42
20	12,492	0.29
21	15,925	0.37
22	10,340	0.24
23	10,010	0.23
24	10,010	0.23
25	11,543	0.26
26	10,002	0.23
27	10,080	0.23
28	11,804	0.27
29	10,280	0.24

Specific Plan Development Notes

Total Site Area: 14.63 Acres
 Use: 29 Two-Family Lots

Surrounding Property Zoning: RS15
 Undeveloped: RS15 "Cluster Lot Option"
 Developed: RS15 "Cluster Lot Option"

Bulk Standards:
 Minimum Lot Size: 7,500 SF (Single-Family Lots)
 8,500 SF (Two-Family Lots)

Number of Units: 58 Total Units
 Density: 3.96 Du/Ac
 Maximum Lot Coverage: 0.65
 Front Yard Setbacks: 20 Ft.
 Side Yard Setbacks: 5 Ft.
 Rear Yard: 20 Ft. (Single-Family Lots)
 15 Ft. (Two-Family Lots)

Maximum Building Height: 3 Stories

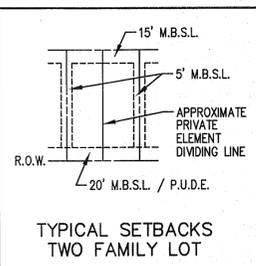
Building Regulating Note:
 Two Family (Single Family Attached) Condominium structures are proposed for lots 1-29.

Phasing:
 The development may have several Phases which will be outlined on the Final SP. Phases or Sections will be based on final engineering considerations and market conditions.

Open Space:
 Open Space areas could be subject to change due to Final SP Land Surveying, Engineering and/or Government Regulations.

Garages:
 Garages for Single Family Attached homes shall be side or front loaded, consistent with the images on the Plan.

Covered Porches:
 Porches are allowed within the setback.



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.

Standard SP Notes

- The purpose of this SP is to receive preliminary approval to permit the development of an 58 unit residential development.
- 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.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual.
- Metro water services shall be provided sufficient and unencumbered ingress & egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- 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.
- 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 R10 zoning district as of the date of the applicable request or application.
- All proposed streets as shown hereon will be public Right-of-Ways.

GENERAL INFORMATION

COUNCIL DISTRICT INFORMATION
 Council District 12
 Councilmember: Steve Glover

PROPERTY INFORMATION

Property consists of 2 parcels located at 5587 South New Hope Road; being Map 98, Parcels 168 and 216. Total area is 14.63 Acres

PROPERTY OWNER:

SNY OF TENNESSEE, LLC.
 6084 CENTRAL PIKE
 MT JULIET, TN 37122
 PHONE: (615) 533-5565
 CONTACT: RICK BLACKBURN

DEVELOPMENT COMPANY:

SNY OF TENNESSEE, LLC.
 6084 CENTRAL PIKE
 MT JULIET, TN 37122
 PHONE: (615) 533-5565
 CONTACT: RICK BLACKBURN

CIVIL ENGINEER:

BATSON & ASSOCIATES ENGINEERING, INC.
 5150 REMINGTON DRIVE
 BRENTWOOD, TN 37027
 PHONE: (615) 424-4840
 FAX: (615) 370-9363

LAND SURVEYOR:

H & H LAND SURVEYING, INC.
 612A FITZHUGH BOULEVARD
 SMYRNA, TN 37167
 PHONE: (615) 831-0756
 FAX: (615) 355-6928

Building Design Standards (New Construction)

- 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 2:1 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" is required for all residential structures.
- Hardie board, masonry, stone and brick siding.

General Plan Consistency Note

The Project is located within the Donelson-Hermitage-Old Hickory Community Plan's T3 Suburban neighborhood Maintenance area and its Structure Plan category for Residential Low-Medium Density (RLM) Community Plan policy of 2 to 4 dwellings per acre.

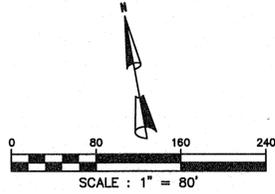
T3 Suburban Neighborhood Maintenance

The T3 suburban Neighborhood Maintenance classification is intended to preserve the General character of suburban neighborhoods. This proposal is consistent with the intent of the policy area as it meets the density, land use, block layout, street and sidewalk connectivity, lot size, streetscapes, building form, Garages orientated to the sides not facing streets except on corner units, designed with accessible open space, public streets with curb and gutter and sidewalks along both sides of the streets and future connectivity.

The Housing options are very attractive to active seniors and the Architecture will blend in with surrounding Architecture.

The proposed design allows for easy accessible open space for its residence.

The neighborhood will have Declarations of Covenants, Conditions and restrictions.



CASE NO. 2019SP-051-001
 MAP: 98 PARCEL: 168 & 216

SP DISTRICT COUNCIL PLAN,
 PLANS SHEET SCHEDULE, GENERAL INFORMATION,
 GENERAL PLAN CONSISTENCY,
 STANDARD SP NOTES AND DEVELOPMENT SUMMARY

THE PARK AT WILTSHIRE

5587 S NEW HOPE ROAD
 HERMITAGE, TN

PRELIMINARY SPECIFIC PLAN
 12TH COUNCILMANIC DISTRICT
 DAVIDSON COUNTY, TN



5150 REMINGTON DRIVE
 BRENTWOOD, TENNESSEE 37027
 (615) 424-4840 • FAX (615) 370-9363

PREPARED FOR:
 SNH OF TENNESSEE, LLC.
 6084 CENTRAL PIKE
 MT JULIET, TN 37122
 615-533-5565

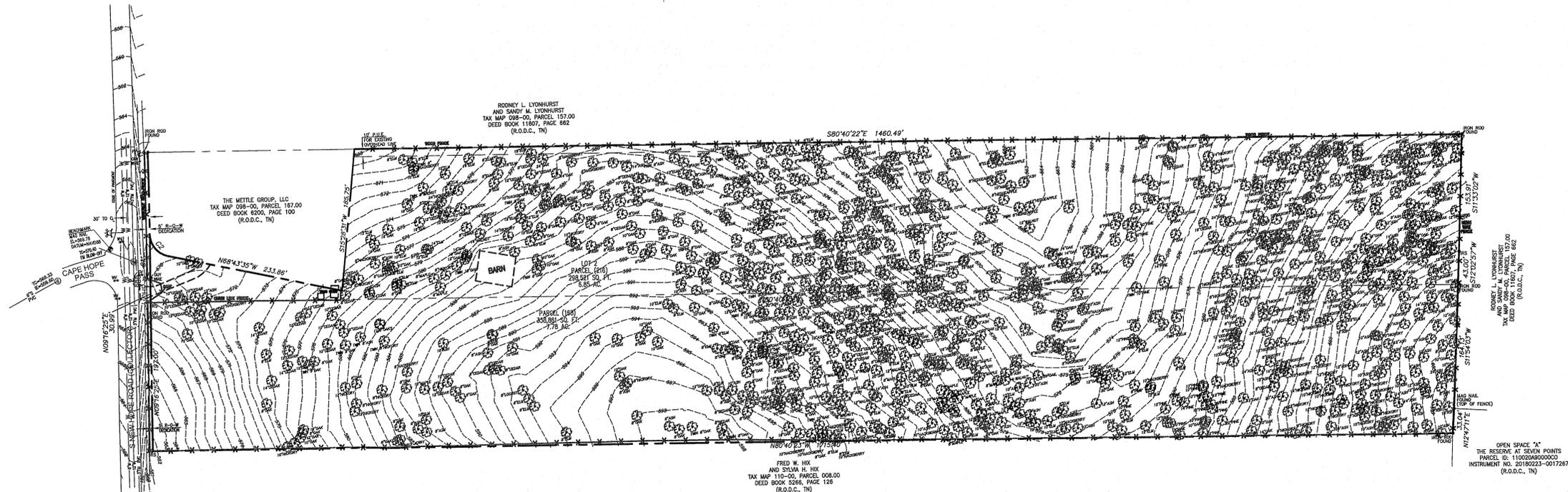
DATE: 30 APR 2019
 REVISION DATE: 21 MAY 2019

Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure. State Plane coordinates obtained by GPS RTK methods using Leica 1230 GPS system.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Plat reference: Disspayne Subdivision, Book 6200, Page 100, R.O.D.C., TN.
- Deed reference: Instrument Number 20180618-0058584, as corrected in Instrument Number 20040603-0065153, and Book 6368, Page 906, R.O.D.C., TN.
- Bearings based on: Deed reference Instrument Number 20180618-0058584, Book 6200, Page 100, R.O.D.C., TN.
- Horizontal Datum: NAVD 88, Zone 4100-Tennessee
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This sheet is based on a boundary and topographic survey with a field date of November 26, 2018.

CURVE TABLE

C #	DELTA	RADIUS	LENGTH	CHORD LG.	CHORD BR.
C1	00°31'00"	6503.60'	58.66'	58.66'	N09°20'35"E
C2	77°49'55"	30.00'	40.75'	37.69'	N29°48'37"W



TOTAL SITE AREA
14.63 AC.
637,382 SQ. FT.

CASE NO. 2019SP-051-001
MAP: 98 PARCEL: 168 & 216

EXISTING CONDITIONS AND
DISTRICT BOUNDARY

**THE PARK AT
WILTSHIRE**

5587 S NEW HOPE ROAD
HERMITAGE, TN

PRELIMINARY SPECIFIC PLAN
12TH COUNCILMANIC DISTRICT
DAVIDSON COUNTY, TN



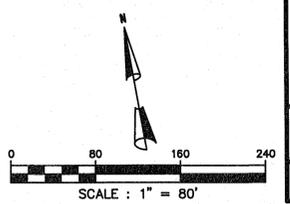
BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

PREPARED FOR:
SNH OF TENNESSEE, LLC.
6084 CENTRAL PIKE
MT JULIET, TN 37122
615-533-5565

DATE: 30 APR 2019
REVISION DATE: 21 MAY 2019

- Legend**
- IR(O) Iron Rod Found
 - IR(N) Iron Rod Set
 - IP(O) Iron Pipe Found
 - F.P. Fence Post
 - CM(O) Concrete Monument Found
 - PK(N) PK Nail Found
 - Fire Hydrant
 - Water Meter
 - Water Valve
 - Water Reducer
 - Clean Out
 - Sanitary Sewer Manhole
 - Centerline
 - Sign
 - Cable Manhole
 - Electric Meter
 - Electric Riser
 - Telephone Riser
 - Gas Meter
 - Gas Valve
 - Light Pole
 - Metal Light Pole
 - Telephone Pole
 - Power Pole
 - Guy Pole
 - Guy Wire
 - Adjoining Property Line
 - Subject Property Line
 - Easement Line
 - Centerline
 - Edge of Pavement
 - Edge of Gravel
 - X Fence Line
 - G Gas Line
 - SA Sanitary Sewer Line
 - W Water Line
 - TREE LINE



Storm Water Notes

- Based on Davidson County Soil Survey Maps by the USDA Soil Conservation Service, the soil types at this site are Talbot, Barfield, and small amount of Bradyville with some visible rock outcrop and slopes varying from about 2 to 10 percent. Approximately 80 percent of the site soils are within the Hydrological Soil Group "C" and 20 percent in Group "D."
- All storm water final design will be in accordance with the Metro Department of Water Services including the Storm Water Management Manual, Volume 1 through 5. Conventional storm water quantity control and water quality treatment areas are preliminarily indicated on the Plan. This site drains in three directions. Area 1 of 3.12 acres of open space drains north along South New Hope Road. Area 2 of 9.85 acres from the site of woods and open space would drain north toward Seven Points Trace. Another 6.25 acres of off-site would drain through the site for a total of 18.1 acres. Area 3 of 1.69 acres of open space would drain south along South New Hope Road. One acre or so of land will be encumbered by the water quality detention and treatment systems including space for about 25,000 cubic feet of water quality detention storage volume and about 3,700 cubic feet of foray volume to mitigate storm water runoff differentials for the 2 year through 100 year storm.
- Existing pre-development site conditions for storm water considerations are as follows:

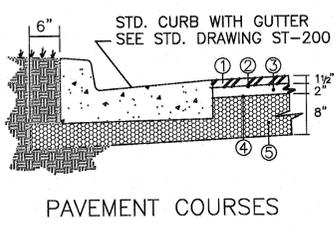
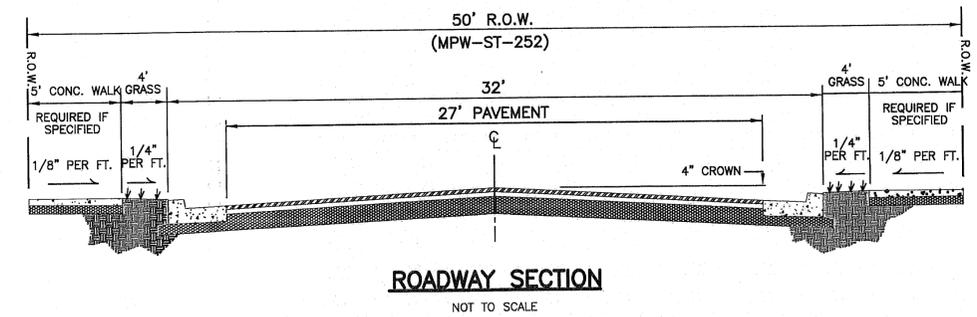
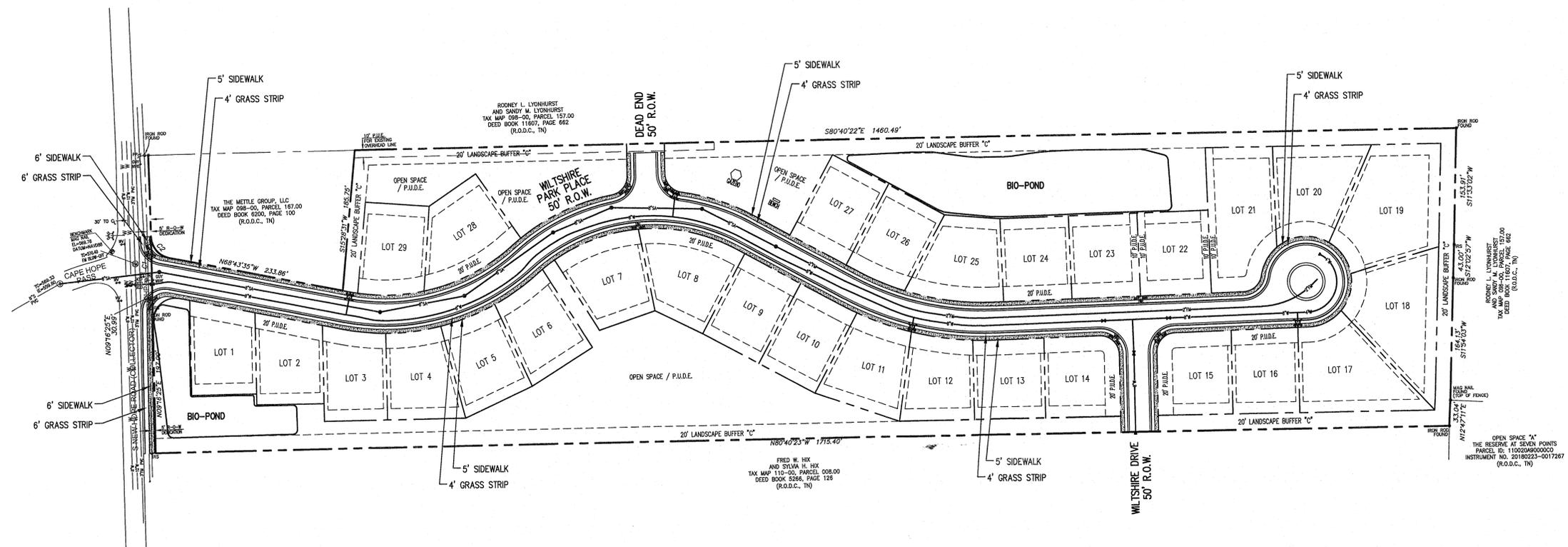
Pre-development wooded land with poor cover -14.63 Acres @ CN 84

- Post Development site conditions:
 - Total impervious area-- -0.02 Acres @ CN 84
 - Post development grass-- -9.60 Acres @ CN 84
 - Other open areas-- -5.01 Acres @ CN 84

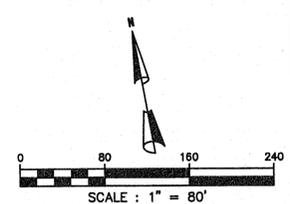
- According to F.E.M.A. FIRM Map 47037C0290H, dated April 5, 2017 this site lies within Zone X, with a 100 year flood limit elevation of 506.

Utility Roadway Grading and Drainage Notes

- Water and sewer service to be provided by the Department of Metro Water Services.
- Water service will be provided by lying on the existing 8-inch water line in South New Hope Road.
- Sewer service will be from existing gravity manhole on Cape Hope Pass.
- All water and sanitary sewerage construction shall comply with the specifications and requirements of the Metro Department of Water Services.
- All roadway, grading, and drainage construction shall be in accordance with the specifications and requirements of the Metro Department of Public Works, Department of Water Services and the Tennessee Department of Environment and Conservation as applicable.



- 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
- TACK COAT (SS-1)
- 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- PRIME COAT (RS-2)
- 8" STONE (GRADING D PUG MILL MIX)



CASE NO. 2019SP-051-001
MAP: 98 PARCEL: 168 & 216

PROPOSED CONDITIONS
ROADWAYS, WATER AND SEWER

THE PARK AT WILTSHIRE

5587 S NEW HOPE ROAD
HERMITAGE, TN

PRELIMINARY SPECIFIC PLAN
12TH COUNCILMANIC DISTRICT
DAVIDSON COUNTY, TN

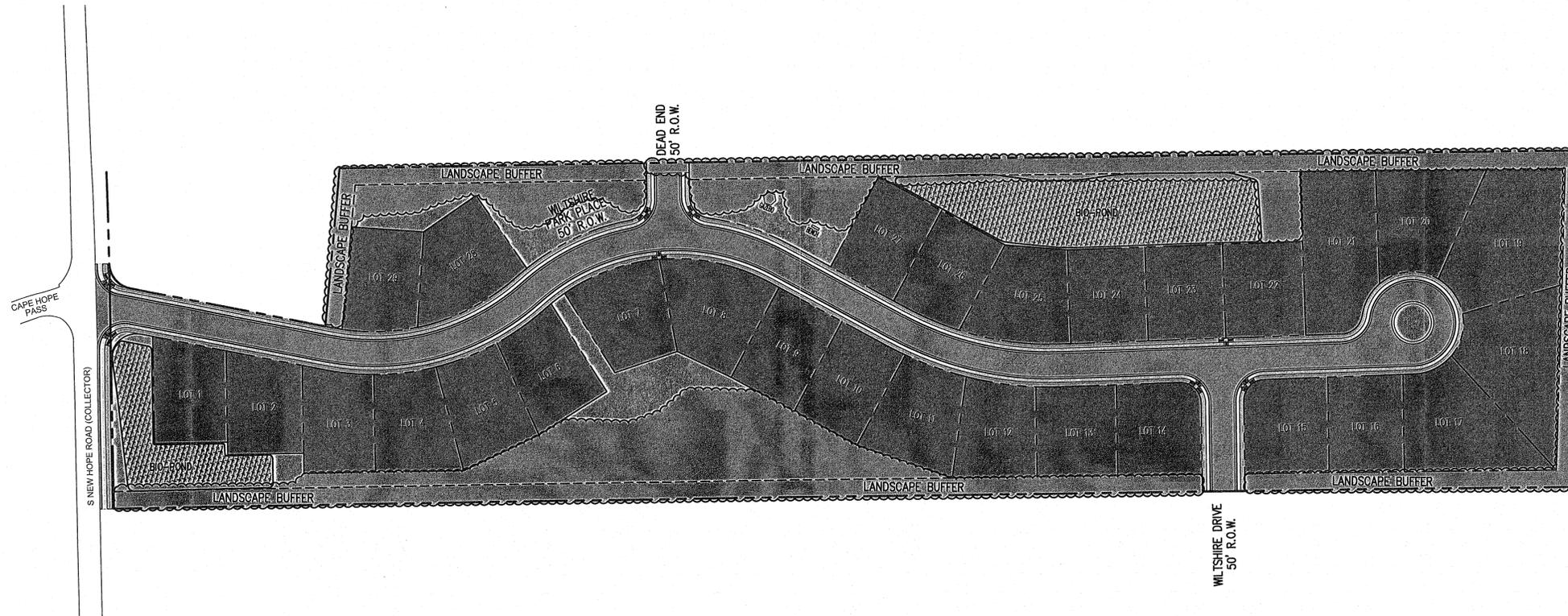
BA
BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

PREPARED FOR:
SNH OF TENNESSEE, LLC.
6064 CENTRAL PIKE
MT JULIET, TN 37122
615-533-5565

DATE: 30 APR 2019
REVISION DATE: 21 MAY 2019

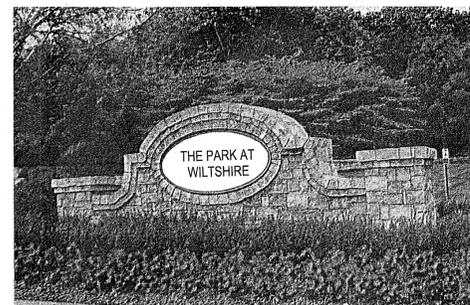
4 OF 5



Landscape Notes

OPEN SPACE:
 1. This site is woodlands with shallow soils and some areas of limestone rock exposed at the surface near the lower elevations. Existing tree mass consists primarily of hickory, hickory and red cedar with a small numbers of honey locust, poplar and oak in the 6 to 20 inch range.
 2. The Final SP will include tree location and identification survey along edges and larger areas where tree preservation is practical. Final SP Tree Density calculations as required shall be based on trees to be protected.
 3. Areas cleared for trail construction shall be as narrow as practical consistent with improvements shown on the Final SP plan. Existing trees to be preserved shall be identified, marked in the field and protected as required by the applicable Metro Code Sections as mention herein below.

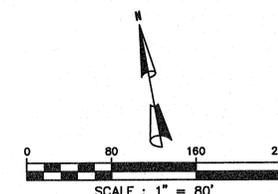
GENERAL LANDSCAPING REGULATIONS:
 1. Existing vegetation: Effort shall be made to incorporate as many of the existing mature trees as practical into District design of open spaces, considering project site grading, drainage and utility improvements.
 2. Due to the presence of limestone rock near the surface, soil conditions suitable for planting of street trees, may be determined during infrastructure construction of streets and utilities. If soil conditions are adequate as determined by the landscape Architect and/or the Urban Forester, street trees may be planted on both sides of the street in those areas subject to specie and spacing approvals of the Urban Forester.
 3. Proposed zoning of the site and surrounding zoning does not require buffers per Table 17.24.230 but certain healthy trees and plants within 20 foot wide strips along site boundary lines, at rear of lots, where indicated in this proposal, may be included on Final SP tree protection plans and included in required tree density calculations.
 4. Final SP Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered in the State of Tennessee.
 5. Sections 17.24.020 through 17.24.050 and section 17.24.100 shall apply to Final plans including tree density units per gross acre less building coverage, tree protection, size and species of trees to be planted, tree removal permit, and system of maintenance.
 6. The proposal will include Home Owners Association requirement for permanent maintenance of open space areas, including open storm water control and treatment areas and certain maintenance within front yard area of two-family lots.



Typical Entry Feature Example



Typical Bench Example



CASE NO. 2019SP-051-001
 MAP: 98 PARCEL: 168 & 216

LANDSCAPE PLAN

THE PARK AT WILTSHIRE

5587 S NEW HOPE ROAD
 HERMITAGE, TN

PRELIMINARY SPECIFIC PLAN
 12TH COUNCILMANIC DISTRICT
 DAVIDSON COUNTY, TN



BATSON & ASSOCIATES
 Civil Engineering Consultants

5150 REMINGTON DRIVE
 BRENTWOOD, TENNESSEE 37027
 (615) 424-4840 • FAX (615) 370-9363

PREPARED FOR:
 SNH OF TENNESSEE, LLC.
 6084 CENTRAL PIKE
 MT JULIET, TN 37122
 615-533-5565

DATE: 30 APR 2019
 REVISION DATE: 21 MAY 2019