

ORLANDO AND BURGESS

SPECIFIC PLAN (SP) WITH HORIZONTAL PROPERTY REGIME (HPR)

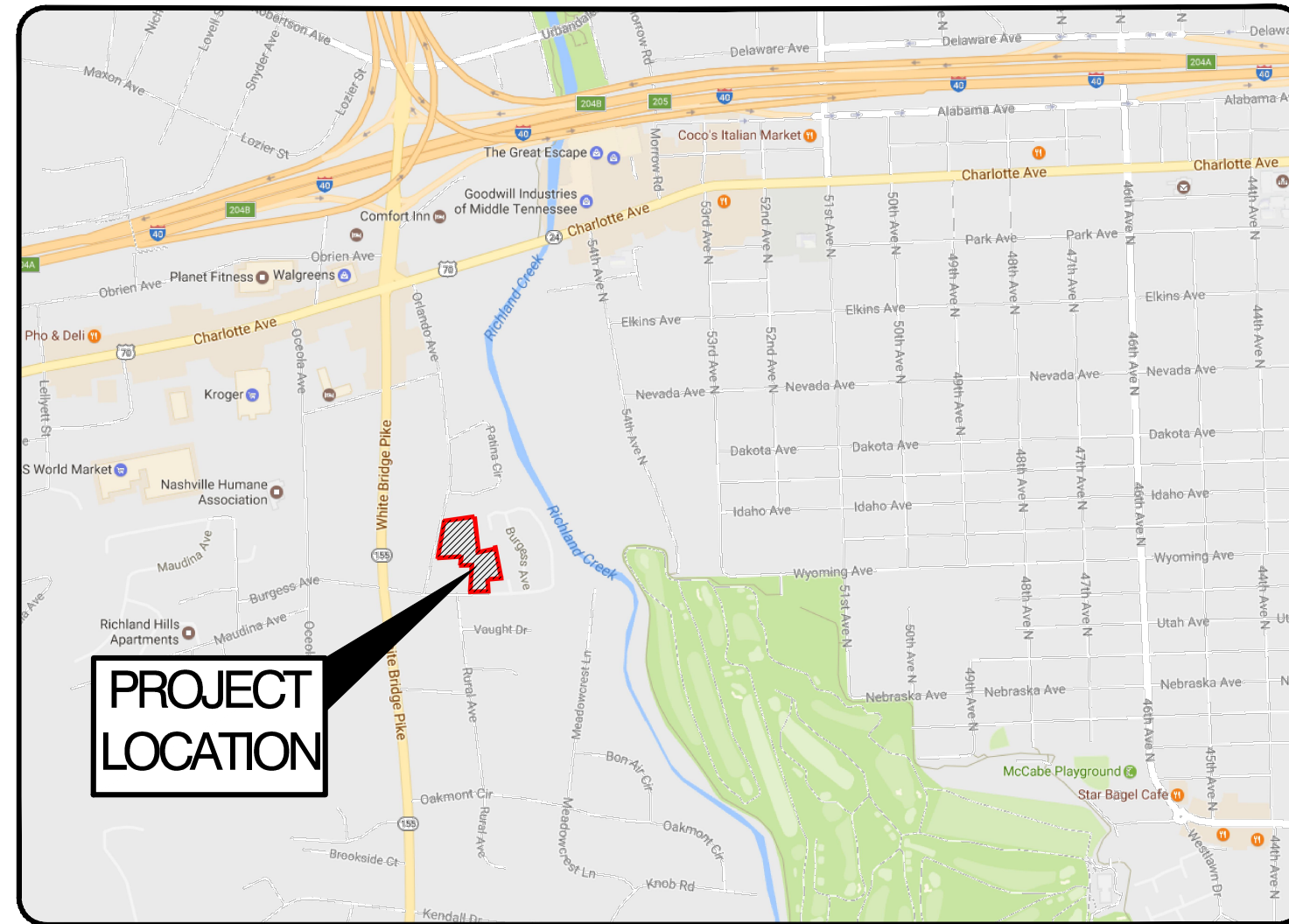
5400, 5402, 5408 BURGESS AVE
 DAVIDSON COUNTY, NASHVILLE, TENNESSEE
 PARCEL ID: 10302008200, 10302008000, & 10302007900

GENERAL PLAN CONSISTENCY

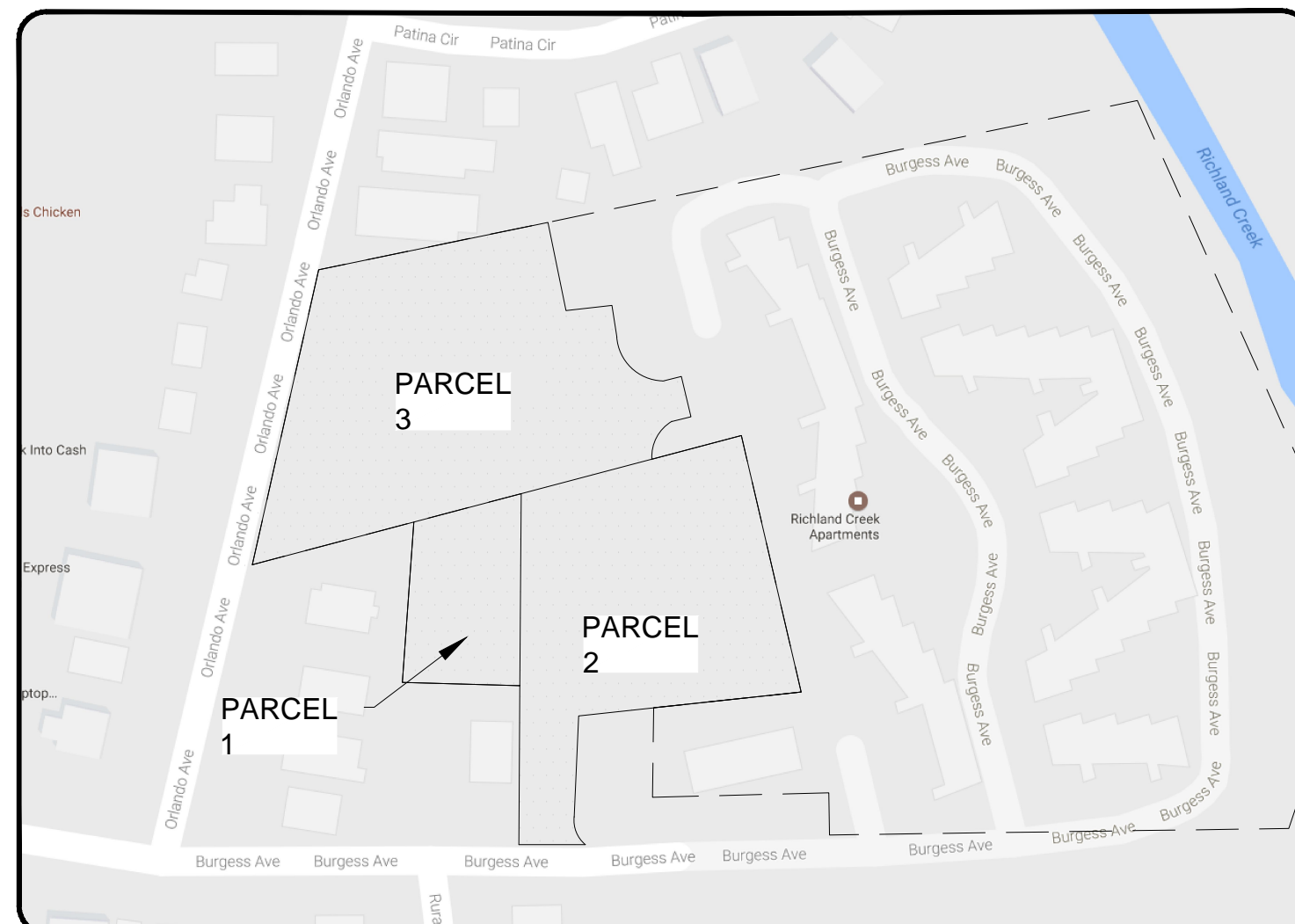
THE PROJECT AREA CONSISTS OF 2 SINGLE FAMILY LOTS AND AN UNDEVELOPED PORTION OF PROPERTY ASSOCIATED WITH RICHLAND CREEK APARTMENTS, A RESIDENTIAL PUD. A PORTION OF THE PUD WILL BE CANCELED AND INCLUDED WITH THIS SPECIFIC PLAN TO CREATE 8 SINGLE FAMILY RESIDENTIAL UNITS ON 1.88 ACRES OF LAND. THE WEST NASHVILLE COMMUNITY PLAN CALLS FOR THIS AREA TO REMAIN "T3-SUBURBAN NEIGHBORHOOD MAINTENANCE (T3 NM)"; T3 NM IS INTENDED TO PRESERVE THE GENERAL CHARACTER OF THE SUBURBAN RESIDENTIAL NEIGHBORHOODS. THIS PROJECT WILL CONTINUE THE DEVELOPMENT PATTERN OF LOW TO MODERATE DENSITY IN THE AREA. ARCHITECTURAL ELEMENTS WILL BE INCORPORATED THAT WILL ENHANCE THE CHARACTER OF THE NEIGHBORHOOD.

STANDARD SP NOTES

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 8 UNIT RESIDENTIAL DEVELOPMENT AS SHOWN WITH HORIZONTAL PROPERTY REGIME (HPR).
- 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.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0238H DATED APRIL 5, 2017.
- ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 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 (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15' CMP).
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT. NO SEPTIC OR PRIVATE SEWAGE DISPOSAL FIELDS ARE PROPOSED.
- SOLID WASTE PICKUP TO BE PROVIDED BY ROLL-AWAY CANS FOR EACH UNIT.
- 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 RS7.5 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- NO HISTORICALLY REGISTERED BUILDINGS OR STRUCTURES ARE LOCATED ON THE SUBJECT PROPERTY.
- CEMETERY: NOT APPLICABLE
- PHASING: CONSTRUCTION IN ONE PHASE
- PUBLIC PARK DEDICATION OR RESERVATION: NOT APPLICABLE
- PUBLIC SCHOOL DEDICATION OR RESERVATION: NOT APPLICABLE
- PUBLIC GREENWAY DEDICATION: NOT APPLICABLE
- NO TRAFFIC SIGNALS EXIST OR ARE PROPOSED WITHIN 150' OF SP BOUNDARY
- PURSUANT TO PUBLIC WORKS DEPARTMENT. A TRAFFIC IMPACT STUDY IS NOT REQUIRED FOR THIS SP.
- NO WETLANDS EXIST WITHIN THIS PROJECT.
- OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME. 23. FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: [HTTP://WWW.ADA.GOV/](http://www.ada.gov/) U.S. JUSTICE DEPT.: [HTTP://WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSING.HTM](http://www.justice.gov/crt/housing/fairhousing/about_fairhousing.htm)
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS
- 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.
- THIS PROJECT DOES NOT INCLUDE AFFORDABLE HOUSING OR WORKFORCE HOUSING.



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS & DEMOLITION
- PROPOSED LAYOUT
- LANDSCAPE PLAN

UTILITY PROVIDERS

SANITARY SEWER
 METRO WATER SERVICES
 800 2ND AVENUE SOUTH
 NASHVILLE, TENNESSEE 37210
 615.862.4600 (OFFICE)

WATER
 METRO WATER SERVICES
 800 2ND AVENUE SOUTH
 NASHVILLE, TENNESSEE 37210
 615.862.4600 (OFFICE)

NATURAL GAS
 PIEDMONT NATURAL GAS
 511 SOUTH 8TH STREET
 NASHVILLE, TENNESSEE 37206
 615.872.8034

ELECTRICITY
 NASHVILLE ELECTRIC SERVICE
 1214 CHURCH STREET
 NASHVILLE, TENNESSEE 37246
 615.736.6900 (OFFICE)

TELEPHONE
 AT&T
 333 COMMERCE STREET
 NASHVILLE, TENNESSEE 37201
 615.214.6525 (OFFICE)

CABLE
 COMCAST CABLE COMMUNICATIONS
 2400 FRANKLIN PIKE
 NASHVILLE, TENNESSEE 37204
 800.266.2278 (OFFICE)

DESIGN STANDARDS

DRIVEWAY WIDTH TO BE A MINIMUM OF 10'

BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE AND A MINIMUM OF 15% GLAZING

WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT DORMERS.

EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED

PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

ALL UNITS WILL HAVE A MINIMUM OF 18" RAISED FOUNDATION

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 24
- COUNCIL WOMAN: KATHLEEN MURPHY

OWNER: RCP LAND, LLC
 400 OVERBECK LANE, STE. 201
 NASHVILLE, TN 37209
 CONTACT: AARON WHITE
 615.498.7168

- SP NAME: ORLANDO AND BURGESS
- SP CASE NUMBER: 2017SP-050-001
- CLUSTER: N/A
- PLAN PREPARATION DATE: 04/27/2017

FEMA PANEL #47037C0238H, APRIL 5, 2017 FLOOD ZONE "X"

ENGINEER: OHM ADVISORS
 209 10TH AVENUE SOUTH, SUITE 116
 NASHVILLE, TN 37203
 CONTACT: PAULA HEPP
 615.445.9421
 paula.hepp@ohm-advisors.com
 CONTACT: ROBERT PELOSI, P.E.
 615.610.5226
 robert.pelosi@ohm-advisors.com

DEVELOPER: EVERGREEN REAL ESTATE
 400 OVERBECK LANE, SUITE 201
 NASHVILLE, TENNESSEE 37204
 CONTACT: AARON WHITE
 615.278.7290
 aaron@evergreenrealestate.com

ARCHITECT: DRYDEN ARCHITECTURE AND DESIGN, LLC
 2520 WHITE AVENUE
 NASHVILLE, TENNESSEE 37204
 CONTACT: NICK DRYDEN
 615.248.3223
 ned@daad-group.com

SURVEYOR: OHM ADVISORS
 209 10TH AVENUE SOUTH, SUITE 116
 NASHVILLE, TENNESSEE 37203
 CONTACT: JASON MOSELEY, PLS
 615.649.5264
 jason.moseley@ohm-advisors.com

SITE DATA TABLE

TOTAL GROSS ACREAGE: 1.886, 82137.17 SQFT

PARCEL 1:
 GROSS ACREAGE: 0.2207, 9615.81 SQFT
 CURRENT ZONING: RS7.5

PARCEL 2:
 GROSS ACREAGE: 0.8130, 35412.68 SQFT
 CURRENT ZONING: RS7.5

PARCEL 3:
 GROSS ACREAGE: 0.8519, 37108.67 SQFT
 CURRENT ZONING: R-PUD

DENSITY ALLOWED: 5.80 DU/A
 DENSITY PROPOSED: 4.24 DU/A
 DWELLING UNITS: 8

MAXIMUM FLOOR AREA RATIO ALLOWED: 40%
 PROPOSED FLOOR AREA RATIO: 33%

MAXIMUM BUILDING COVERAGE: 45%
 PROPOSED BUILDING COVERAGE: 21%
 UNITS: 8

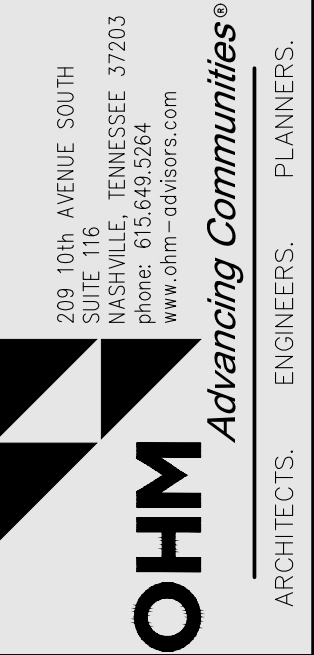
MAXIMUM ISR ALLOWED: 70%
 PROPOSED BUILDINGS: 16992 SQFT
 PROPOSED ROADS/SIDEWALKS/DRIVEWAYS: 20427.54 SQFT PROPOSED ISR: 46%

PARKING: 2 SPACES PER UNIT, OFF STREET PARKING PROVIDED FOR EACH UNIT PER DRIVEWAY AND/OR 2 CAR GARAGE

MAXIMUM BUILDING HEIGHT: ALL UNITS WILL BE MAXIMUM 36' IN HEIGHT AS MEASURED FROM AVERAGE GRADE PLANE TO RIDGELINE. 4 UNITS WILL HAVE 2 STORIES PLUS A BASEMENT. 4 UNITS WILL HAVE 2 STORIES ONLY.

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

SETBACKS:
 STREET SETBACK = 20' (ORLANDO AVE & PROPOSED ALLEY)
 SIDE SETBACK = 5'
 REAR SETBACK = 15'



Robert E. Pelosi, PE
 Tennessee License #118007
 Drawn By: JWH
 Checked By: REP
 Project #: 1167-17-0010

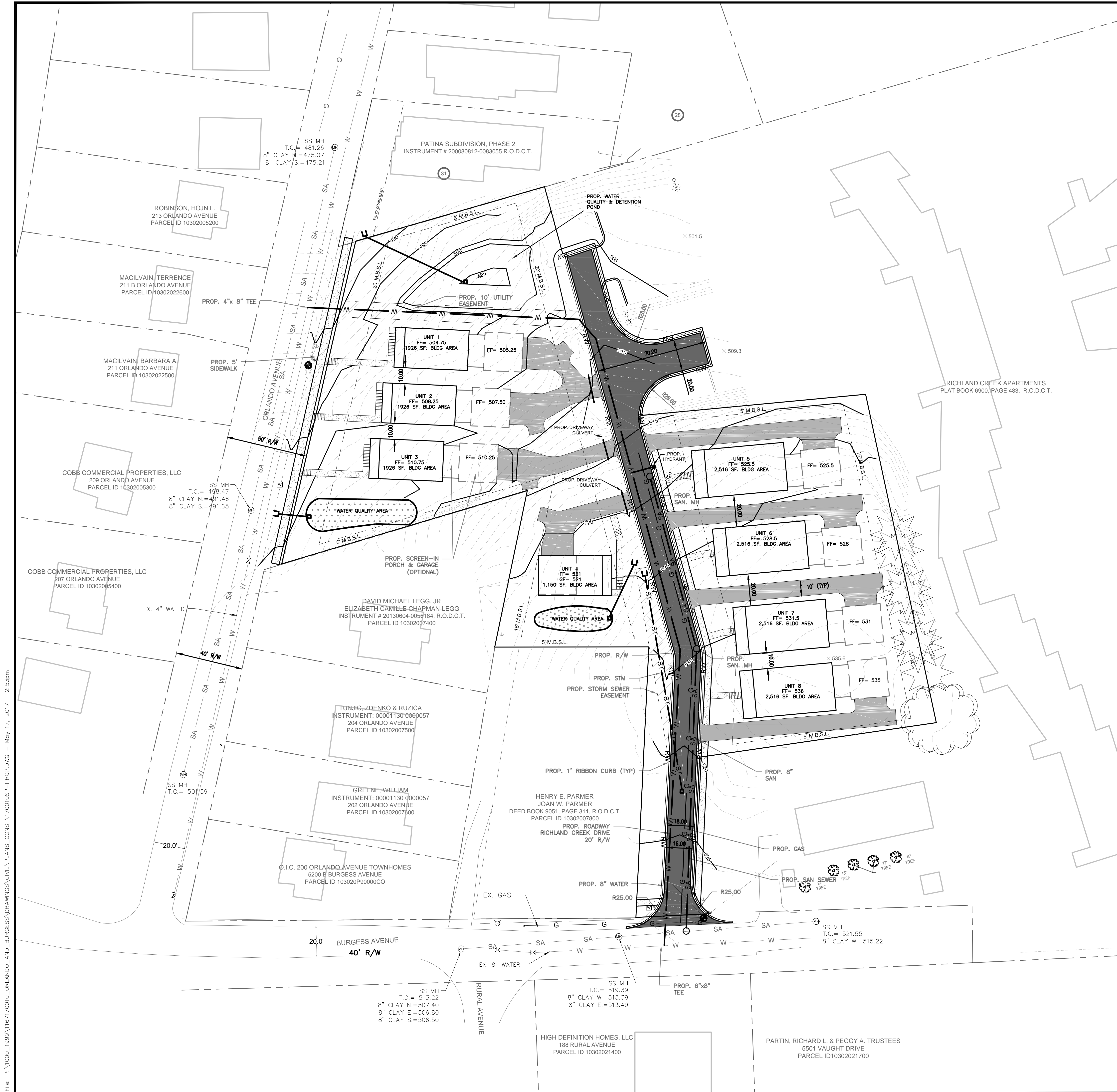
DATES AND REVISIONS

ORLANDO AND BURGESS SPECIFIC PLAN
 NASHVILLE, TENNESSEE
 COVER SHEET

SHEET: 1



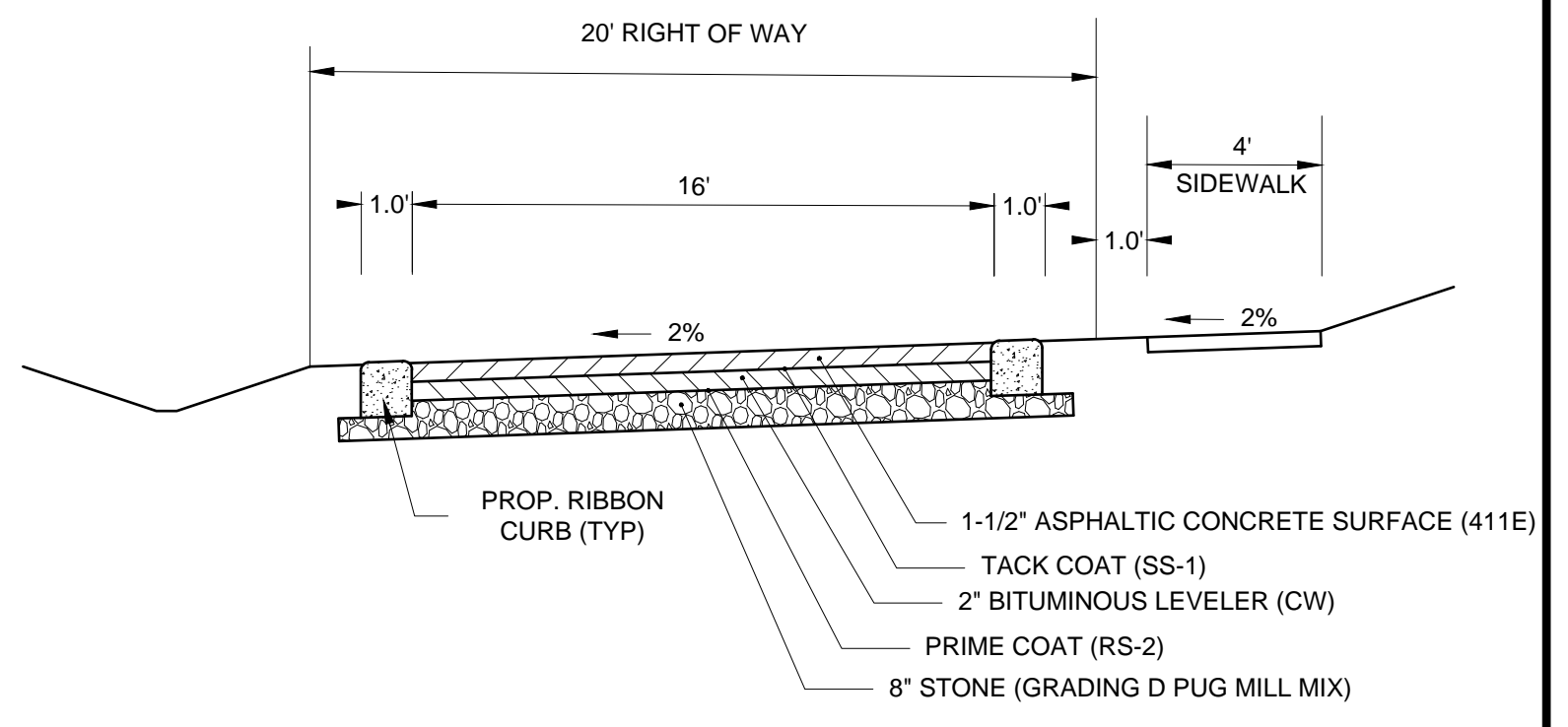
Know what's below.
 Call before you dig.



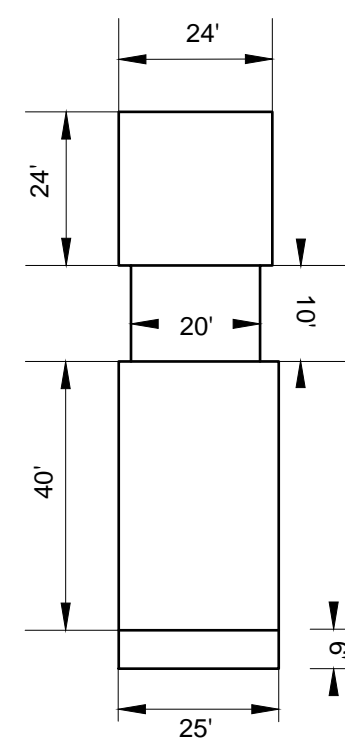
PUBLIC WORKS NOTES:

1. ALL WORK WITHIN A PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. STOP SIGNS SHOULD BE 30 INCH BY 30 INCH.
3. STREET SIGNS TO HAVE 6 INCH WHITE LETTERS ON A 9 INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
4. ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
5. PAVEMENT COURSES TO BE PER METRO PUBLIC WORKS ST-263 STANDARD.

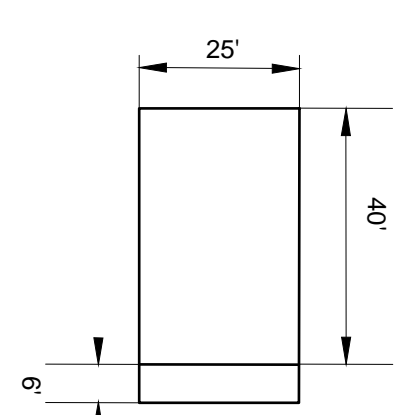
TYPICAL ALLEY SECTION



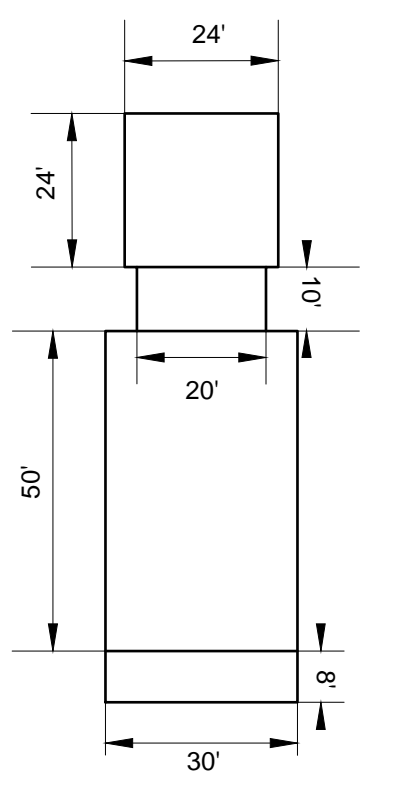
LOTS 1-3 TYPICAL FOOTPRINT



LOT 4 TYPICAL FOOTPRINT



LOTS 5-8 TYPICAL FOOTPRINT



* DOUBLE FRONTAGE UNITS, ACCESS FROM ALLEY



209 10th AVENUE SOUTH
SUITE 116
NASHVILLE, TENNESSEE 37203
www.ohm-planners.com

OHM Advancing Communities[®]

ARCHITECTS ENGINEERS PLANNERS

Robert E. Pelosi, PE
Tennessee License #118007

Drawn By: JWH
Checked By: REP
Project #: 1167-17-0010

DATES AND REVISIONS

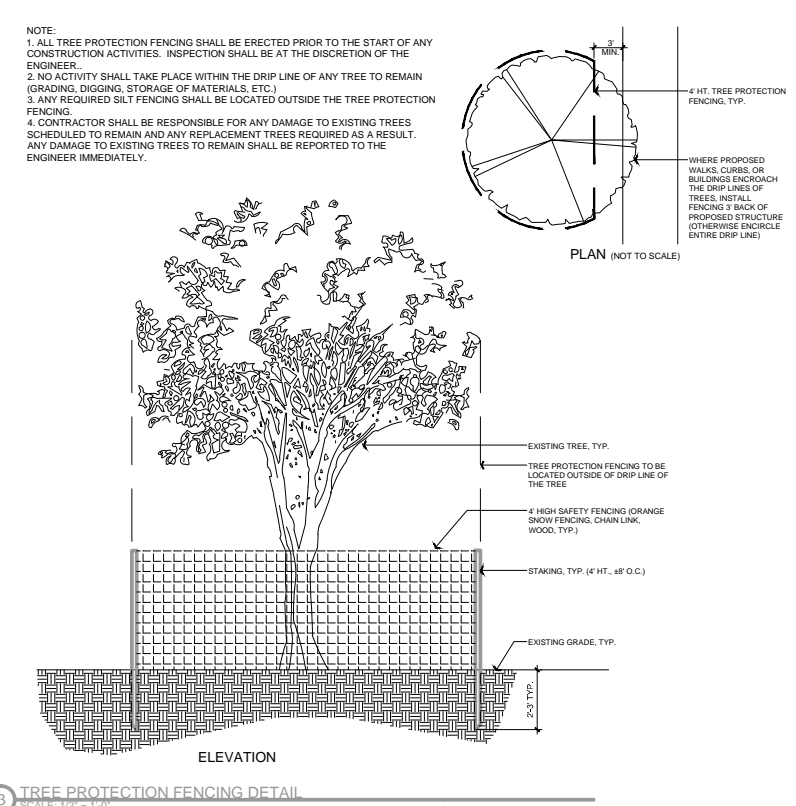
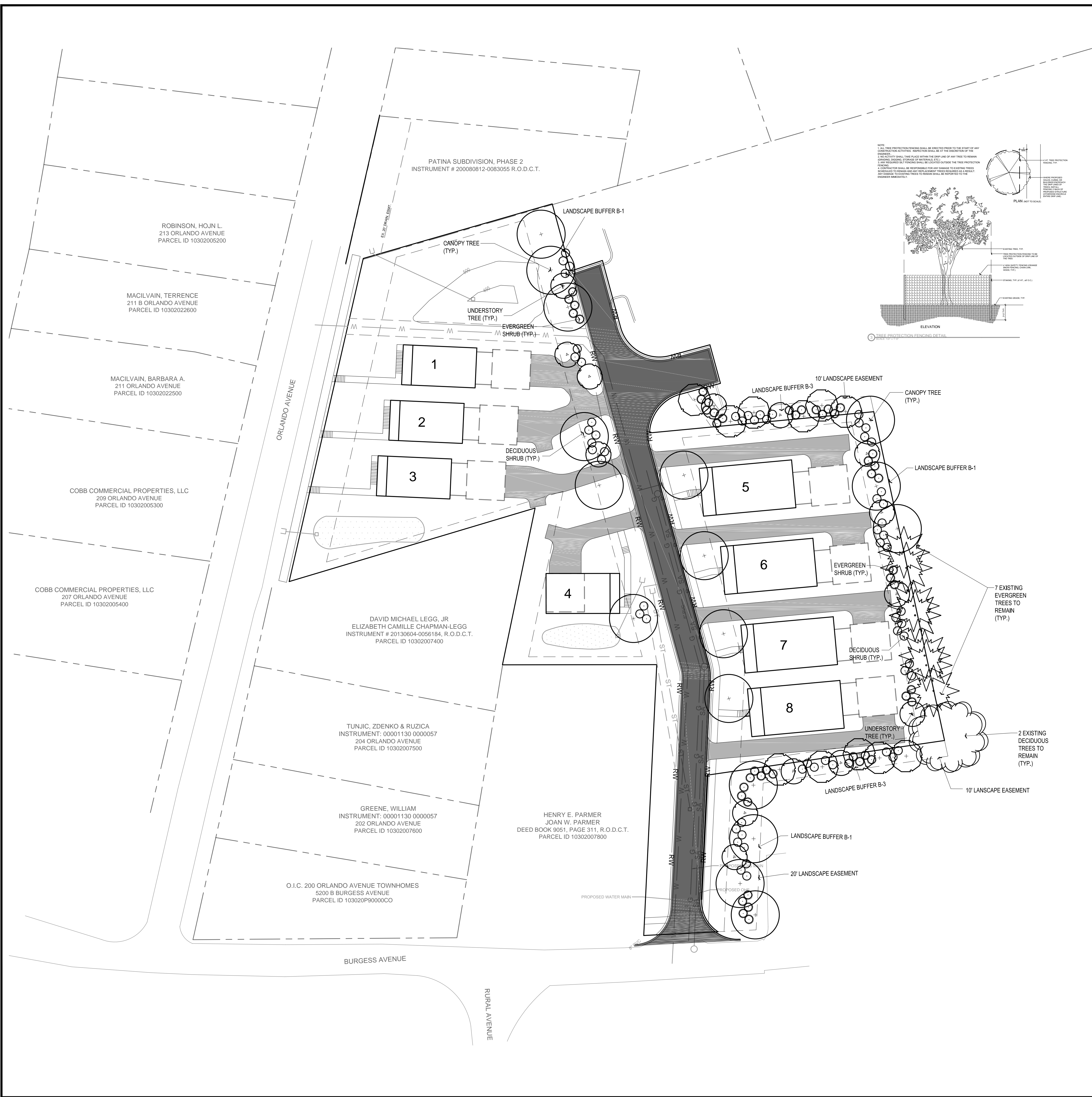
| DATE | REVISION |
|-----------|---------------------------|
| 1/27/2017 | SPECIFIC PLAN APPLICATION |
| 5/17/2017 | SPECIFIC PLAN REVISIONS |

ORLANDO AND BURGESS SPECIFIC PLAN
NASHVILLE, TENNESSEE

PROPOSED LAYOUT

File: P:\1000_1998\1167170010_ORLANDO_AND_BURGESS\DRAWINGS\CIVIL\PLANS_CONS\170010SP-PROP.DWG - May 17, 2017 2:53pm

File: P:\1000_1999\146717001D_ORLANDO_AND_BURGESS\DRAWINGS\PLAN\JOB\SHEETS\17001D5P-LS_2.DWG - May 17, 2017 1:18pm



| LANDSCAPE LEGEND | |
|------------------|--|
| | 2" CALIPER CANOPY TREE 1 SUGAR MAPLE <i>Acer saccharum</i> TULIPTREE <i>Liquidambar styraciflua</i> LONDON PLANETREE <i>Platanus x acerifolia</i> SHUMARD OAK <i>Quercus shumardi</i> |
| | 2" CALIPER CANOPY TREE 2 GINGKO <i>Ginkgo biloba</i> (MALE ONLY) SWEETGUM <i>Liquidambar styraciflua</i> SAWTOOTH OAK <i>Quercus acutissima</i> |
| | 2" CALIPER UNDERSTORY TREE WASHINGTON HAWTHORN <i>Crataegus phaenopyrum</i> SWEETBAY MAGNOLIA <i>Magnolia virginiana</i> JAPANESE TREE LILAC <i>Syringa reticulata</i> |
| | SHRUB-DECIDUOUS OAKLEAF HYDRANGEA <i>Hydrangea quercifolia</i> BURKWOOD VIBURNUM <i>Viburnum x burkwoodii</i> |
| | SHRUB-EVERGREEN CHINESE JUNIPER <i>Juniperus chinensis</i> MESERVEAE HYBRID HOLLY <i>Ilex x meserveae</i> |

TREE DENSITY NOTES

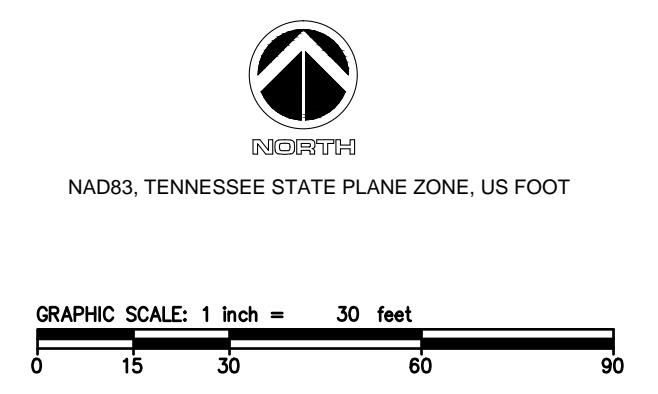
1.89 AC SITE AREA - 0.40 AC BUILDING COVERAGE =
1.49 AC NET SITE AREA

1.49 AC NET SITE AREA X 14 =
21 TREE DENSITY UNITS REQUIRED

TREE DENSITY UNITS PROVIDED
9 TREES TO BE PRESERVED = 18.3 UNITS
26-2" CALIPER TREES = 13 UNITS
31.3 TOTAL UNITS PROVIDED

*ADDITIONAL TREES TO BE PRESERVED WILL BE ADDRESSED WITH FINAL ENGINEERING.

- LANDSCAPE NOTES**
- A TREE PROTECTION FENCE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 17.24.110.
 - STAKE OR MARK ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
 - PLANTING BEDS WILL BE DEFINED ON THE FINAL SITE PLAN.
 - PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
 - ALL ROOT BALLS SIZES, CONTAINER SIZES, PLANT SIZES, AND TYPES SHALL CONFORM TO THE STANDARDS SET FORTH IN ANSI Z-60.1 2014 'AMERICAN STANDARDS FOR NURSERY STOCK'.
 - ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
 - ALL LAWN AREAS ARE TO PROVIDE A CONSISTENT SLOPE TOWARD DRAINAGE SWALES AND INLETS.
 - PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH, SHREDDED HARDWOOD MULCH.
 - ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
 - REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
 - DETAILED PLANT SPACING, SIZING AND TYPES WILL BE DETERMINED DURING FINAL SP APPROVALS.
 - TREE PROTECTION FENCING WILL BE UTILIZED TO PROTECT TREES TO REMAIN.



811
Know what's below.
Call before you dig.

209 10th AVENUE SOUTH
SUITE 116
NASHVILLE, TENNESSEE 37203
www.ohm-planners.com

OHM Advancing Communities[®]
ARCHITECTS ENGINEERS PLANNERS

Robert E. Pelosi, PE
Tennessee License #118007

Drawn By: JWH
Checked By: REP
Project #: 1167-17-0010

DATES AND REVISIONS

| DATE | DESCRIPTION |
|-----------|---------------------------|
| 4/27/2017 | SPECIFIC PLAN APPLICATION |
| 5/17/2017 | SPECIFIC PLAN REVISIONS |

ORLANDO AND BURGESS SPECIFIC PLAN
NASHVILLE, TENNESSEE
LANDSCAPE PLAN