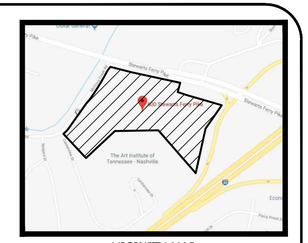
COUNCIL DEVELOPMENT PLAN

STEWARTS FERRY PIKE MULTIFAMILY

600 STEWARTS FERRY PIKE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE No.: 2019SP-068-001
CATALYST PROJECT No.: 20190105
October 2, 2019; October 22, 2019; November 25, 2019



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY

- SP NAME: STEWARTS FERRY PIKE MULTIFAMILY
- SP NUMBER: 2019SP-068-001

COUNCIL DISTRICT: 14
COUNCIL MEMBER: KEVIN RHOTEN
OWNER: COMMERCE CTR. TN LAND, LP
(% STERLING ADVISORS)
ADDRESS: 111 GREAT NECK RD., SUITE 408
GREAT NECK, NY 11021
CONTACT: ROB LOWE
CONTACT EMAIL: rob.lowe@cushwake.com

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5016 CENTENNIAL BLVD., SUITE 200
NASHVILLE, TN 37209
PHONE: 615.866.2410
CONTACT: JEFFREY D. HEINZE
CONTACT EMAIL: jheinze@catalyst-dg.com

DEVELOPER: VCP DONELSON, LLC
ADDRESS: 2110 POWERS FERRY ROAD, SUITE 150
ATLANTA, GA 30339
PHONE: 678.741.2823
CONTACT: TRACE MCCREARY
CONTACT EMAIL: trace.mccreary@gmail.com

- FEMA PANEL:
  A SMALL PORTION OF THIS PROPERTY, AT THE MOST WESTERLY CORNER LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0269 H, DATED APRIL 5, 2017.

DEVELOPMENT SITE DATA

PARCEL ID.: 09600005400
SITE ADDRESS: 600 STEWARTS FERRY PIKE
NASHVILLE, TN 37214
SITE ACREAGE: 18.81 AC. (819,573 S.F.)
R.O.W. DEDICATION: 0.00 AC. (0.00 S.F.)
TOTAL SITE ACREAGE: 18.81 AC. (819,573 S.F.)
EXISTING ZONING: CL (COMMERCIAL LIMITED)
OV-COM
OV-AIR (AIRPORT IMPACT)
OV-FLD (FLOOD ZONE OVERLAY)
EXISTING LAND USE: VACANT COMMERCIAL LAND
PROPOSED LAND USE: 318 MULTI-FAMILY UNITS
MAX. 8,000 S.F. OF NON RESIDENTIAL USE
PROPOSED DENSITY: 16.9 UNITS / ACRE
FLOOR AREA RATIO (FAR): 0.41%
IMPERVIOUS SURFACE RATIO (ISR);
BUILDINGS 13.33% (2.51 AC./109,272 S.F.)
ROADS/SIDEWALKS/DRIVES 30.28% (5.70 AC./248,200 S.F.)

OPEN SPACE 56.38% (0.49 AC./21,432 S.F.)

BUILDING DATA
PROPOSED LAND USE: 318 MULTI-FAMILY UNITS
NUMBER & TYPE OF UNITS:
1 BEDROOM APARTMENTS 204 UNITS
2 BEDROOM APARTMENTS 114 UNITS

TOTAL UNITS 318 UNITS

TOTAL NUMBER OF BEDROOMS: (204) 1 BEDROOMS
(114) 2 BEDROOMS
318 BEDROOMS TOTAL

BUILDING SQUARE FOOTAGE
RESIDENTIAL BUILDINGS 325,000 S.F.
COMMERCIAL 8,000 S.F. (MAXIMUM)
TOTAL 333,000 S.F.

BUILDING HEIGHT: 4 STORIES MAX. ON RESIDENTIAL
2 STORIES MAX. ON COMMERCIAL

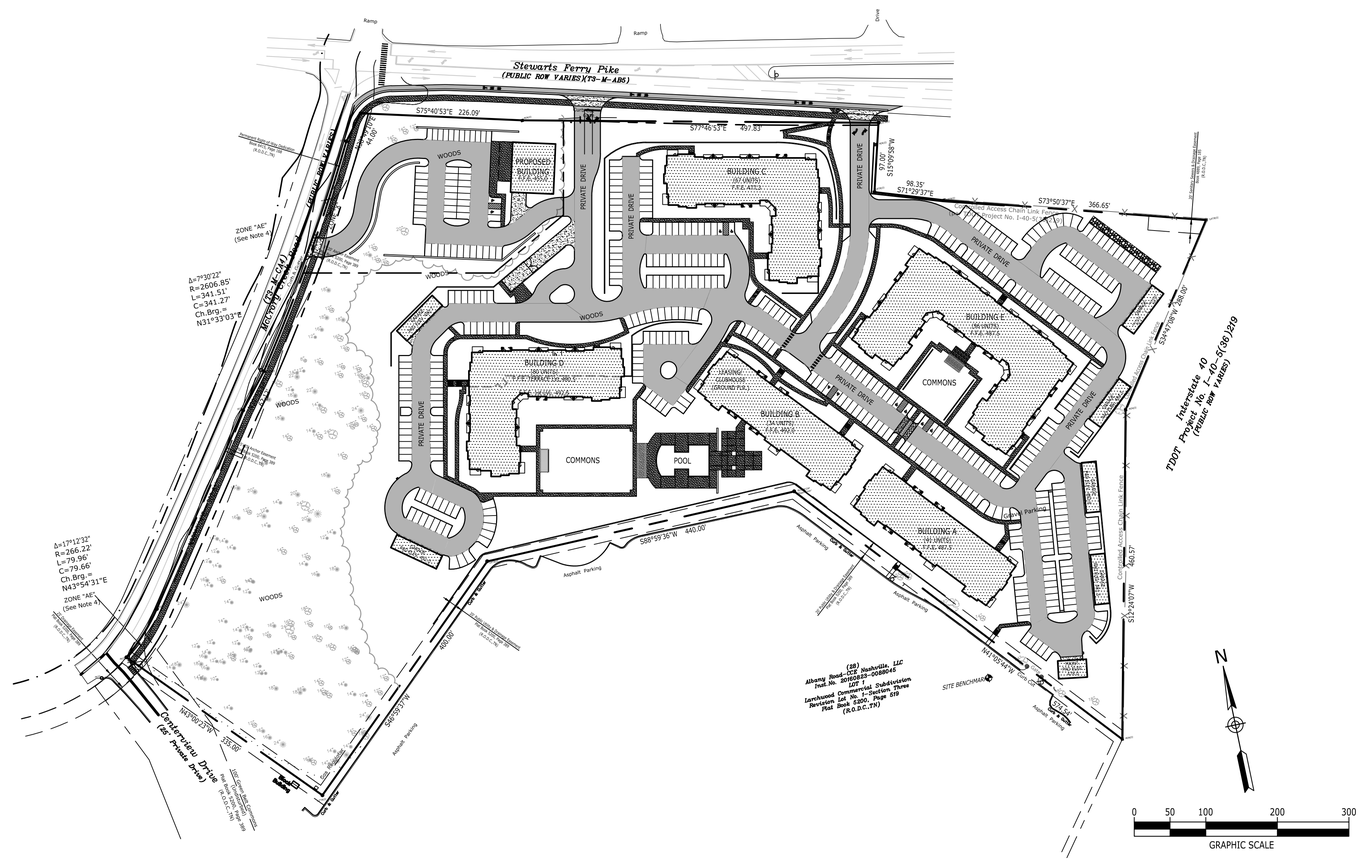
RESIDENTIAL PARKING REQUIREMENTS:
METRO CODE REQUIRED
1 SP./1BR (204 x 1) 204 SPACES
2 SP./2 BR (114 x 2) 228 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED 432 SPACES

PARKING PROVIDED:
GARAGE PARKING 20x70 (6/GARAGE x 6): 36 SPACES
SURFACE PARKING: 410 SPACES
TOTAL PARKING PROVIDED 446 SPACES
TOTAL PARKING RATIO: 1.4 SPACES / UNIT

COMMERCIAL PARKING REQUIREMENTS:
(CONSISTENT W/ METRO ZONING CODE)
METRO CODE REQUIRED
1 SP./200 S.F. (8,000 S.F. OF RETAIL) OR 40 SPACES
1 SP./100 S.F. (5,200 S.F. OF RESTAURANT USE) 52 SPACES
TOTAL PARKING REQUIRED 52 SPACES
(FOR MOST INTENSIVE USE)

PARKING PROVIDED:
TOTAL PARKING PROVIDED 52 SPACES

NOTE:
ALL PARKING SHALL BE PER METRO ZONING REQUIREMENTS



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C5.0	SITE PLAN EXHIBIT
C5.1	SITE LAYOUT
C6.0	SITE GRADING & DRAINAGE
C7.0	SITE UTILITIES
L1.0	SITE LANDSCAPE
A1.0	ARCHITECTURAL EXHIBIT

DEVELOPMENT NOTES

1. THE PURPOSE OF THIS PRELIMINARY SP IS TO PERMIT A MAXIMUM OF 318 MULTI-FAMILY RESIDENTIAL UNITS AND A MAXIMUM OF 8,000 SQUARE FEET OF NONRESIDENTIAL USES.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT, AS APPLICABLE.
   ADA; http://www.ada.gov/
   U.S. Justice Dept.: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
3. BUILDING HEIGHT LIMITATION OF 4 STORIES MAX. FOR RESIDENTIAL AND 2 STORIES MAX. FOR COMMERCIAL.
4. 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.
5. PERMITTED COMMERCIAL USES SHALL INCLUDE THE ALLOWABLE USES WITHIN THE CL (COMMERCIAL LIMITED) ZONING DISTRICT WITH THE EXCEPTION OF:
   - ALTERNATIVE FINANCIAL SERVICES
   - AUTOMOBILE SALES
   - BEER AND CIGARETTE MARKET
   - POWER/GAS SUBSTATION
   - CONSTRUCTION DEMOLITION WASTE PROCESSING
6. PERMITTED RESIDENTIAL USES SHALL INCLUDE:
   - MULTI-FAMILY

COMMERCIAL PARCEL ARCHITECTURAL STANDARDS

1. THE FACADE OF ANY COMMERCIAL BUILDING FACING TOWARD A PUBLIC STREET AND LOCATED WITHIN A DISTANCE OF 50 FEET FROM THE STREET RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 20% GLAZING ON THAT PARTICULAR FACADE.
2. THE MAXIMUM HEIGHT FOR A COMMERCIAL BUILDING SHALL BE 35 FEET.
3. THE PRIMARY MATERIALS ALLOWABLE FOR USE ON THE COMMERCIAL BUILDING(S) ARE BRICK, NATURAL OR SYNTHETIC STONE, ARCHITECTURAL BLOCK, STUCCO METAL PANELS, GLASS STOREFRONT AND MASONRY SIDING. THE MATERIAL PALETTE MAY ALSO INCLUDE EIFS AS A SECONDARY MATERIAL FOR NO GREATER THAN 20% OF ANY ONE BUILDING FACADE.

ARCHITECT
CHARLAN • BROCK • ASSOCIATES
1770 FENNELL STREET
MAITLAND, FL 32751
407.660.8900

PREPARED FOR
VARDEN CAPITAL PROPERTIES
2110 POWERS FERRY RD., SUITE 150
ATLANTA, GA 30339
678.741.2823

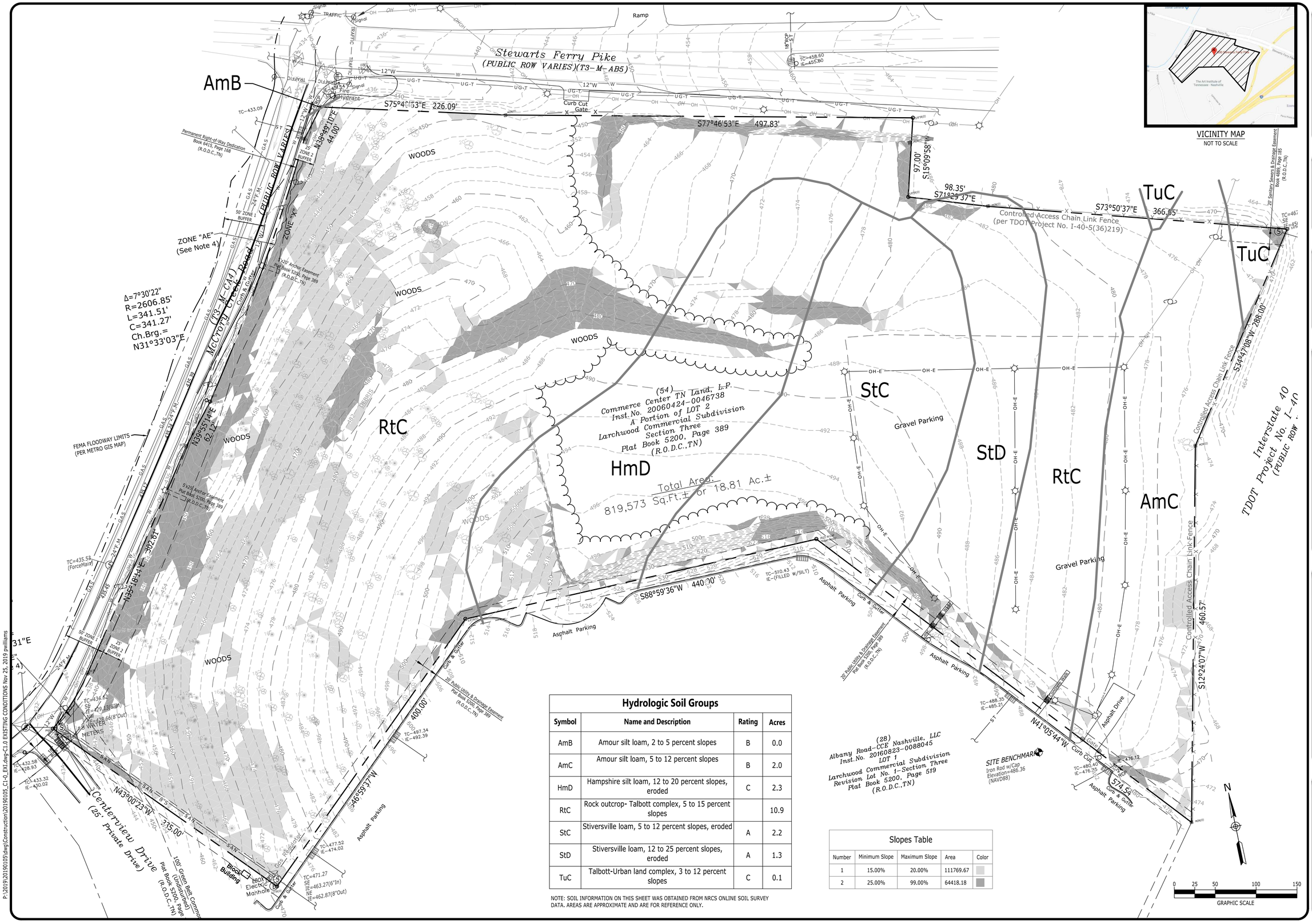
CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

STATE OF TENNESSEE 11/25/19

JEFFREY D. HEINZE REGISTERED ENGINEER AGRICULTURE NO. 115 TENNESSEE LANDSCAPE ARCHITECT 11/25/19

COVER

C0.0



Hydrologic Soil Groups

Symbol	Name and Description	Rating	Acres
AmB	Amour silt loam, 2 to 5 percent slopes	B	0.0
AmC	Amour silt loam, 5 to 12 percent slopes	B	2.0
HmD	Hampshire silt loam, 12 to 20 percent slopes, eroded	C	2.3
RtC	Rock outcrop- Talbott complex, 5 to 15 percent slopes		10.9
StC	Stiversville loam, 5 to 12 percent slopes, eroded	A	2.2
StD	Stiversville loam, 12 to 25 percent slopes, eroded	A	1.3
TuC	Talbott-Urban land complex, 3 to 12 percent slopes	C	0.1

NOTE: SOIL INFORMATION ON THIS SHEET WAS OBTAINED FROM NRCS ONLINE SOIL SURVEY DATA. AREAS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	20.00%	111769.67	
2	25.00%	99.00%	64418.18	

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	10/22/2019	COUNCIL DEVELOPMENT PLAN RE-SUBMITTAL
	10/02/2019	COUNCIL DEVELOPMENT PLAN SUBMITTAL

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20190105

DRAWING NUMBER
C1.0

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DRAWING TITLE

SITE PLAN EXHIBIT

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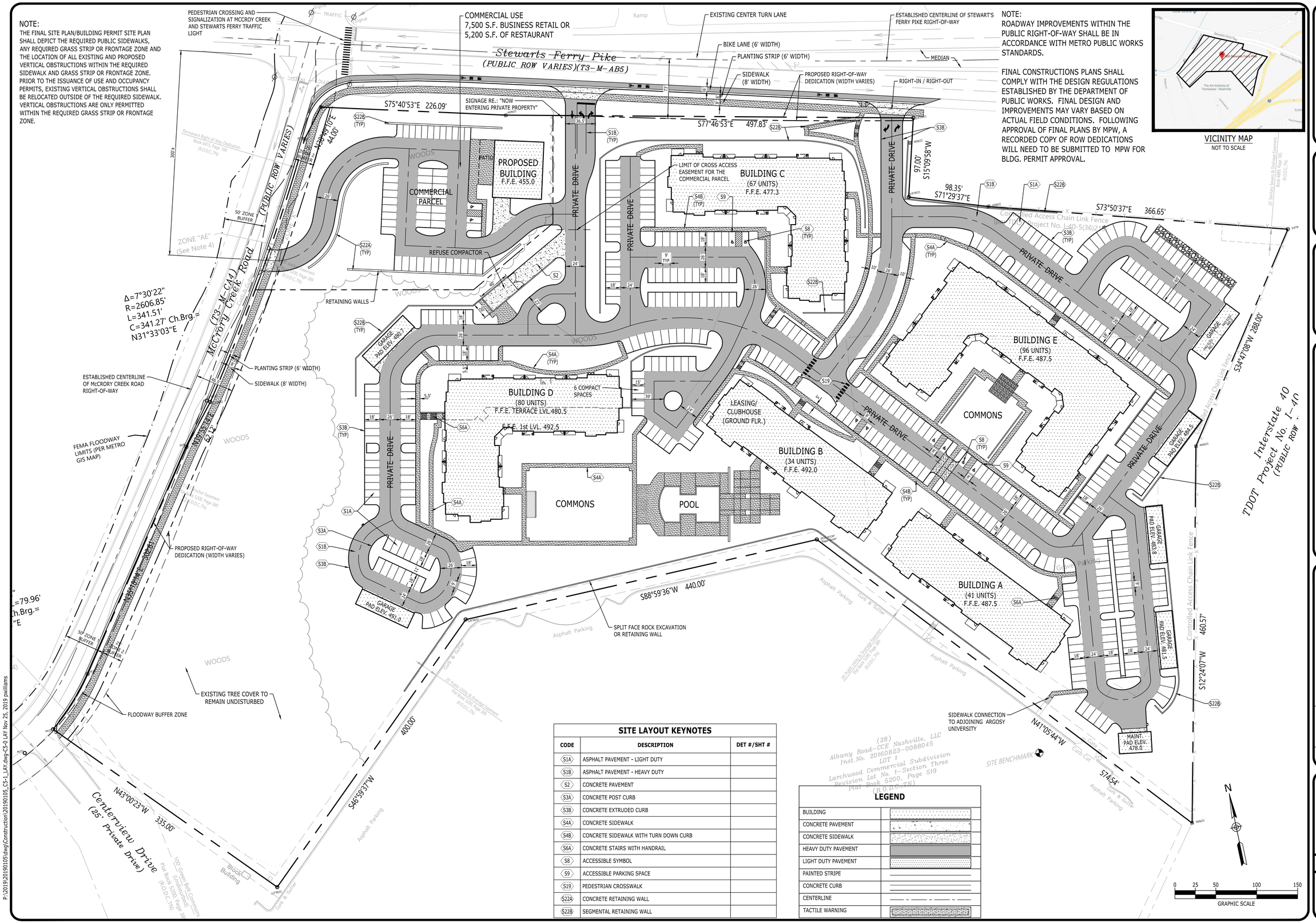
DRAWING NUMBER
C5.0

NOTE:
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.



NOTE:
ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS.

FINAL CONSTRUCTIONS PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON ACTUAL FIELD CONDITIONS. FOLLOWING APPROVAL OF FINAL PLANS BY MPW, A RECORDED COPY OF ROW DEDICATIONS WILL NEED TO BE SUBMITTED TO MPW FOR BLDG. PERMIT APPROVAL.

VICINITY MAP
NOT TO SCALE

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S19	PEDESTRIAN CROSSWALK	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	

LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	

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SITE LAYOUT

PROJECT NUMBER
20190105

DRAWING NUMBER
C5.1

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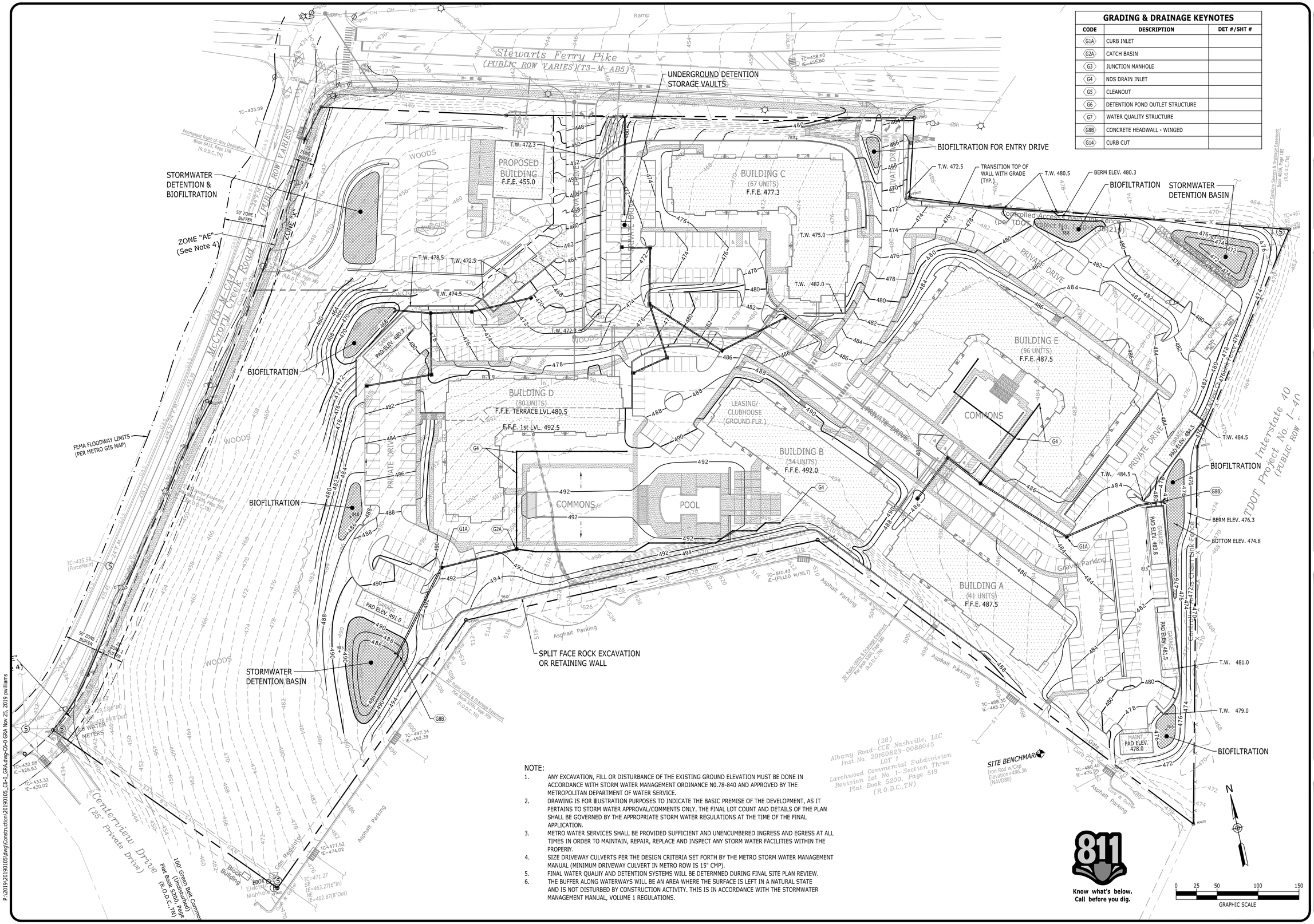

GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	
G2A	CATCH BASIN	
G3	JUNCTION MANHOLE	
G4	NDS DRAIN INLET	
G5	CLEANOUT	
G6	DETENTION POND OUTLET STRUCTURE	
G7	WATER QUALITY STRUCTURE	
G8B	CONCRETE HEADWALL - WINGED	
G14	CURB CUT	

NOTE:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE N0.78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.
2. DRAWING IS FOR IIIUSTRATION 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 UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERIY.
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 QUALIIY AND DETENTION SYSTEMS WILL BE DETERMNED DURING FINAL SITE PLAN REVIEW.
6. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.

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VARDEN CAPITAL PROPERTIES
2110 POWERS FERRY RD.
SUITE 150
ATLANTA, GA 30339
678.741.2823

STATE OF TENNESSEE 112925719

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DRAWING TITLE
SITE GRADING & DRAINAGE

PROJECT NUMBER
20190105

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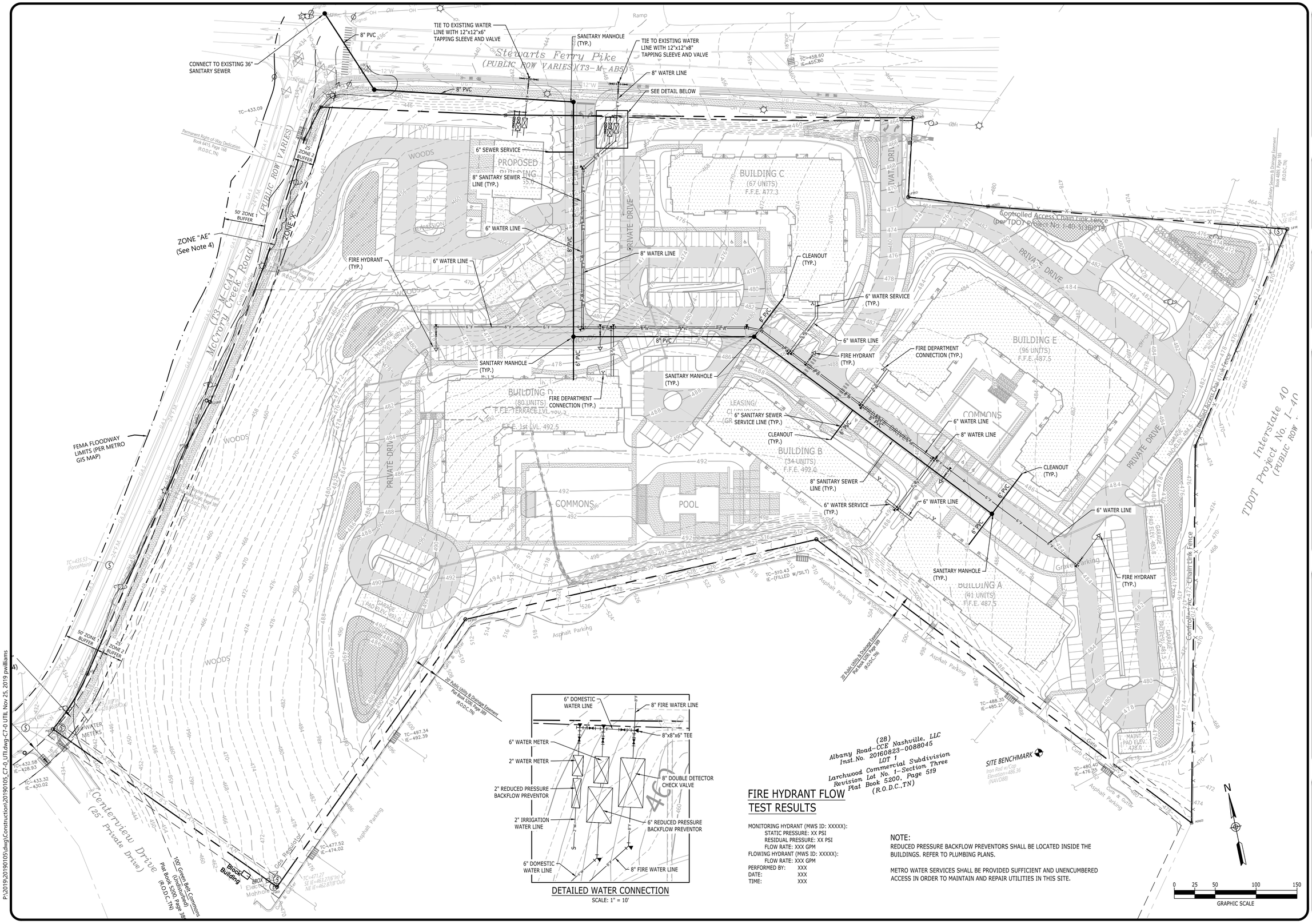
C6.0



DETAILED WATER CONNECTION

SCALE: 1" = 10'

FIRE HYDRANT FLOW TEST RESULTS

MONITORING HYDRANT (MWS ID: XXXXX):
STATIC PRESSURE: XX PSI
RESIDUAL PRESSURE: XX PSI
FLOW RATE: XXX GPM
FLOWING HYDRANT (MWS ID: XXXXX):
FLOW RATE: XXX GPM
PERFORMED BY: XXX
DATE: XXX
TIME: XXX

NOTE:
REDUCED PRESSURE BACKFLOW PREVENTORS SHALL BE LOCATED INSIDE THE BUILDINGS. REFER TO PLUMBING PLANS.

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

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SITE UTILITIES

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C7.0

SITE TREE DENSITY CALCULATIONS

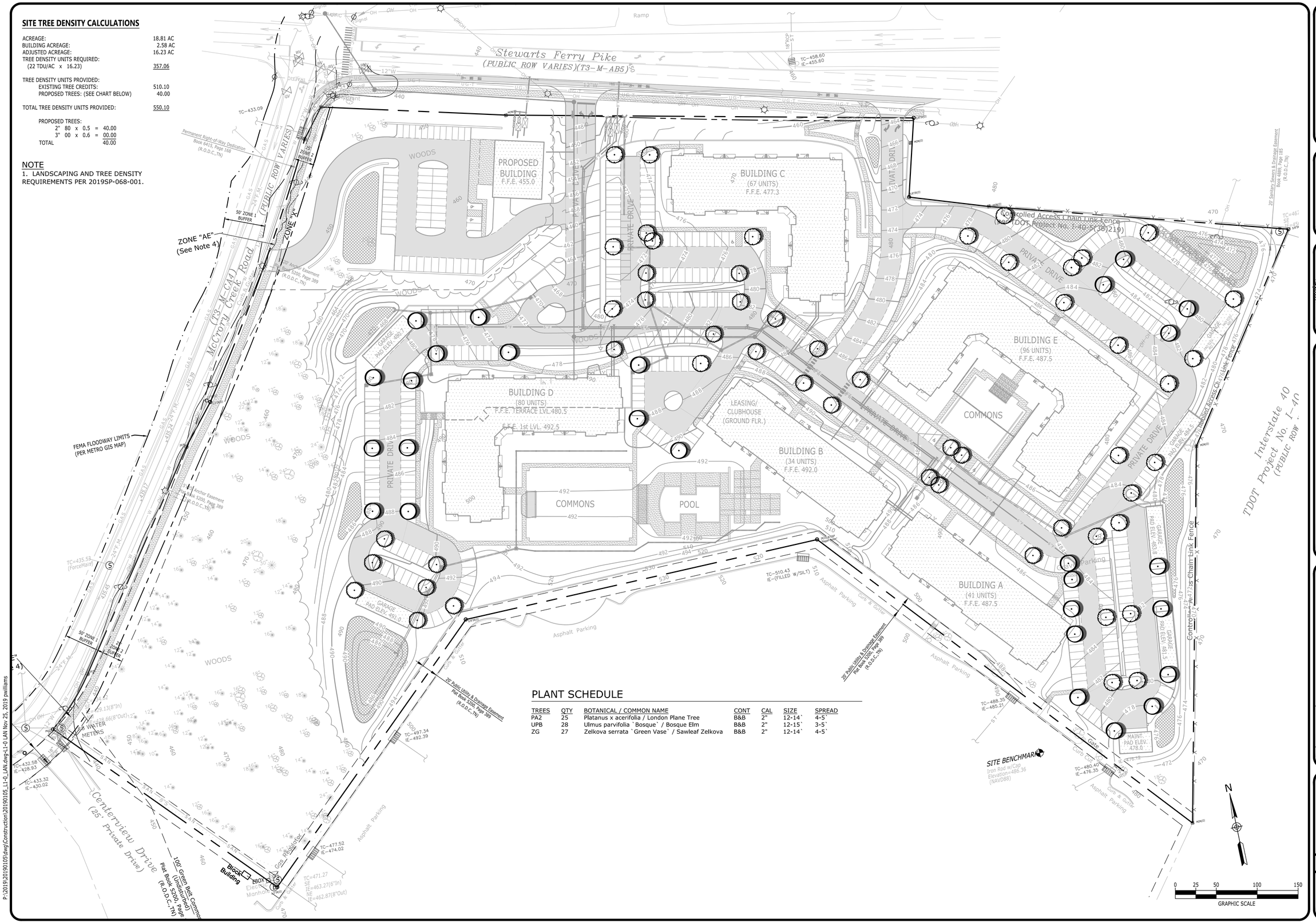
ACREAGE:	18.81 AC
BUILDING ACREAGE:	2.58 AC
ADJUSTED ACREAGE:	16.23 AC
TREE DENSITY UNITS REQUIRED:	
(22 TDU/AC x 16.23)	357.06
TREE DENSITY UNITS PROVIDED:	
EXISTING TREE CREDITS:	510.10
PROPOSED TREES: (SEE CHART BELOW)	40.00
TOTAL TREE DENSITY UNITS PROVIDED:	550.10

PROPOSED TREES:

2"	80	x	0.5	=	40.00
3"	00	x	0.6	=	00.00
TOTAL					40.00

NOTE

1. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER 2019SP-068-001.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
PA2	25	Platanus x acerifolia / London Plane Tree	B&B	2"	12-14`	4-5`
UPB	28	Ulmus parvifolia `Bosque` / Bosque Elm	B&B	2"	12-15`	3-5`
ZG	27	Zelkova serrata `Green Vase` / Sawleaf Zelkova	B&B	2"	12-14`	4-5`

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ATLANTA, GA 30339
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JEFFREY D. HINE
REGISTERED
TENNESSEE, NO. 101
LANDSCAPE ARCHITECT
11/25/2019

CASE No.: 2019SP-068-001
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L1.0

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Elevation View of Building C (From Stewarts Ferry Pike)

Building Massing

Design Imagery

charlan • brock • associates
architects • planners

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