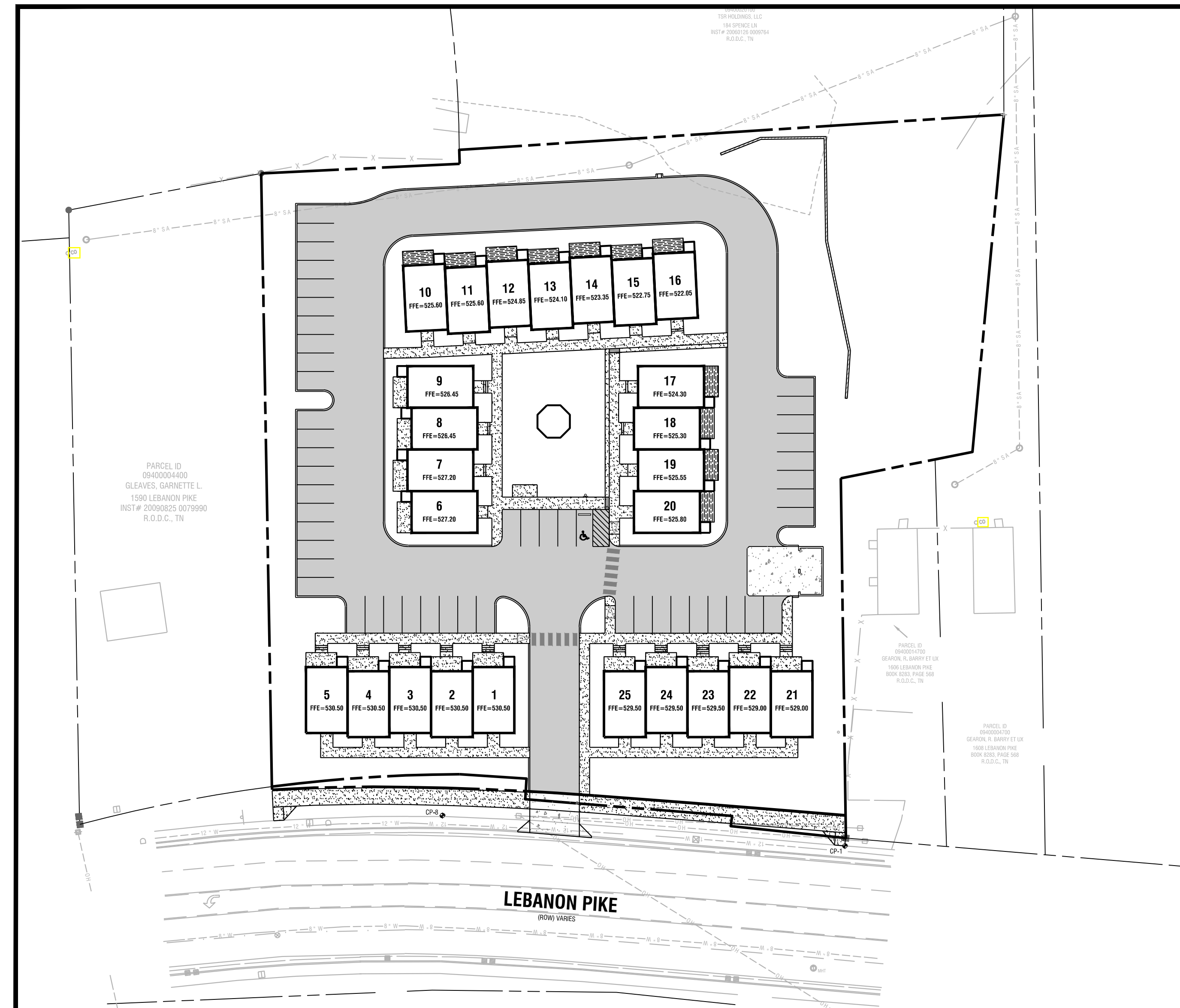


**PRELIMINARY SPECIFIC PLAN SUBMITTAL
FOR
THE SOMERSET
A MULTI-FAMILY DEVELOPMENT
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE**

SITE DATA TABLE

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCILMATIC DISTRICT:	15th, JEFF SYRACUSE
ZONING CLASSIFICATION:	CURRENT - R10, CS, IWD; PROPOSED - SP
SURROUNDING ZONING:	R10, IWD, & CS
PROPOSED LAND USE:	MULTI-FAMILY (ATTACHED TOWNHOMES)
TOTAL ACREAGE OF SITE:	2.31 ± ACRES
TOTAL SQUARE FOOTAGE OF SITE:	100,335 ± SF
MAXIMUM FLOOR AREA RATIO (FAR):	0.60 MAXIMUM; 0.32 PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR):	0.80 MAXIMUM; 0.56 PROVIDED
BUILDINGS:	16,856 SF 16.80%
SIDEWALK / PATIO:	9,825 SF 9.79%
PAVEMENT / CURBING:	29,203 SF 29.11%
GREEN SPACE:	44,451 SF 44.30%
MINIMUM REQ'D BUILDING SETBACKS:	
STREET YARD REQ'D / PROV'D:	15' / 18.1' ± AT CLOSEST POINT
SIDE YARD REQ'D / PROV'D:	NONE / 15.1' ± AND 17.5' ± AT CLOSEST POINT
REAR YARD REQ'D / PROV'D:	20' / 48.2' ± AT CLOSEST POINT
RAMP LOCATION AND NUMBER:	1 ACCESS ON LEBANON PIKE
DISTANCE TO NEAREST EXISTING RAMP:	152' ± TO DRIVEWAY EAST (BUSINESS ENTRANCE)
DISTANCE TO INTERSECTION:	246' ± TO SPENCE ENCLAVE WAY
PROPOSED BUILDING AREA:	32,400 SF (25 UNITS @ 1,296 SF EACH) ALL UNITS TO BE 2 BEDROOMS
MAXIMUM BUILDING HEIGHT ALLOWED:	3 STORIES 45' MAX
BUILDING HEIGHT PROVIDED:	28' - 11" (2-STORY)
PARKING REQUIREMENTS:	RESIDENTIAL: 1 SPACE PER BEDROOM UP TO TWO BEDROOMS
TOTAL PARKING REQUIRED:	50 SPACES
PARKING PROVIDED:	50 SPACES

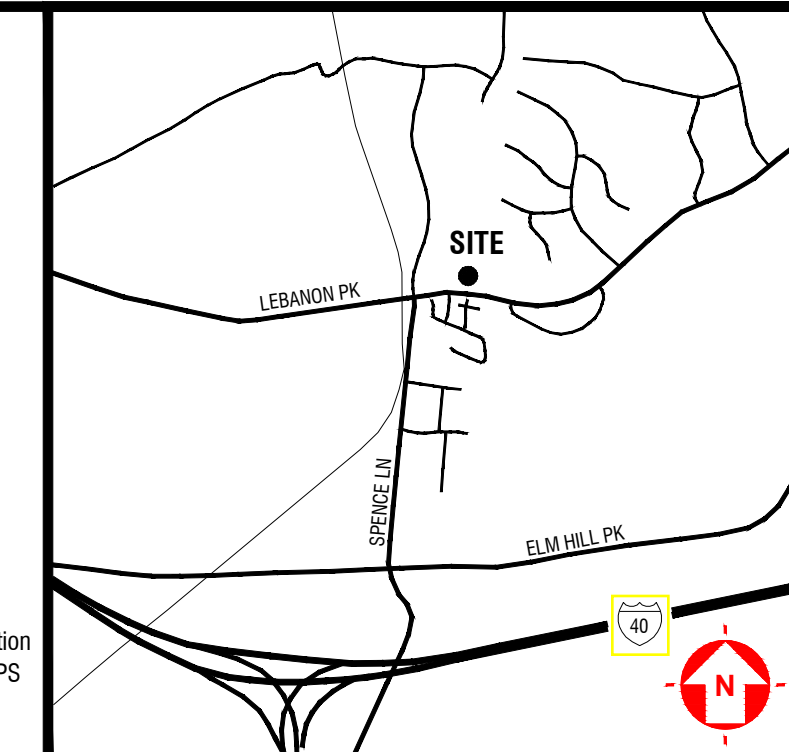


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

Point	Northing(Y)	Eastng(X)	Elev(Z)	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H & 47037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.2 ACRES ±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

INDEX OF DRAWINGS

- COVER SHEET
- BOUNDARY & TOPOGRAPHIC SURVEY
- SP1.0 SITE LAYOUT PLAN
- SP2.0 SITE GRADING & DRAINAGE PLAN
- SP3.0 SITE UTILITY PLAN
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE PLAN

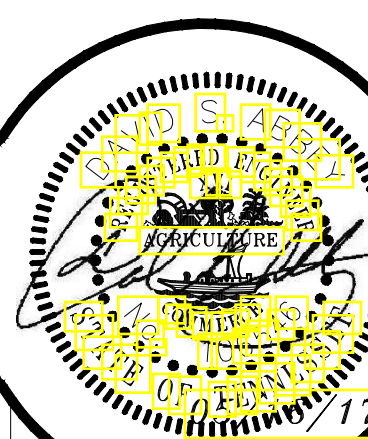
PURPOSE NOTE:

THE PURPOSE OF THIS SP IS TO PERMIT 25 MULTI-FAMILY RESIDENTIAL UNITS

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE: (615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 227-5863
www.dmgshville.com
DMG DEVELOPMENT MANAGEMENT GROUP, LLC

**THE SOMERSET
MULTI-FAMILY DEVELOPMENT
PRELIMINARY SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN**



NO.	DATE	DESCRIPTION

DATE: 05-16-17
DMG Project No.: 16222

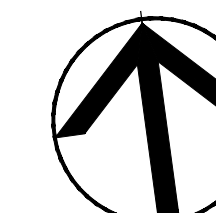
COVER SHEET

SPO.0

ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION



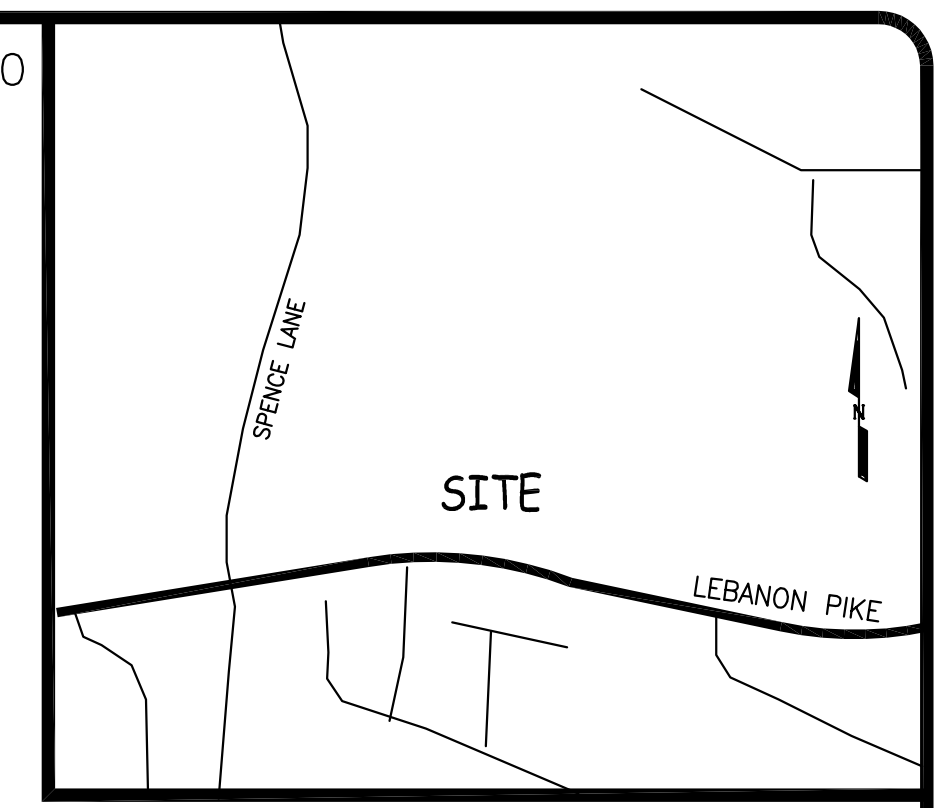
SCALE: AS NOTED



PARCEL ID's: 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-001

30 0 60 120

GRAPHIC SCALE FEET
SCALE: PLAN 1"=30'



LOCATION SKETCH (NTS)

ZONING

All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of the Metropolitan Government of Nashville and Davidson's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.

ZONING

CS
R10
Zone Description
Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.
Effective Date 12/23/1974

CURRENT ZONING CLASSIFICATION AS SHOWN BASED ON RESEARCH BY SURVEYOR. INSURER DID NOT PROVIDE ZONING TO SURVEYOR. SURVEYOR UNABLE TO INTERPRET SETBACK REQUIREMENTS BASED ON METRO ORDINANCE NO. 089-903.

Jurisdiction
Nashville, Tennessee

ALTA\NSPS
LAND TITLE SURVEY

1600 LEBANON PIKE

Davidson County, Tennessee

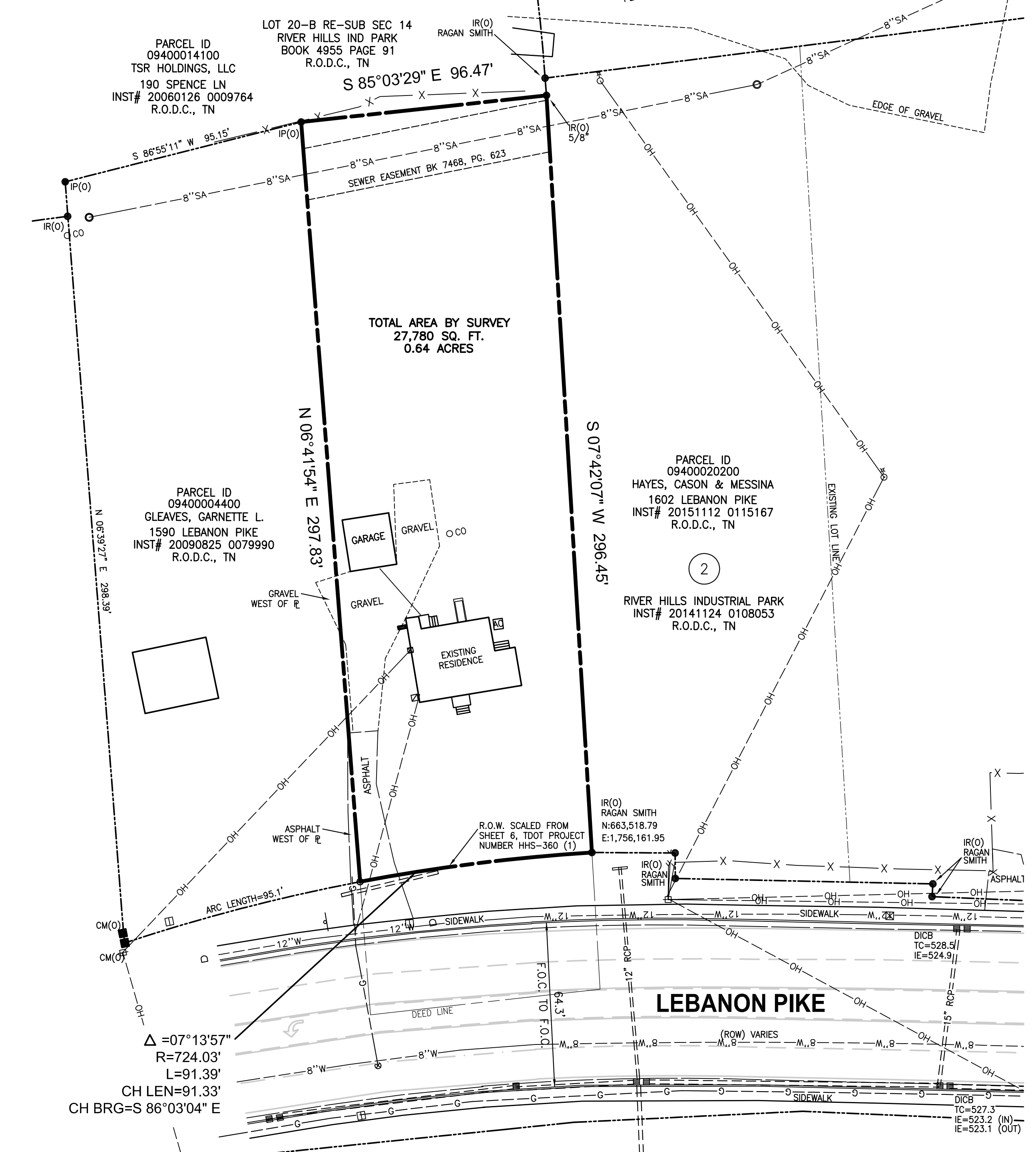
PREPARED FOR:

Richland South, LLC
749 Duncan Court
Brentwood, TN 37027.
ATTN: Jim Leberes

DR	CK	ORIGINAL DRAFT DATE
PGW	PGW	BEGIN FIELD SURVEY 03/27/17
REVISION DATES & DESCRIPTION		

SURVEY BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O. BOX 8248
Herritage, TN 37076
Ph: 615-591-3044
Fax: 615-591-3537
Paul G. Weatherford, RLS
Chief Manager
pweatherford@tds.net
www.walandsurveying.com

PROJECT NO. 17-1119-B
SHEET NO. 1 OF 1



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 shown hereon includes the following Scope of Services: Prepare an ALTA\NSPS Land Title Survey for the conveyance of property.
- 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. A title report was provided to Surveyor at the time of survey. See Schedule B SECTION II Notes, this sheet.
- This property is currently identified as PARCEL ID 09400004500
- Deed reference: INST# 20120423 0034270 R.O.D.C., TN. Plat Reference: None
- Bearings based on: State Plane Coordinates
- All deed & plat references are made to the Register's Office of Davidson County, TN (R.O.D.C.)
- The Horizontal and Vertical datum of this project is as follows: Horizontal: NAD83 (CORS-96), Tennessee State Plane, Zone 4100; Vertical: NAVD88 (estimated using GEOD03). NOTE: The GPS derived coordinates were measured using a Leica 1200 system using a RTK reference network.

Schedule B Section II

Title Commitment prepared by:
First American Title Insurance Company
Commitment Number: NCS-840034-NAS
Commitment Date: March 14, 2017 at 08:00 a.m.

No survey matters to review.

- Subject property address: 1602 LEBANON PIKE NASHVILLE, TN Current Owner: OSBORNE, & OSBORNE GENERAL PARTNERSHIP
- The planimetric data (including site utilities) as shown hereon was taken from observations at the time of survey.
- 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 survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- By graphical scaling only, this property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, 47037C0238F, Dated April 20, 2001. FLOOD ZONE "X".

Legend

● IR(O)	Iron Rod Found	○	Bench Mark	□	Mailbox
● IR(N)	Iron Rod Set	△	Stake Found	⊕	Power Pole
● IP(O)	Iron Pipe Found	▽	Fire Hydrant	⊗	Gas Valve
●	Computed Point	□	Water Meter	⊗	Light Pole
● F.P.	Fence Post	□	Water Valve	⊗	Gas Meter
■ CM(O)	Concrete Monument Found	□	Water Reducer	⊗	Electric Riser
● OPK(O)	PK Nail Found	○	Clean Out	⊗	Telephone Riser
● PK(N)	PK Nail Set	○	Sanitary Sewer Manhole	⊗	Electric Meter
● R.R.S.F.	Railroad Spike Found	⊗	Storm Sewer Manhole	○	Concrete Bollard
● R.R.S.S.	Railroad Spike Set				
---	Adjoining Property Line	---	Edge of Water		
---	Subject Property Line	---	Ditch / Creek Centerline		
---	Easement Line	---	Minor Contour Line		
---	Building Setback Line	---	Index Contour Line		
---	Centerline	---	G	Gas Line	
---	Edge of Pavement	---	SA	Sanitary Sewer Line	
---	Edge of Gravel	---	W	Water Line	
X	Fence Line	---	ST	Storm Sewer Line	
---	OHE	---	OH	Overhead Utility Line	
---	OHT	---			
---	UG	---			
---	UGC	---			
---	UGE	---			
---	UGT	---			
---	FM	---			

CALL BEFORE YOU DIG

TENNESSEE ONE CALL
IN
TENNESSEE
CALL
811
THREE WORKING DAYS BEFORE YOU DIG
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Utility Note

Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey. There may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

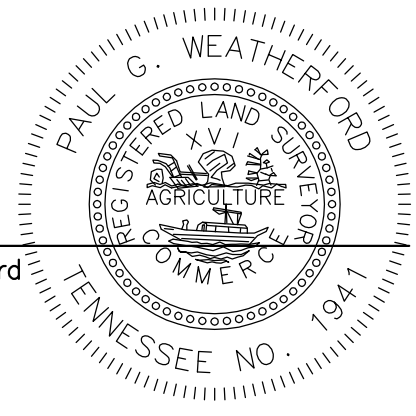
Surveyor's Certificate

To: Richland South, LLC, and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA\NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 11, 13, 16, and 19 of Table A thereof.

The fieldwork was completed on March 27, 2017
Date of Plat or Map: April 4, 2017

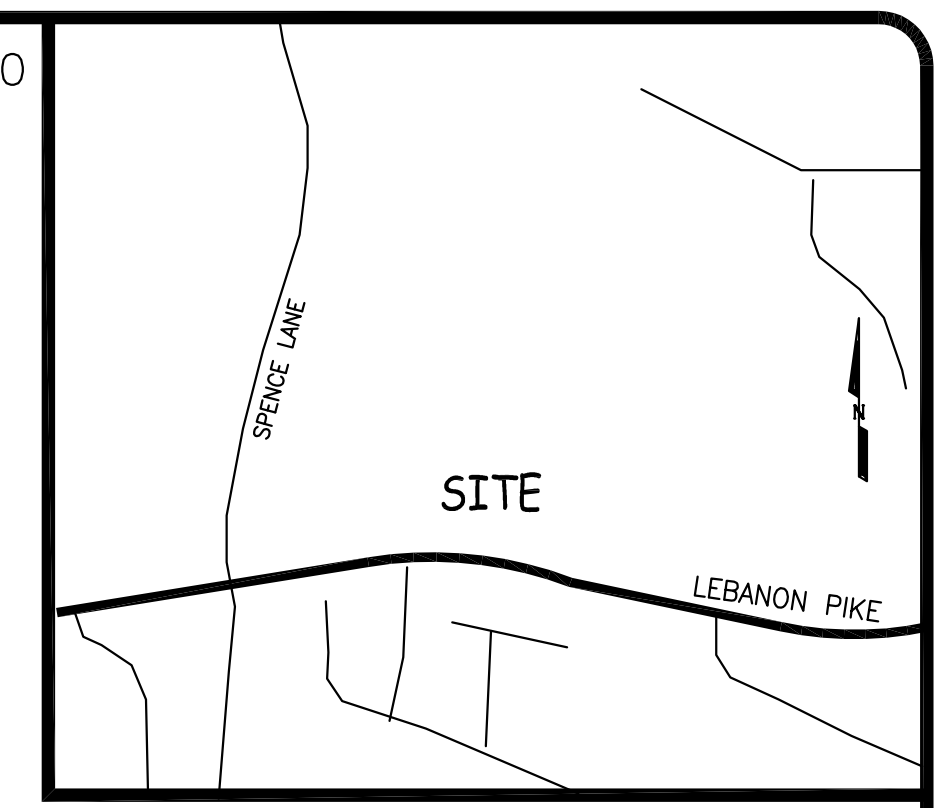
draft copy



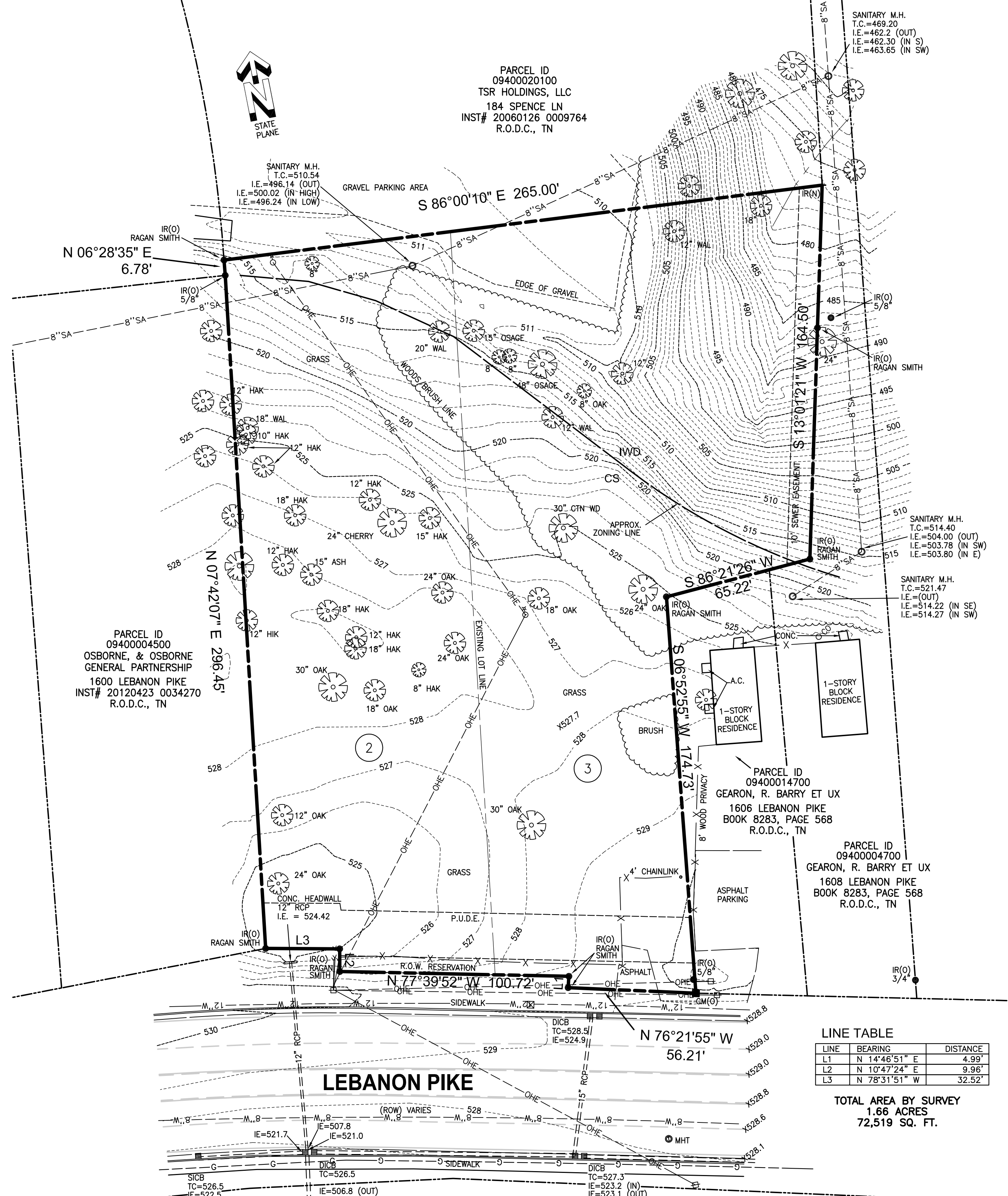
Paul G. Weatherford
TN R.L.S. # 1941

30 0 60 120

GRAPHIC SCALE FEET
SCALE: PLAN 1"=30'



LOCATION SKETCH (NTS)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°46'51\" E	4.99'
L2	N 10°47'24\" E	9.96'
L3	N 78°31'51\" W	32.52'

TOTAL AREA BY SURVEY
1.66 ACRES
72,519 SQ. FT.

- Legend**
- IR(O) Iron Rod Found
 - IR(N) Iron Rod Set
 - IP(O) Iron Pipe Found
 - CP Computed Point
 - F.P. Fence Post
 - CM(O) Concrete Monument Found
 - OPK(O) PK Nail Found
 - OPK(N) PK Nail Set
 - R.R.S.F. Railroad Spike Found
 - R.R.S.S. Railroad Spike Set
 - Bench Mark
 - Stake Found
 - Fire Hydrant
 - Water Meter
 - Water Valve
 - Water Reducer
 - Clean Out
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Mailbox
 - Power Pole
 - Gas Valve
 - Light Pole
 - Gas Meter
 - Electric Riser
 - Telephone Riser
 - Electric Meter
 - Concrete Bollard
 - Edge of Water
 - Ditch / Creek Centerline
 - Minor Contour Line
 - Index Contour Line
 - Gas Line
 - Sanitary Sewer Line
 - Water Line
 - Storm Sewer Line
 - Overhead Utility Line
 - OHE Overhead Electric Line
 - OHT Overhead Telephone Line
 - UG Underground Utility Line
 - UGC Underground Cable Line
 - UGE Underground Electric Line
 - UGT Underground Telephone Line
 - FM Forced Main Line

Utility Note
Information concerning site utility services and appearances shown hereon is based on visible evidence noted during the survey. There may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

CALL BEFORE YOU DIG

TENNESSEE ONE CALL
IN
TENNESSEE
CALL
811

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

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 shown hereon includes the following Scope of Services: Provide a field run Survey of the SUBJECT PARCELS as shown hereon to include topographic information for the design of improvements by others.
- 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.
- This property is currently identified as PARCEL ID 09400020200 AND PARCEL ID 09400020300
- Deed reference: INST# 20151112 0115167 R.O.D.C., TN.
Plat Reference: Being all of Lots 2 and 3 as recorded in INST# 20141124 0108053 R.O.D.C., TN.
- Bearings based on: State Plane Coordinates
- All deed & plat references are made to the Register's Office of Davidson County, TN (R.O.D.C.).
- The Horizontal and Vertical datum of this project is as follows: Horizontal: NAD83 (CORS-96), Tennessee State Plane, Zone 4100; Vertical: NAVD83 (estimated using GEOID03). NOTE: The GPS derived coordinates were measured using a Leica 1200 system using a RTK reference network.
- Subject property address: 1602 AND 1604 LEBANON PIKE NASHVILLE, TN
Current Owner: HAYES, CASON & MESSINA (Lots 2 and 3)
- The planimetric data (including site utilities) as shown hereon was taken from observations at the time of survey.
- 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 survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- By graphical scaling only, this property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, 47037C0238F, Dated April 20, 2001. FLOOD ZONE "X".
- As part of the deliverables of this Survey, ACAD files are being transmitted to the Architect and Engineer of Record. The hard copy is the official certified map. The engineer will notify surveyor if any conflicts exist between the electronic deliverables and the ACAD files provided.

Jurisdiction
Nashville, Tennessee

**BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 2 AND 3 OF
RIVER HILLS INDUSTRIAL PARK
INST.# 20141124-0108053**

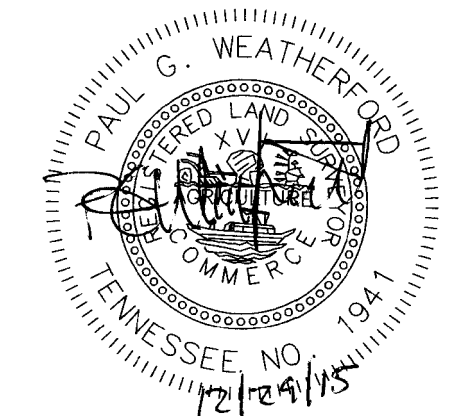
Register's Office of
Davidson County, Tennessee

PREPARED FOR:

Crunk Engineering
1894 General George Patton Drive
Suite 600
Franklin, TN 37067
615-873-1795
Adam Crunk P.E.
adam@crunkeng.com

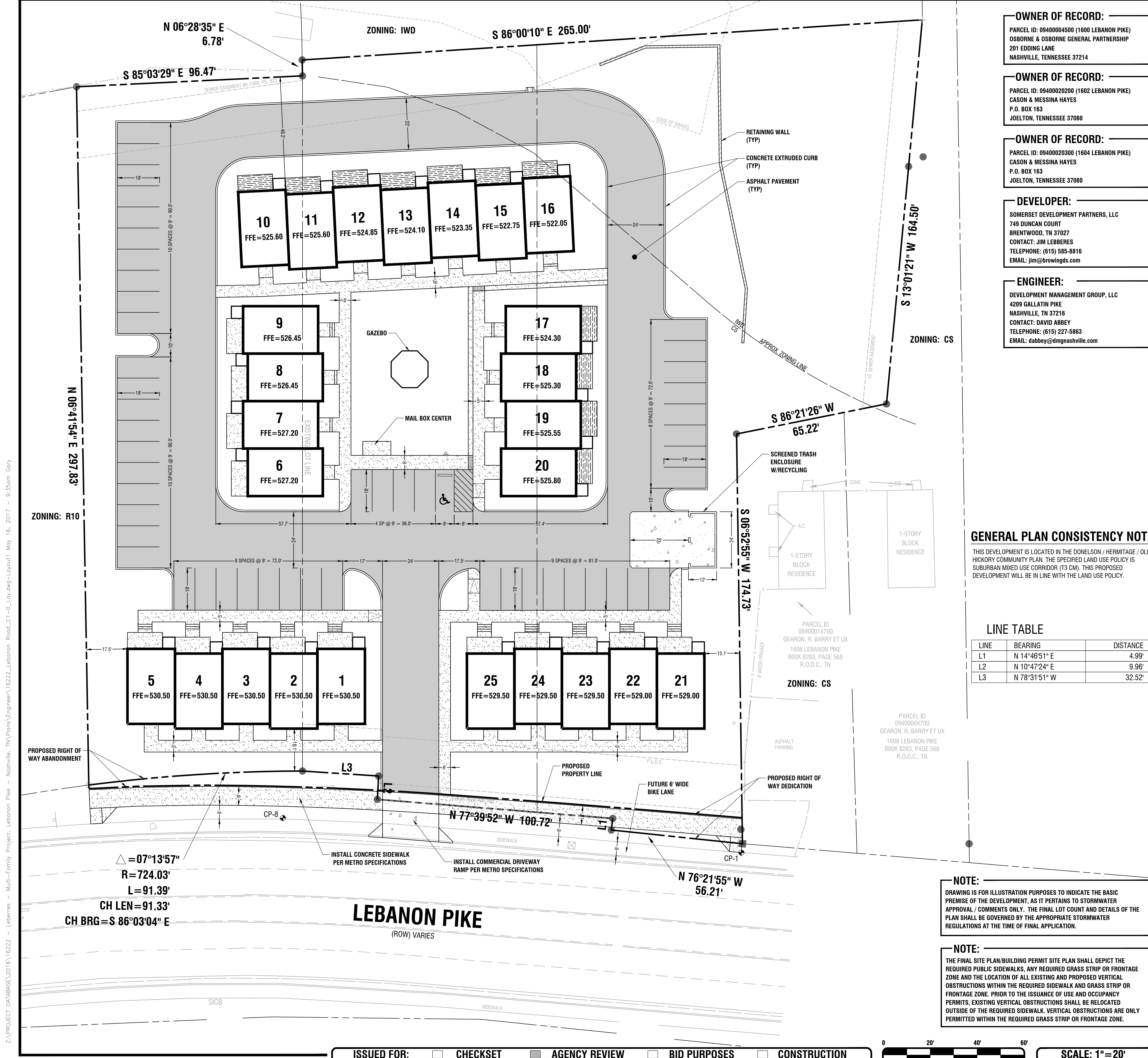
Certification

I hereby certify that this is a Category I survey that was completed in compliance with current Tennessee Standards of Practice as defined by the rules as established by the Tennessee State Board of Examiners for Land Surveyors.
The unadjusted error of closure for the survey is 1:34,000.
Date of Field Survey = December 22, 2015
Date of Plat or Map = December 29, 2015



SURVEY BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O. BOX 8248
Herritage, TN 37076
Ph. 615-391-3044
Fax 615-759-3337
Paul G. Weatherford, RLS
Chief Manager

PROJECT NO. 15-954
SHEET NO. 1 OF 1



OWNER OF RECORD:
 PARCEL ID: 09400004500 (1600 LEBANON PIKE)
 OSBORNE & OSBORNE GENERAL PARTNERSHIP
 201 EDDING LANE
 NASHVILLE, TENNESSEE 37214

OWNER OF RECORD:
 PARCEL ID: 09400020200 (1602 LEBANON PIKE)
 CASON & MESSINA HAYES
 P.O. BOX 163
 JOELTON, TENNESSEE 37080

OWNER OF RECORD:
 PARCEL ID: 09400020300 (1604 LEBANON PIKE)
 CASON & MESSINA HAYES
 P.O. BOX 163
 JOELTON, TENNESSEE 37080

DEVELOPER:
 SOMERSET DEVELOPMENT PARTNERS, LLC
 749 DUNCAN COURT
 BRENTWOOD, TN 37027
 CONTACT: JIM LEBBERES
 TELEPHONE: (615) 585-8816
 EMAIL: jim@browingsds.com

ENGINEER:
 DEVELOPMENT MANAGEMENT GROUP, LLC
 4209 GALLATIN PIKE
 NASHVILLE, TN 37216
 CONTACT: DAVID ABBEY
 TELEPHONE: (615) 227-5863
 EMAIL: dabbey@dmgashville.com

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

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL
 Point Northing(Y) Easting(X) Elev(Z) Description
 1 663459.22 1756342.76 529.03 CP GPS
 8 663500.03 1756151.00 530.41 CP
 VERTICAL DATUM = NAVD88

VICINITY MAP

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H & 47037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

SURVEY NOTE:
 BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
 TOTAL DISTURBED AREA = 2.2 ACRES ±

SITE DATA TABLE

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCILMATIC DISTRICT:	15th, JEFF SYRACUSE
ZONING CLASSIFICATION:	CURRENT - R10, CS, IWD; PROPOSED - SP
SURROUNDING ZONING:	R10, IWD, & CS
PROPOSED LAND USE:	MULTI-FAMILY (ATTACHED TOWNHOMES)
TOTAL ACREAGE OF SITE:	2.31 ± ACRES
TOTAL SQUARE FOOTAGE OF SITE:	100,335 ± SF
MAXIMUM FLOOR AREA RATIO (FAR):	0.60 MAXIMUM; 0.32 PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR):	0.80 MAXIMUM; 0.56 PROVIDED
BUILDINGS:	16,856 SF 16.80%
SIDEWALK / PATIO:	9,825 SF 9.79%
PAVEMENT / CURBING:	29,203 SF 29.11%
GREEN SPACE:	44,451 SF 44.30%
MINIMUM REAR BUILDING SETBACKS:	
STREET YARD REQ'D / PROVID:	15' / 18.1' ± AT CLOSEST POINT
SIDE YARD REQ'D / PROVID:	NONE / 15.1' ± AND 17.5' ± AT CLOSEST POINT
REAR YARD REQ'D / PROVID:	20' / 48.2' ± AT CLOSEST POINT
RAMP LOCATION AND NUMBER:	1 ACCESS ON LEBANON PIKE
DISTANCE TO NEAREST EXISTING RAMP:	152 ± TO DRIVEWAY EAST (BUSINESS ENTRANCE)
DISTANCE TO INTERSECTION:	246 ± TO SPENCE ENCLAVE WAY
PROPOSED BUILDING AREA:	32,400 SF (25 UNITS @ 1,296 SF EACH) ALL UNITS TO BE 2 BEDROOMS
MAXIMUM BUILDING HEIGHT ALLOWED:	3 STORIES 45' MAX
BUILDING HEIGHT PROVIDED:	26' - 11" (2-STORY)
PARKING REQUIREMENTS:	RESIDENTIAL: 1 SPACE PER BEDROOM UP TO TWO BEDROOMS
TOTAL PARKING REQUIRED:	50 SPACES
PARKING PROVIDED:	50 SPACES

GENERAL PLAN CONSISTENCY NOTE:
 THIS DEVELOPMENT IS LOCATED IN THE DONELSON / HERMITAGE / OLD HICKORY COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY IS SUBURBAN MIXED USE CORRIDOR (T3 CM). THIS PROPOSED DEVELOPMENT WILL BE IN LINE WITH THE LAND USE POLICY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°46'51" E	4.99'
L2	N 10°47'24" E	9.96'
L3	N 78°31'51" W	32.52'

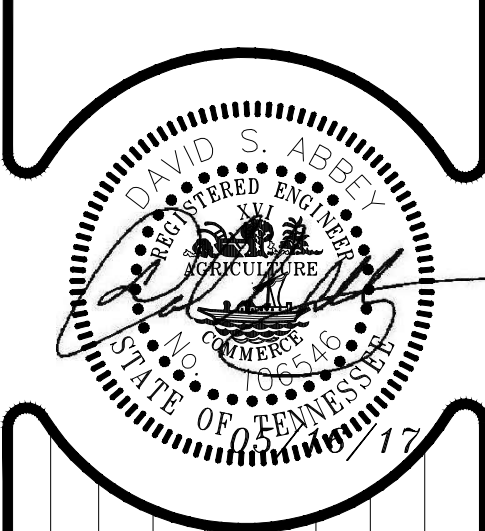
NOTE:
 DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

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.

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
 749 DUNCAN COURT
 BRENTWOOD, TN 37027
 TELE: (615) 585-8816

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
 4209 GALLATIN PIKE
 NASHVILLE, TN 37216
 TELE: (615) 227-5863
 www.dmgashville.com

THE SOMERSET MULTI-FAMILY DEVELOPMENT PRELIMINARY SPECIFIC PLAN
 1600 LEBANON PIKE
 NASHVILLE, DAVIDSON COUNTY, TN



REVISIONS

NO.	DATE	DESCRIPTION

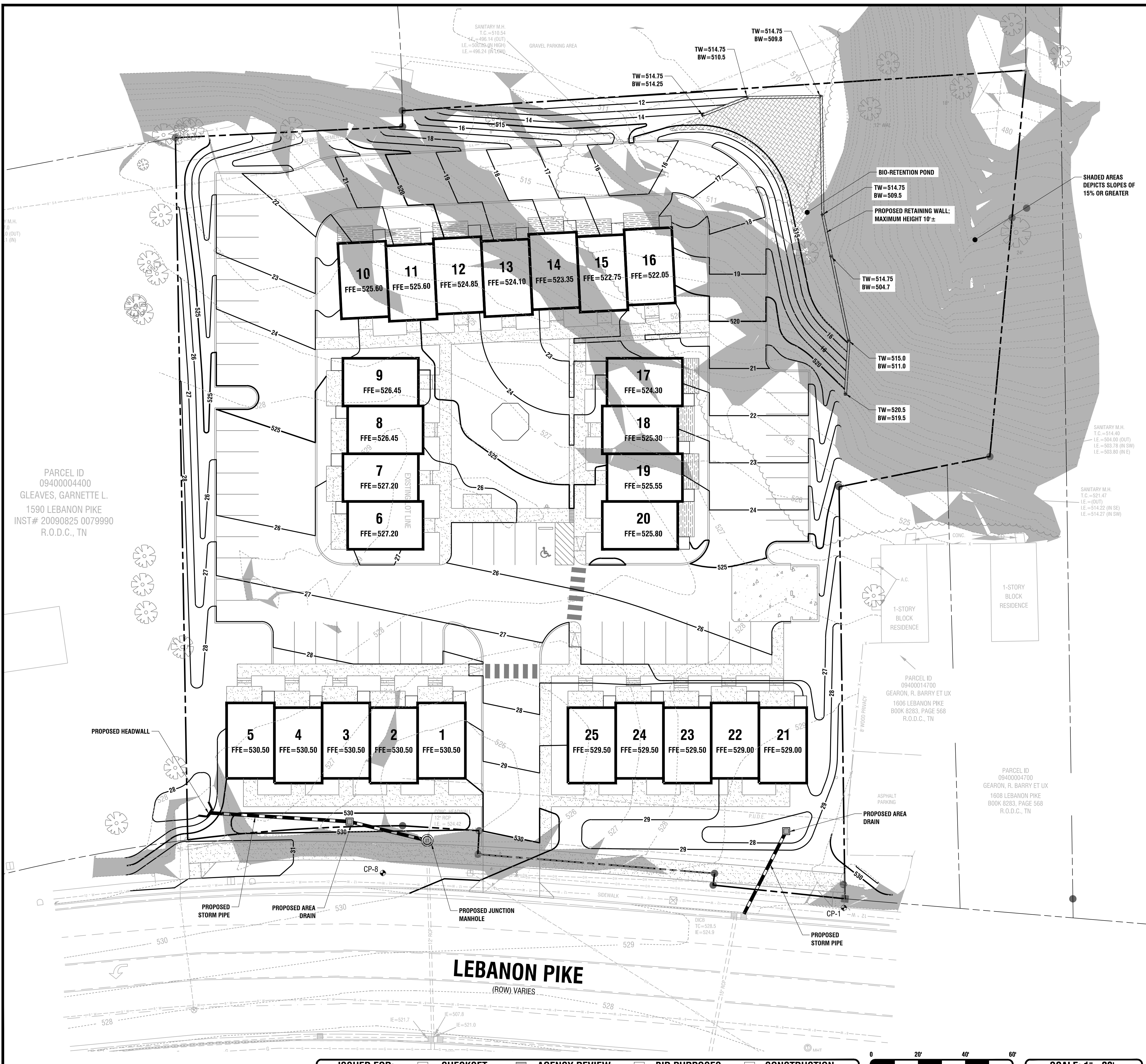
DATE: 05-16-17
 DMG Project No: 16222

SITE LAYOUT PLAN
SP1.0

Z:\PROJECT DATABASE\2016\16222 - Leberres - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222_Lebanon Road_C1-0_Lay.dwg - Layout1 May 16, 2017 - 9:35am Cory

Z:\PROJECT DATABASE\2016\16222 - Leberres - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222_Lebanon_Road_C2-0_Gra.dwg - Layout1 May 16, 2017 - 9:30am Cory

PARCEL ID
0940004400
GLEAVES, GARNETTE L.
1590 LEBANON PIKE
INST# 20090825 0079990
R.O.D.C., TN



ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION



SCALE: 1"=20'

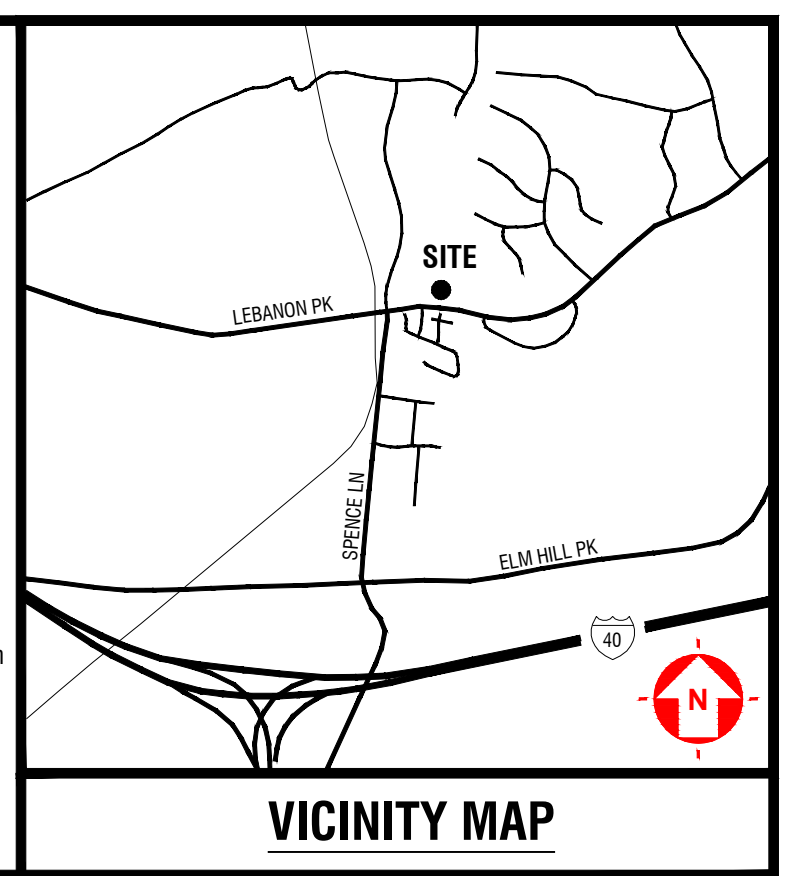


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

Point	Northing(Y)	Easting(X)	Elev(Z)	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H & 47037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.2 ACRES ±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

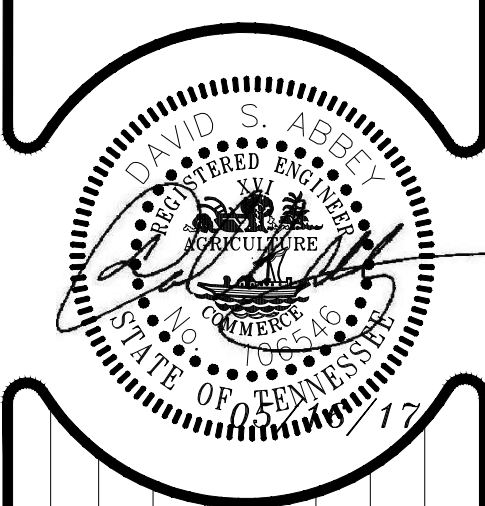
STORMWATER NOTES:

1. THE SOIL TYPE FOR THIS SITE IS STIVERSVILLE-URBAN LAND COMPLEX WHICH FALLS WITHIN THE 'A' HYDROLOGICAL SOIL GROUP.
2. THIS SITE IS REQUIRED TO MEET THE DESIGN GOALS & PRINCIPLES AS SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL VOLUME 5 OF THE MWS REGULATIONS & FULL DESIGN WILL BE COMPLETED AS PART OF THE FINAL SP PROCESS. INITIALLY SHOWN AS PART OF THIS PRELIMINARY SP DESIGN FOR THE NEW DEVELOPMENT IS ONE BIO RETENTION POND LOCATION.
3. STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL. ALL DRIVEWAY CULVERTS SHALL BE PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL WITH MINIMUM DRIVEWAY CULVERTS IN METRO ROW BEING 15' CMP.
4. OFFSITE STORMWATER INFRASTRUCTURE MAY BE REQUIRED TO CONVEY SITE RUNOFF TO PUBLIC DOWNSTREAM INFRASTRUCTURE.

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUKAN COURT
BRENTWOOD, TN 37027
TELE: (615) 585-8816

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 727-5863
www.dmgshville.com

THE SOMERSET MULTI-FAMILY DEVELOPMENT PRELIMINARY SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN

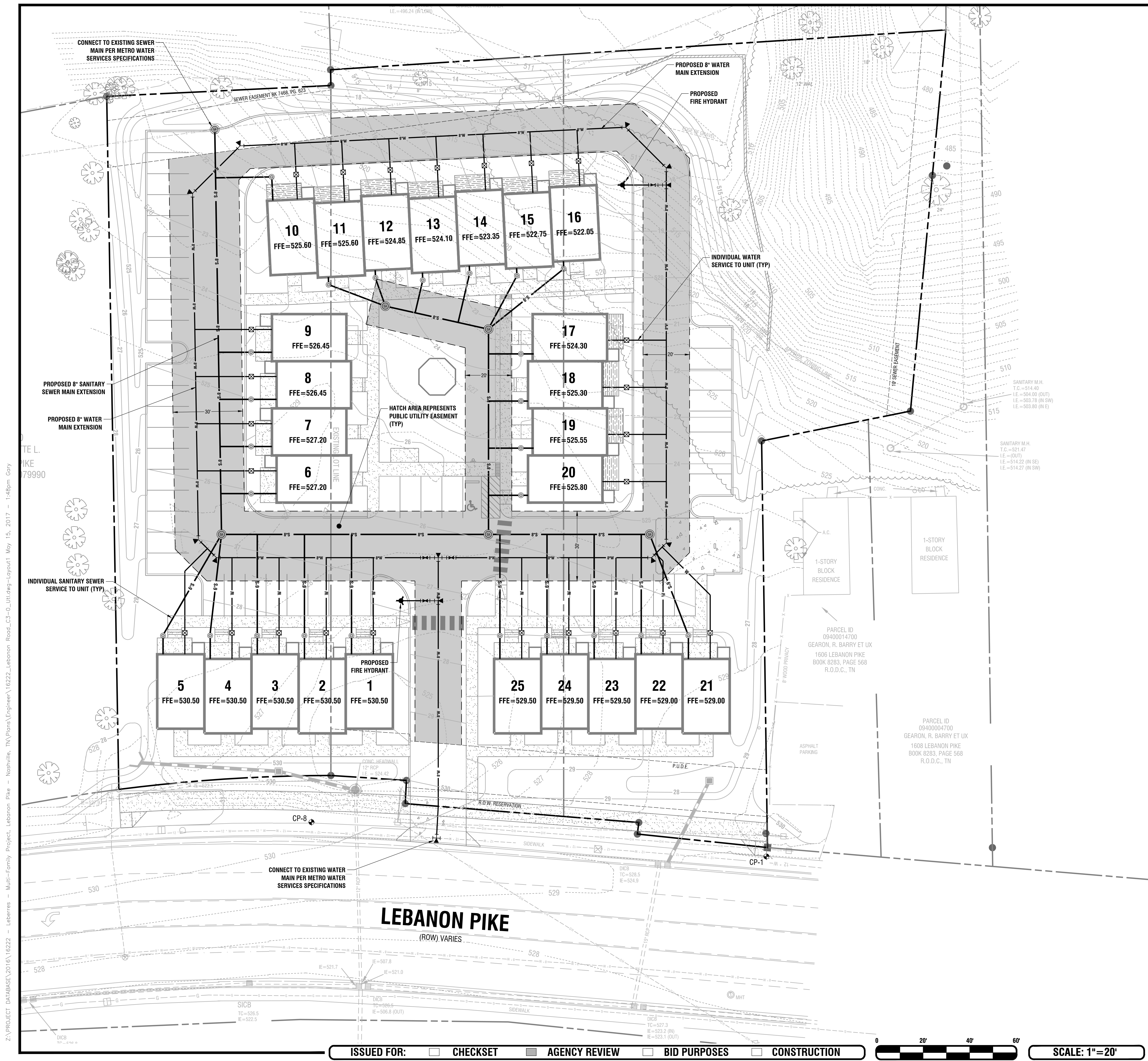


NO.	DATE	DESCRIPTION

DATE: 05-16-17
DMG Project No: 16222

PARCEL ID's: 0940004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-001

SITE GRADING & DRAINAGE PLAN
SP2.0



**Know what's below.
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SOURCE OF VERTICAL DATUM:

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VERTICAL DATUM = NAVD88

VICINITY MAP

PLANS PREPARED FOR:

SOMERSET DEVELOPMENT PARTNERS, LLC
 749 DUKICAN COURT
 BRENTWOOD, TN 37027
 TELE: (615) 585-8816

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DISTURBED AREA:
 TOTAL DISTURBED AREA = 2.2 ACRES ±

PLANS PREPARED BY:

DJ DEVELOPMENT MANAGEMENT GROUP, LLC
 4209 GALLATIN PIKE
 NASHVILLE, TN 37216
 TELE: (615) 227-5863
 www.djdevelopment.com

UTILITY NOTES:

- SANITARY SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES. AN 8" PUBLIC MAIN EXTENSION IS PROPOSED WITH INDIVIDUAL 6" SERVICE PROVIDED TO EACH UNIT.
- WATER SERVICE TO BE PROVIDED BY METRO WATER SERVICES. AN 8" PUBLIC WATER MAIN EXTENSION IS PROPOSED WITH INDIVIDUAL 3/4" SERVICE PROVIDED TO EACH UNIT.
- WATER AND SANITARY SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL LOCATIONS AND DESIGN WILL BE PROVIDED DURING FINAL SD DOCUMENTS.

METRO WATER SERVICES NOTES:

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTIONS.
- THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND HILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND DIGITAL ("DWG") FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINES TO THE PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH OF THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT-OF-WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and to solely responsible for contacting the utility location service prior to commencing construction.

SEWER	WATER
METRO WATER AND SEWERAGE SERVICES 1600 SECOND AVENUE NORTH NASHVILLE, TN 37208 (615) 862-4505	METRO WATER AND SEWERAGE SERVICES 1600 SECOND AVENUE NORTH NASHVILLE, TN 37208 (615) 862-4505
GAS	ELECTRIC
PIEDMONT NATURAL GAS 83 CENTURY BOULEVARD NASHVILLE, TN 37214 (615) 872-2403	NES NASHVILLE ELECTRIC SERVICE 1214 CHURCH STREET NASHVILLE, TN 37203 (615) 747-3641

THE SOMERSET MULTI-FAMILY DEVELOPMENT PRELIMINARY SPECIFIC PLAN
 1600 LEBANON PIKE
 NASHVILLE, DAVIDSON COUNTY, TN

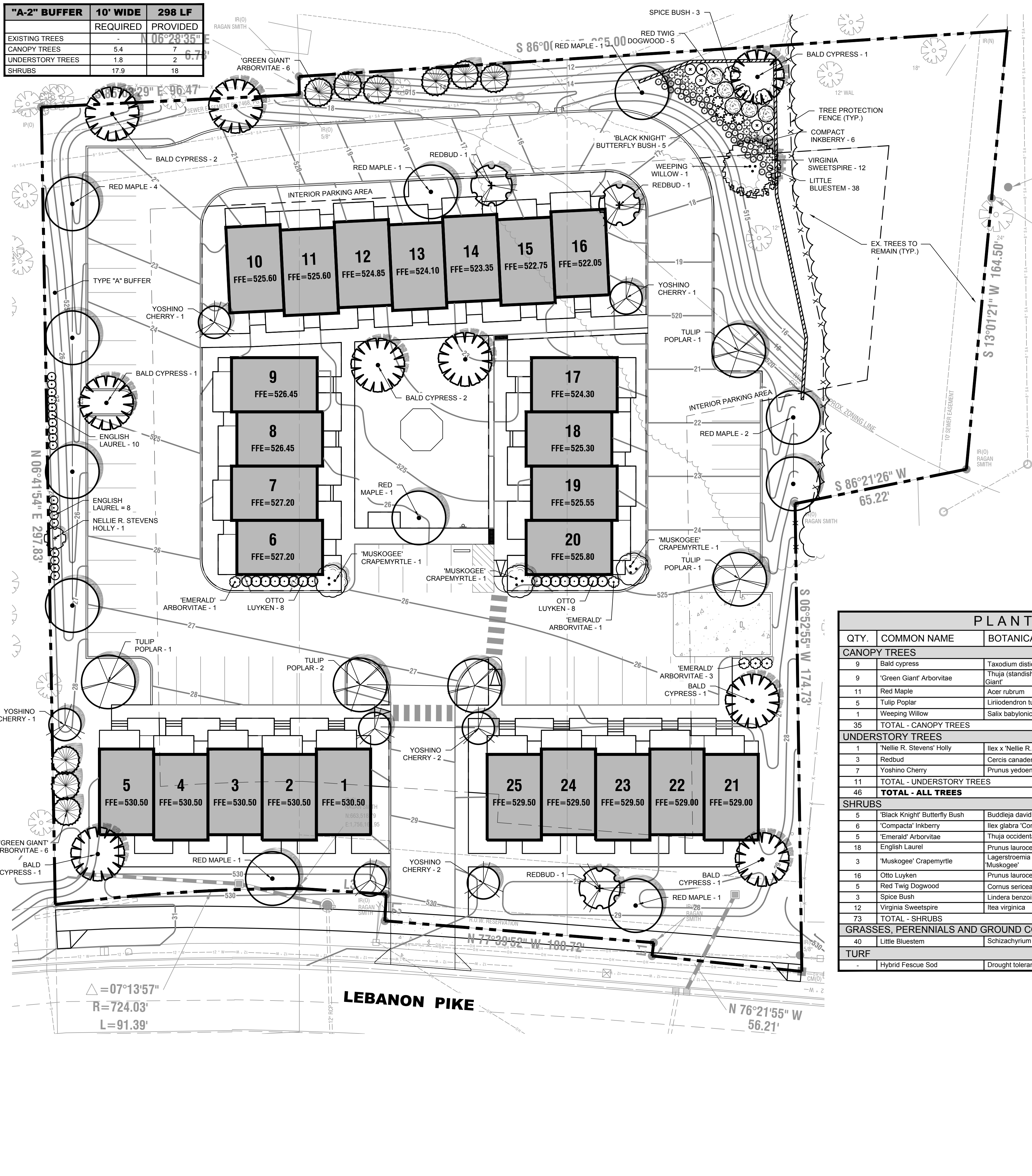
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 05-16-17
 DMG Project No: 16222
 SITE UTILITY PLAN
SP3.0

Z:\PROJECT_DATABASE\2016\16222 - Lebanon Pike - Multi-Family Development - Lebarres - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222-Lebanon Pike - Q_Utility.dwg - Layout1, May 15, 2017 - 1:48pm Gary

"A-2" BUFFER	10' WIDE	298 LF
REQUIRED	PROVIDED	
EXISTING TREES	-	06°29'35"
CANOPY TREES	5.4	7
UNDERSTORY TREES	1.8	2
SHRUBS	17.9	18



TREE PROTECTION FENCING MUST REMAIN IN PLACE UNTIL AFTER FINAL LANDSCAPE INSPECTION.

TREE DENSITY CALCULATIONS	
SITE AREA:	(100,298 SF) 2.30 AC
(SUBTRACT) BUILDING AREA:	-(16,200 SF) .37 AC
ADJUSTED AREA:	(84,098 SF) 1.93 AC
MULTIPLIED X 14 TDU =	14
TDU REQUIRED:	27.0
EXISTING TREES: (TDU)	4.6
PROPOSED TREES: (TDU)	23.0
46" - 2" CAL. X 0.5 =	23.0
TOTAL TDU PROVIDED:	27.6

INTERIOR PLANTING	
INTERIOR PARKING SPACES:	22
1 TREE/15 SPACES:	
TREES REQUIRED:	2
TREES PROVIDED:	2
INTERIOR PARKING AREA: (')	15,786 SF
X 0.08	x .08
PLANTING AREA REQUIRED:	1,262 SF
PLANTING AREA PROVIDED:	10,000+ SF

PARCEL ID: 09400004500
09400020200
09400020300

PERMIT #: T2017-XXXXX

KITA
Landscape Design
2101 Masters Drive, Springfield, TN 37172
Ph: (615) 489-1222 Cell: (615) 594-7333
Email: kreff@kitadesign.biz

PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
CANOPY TREES					
9	Bald cypress	Taxodium distichum	10' - 12'	2" Cal.	Strong/Straight Central Leader
9	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	10' - 12'	2" Cal.	
11	Red Maple	Acer rubrum	10' - 12'	2" Cal.	Strong/Straight Central Leader
5	Tulip Poplar	Liriodendron tulipifera	10' - 12'	2" Cal.	
1	Weeping Willow	Salix babylonica	10' - 12'	2" Cal.	
35	TOTAL - CANOPY TREES				
UNDERSTORY TREES					
1	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	7' Min.	2" Cal.	Specimen
3	Redbud	Cercis canadensis	8' - 10'	2" Cal.	Specimen
7	Yoshino Cherry	Prunus yedoensis	8' - 10'	2" Cal.	Specimen
11	TOTAL - UNDERSTORY TREES				
46	TOTAL - ALL TREES				
SHRUBS					
5	'Black Knight' Butterfly Bush	Buddleja davidii 'Black Knight'	30" Min.	5 Gal.	
6	'Compacta' Inkberry	Ilex glabra 'Compacta'	18" Min.	3 Gal.	
5	'Emerald' Arborvitae	Thuja occidentalis 'Emerald'	7' Min.	2" Cal.	
18	English Laurel	Prunus laurocerasus	7' Min.	2" Cal.	
3	'Muskogee' Crapemyrtle	Lagerstroemia indica x fauriei 'Muskogee'	6' - 7'	-	Multi-trunk
16	Otto Luyken	Prunus laurocerasus 'Otto Luyken'	24" Min.	5 Gal.	Full and Heavy
5	Red Twig Dogwood	Cornus sericea	24" Min.	5 Gal.	
3	Spice Bush	Lindera benzoin	18" Min.	3 Gal.	
12	Virginia Sweetspire	Itea virginica	30" Min.	5 Gal.	Full and Heavy
73	TOTAL - SHRUBS				
GRASSES, PERENNIALS AND GROUND COVER					
40	Little Bluestem	Schizachyrium scoparium	24"	3 Gal.	
TURF					
-	Hybrid Fescue Sod	Drought tolerant fescue blend			

811
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1 663459.22 1756342.76 529.03 CP GPS
8 663500.03 1756151.00 530.41 CP
VERTICAL DATUM = NAVD88

VICINITY MAP

- LANDSCAPE NOTES:**
- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRILLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
 - THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
 - NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPECIAL OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
 - THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE CIVIL PLANS.
 - SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
A. SAND SHALL BE CLEAN MASONRY SAND.
B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
 - PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
 - ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
 - IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
 - PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
 - THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
 - ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
 - THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
 - SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
 - CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
 - IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
 - ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
 - REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
 - THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
 - CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM.
 - IRRIGATION TO HAVE A SEPARATE METER.
 - GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDING AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

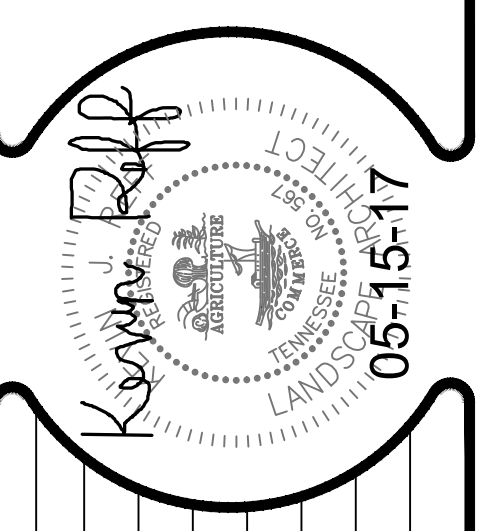
PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BREITWOOD, TN 37027
TELE: (615) 986-8816

PLANS PREPARED BY:
4208 GALLATIN PIKE
NASHVILLE, TN 37216
TELE: (615) 227-5863
www.dmgshville.com

DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
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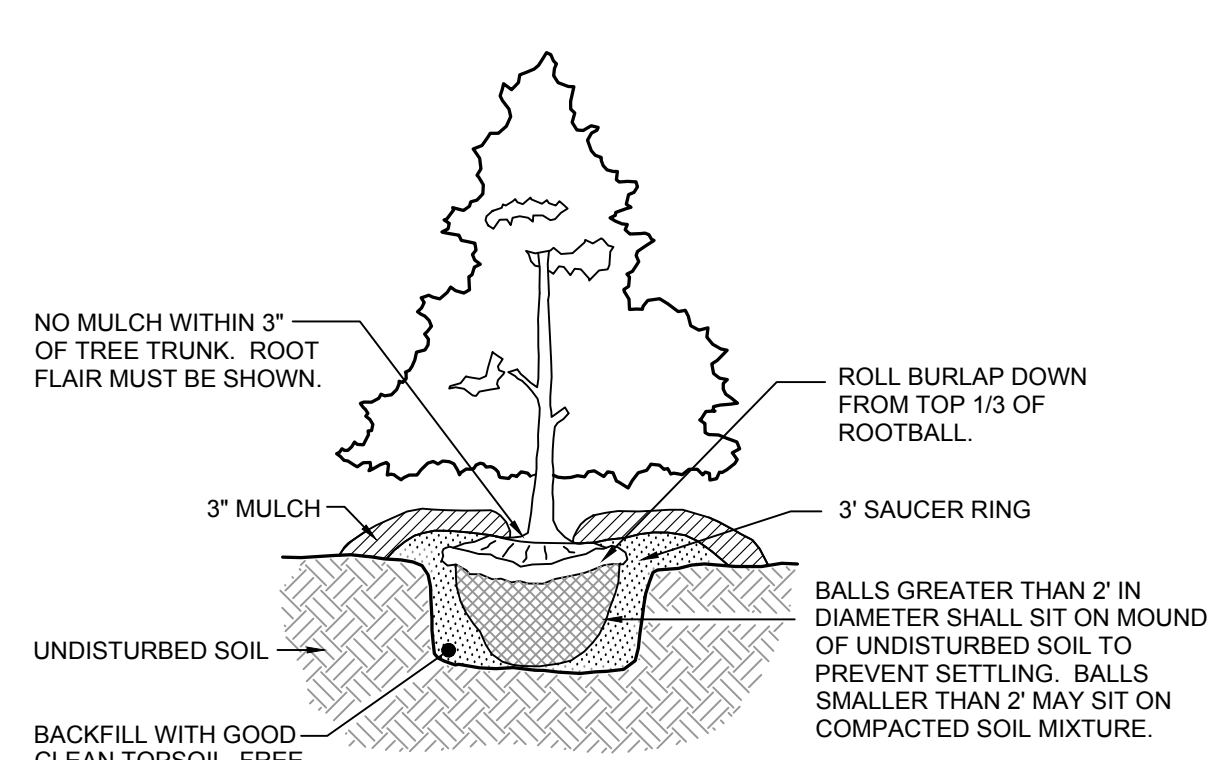
1600 LEBANON PIKE
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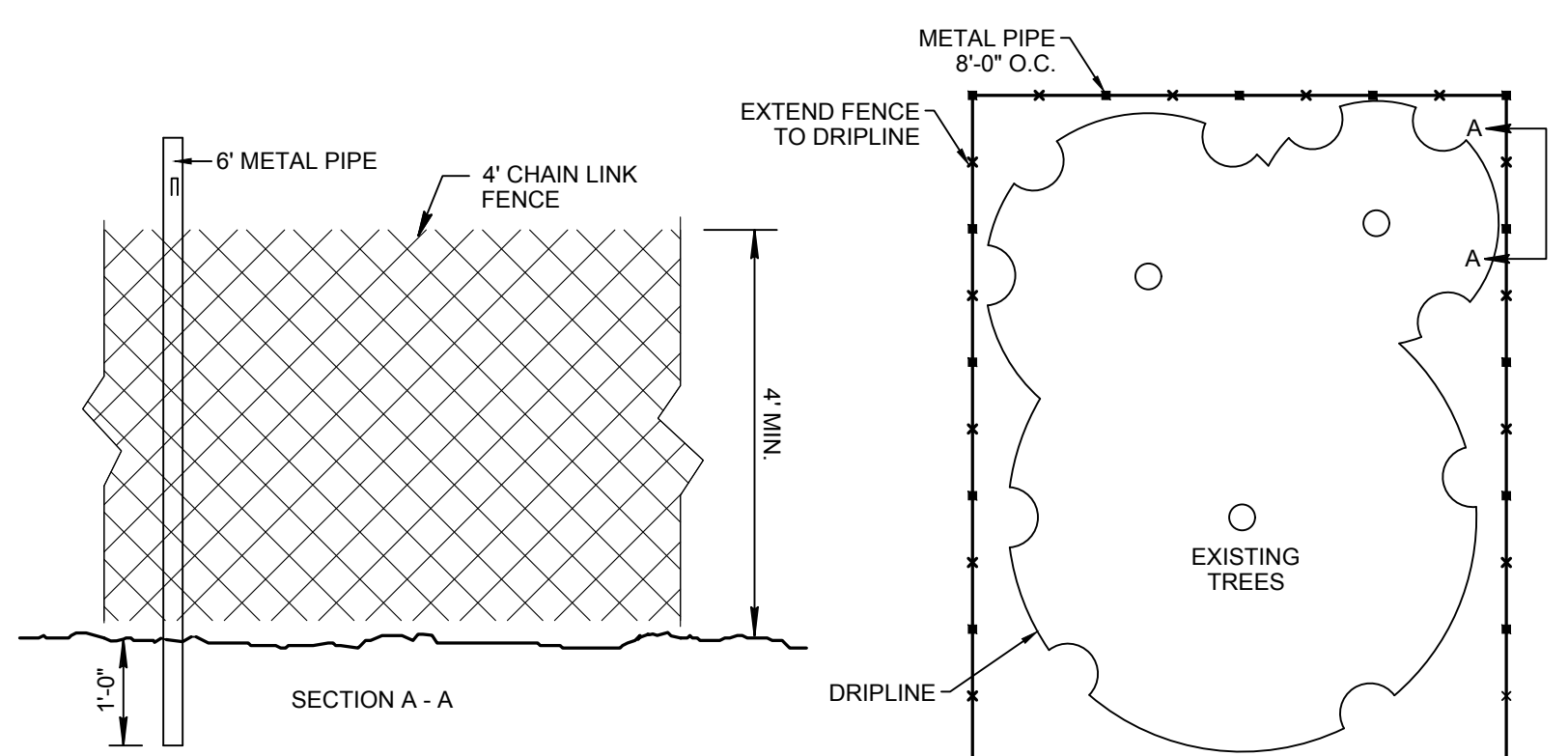
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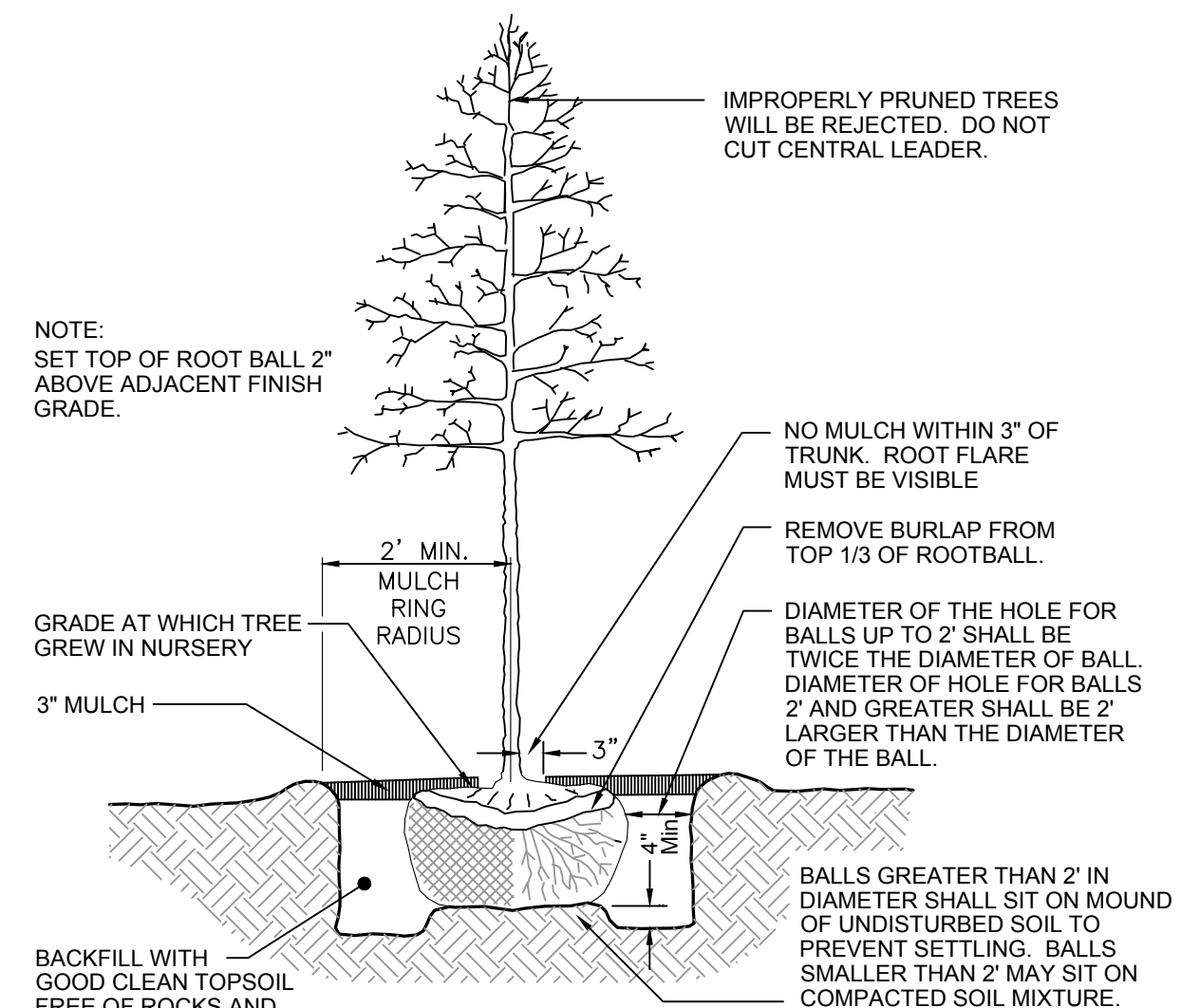
LANDSCAPE PLAN
L1.1



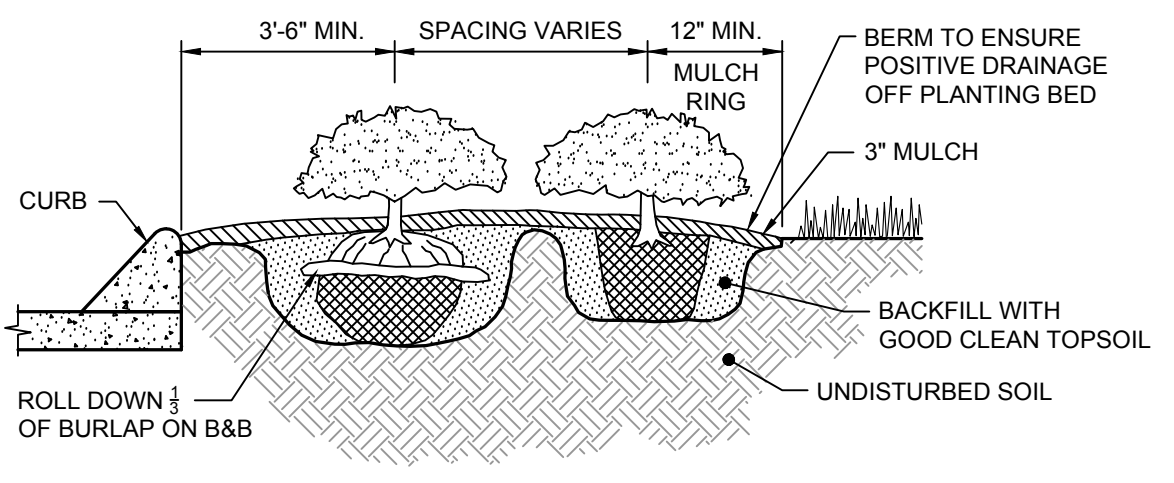
EVERGREEN PLANTING
NOT TO SCALE



CHAIN LINK TREE PROTECTION FENCING
NOT TO SCALE



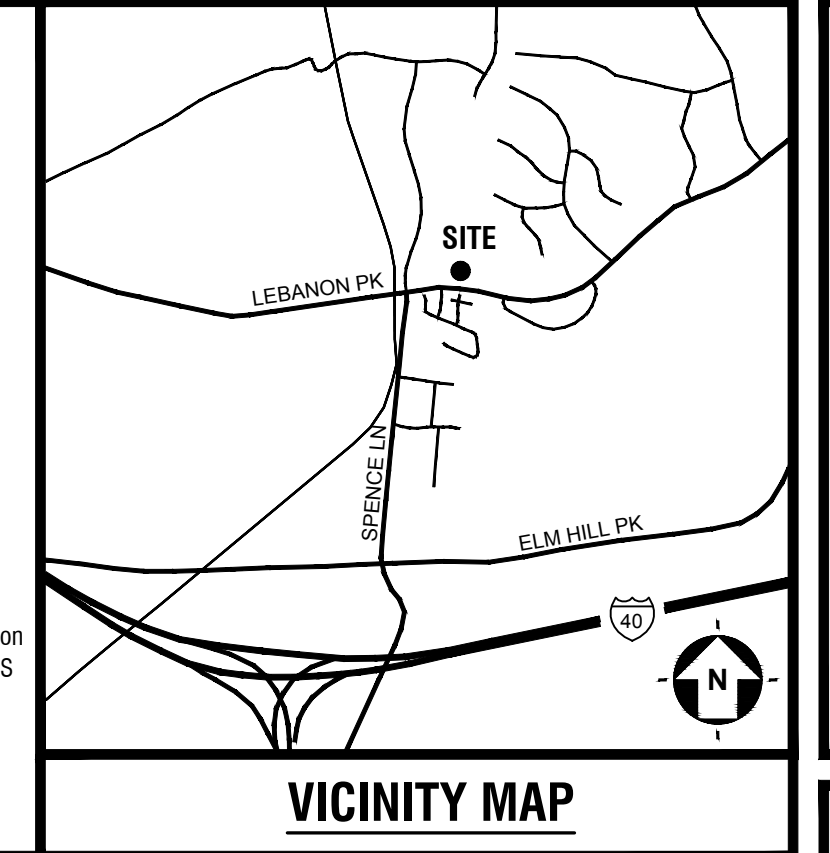
DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB / GROUND COVER PLANTING
NOT TO SCALE

KITA
Landscape Design
2101 Masters Drive, Springfield, TN 37172
Ph. (615) 469-1222 Cell (615) 594-7333
Email: kreff@kitadesign.biz

811
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8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88

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- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
- SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
- CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
- IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
- ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
- REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
 - PLANTING DATES
 - SPRING: MARCH 15 - APRIL 15
 - FALL: OCTOBER 1 - NOVEMBER 30
- THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
- CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION TO HAVE A SEPARATE METER.
- GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDED AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

PLANS PREPARED FOR:

SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE: (615) 985-8816

PLANS PREPARED BY:

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DMG
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
PRELIMINARY SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN

05-15-17

Kenneth Ruff
LANDSCAPE ARCHITECT

REVISIONS	
NO.	DESCRIPTION

DATE: 04-27-17
DMG Project No: 16222

LANDSCAPE PLAN
L1.2

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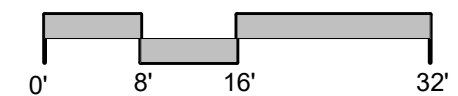
ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION



SCALE: 1"=20'

Design Standards:

- a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
- b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
- c. EIFS, vinyl siding and untreated wood shall be prohibited.
- d. Porches shall provide a minimum of six feet of depth.
- e. A raised foundation of 18" - 36" is required for all residential structures.



**LEBANON PIKE ELEVATION
SOMERSET VILLAGE**

Lebanon Pike, Nashville, TN
REV 05/11/17
Aesh # 17009

Z:\PROJECT_DATABASE\2016\16222 - Leberres - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222_Lebanon Road_Color.dwg - Layout1 May 16, 2017 - 8:37am Gary



LEBANON PIKE
(ROW) VARIES

ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION



SCALE: 1"=20'

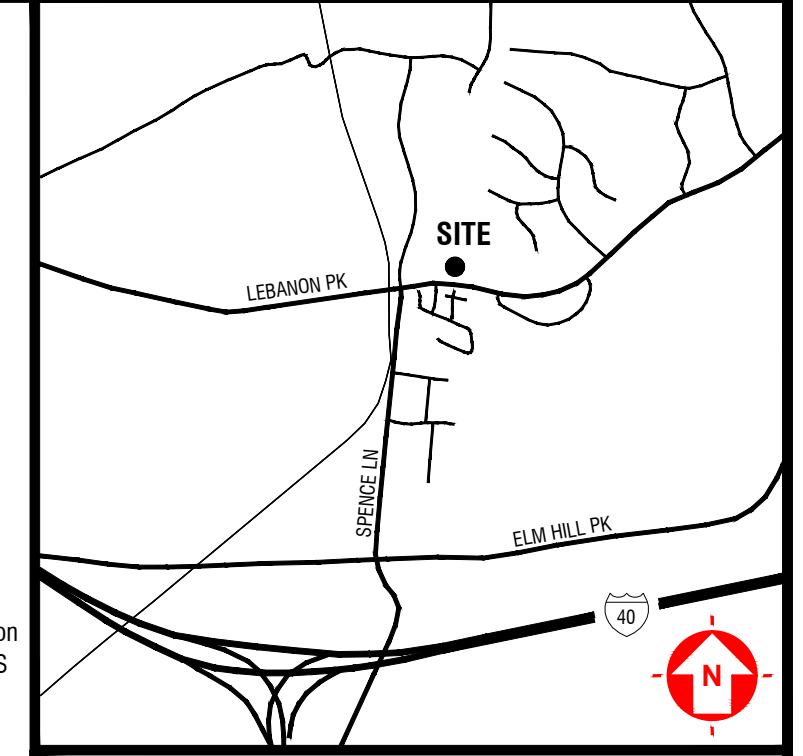


Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

Point	Northing(Y)	Easting(X)	Elev(Z)	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H & 47037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.2 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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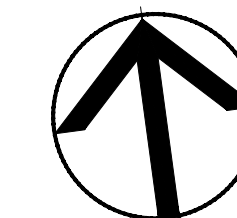


**THE SOMERSET
MULTI-FAMILY DEVELOPMENT
PRELIMINARY SPECIFIC PLAN**
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN

NO.	DATE	DESCRIPTION

DATE:	05-16-17
DMG Project No:	16222

PARCEL ID'S: 09400004500,
09400020200, & 09400020300
MPC CASE NO: 2017SP-048-001



**SITE
RENDERING**