PRELIMINARY SP (SPECIFIC PLAN)

DONELSON STATION

PURPOSE NOTE

The purpose of this SP is to rezone 6.4± acres to allow for a Mixed-Use development.

PROPERTY INFORMATION

APPLICATION DATE:	MARCH 30, 2017
SP NUMBER:	2017SP-033-001
COUNCIL DISTRICT NUMBER:	15
DISTRICT COUNCIL MEMBER:	JEFF SYRACUSE
PROPERTY OWNERS:	PRATAP B. & BHARTI P. KAKKAD HAROLD RICKY DEAL DONELSON-HERMITAGE CHAMBER OF COMMERCE RONDOLE E. & MARY B. OAKLEY
PARCEL ACREAGE:	6.40± AC [278,769± SF]
EX. BUILDING SF:	15,681.6± SF
TAX MAPS:	96-1 / 96-5
PARCELS:	137 / 95, 96, 99
METRO GIS ID:	09601013700 (.25 AC.) 09605009500 (2.34 AC.) 09605009600 (3.36 AC.) 09605009900 (.45 AC.)
STREET ADDRESS:	135 DONELSON PIKE (TBD)

DEVELOPMENT SUMMARY

EXISTING

ZONING:	CL, COMMERCIAL LIMITED RS10, LOW MEDIUM DENSITY RESIDENTIAL
LAND USE:	OFFICE BUILDING, MEDICAL OFFICE, & SINGLE FAMILY
COMMUNITY PLAN:	DONELSON-HERMITAGE
POLICY AREA:	14 - (T3CM / T3NM)
LAND USE OVERLAY:	OV-AIR

PROPOSED

ZONING:	SP [RESIDENTIAL MIXED USE]
LAND USE(S):	MULTI-FAMILY AND OTHER USES PERMITTED BY MUL-A
LAND USE SF:	
MULTI-FAMILY:	246,099± SF (BASED ON LAND, NOT BUILDING)
MUL-A:	32,670± SF (BASED ON LAND, NOT BUILDING)
ISR:	
MAX ALLOWED:	.90
PROPOSED:	.69
FAR:	
MAX ALLOWED:	.90
PROPOSED:	.70 (NOT TO EXCEED MAX ALLOWED)
MULTI-FAMILY:	
BUILDING A:	135,000± SF
BUILDING B:	50,000± SF
COMMERCIAL:	5,500± SF
DENSITY:	32.5 UNITS / AC (PRIOR TO R.O.W. DEDICATION)
UNITS:	208 UNITS BLDG A: 144 UNITS (96 - ONE BDRM, 48 - TWO BDRM) BLDG B: 54 UNITS (36 - ONE BDRM, 18 - TWO BDRM) BLDG A, B, OR W/I COMMERCIAL: 10 UNITS (1 BDRM) 208 UNITS (142 - ONE BDRM, 66 - TWO BDRM)
BUILDING SETBACKS:	
FRONT (DONELSON PK)	0-20'
SIDE	5'
REAR	20'

**NOTE: INTERNAL MBSL= 0'*

BUILDING STORIES & HEIGHT (MAXIMUM):	
BUILDING A:	4 STORIES, (SEE ELEVATIONS)
BUILDING B:	3 STORIES, (SEE ELEVATIONS)
COMMERCIAL:	2 STORIES, 24-28' HT.
BUFFER YARDS:	SEE LANDSCAPE PLAN, L1.0
R.O.W. SF TO BE DEDICATED:	
DONELSON:	1,226± SF
NEW SITE ACREAGE:	6.37± AC [277,543 SF]

**NOTE: Additional height may be allowed for architectural features and rooftop mechanical equipment / stair and elevator bulkheads)*

PARKING SUMMARY

REQUIRED PARKING STATEMENT: BASED ON METRO REQUIREMENTS FOR USES [17.20.030]

REQUIRED BICYCLE STATEMENT: BASED ON METRO REQUIREMENTS [BL2014-714]

PARKING REQUIREMENTS:

MULTI-FAMILY	**241 SPACES** (USES UZO REDUCTION***)
1 BR:	142 (142 UNITS X 1 SP)
2 BR:	132 (66 UNITS X 2 SP)
TOTAL:	274 SPACES
UZO REDUCTION:	-33 (1.5 PER 2BR UNIT = 99 [99-132])***
TOTAL:	241 SPACES
*** UTILIZES UZO REDUCTION FOR 2 BR UNITS***	
COMMERCIAL (MUL-A):	**30 SPACES*******
RESTAURANT:	30 (5,500SF - 1,000 SF = 4,500 SF; 1 PER 150 SF)******

******UTILIZES UZO REDUCTION FOR ALL COMMERCIAL USES - T.B.D. BASED ON FINAL SP USE S.F. - RESTAURANT SCENARIO SHOWN BUT MAY BE REDUCED AT FINAL SP******

DEVELOPMENT TOTAL: **271 SPACES, BASED ON FINAL SP**

PROPOSED PARKING:

SURFACE:	290 SPACES
ACCESSIBLE:	8 SPACES
TOTAL	298 SPACES
REQUIRED BICYCLE PARKING:	**54 SPACES*** **
MULTI-FAMILY:	50 (1 PER 4 UNITS OR 50 MAX)
RESTAURANT:	4 (4 PER ESTABLISHMENT)***
PROPOSED BICYCLE PARKING:	54 SPACES (20.0% PUBLIC)

***NOTE: BICYCLE & VEHICULAR PARKING REQUIREMENT SHALL BE BASED ON USE AT FINAL SP

PLANNING 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 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.

DEVELOPMENT STANDARDS

Architectural Standards (Multifamily)

Architectural features and treatments shall be consistent with the architectural styles of the commercial component. Building walls shall be finished in brick, fiber cement shakes/siding, vertical and/or lap siding. Roofs shall be clad in fiberglass shingles. Structures shall have a complementary design to the commercial component with regards to color and architectural design elements.

Architectural Standards (Commercial Out Parcel)

Architectural features and treatments shall be consistent with the architectural styles of the multi-family component. Long, interrupted wall planes along Donelson Pike will be avoided. Commercial structure shall have a complementary design to the multi-family with regards to color and architectural design elements. Building fronts will be in brick veneer, stone or fiber cement. Primary façade materials shall not change at outside corners and shall wrap the corner a minimum of 10 feet.

GENERAL NOTES

1. Federal Compliance: all development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
   ADA: http://www.ada.org
   US Justice Dept: http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html
2. 78-840 Note: Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management Ordinance No. 78/840 and approved by the Metropolitan Dept. of Water Services.
3. Access Note: Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
4. Fire Dept. Note: Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition; as amended.
5. Preliminary Plan Note: Minor modifications to this 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.
6. Stormwater Preliminary Plan Note: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final unit/lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
7. Development Schedule: It is anticipated that the project will be constructed in one phase, and will begin in the 1st quarter of 2018 and will take 18-24 months to be completed.
8. FEMA Note: No portion of this parcel described hereon lies within flood hazard area in accordance with "Insurance Rate Map Panel No. 47037C0241F", dated: 04/20/2001.
9. Survey Note: Boundary information and topographic information taken from survey prepared by Ragan Smith & Associates dated 03/30/2017.
10. Stream Buffer Note: Stream buffers shall be provided per state/local requirements.

GENERAL PLAN CONSISTENCY

LAND USE POLICY

The proposed development is consistent with the principles, policies, and objectives of the general plan T3-NM (T3 Suburban Neighborhood Maintenance) and T3-CM (T3 Suburban Mixed Use Corridor). The proposed development adds housing diversity compatible with the general character of the suburban neighborhood and future development of this corridor. T3-NM areas are to remain primarily residential. Building types are placed strategically within the development, with higher intensity/height residential building types abutting the Donelson corridor and adjacent to the existing commercial uses. Building density/height decreases within the eastern side of the development to contextually transition to the existing residential uses. T3-CM areas are to accommodate residential, commercial, and mixed use developments. Connectivity within the development is high and emphasized with several walks on the proposed plan.

COMMUNITY PLAN COMPLIANCE

The proposed development will provide commercial and residential land uses. Access within the overall development is designed to be pedestrian friendly with crosswalks and sidewalks to provide safe interaction between pedestrian and vehicular traffic. Donelson Station, a Transit Oriented Development is setup to promote pedestrian connections due to it's proximity to the Music City Star, Donelson Station hub. The development will provide formal landscaping with trees to frame parking areas and internal streets and shrubs to screen automobile, ground utilities, and trash enclosures from public streets. Lighting will be provided throughout the development to provide safety at buildings and vehicular and pedestrian areas while enhancing the character of the center.

TRAFFIC IMPACT STUDY NOTES

Donelson Pike at Lebanon Pike

No intersection control changes, traffic signal modifications, or additional laneage are recommended at the intersection of Donelson Pike at Lebanon Pike as part of the Donelson Station property to provide traffic operations that meet Metro Nashville - Davidson County's policy goal for level of service.

Donelson Pike at Bluefield Avenue

No intersection control changes, traffic signal modifications, or additional laneage are recommended at the intersection of Donelson Pike at Bluefield Avenue as part of the Donelson Station property to provide traffic operations that meet Metro Nashville - Davidson County's policy goal for level of service.

Crosswalk markings across Donelson Pike and across Bluefield Avenue should be installed to meet current Metro Public Works standards.

Pedestrian signal heads and push buttons should be installed by the developer at this intersection for each crosswalk.

Donelson Pike at McCampbell Avenue

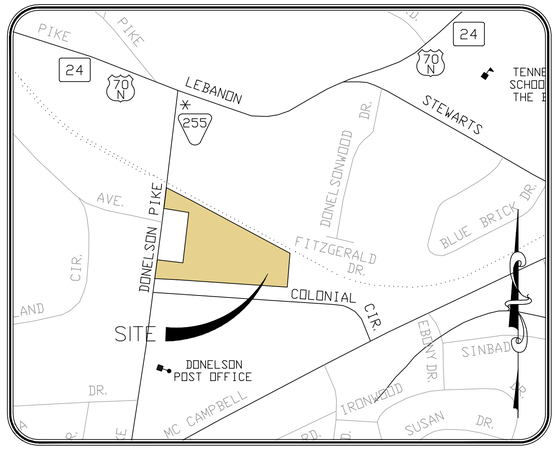
No intersection control changes, traffic signal modifications, or additional laneage are recommended at the intersection of Donelson Pike at McCampbell Avenue as part of the Donelson Station property to provide traffic operations that meet Metro Nashville - Davidson County's policy goal for level of service

Donelson Pike at Project Access (South)

The Donelson Station property southern access to Donelson Pike should be a Metro Public Works ST-324 driveway ramp with a width of 35 feet of pavement to allow for two egress lanes (11 feet each) and one ingress lane (13 feet).

The Donelson Pike Property access will be a private drive, therefore, the existing two-way left turn lane on Donelson Pike should remain in place to service the new development access and existing driveways along Donelson Pike.

A Tenneessee Department of Transportation Highway Entrance Permit or Grading Permit may be required since Donelson Pike is a state route.



LOCATION: 135 DONELSON PIKE, NASHVILLE, TN

NTS

INDEX OF SHEETS

Know what's below. Call before you dig.

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METRO CASE # 2017SP-033-001
SWGR # T2017XXXXX
COUNCIL ORDINANCE: XXXXXX-XXX
EFFECTIVE DATE: MONTH DATE, 2017

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SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 373 — 06-20-17

DONELSON STATION
FOR
BNA INVESTMENTS, LLC
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS		
1	06-20-17 (SMB) REV. Per Comm. Comments.	----
2	05-22-17 (SMB) REV. Per Arch. Elevations	----
3	05-15-17 (SMB) REV. Per. City Comments.	----
4	05-02-17 (SMB) Rev. Per. City Comments.	----

JOB NO.	16160
WK. ORDER	0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	NO SCALE
DATE:	MARCH 30, 2017

COVER

CVR

SITE GENERAL NOTES

1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ADA requirements.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.
9. Any standard not specifically addressed herein shall comply with the mui-a base zoning requirements as of the application date of this preliminary sp.
10. Proposed roadways and service lanes within this project's property boundaries are private.
11. Lot is to be served with private water and public sanitary sewer.
12. Site, open spaces, water quality & detention facilities to be maintained by property owner or property owner's association.
13. Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping (Section 17.24.060 of the Metro Zoning Code).
14. 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.
15. All work in the public right-of-way requires a permit from the Department of Public Works.
16. Driveway culverts shall be sized per the design criteria set forth by the Metro Stormwater Management Manual (min 15" CMP).
17. Storm water will be routed through a Stormwater Quality Management System, sized per the design criteria set forth by the metro Stormwater Management Manual.
18. Approval of any Specific Plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the metro zoning code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
19. As required, a subdivision plat will be submitted with the Final SP documents.
20. The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
21. Billboards shall not be permitted.

TREE PROTECTION NOTES

1. Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished by a certified arborist via ANSI A-300-95 standard so as to minimize impact of the general root system.
2. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
3. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
4. Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

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

DEMOLITION NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

SITE CONSTRUCTION NOTES

1. The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
2. The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All layout shall be performed in accordance with the site layout plan.
3. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
4. The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
5. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
6. If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
7. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
8. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.
9. Elevation of the curb and gutter is the responsibility of the contractor but once in place must function as designed. Curb and gutter installed will be tested to verify flow to the storm drain system. No pooling of drainage in the roadway will be accepted.
10. All of the public sidewalk along the roadway must follow the grade of the roadway and will not be adjusted to meet private sidewalk connections. The adjustments must be made out of the right of way.

EROSION PREVENTION & SEDIMENT CONTROLS

Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee Erosion Control Handbook.

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
3. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. Planning for planting of vegetation cover during winter or dry months should be avoided.
4. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
5. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
6. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate BMP's accordingly.
7. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. Contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
8. EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
9. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
10. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
11. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
12. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
13. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in despair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
14. Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

SITE GRADING & STORM DRAINAGE NOTES

1. Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
4. Prior to beginning construction, contractor shall review Geotechnical Report.
5. All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
6. The suitability of soils for fill material shall be determined by the geotechnical engineer.
7. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness. The relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
8. All grading shall be completed to the grades indicated within these plans. Final grades shall provide proper drainage and prevent standing water.
9. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
10. All storm drainage pipes to be RCP, Class III, unless otherwise noted.
11. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (See Utility Contact Information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with Federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

METRO AS-BUILT REQUIREMENTS

Metro has revised the as-built process and requirements as a part of the February 2016 regulations update. Please note that the following are required as a part of the as-built plan:

A. A certification letter from TN registered PE stating that the site has been inspected and that the Stormwater Management System and Stormwater control measures (both structural and non-structural) are complete and functional in accordance with the plans approved by MWS.
B. An as-built LID spreadsheet.
C. Hydrologic and hydraulic calculations for as-built conditions, as required.
D. As-Built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures.
E. Any deviations from the approved plans shall be noted on as-built drawings submitted.
F. Copy of as-built plan cad file on a CD and should be registered to the TN state plane coordinate system, North American Datum 1983 (NAD83). Data should be placed in separate layers and should be labeled / named for easy identification.
G. Cut and fill balance certification for floodplain and sinkhole alterations.
H. Water quality buffers shall be surveyed and included with the as-built submittal.
I. Any public (to become the responsibility of metro to maintain) stormwater infrastructure shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of as-built record.
J. Additional testing may be required as/if warranted by video inspection.

GEOTECHNICAL NOTE

No Geotechnical Study has been conducted on this site. However, the design for the site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer, and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.

BUFFER NOTE

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 storm water management manual volume 1-regulations.

METRO CASE # 2017SP-033-001
SWGR # T2017XXXXX
COUNCIL ORDINANCE: XXXXXX-XXX
EFFECTIVE DATE: MONTH DATE, 2017

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315 WOODLAND STREET
NASHVILLE, TN 37206
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CHATTANOOGA
1410 COWART STREET
CHATTANOOGA, TN 37408
(423) 490-9400
www.ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 907

DONELSON STATION
FOR
BNA INVESTMENTS, LLC
METROPOLITAN NASHVILLE, DAVISONSON COUNTY, TENNESSEE

JOB NO. 16160	WK. ORDER 0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	NO SCALE
DATE:	MARCH 30, 2017

REVISIONS
2 05-15-17 (SMB) REV. Per City Comments.
1 05-02-17 (SMB) Rev. Per City Comments.

CIVIL NOTES

C0.1

NOTES

SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.

UTILITY NOTE

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-615-366-1987 or 1-800-351-1111.

25% > SLOPES

15% - 24.9% > SLOPES

LEGEND

$\circ^{IR(O)}$	IRON ROD (OLD)	⌀	UTILITY POLE
$\bullet^{IR(N)}$	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	⌀→	UTILITY POLE W/ ANCHOR
⋈	WATER VALVE	◯	GAS VALVE
WM	WATER METER	GM	GAS METER
◎	SANITARY SEWER MANHOLE	T	TELEPHONE RISER
○CO	SEWER CLEAN-OUT	CATV	CABLE TV BOX
E	ELECTRIC BOX	—P—	OVERHEAD ELECTRIC POWER LINE
P	TRANSFORMER PAD	—T—	OVERHEAD TELEPHONE LINE
●—	SIGN	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN	— S —	SANITARY SEWER LINE
	GUARDRAIL	—G—	GAS LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	—W—	WATER LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	-X—X-	FENCE
	CONCRETE SURFACE	RCP	REINFORCED CONCRETE PIPE
		CMP	CORRUGATED METAL PIPE
			ASPHALT SURFACE

EXISTING STRUCTURES NOTE:

ALL EXISTING STRUCTURES TO BE REMOVED FROM SITE.

TO BE REMOVED

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
SvD	STIVERSVILLE-URBAN LAND COMPLEX, 3-25% SLOPES

0 40 80 120

METRO CASE # 2017SP-033-001
SWGR # T2017XXXXX
COUNCIL ORDINANCE: XXXXXX-XXX
EFFECTIVE DATE: MONTH DATE, 2017

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

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211 COMMERCE STREET, SUITE 800
NASHVILLE, TN 37201
(615) 244-8591
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SCOTT MICHAEL BERWICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 301
5/15/17

DONELSON STATION
FOR
BNA INVESTMENTS, LLC

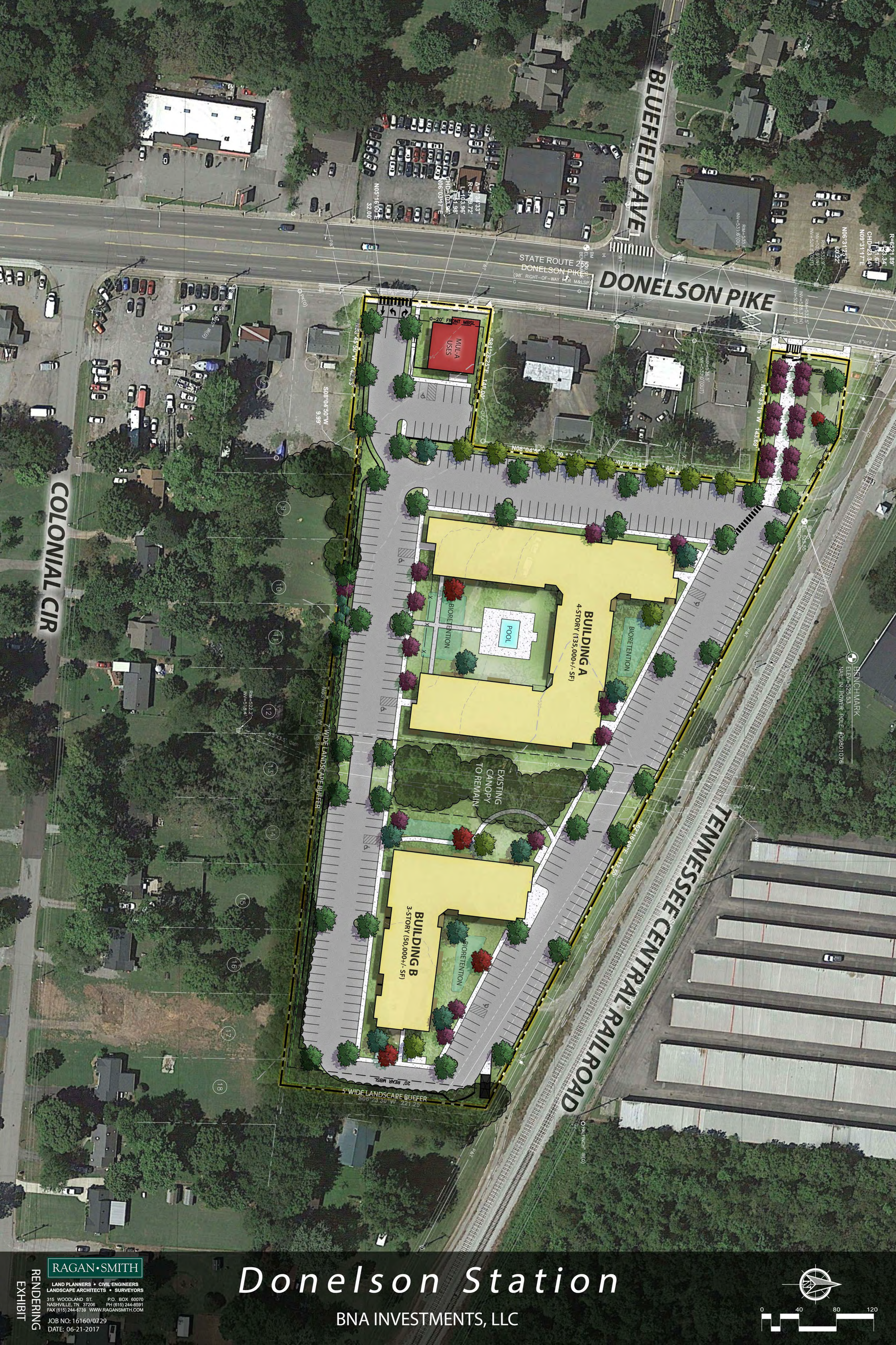
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	REVISIONS	DATE
1	05-15-17 (SMB) REV: Per City Comments.	
2	05-02-17 (SMB) Rev. Per City Comments.	

JOB NO.	16160
WK. ORDER	0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=40'
DATE:	MARCH 30, 2017

EXISTING CONDITIONS & DEMOLITION PLAN

C0.2



RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-6739 WWW.RAGANSMITH.COM

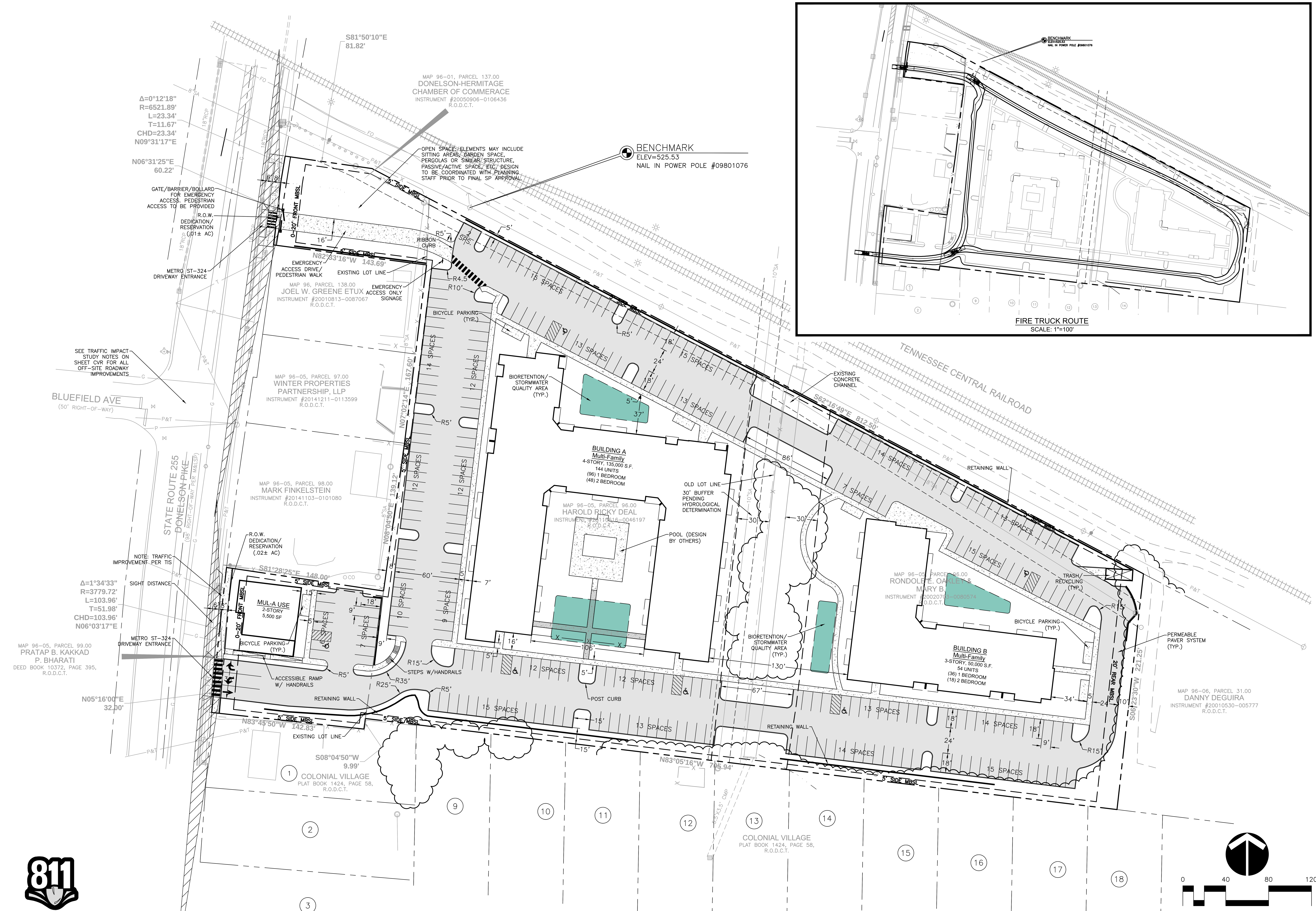
JOB NO: 16160/0729
DATE: 06-21-2017

EXHIBIT
RENDERING

Donelson Station

BNA INVESTMENTS, LLC

0 40 80 120



S81°50'10"E
81.82'
MAP 96-01, PARCEL 137.00
DONELSON-HERMITAGE CHAMBER OF COMMERACE
INSTRUMENT #20050906-0106436
R.O.D.C.T.
Δ=0°12'18"
R=6521.89'
L=23.34'
T=11.67'
CHD=23.34'
N09°31'17"E
N06°31'25"E
60.22'
OPEN SPACE. ELEMENTS MAY INCLUDE SITTING AREAS, GARDEN SPACE, PERGOLAS OR SIMILAR STRUCTURE, PASSIVE/ACTIVE SPACE, ETC. DESIGN TO BE COORDINATED WITH PLANNING STAFF PRIOR TO FINAL SP APPROVAL.
BENCHMARK
ELEV=525.53
NAIL IN POWER POLE #09801076
GATE/BARRIER/BOLLARD FOR EMERGENCY ACCESS. PEDESTRIAN ACCESS TO BE PROVIDED
R.O.W. DEDICATION/ RESERVATION (.01± AC)
METRO ST-324 DRIVEWAY ENTRANCE
EMERGENCY ACCESS DRIVE/ PEDESTRIAN WALK
EXISTING LOT LINE
EMERGENCY ACCESS ONLY SIGNAGE
RIBBON CURB
N82°33'16"W 143.69'
MAP 96, PARCEL 138.00
JOEL W. GREENE ETUX
INSTRUMENT #20010813-0087067
R.O.D.C.T.
BICYCLE PARKING (TYP.)
SEE TRAFFIC IMPACT STUDY NOTES ON SHEET CVR FOR ALL OFF-SITE ROADWAY IMPROVEMENTS
BLUEFIELD AVE
(50' RIGHT-OF-WAY)
MAP 96-05, PARCEL 97.00
WINTER PROPERTIES PARTNERSHIP, LLP
INSTRUMENT #20141211-0113599
R.O.D.C.T.
MAP 96-05, PARCEL 98.00
MARK FINKELSTEIN
INSTRUMENT #20141103-0101080
R.O.D.C.T.
STATE ROUTE 255
DONELSON PIKE
N07°02'14"E 167.60'
N08°04'50"E 139.12'
BIORETENTION/ STORMWATER QUALITY AREA (TYP.)
BUILDING A
Multi-Family
4-STORY, 135,000 S.F.
144 UNITS
(96) 1 BEDROOM
(48) 2 BEDROOM
MAP 96-05, PARCEL 96.00
HAROLD RICKY DEAL
POOL (DESIGN BY OTHERS)
OLD LOT LINE
30' BUFFER PENDING HYDROLOGICAL DETERMINATION
EXISTING CONCRETE CHANNEL
TENNESSEE CENTRAL RAILROAD
S62°16'49"E 812.50'
RETAINING WALL
R.O.W. DEDICATION/ RESERVATION (.02± AC)
NOTE: TRAFFIC IMPROVEMENT PER TIS
SIGHT DISTANCE
S81°28'25"E 148.00'
MUL-A USE
2-STORY
5,500 SF
Δ=1°34'33"
R=3779.72'
L=103.96'
T=51.98'
CHD=103.96'
N06°03'17"E
METRO ST-324 DRIVEWAY ENTRANCE
BICYCLE PARKING (TYP.)
MAP 96-05, PARCEL 99.00
PRATAP B. KAKKAD
P. BHARATI
DEED BOOK 10372, PAGE 395, R.O.D.C.T.
ACCESSIBLE RAMP W/ HANDRAILS
STEPS W/HANDRAILS
RETAINING WALL
N05°16'00"E
32.00'
N83°45'50"W 142.83'
EXISTING LOT LINE
S08°04'50"W
9.99'
POST CURB
COLONIAL VILLAGE
PLAT BOOK 1424, PAGE 58, R.O.D.C.T.
N83°05'16"W 705.94'
MAP 96-05, PARCEL 26.00
RONDOLPH E. OAKLEY & MARY B.
INSTRUMENT #20020703-0080574
TRASH/ RECYCLING (TYP.)
BICYCLE PARKING (TYP.)
PERMEABLE PAVER SYSTEM (TYP.)
BUILDING B
Multi-Family
3-STORY, 50,000 S.F.
54 UNITS
(36) 1 BEDROOM
(18) 2 BEDROOM
S06°23'30"W 221.25'
MAP 96-06, PARCEL 31.00
DANNY DEGUIRA
INSTRUMENT #20010530-005777
R.O.D.C.T.
COLONIAL VILLAGE
PLAT BOOK 1424, PAGE 58, R.O.D.C.T.

FIRE TRUCK ROUTE
SCALE: 1"=100'

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

0 40 80 120

METRO CASE # 2017SP-033-001
SWGR # T2017XXXXX
COUNCIL ORDINANCE: XXXXXX-XXX
EFFECTIVE DATE: MONTH DATE, 2017

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CHATTANOOGA
1413 COWART STREET
CHATTANOOGA, TN 37408
(423) 490-9400
www.ragansmith.com

SCOTT MICHAEL BERNICK — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

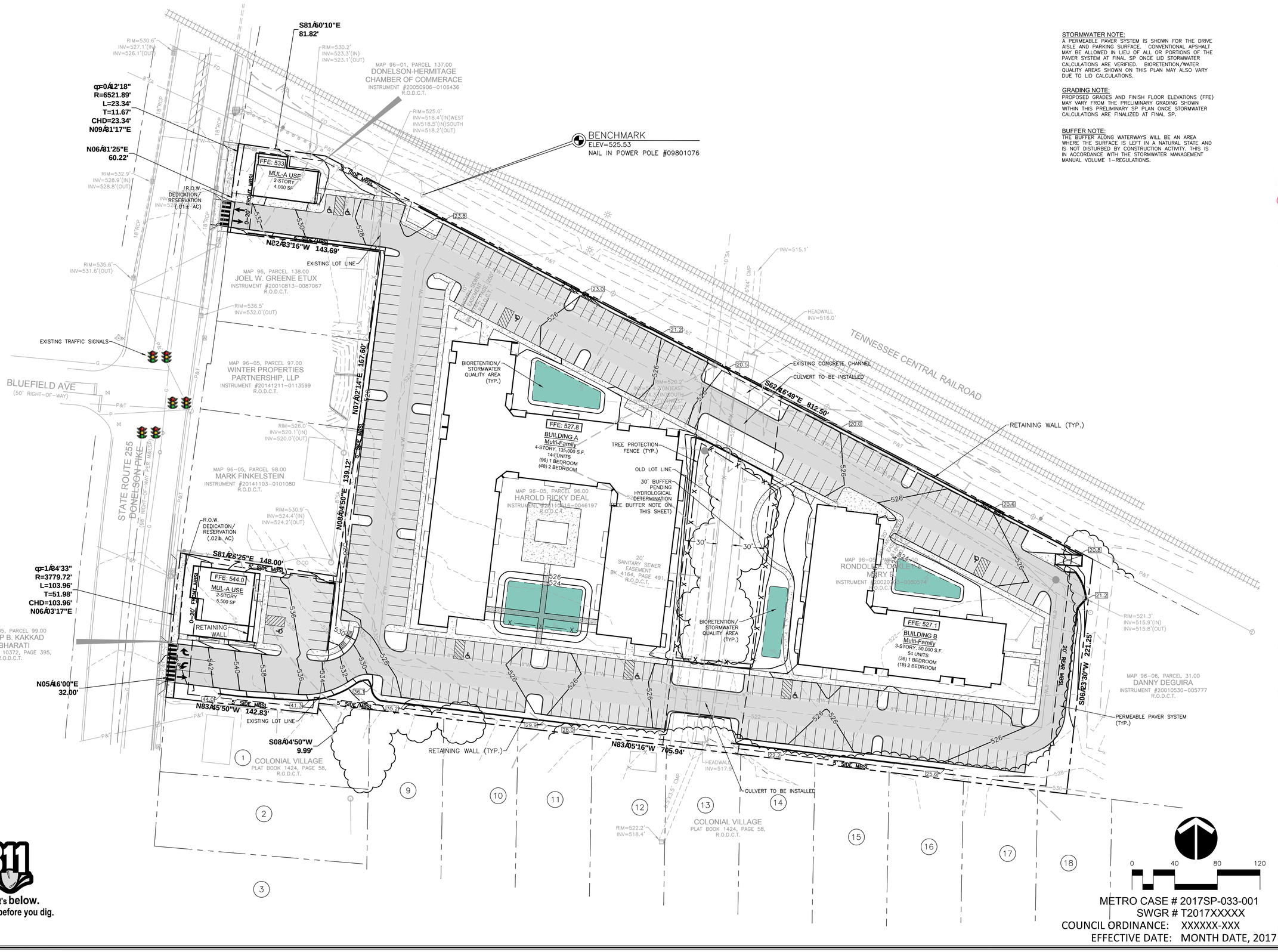
DONELSON STATION
FOR
BNA INVESTMENTS, LLC
METROPOLITAN NASHVILLE, DAVISONSON COUNTY, TENNESSEE

JOB NO.	16160
WK. ORDER	0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=40'
DATE:	MARCH 30, 2017

REVISIONS
1. 06-20-17 (SMB) REV. Per Client Comments
2. 05-15-17 (SMB) REV. Per City Comments.
3. 05-02-17 (SMB) Rev. Per City Comments.

SITE LAYOUT PLAN

C1.0



STORMWATER NOTE:
A PERMEABLE PAVER SYSTEM IS SHOWN FOR THE DRIVE AISLE AND PARKING SURFACE. CONVENTIONAL APSHALT MAY BE ALLOWED IN LIEU OF ALL OR PORTIONS OF THE PAVER SYSTEM AT FINAL SP ONCE LID STORMWATER CALCULATIONS ARE VERIFIED. BIORETENTION/WATER QUALITY AREAS SHOWN ON THIS PLAN MAY ALSO VARY DUE TO LID CALCULATIONS.

GRADING NOTE:
PROPOSED GRADES AND FINISH FLOOR ELEVATIONS (FFE) MAY VARY FROM THE PRELIMINARY GRADING SHOWN WITHIN THIS PRELIMINARY SP PLAN ONCE STORMWATER CALCULATIONS ARE FINALIZED AT FINAL SP.

BUFFER NOTE:
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.

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

METRO CASE # 2017SP-033-001
SWGR # T2017XXXXX
COUNCIL ORDINANCE: XXXXXX-XXX
EFFECTIVE DATE: MONTH DATE, 2017

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SCOTT MICHAEL BERWICK
REGISTERED
AGRICULTURE
ENGINEER
TENNESSEE NO. 107
LANDSCAPE ARCHITECT
5/15/17

DONELSON STATION
FOR
BNA INVESTMENTS, LLC
METROPOLITAN NASHVILLE, DAVISON COUNTY, TENNESSEE

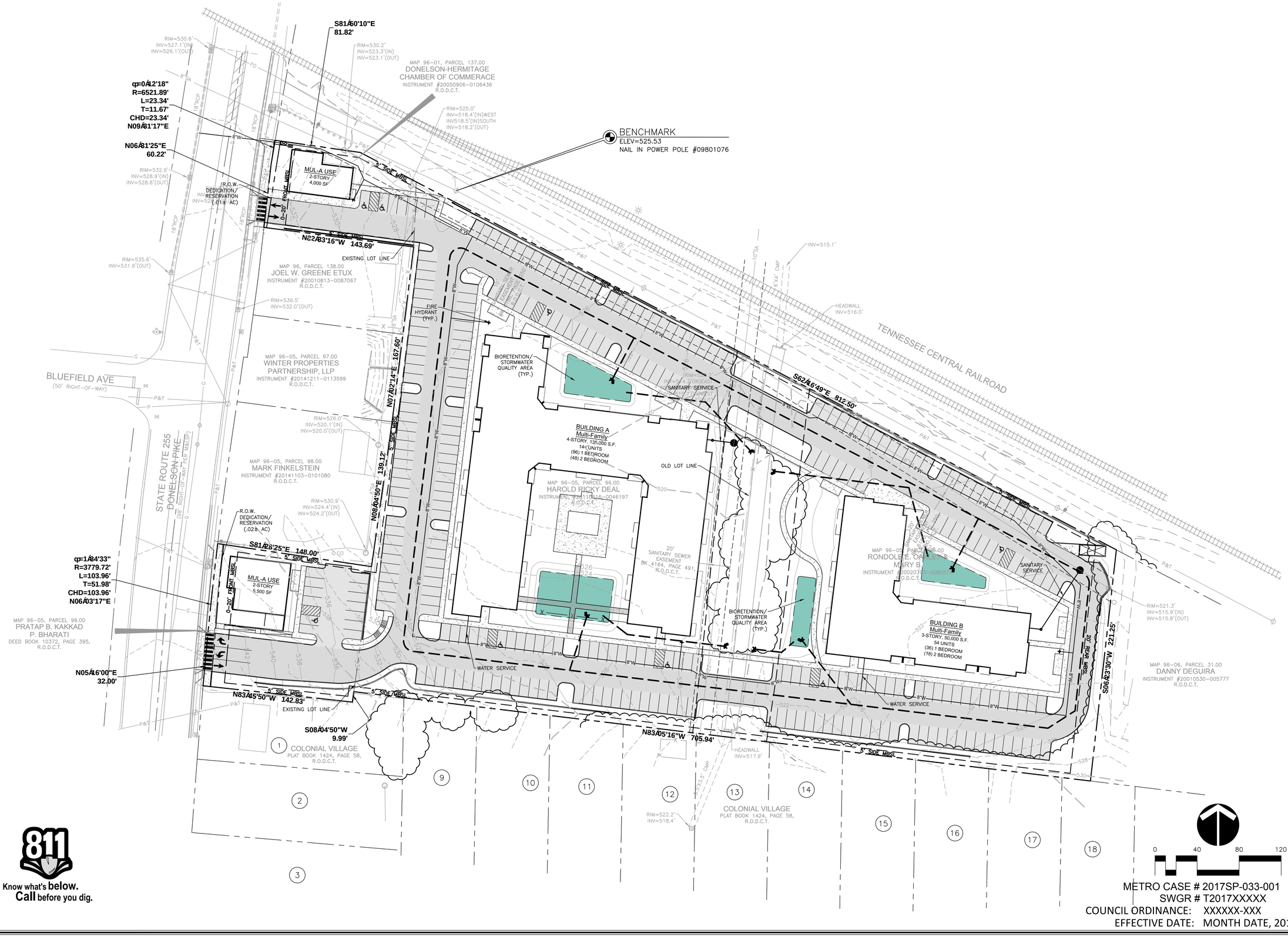
REVISIONS	DATE
05-15-17 JSMB) REV. Per City Comments.	5/15/17
05-02-17 (SMB) Rev. Per City Comments.	5/2/17

JOB NO.	16160
WK. ORDER	0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=40'
DATE:	MARCH 30, 2017

SITE GRADING, DRAINAGE, & EROSION CONTROL PLAN

C2.0

G:\16160.0729\1-CIVIL ENGINEERING\PLAN SHEETS\729 GRADING.DWG
PLOTTED BY: JACOB N. CHURCHILL ON 5/15/2017 12:46 PM LAST UPDATED BY: JMC ON 5/15/2017 12:39 PM



Know what's below. Call before you dig.

METRO CASE # 2017SP-033-001
SWGR # T2017XXXXX
COUNCIL ORDINANCE: XXXXXX-XXX
EFFECTIVE DATE: MONTH DATE, 2017

G:\WK\0729\CIVIL ENGINEERING\PLAN SHEETS\SITE UTILITIES.DWG
PLOTTED BY: JACOB N. CHURCHILL ON 5/15/2017 12:42 PM LAST UPDATED BY: JAC ON 5/15/2017 12:37 PM

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SCOTT MICHAEL BERWICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 307
5/15/17

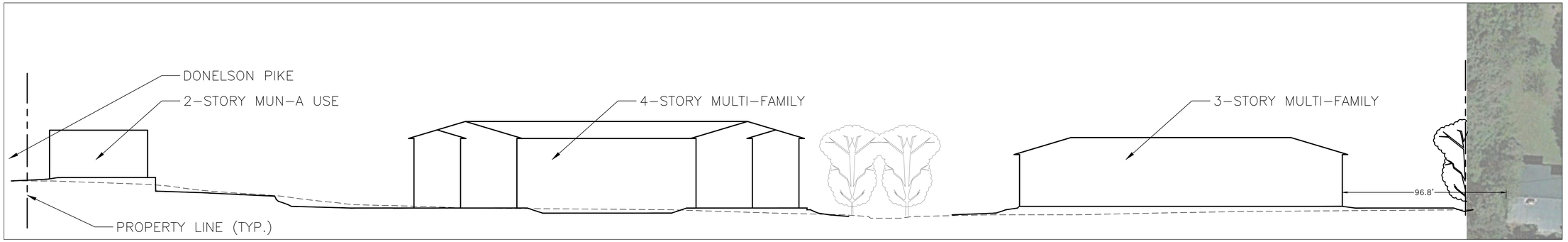
DONELSON STATION
FOR
BNA INVESTMENTS, LLC
METROPOLITAN NASHVILLE, DAVISON COUNTY, TENNESSEE

REVISIONS		
1	05-15-17 (SMB) REV. Per City Comments.	
0	05-02-17 (SMB) Rev. Per City Comments.	

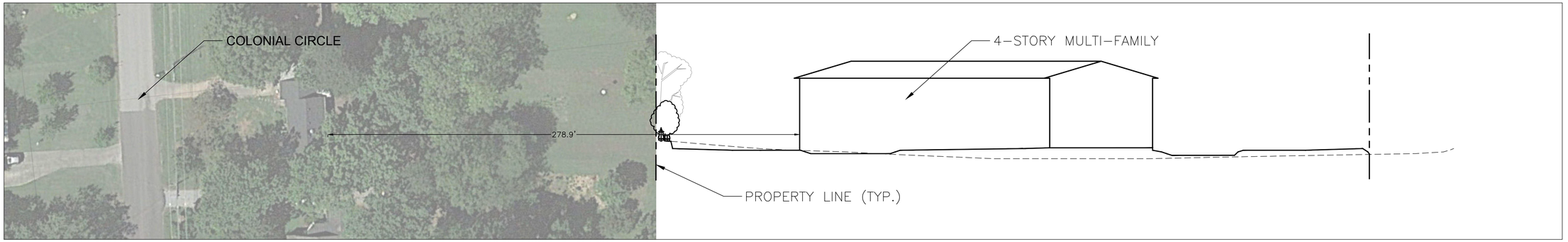
JOB NO.	16160
WK. ORDER	0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=40'
DATE:	MARCH 30, 2017

SITE UTILITY PLAN

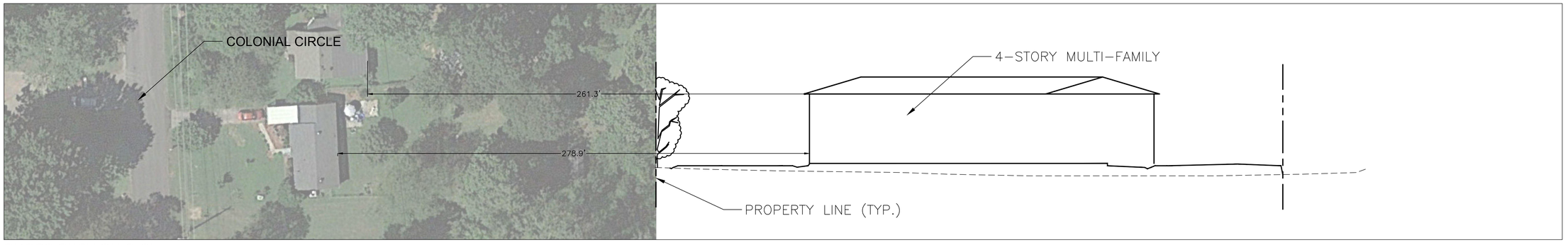
C3.0



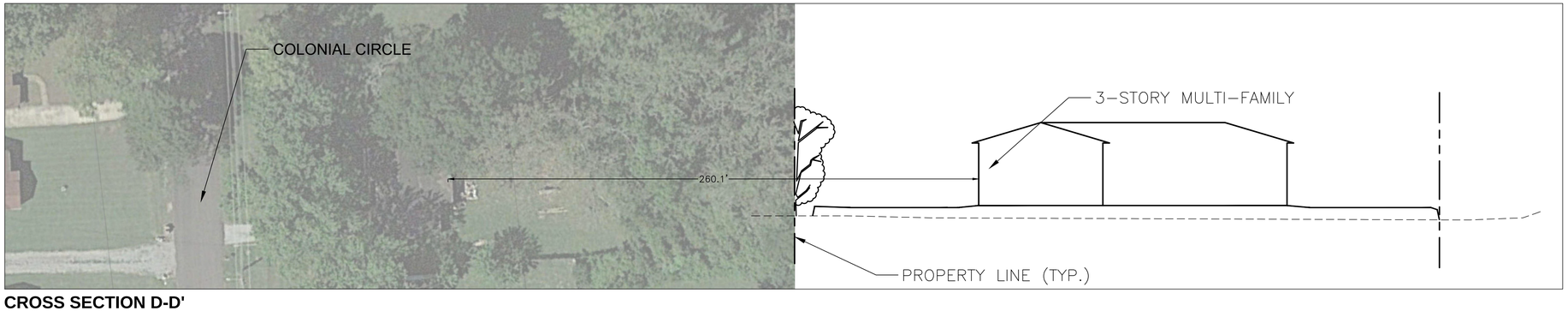
CROSS SECTION A-A'



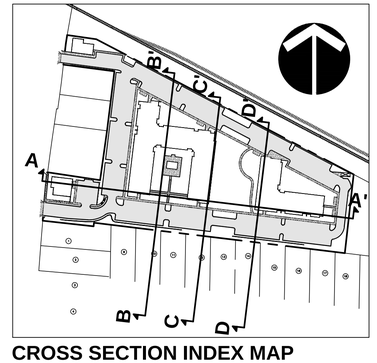
CROSS SECTION B-B'



CROSS SECTION C-C'



CROSS SECTION D-D'



CROSS SECTION INDEX MAP

0 30 60 90

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HENDERSONVILLE, TN. 37075
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SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 307 AGRICULTURE COMMERCE

DONELSON STATION
FOR
BNA INVESTMENTS, LLC
METROPOLITAN NASHVILLE, DAVISONSON COUNTY, TENNESSEE

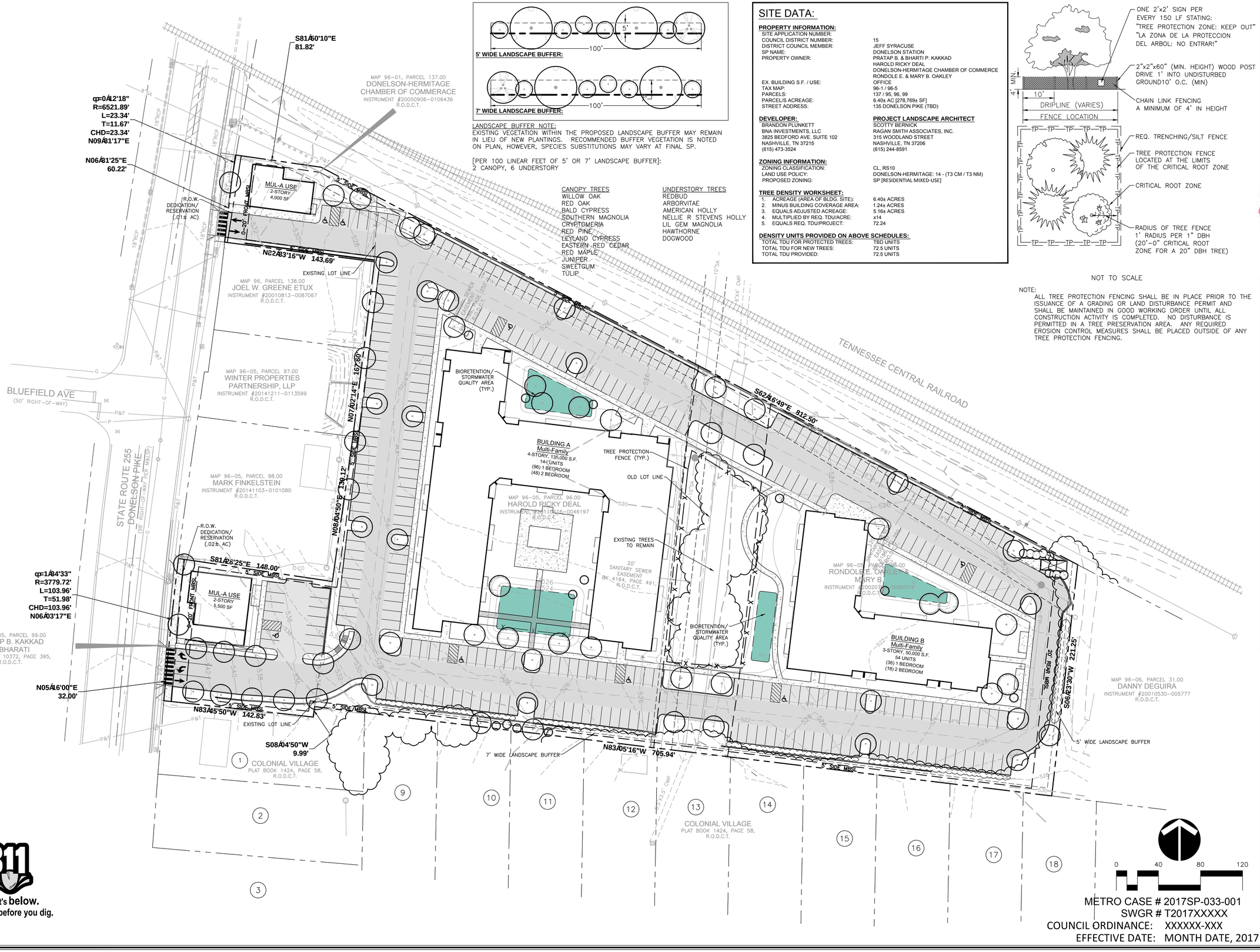
REVISIONS	DATE
05-15-17 (SMB) Per City Comments.	2

JOB NO.	WK. ORDER 0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=30'
DATE:	MARCH 30, 2017

CROSS SECTIONS

C4.0

G:\16160.0729-CIVIL ENGINEERING\PLAN SHEETS\0729 CROSS SECTIONS.DWG
PLOTTED BY: JACOB N. CHURCHILL ON 5/15/2017 2:54 PM LAST UPDATED BY: JAC ON 5/15/2017 9:43 AM



LANDSCAPE BUFFER NOTE:
EXISTING VEGETATION WITHIN THE PROPOSED LANDSCAPE BUFFER MAY REMAIN IN LIEU OF NEW PLANTINGS. RECOMMENDED BUFFER VEGETATION IS NOTED ON PLAN, HOWEVER, SPECIES SUBSTITUTIONS MAY VARY AT FINAL SP.

[PER 100 LINEAR FEET OF 5' OR 7' LANDSCAPE BUFFER]:
2 CANOPY, 6 UNDERSTORY

CANOPY TREES	UNDERSTORY TREES
WILLOW OAK	REDBUD
RED OAK	ARBORVITAE
BALD CYPRESS	AMERICAN HOLLY
SOUTHERN MAGNOLIA	NELLIE R STEVENS HOLLY
CRYPTOMERIA	LIL GEM MAGNOLIA
RED PINE	HAWTHORNE
LEYLAND CYPRESS	DOGWOOD
EASTERN RED CEDAR	
RED MAPLE	
JUNIPER	
SWEETGUM	
TULIP	

SITE DATA:

PROPERTY INFORMATION:

SITE APPLICATION NUMBER:	
COUNCIL DISTRICT NUMBER:	15
DISTRICT COUNCIL MEMBER:	JEFF SYRACUSE
SP NAME:	DONELSON STATION
PROPERTY OWNER:	PRATAP B. & BHARTI P. KAKKAD HAROLD RICKY DEAL DONELSON-HERMITAGE CHAMBER OF COMMERCE RONDOLE E. & MARY B. OAKLEY
EX. BUILDING S.F. / USE:	OFFICE
TAX MAP:	96-1 / 96-5
PARCELS:	137 / 95, 96, 99
PARCEL/S ACREAGE:	6.40± AC [278,769± SF]
STREET ADDRESS:	135 DONELSON PIKE (TBD)

DEVELOPER:
BRANDON PLUNKETT
BNA INVESTMENTS, LLC
3825 BEDFORD AVE. SUITE 102
NASHVILLE, TN 37215
(615) 473-3524

PROJECT LANDSCAPE ARCHITECT
SCOTTY BERNICK
RAGAN SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591

ZONING INFORMATION:

ZONING CLASSIFICATION:	CL, RS10
LAND USE POLICY:	DONELSON-HERMITAGE: 14 - (T3 CM / T3 NM)
PROPOSED ZONING:	SP [RESIDENTIAL MIXED-USE]

TREE DENSITY WORKSHEET:

1. ACREAGE (AREA OF BLDG. SITE):	6.40± ACRES
2. MINUS BUILDING COVERAGE AREA:	1.24± ACRES
3. EQUALS ADJUSTED ACREAGE:	5.16± ACRES
4. MULTIPLIED BY REQ. TDU/ACRE:	x14
5. EQUALS REQ. TDU/PROJECT:	72.24

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES:

TOTAL TDU FOR PROTECTED TREES:	TBD UNITS
TOTAL TDU FOR NEW TREES:	72.5 UNITS
TOTAL TDU PROVIDED:	72.5 UNITS

NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

Know what's below. Call before you dig.

METRO CASE # 2017SP-033-001
SWGR # T2017XXXXX
COUNCIL ORDINANCE: XXXXXX-XXX
EFFECTIVE DATE: MONTH DATE, 2017

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1415 CHAMPION DRIVE, SUITE 200
CHATTANOOGA, TN 37421
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NASHVILLE
315 WOODLAND STREET
P.O. BOX 200070, 37220
NASHVILLE, TN 37206
(615) 244-8591
www.ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 307 5/15/17

DONELSON STATION
FOR
BNA INVESTMENTS, LLC

METROPOLITAN NASHVILLE, DAVISON COUNTY, TENNESSEE

REVISIONS	DATE
05-15-17 (SMB) REV. Per City Comments.	5/15/17
05-02-17 (SMB) Rev. Per City Comments.	5/2/17

JOB NO.	16160
WK. ORDER	0729
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=40'
DATE:	MARCH 30, 2017

SITE LANDSCAPE PLAN

L1.0

G:\16160\PDP\CIVIL ENGINEERING\PLAN SHEETS\DS LANDSCAPE.DWG
PLOTTED BY: JACOB N. CHURCHILL ON: 5/15/2017 12:42 PM LAST UPDATED BY: JAC ON: 5/15/2017 12:37 PM

CONCEPTUAL PERSPECTIVE

HEIGHT NOTE:

PRELIMINARY PERSPECTIVE SHOWN IS FOR THE 4-STORY MULTI-FAMILY STRUCTURE.

THE 3-STORY STRUCTURE PROPOSED ALONG THE EASTERN PORTION OF THE DEVELOPMENT WILL HAVE SIMILAR ARCHITECTURAL VOCABULARY TO THE PERSPECTIVE SHOWN.

HEIGHT OF 4-STORY STRUCTURE WILL BE WITHIN IBC 2012 BUILDING HEIGHT LIMITATIONS OF 60 FEET AS PER IBC SECTION 504.2. "MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE, BUT SHALL NOT EXCEED 60 FEET OR FOUR STORIES, RESPECTIVELY."

BERNARD L. WEINSTEIN & ASSOCIATES · ARCHITECTS
NASHVILLE, TENNESSEE

PROJ. NO.

DATE
05/25/2017
REVISED

DONELSON STATION
135 DONELSON PIKE
NASHVILLE, TN 37214

CONCEPTUAL PERSPECTIVE

BLW

CONCEPTUAL PERSPECTIVE

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