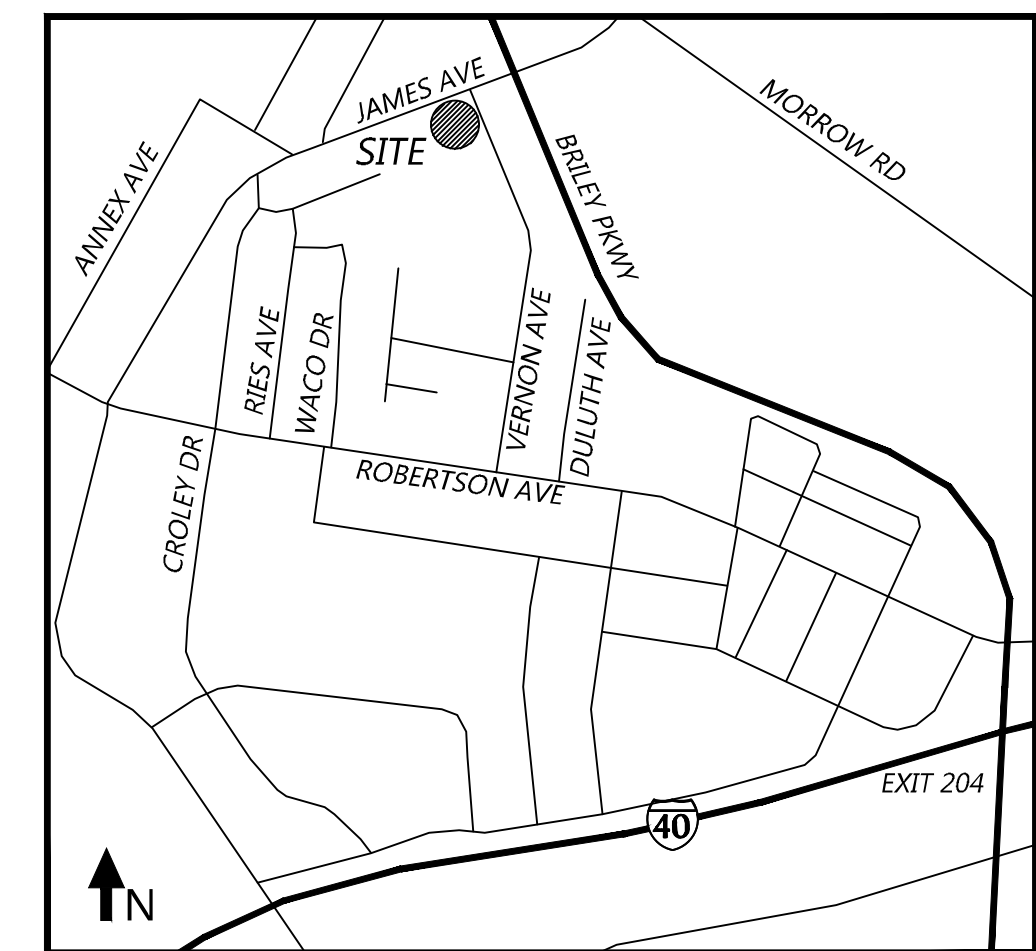


# PRELIMINARY SPECIFIC PLAN SUBMITTAL VERNON AVENUE TOWNHOMES

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO: 2017SP-072-001  
S&ME PROJECT NO. 514717043  
June 29, 2017; August 1, 2017



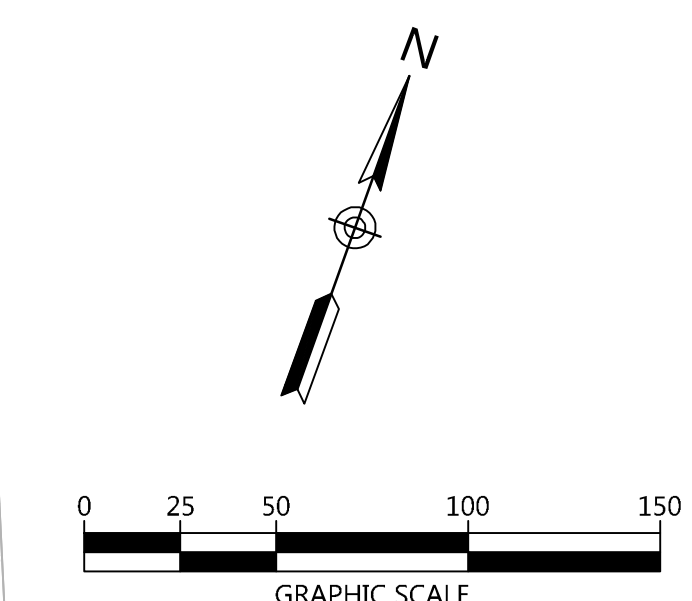
VICINITY MAP  
NOT TO SCALE

### DEVELOPMENT SUMMARY

- SP NAME: VERNON AVENUE TOWNHOMES
- SP NUMBER: TBD
- COUNCIL DISTRICT: 20
- COUNCIL MEMBER: Mary Carolyn Roberts
- OWNER: Red Seal Development Corp.  
Address: 425 Huehl Road, Bldg. 18  
Northbrook, Illinois 60062  
Phone: 847.272.5600  
Contact: Todd Fishbein  
Contact email: tfishbein@redsealhomes.com
- PROJECT REPRESENTATIVE: S&ME  
Address: 1935 21st Avenue South  
Nashville, TN 37212  
Phone: 615.385.4144  
Contact: Jeffrey D. Heinze  
Contact email: jheinze@smeinc.com
- FEMA PANEL: A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0229 H, DATED APRIL 5, 2017.

### DEVELOPMENT SITE DATA

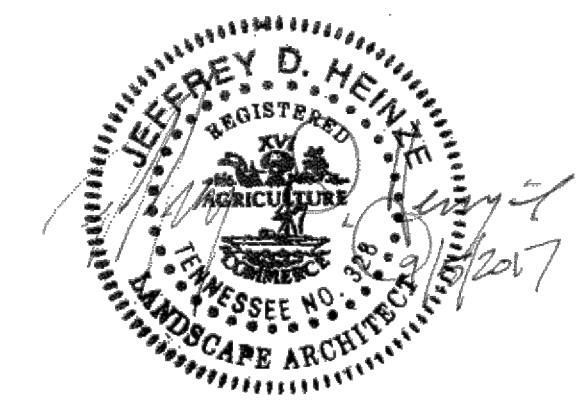
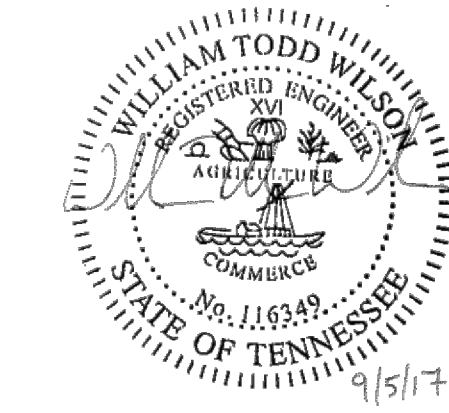
- PARCEL ID: 09105012500 & 09105025400
- SITE ADDRESS: 685 VERNON AVENUE & 693 VERNON AVENUE NASHVILLE, TN 37209
- SITE ACREAGE: 3.92 AC. (170,938 S.F.)
- ROW DEDICATION: 0.02 AC. (999 S.F.)
- EXISTING ZONING: CS (Commercial Services)
- EXISTING LAND USE: Small Warehouse/Vacant Commercial Land
- PROPOSED LAND USE: Townhomes/Attached Residential
- PROPOSED DENSITY: 14.9 Units / Acre
- FLOOR AREA RATIO (FAR): 84.97%
- IMPERVIOUS SURFACE RATIO (ISR):  
BUILDINGS: 30.26% (1.18 Ac./51,500 S.F.)  
ROADS/SIDEWALKS/DRIVES: 22.31% (0.87 Ac./37,987 S.F.)
- BUILDING DATA  
TOWNHOMES:  
2 BEDROOM: 17  
3 BEDROOM: 32  
3 BEDROOM/LIVE WORK UNITS: 9  
TOTAL UNITS: 58
- BUILDING SQUARE FOOTAGE  
RESIDENCE BUILDINGS: 145,260 S.F./BLDG.  
TOTAL: 145,260 S.F.
- BUILDING HEIGHT: 3 STORIES MAX.
- PARKING REQUIREMENTS:  
METRO CODE REQUIRED: 2.0 SP/RESIDENCE (2 x 58) 116 SPACES  
TOTAL PARKING REQUIRED: 116 SPACES
- PARKING PROVIDED:  
GARAGE PARKING (2/UNIT): 116 SPACES  
GUEST PARKING: 35 SPACES  
ON-STREET PARKING: 4 SPACES  
METRO ALLOWABLE CREDIT PROVIDED: (9 SPACES)  
TOTAL PARKING PROVIDED: 155 SPACES  
TOTAL PARKING RATIO: 2.7 SP./UNIT



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT
C3.0	SITE GRADING & DRAINAGE
C4.0	SITE UTILITIES
L1.0	SITE LANDSCAPE
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS

### DEVELOPMENT NOTES

1. THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 49 RESIDENTIAL UNITS AND 9 LIVE/WORK UNITS.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT, AS APPLICABLE.  
ADA: <http://www.ada.gov/>  
U.S. Justice Dept.: [http://www.justice.gov/crt/housing/fairhousing/about\\_fairhousingact.htm](http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)
3. LIVE/WORK MEANS "HOME OCCUPATION" AS DEFINED IN 17.04.060 OF THE METRO ZONING CODE AND INCLUDE THE STANDARDS OF 17.16.250 OF THE METRO ZONING CODE, EXCEPT FOR THE FOLLOWING MODIFICATIONS:  
a. This SP proposes that clients can be served on the property between weekday hours of 8:00 AM and 5:00 PM Monday - Friday.  
b. The live/work use shall not occupy more than twenty percent of the total floor area of the structure and in no event more than 800 square feet of floor area.  
c. The SP limits home occupation signage to a four-square foot sign without illumination. All proposed signage specifications and locations shall be required with the final site plan.



ARCHITECT  
**CENTRIC ARCHITECTURE, INC.**  
35 Peabody Street  
Nashville, Tennessee 37210  
615.385.9600

PREPARED FOR  
**RED SEAL DEVELOPMENT CORP.**  
425 Huehl Road, Building 18  
Northbrook, Illinois 60062  
847.272.5600

CIVIL ENGINEER/LANDSCAPE ARCHITECT  
**S&ME**  
WWW.SMEINC.COM  
1935 21ST AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144

◆ SITE BM: TAG BOLT #6649V5 ON FIRE HYDRANT LOCATED IN JAMES AVE. ROW NEAR NORTHWEST CORNER OF PROPERTY ELEV.: 419.66

◆ PROJECT BM: NAVD 88 (GPS DERIVED)

**LEGEND**

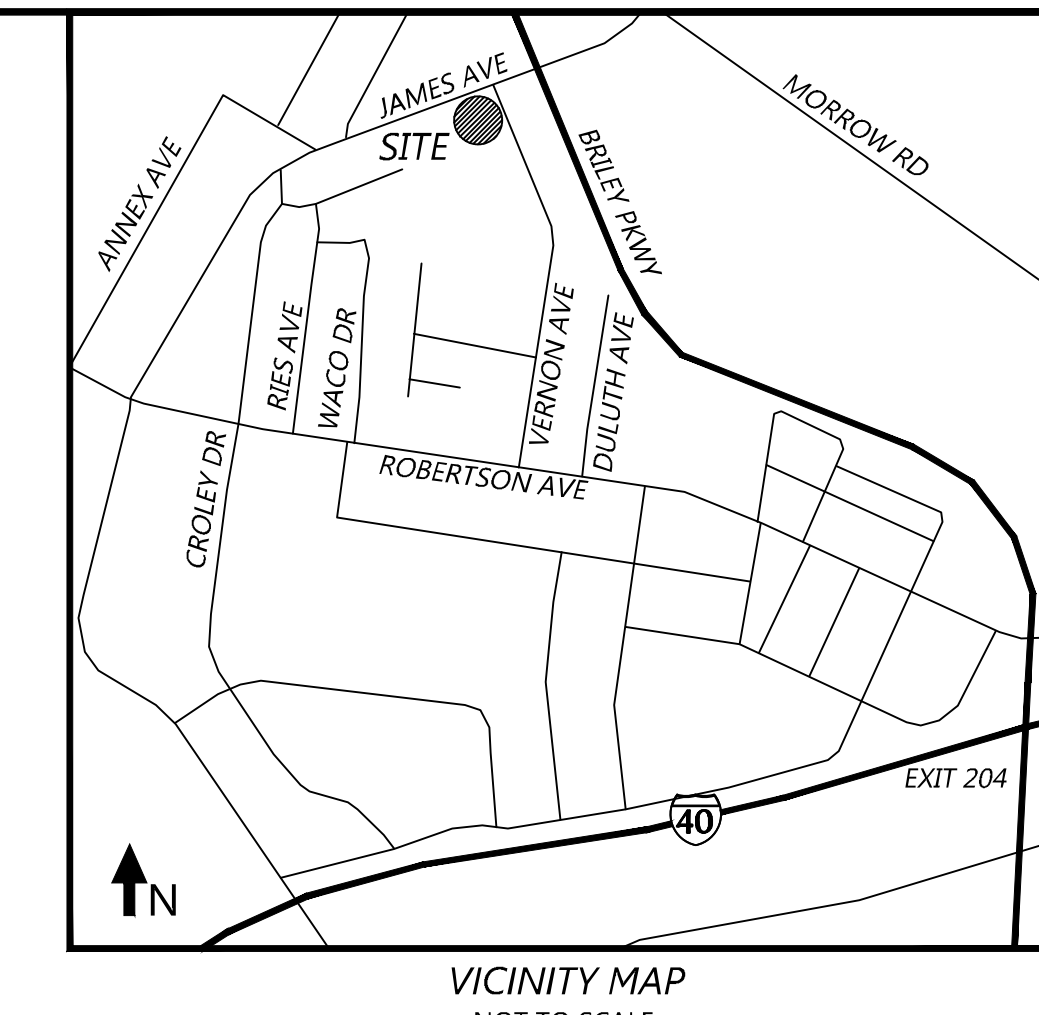
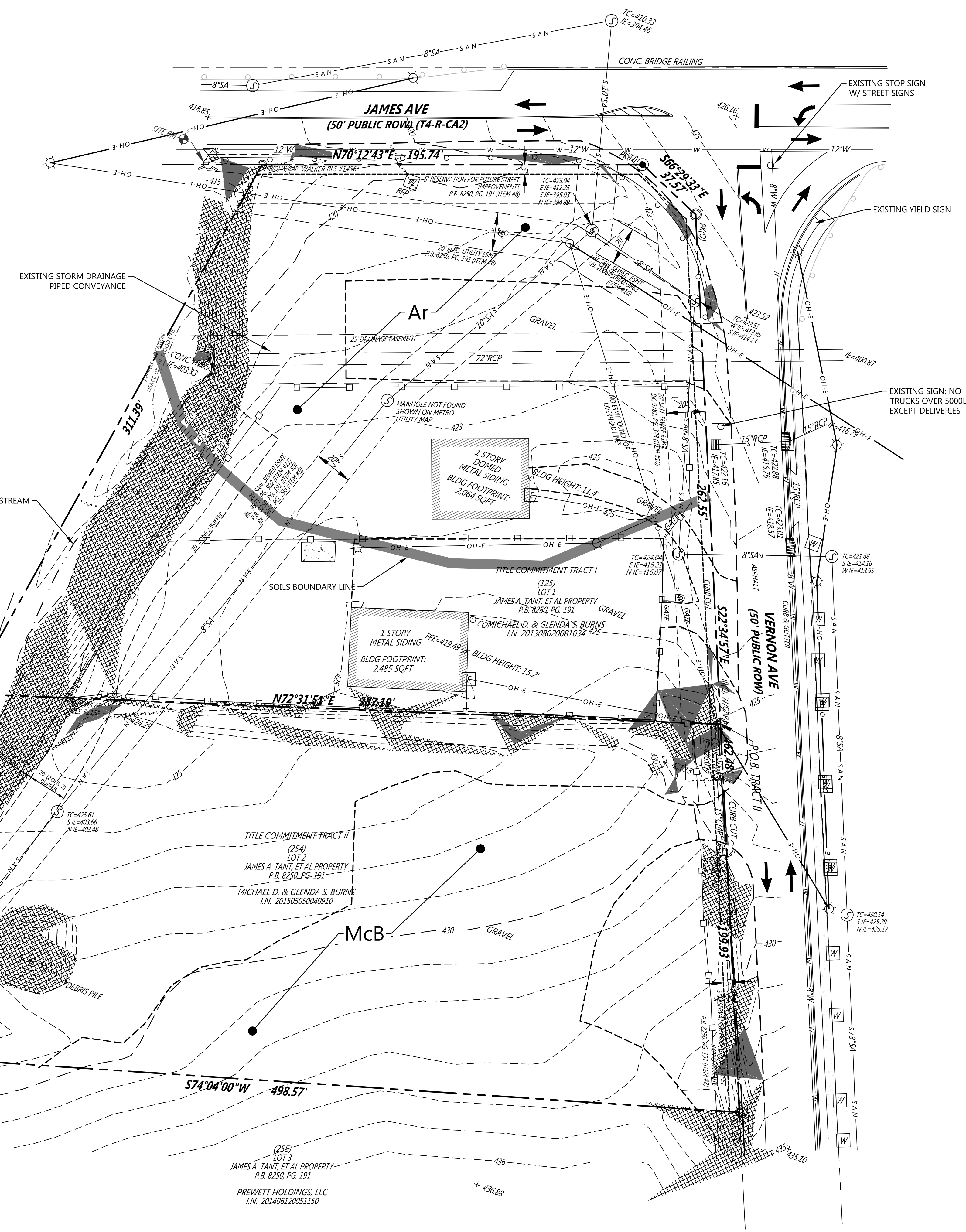
PARCEL NO.	(XX)
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
P K NAIL (OLD)	PK(O)
PROPERTY LINE	---
FENCE	-X-
CONTOUR LINE	-500-
OVERHEAD POWER LINE	---OH---
SANITARY SEWER LINE	---8" SAN---
STORM SEWER LINE	---15" S T---
WATER LINE	---8" W---
GAS LINE	---2" G---
ELECTRIC METER	[E]
GLY WIRE	←
UTILITY POLE W/ LIGHT	[P]
SANITARY SEWER MANHOLE	[M]
CURB INLET	[C]
CATCH BASIN	[CB]
CLEANDOUT	[CO]
FIRE HYDRANT	[FH]
WATER METER	[W]
WATER VALVE	[V]
BACKFLOW PREVENTER	[BP]
SIGN POST	[S]
BOLLARD	[B]
CONCRETE	[C]

(122)  
670 JAMES AVENUE, LLC  
I.N. 201703020020973

TITLE COMMITMENT TRACT I  
(125)  
LOT 1  
JAMES A. TANT, ET AL PROPERTY  
P.B. 8250, PG. 191  
MICHAEL D. & GLENDA S. BURNS  
I.N. 201308020081034-123

TITLE COMMITMENT TRACT II  
(254)  
LOT 2  
JAMES A. TANT, ET AL PROPERTY  
P.B. 8250, PG. 191  
MICHAEL D. & GLENDA S. BURNS  
I.N. 201505050040910

(255)  
LOT 3  
JAMES A. TANT, ET AL PROPERTY  
P.B. 8250, PG. 191  
PREWETT HOLDINGS, LLC  
I.N. 201406120051150



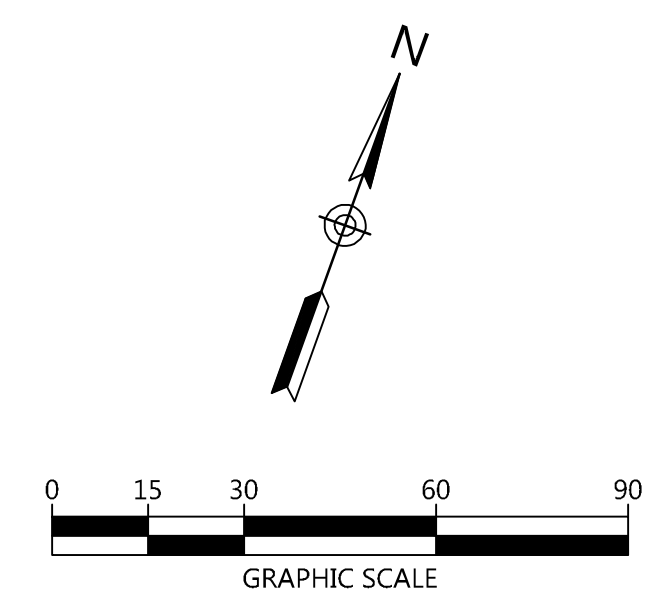
**Hydrologic Soil Groups**

Symbol	Name and Description	Rating	Acres
Ar	Arrington silt loam, 0 to 2 percent slopes, occasionally flooded	B	1.1
McB	Maury-Urban land complex, 2 to 7 percent slopes	A	2.8

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

**Slopes Table**

Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	20.00%	2924.90	[Solid Grey]
2	25.00%	100.00%	25404.92	[Cross-hatched]



**RED SEAL DEVELOPMENT CORP.**  
425 Huest Road, Building 18  
Northbrook, Illinois 60062  
847.272.5600

CASE NO: 2017SP-072-001  
PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**VERNON AVENUE TOWNHOMES**  
VERNON AVENUE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



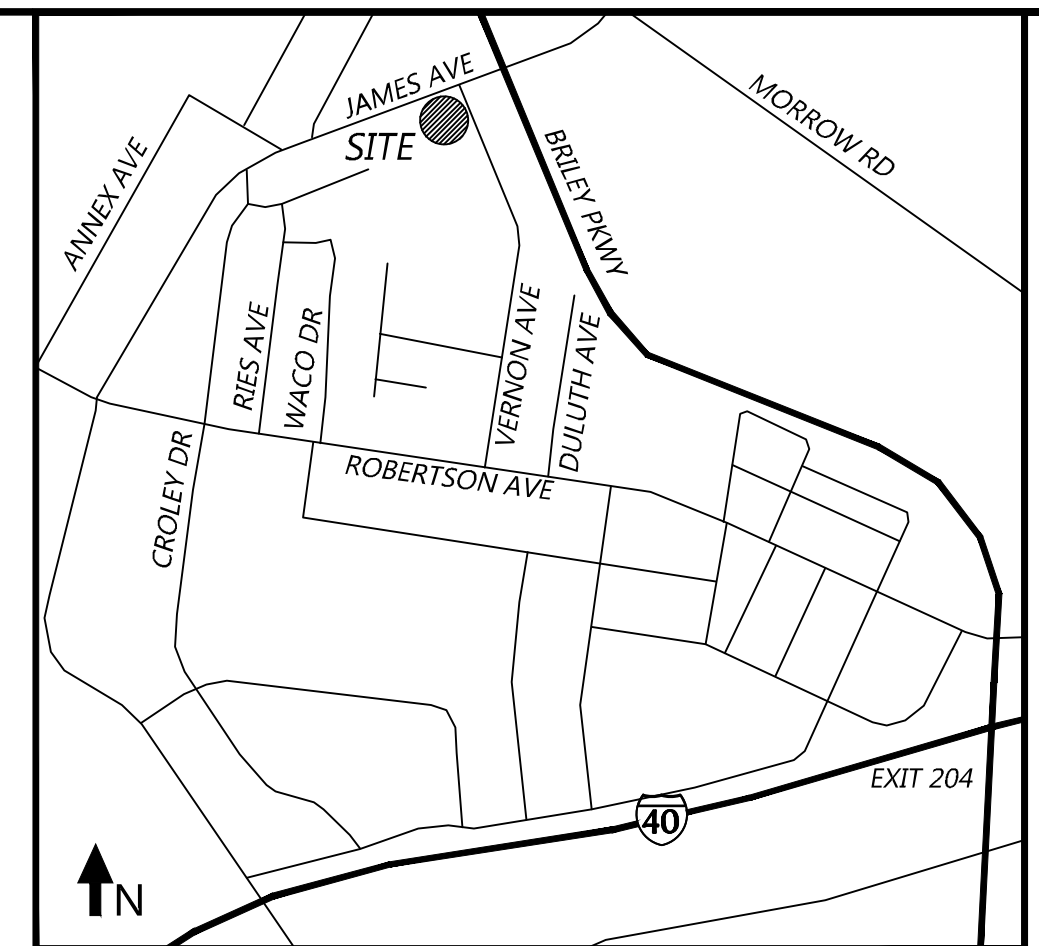
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08.01.2017	PREL. SP RESUBMITTAL	###	###	###	###
06.29.2017	PRELIMINARY SP SUBMITTAL	###	###	###	###

PROJECT NUMBER  
**514717043**  
DRAWING NUMBER  
**C1.0**  
DRAWING NAME  
**EXISTING CONDITIONS**

G:\Projects\2017\514717043\dwg\Construction\514717043\_SP\_C1-0\_Ext.dwg-C1.0 EXISTING CONDITIONS OR SITE SURVEY Sep 05, 2017 alego

◆ SITE BM: TAG BOLT #6649V5 ON FIRE HYDRANT LOCATED IN JAMES AVE. ROW NEAR NORTHWEST CORNER OF PROPERTY ELEV: 419.66

◆ PROJECT BM: NAVD 88 (GPS DERIVED)



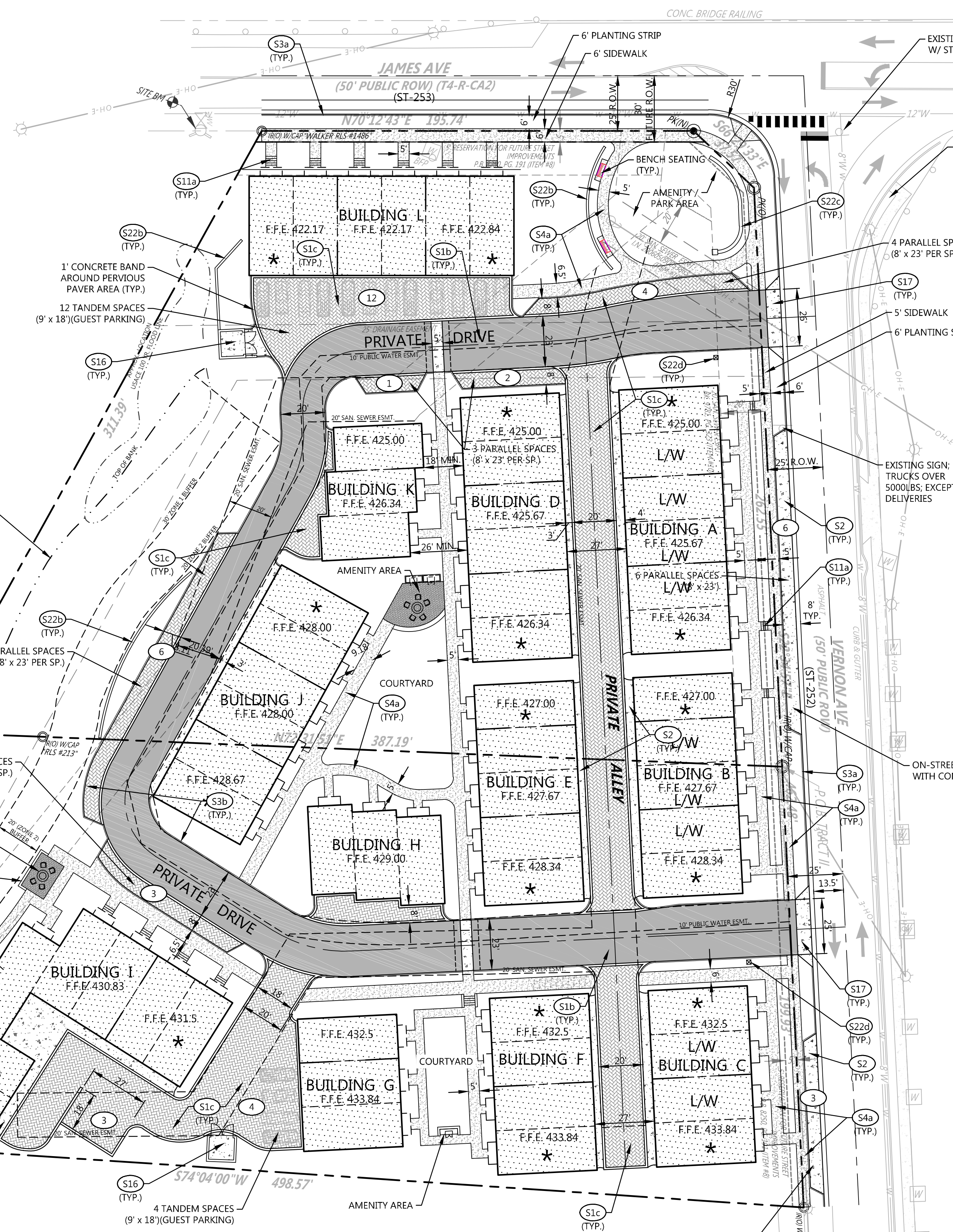
**RED SEAL DEVELOPMENT CORP.**  
425 Huehl Road, Building 18  
Northbrook, Illinois 60062  
847.272.5600

CASE NO: 2017SP-072-001  
PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**VERNON AVENUE TOWNHOMES**  
VERNON AVENUE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



NO.	DATE	DESCRIPTION	BY	CHK	APV
08.01.2017	PREL. SP RESUBMITTAL				
06.29.2017	PRELIMINARY SP SUBMITTAL				

PROJECT NUMBER: 514717043  
DRAWING NUMBER: **C2.0**  
DRAWING NAME: SITE LAYOUT



**LIVE/WORK NOTE:**

- LIVE/WORK MEANS "HOME OCCUPATION" AS DEFINED IN 17.04.060 OF THE METRO ZONING CODE AND INCLUDE THE STANDARDS OF 17.16.250 OF THE METRO ZONING CODE, EXCEPT FOR THE FOLLOWING MODIFICATIONS:
  - This SP proposes that clients can be served on the property between weekday hours of 8:00 AM and 5:00 PM Monday - Friday.
  - The live/work use shall not occupy more than twenty percent of the total floor area of the structure and in no event more than 800 square feet of floor area.
  - The SP limits home occupation signage to a four-square foot sign without illumination. All proposed signage specifications and locations shall be required with the final site plan.

**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.
- 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.
- ALL CONSTRUCTION WITHIN THE R.O.W. IS TO BE PER ADA AND MPW STANDARDS AND SPECIFICATIONS.

**DESIGN STANDARDS**

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 19% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- EFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES AT THE FRONT ELEVATION WITH THE EXCEPTION OF THE LIVE / WORK UNITS.

**SITE LAYOUT KEYNOTES**

CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	
S1b	ASPHALT PAVEMENT - HEAVY DUTY	
S1c	PERVIOUS PAVERS	
S2	CONCRETE PAVEMENT	
S3a	CONCRETE CURB & GUTTER	
S3b	CONCRETE POST CURB	
S4a	CONCRETE SIDEWALK	
S8a	ACCESSIBLE RAMP	
S10	CONCRETE WHEELSTOP	
S11a	CONCRETE STAIRS WITH HANDRAIL	
S11b	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S22a	CONCRETE RETAINING WALL	
S22b	SEGMENTAL RETAINING WALL	
S22c	LOW MASONRY WALL	
S22d	MASONRY COLUMN	

**PROPOSED FEATURES LEGEND**

BUILDING: [Pattern]

CONCRETE PAVEMENT: [Pattern]

CONCRETE SIDEWALK: [Pattern]

HEAVY DUTY PAVEMENT: [Pattern]

CENTERLINE: [Pattern]

TWO STORY UNIT: \*

LIVE / WORK UNITS: L/W

**DEVELOPMENT SUMMARY**

SP NAME: VERNON AVENUE TOWNHOMES  
SP NUMBER: TBD  
COUNCIL DISTRICT: 20  
COUNCIL MEMBER: Mary Carolyn Roberts  
OWNER: Red Seal Development Corp.  
Address: 425 Huehl Road, Bldg. 18, Northbrook, Illinois 60062, 847.272.5600  
Phone: 847.272.5600  
Contact: Todd Fishbein, tfishbein@redsealhomes.com  
Contact email: tfishbein@redsealhomes.com

PROJECT REPRESENTATIVE: S&ME  
Address: 1935 21st Avenue South, Nashville, TN 37212, 615.385.4144  
Phone: 615.385.4144  
Contact: Jeffrey D. Heinze, jheinze@smeinc.com  
Contact email: jheinze@smeinc.com

FEMA PANEL: A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0229 H, DATED APRIL 5, 2017.

**DEVELOPMENT SITE DATA**

PARCEL ID: 09105012500 & 09105025400  
SITE ADDRESS: 685 VERNON AVENUE & 693 VERNON AVENUE, NASHVILLE, TN 37209, 3.92 Ac. (170,938 S.F.), 0.02 Ac. (999 S.F.), CS (Commercial Services), Small Warehouse/ Vacant Commercial Land, Townhomes/Attached Residential, 14.9 Units / Acre, 84.97%

PROPOSED LAND USE: TOWNHOMES  
PROPOSED DENSITY: 14.9 UNITS/ACRE  
FLOOR AREA RATIO (FAR): 0.02 Ac. (999 S.F.)  
IMPERVIOUS SURFACE RATIO (ISR): 30.26% (1.18 Ac./51,500 S.F.)  
BUILDINGS: 22.31% (0.87 Ac./37,987 S.F.)  
ROADS/SIDEWALKS/DRIVES: 22.31% (0.87 Ac./37,987 S.F.)

**BUILDING DATA**

TOWNHOMES: 17  
2 BEDROOM: 32  
3 BEDROOM: 9  
3 BEDROOM/LIVE WORK UNITS: 58  
TOTAL UNITS: 58

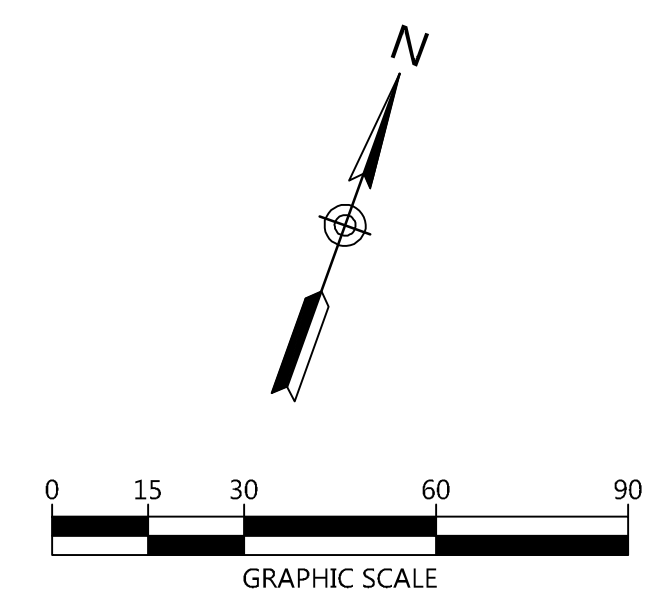
**BUILDING SQUARE FOOTAGE**

RESIDENCE BUILDINGS: 145,260 S.F./BLDG.  
TOTAL: 145,260 S.F.

**BUILDING HEIGHT:** 3 STORIES MAX.

**PARKING REQUIREMENTS:** METRO CODE REQUIRED: 2.0 SP/RESIDENCE; (2 x 58)  
TOTAL PARKING REQUIRED: 116 SPACES  
TOTAL PARKING PROVIDED: 116 SPACES

**PARKING PROVIDED:** GARAGE PARKING (2/UNIT): 116 SPACES  
GUEST PARKING: 35 SPACES  
ON-STREET PARKING: 4 SPACES  
METRO ALLOWABLE CREDIT PROVIDED: (9 SPACES)  
TOTAL PARKING PROVIDED: 155 SPACES  
TOTAL PARKING RATIO: 2.7 SP/UNIT



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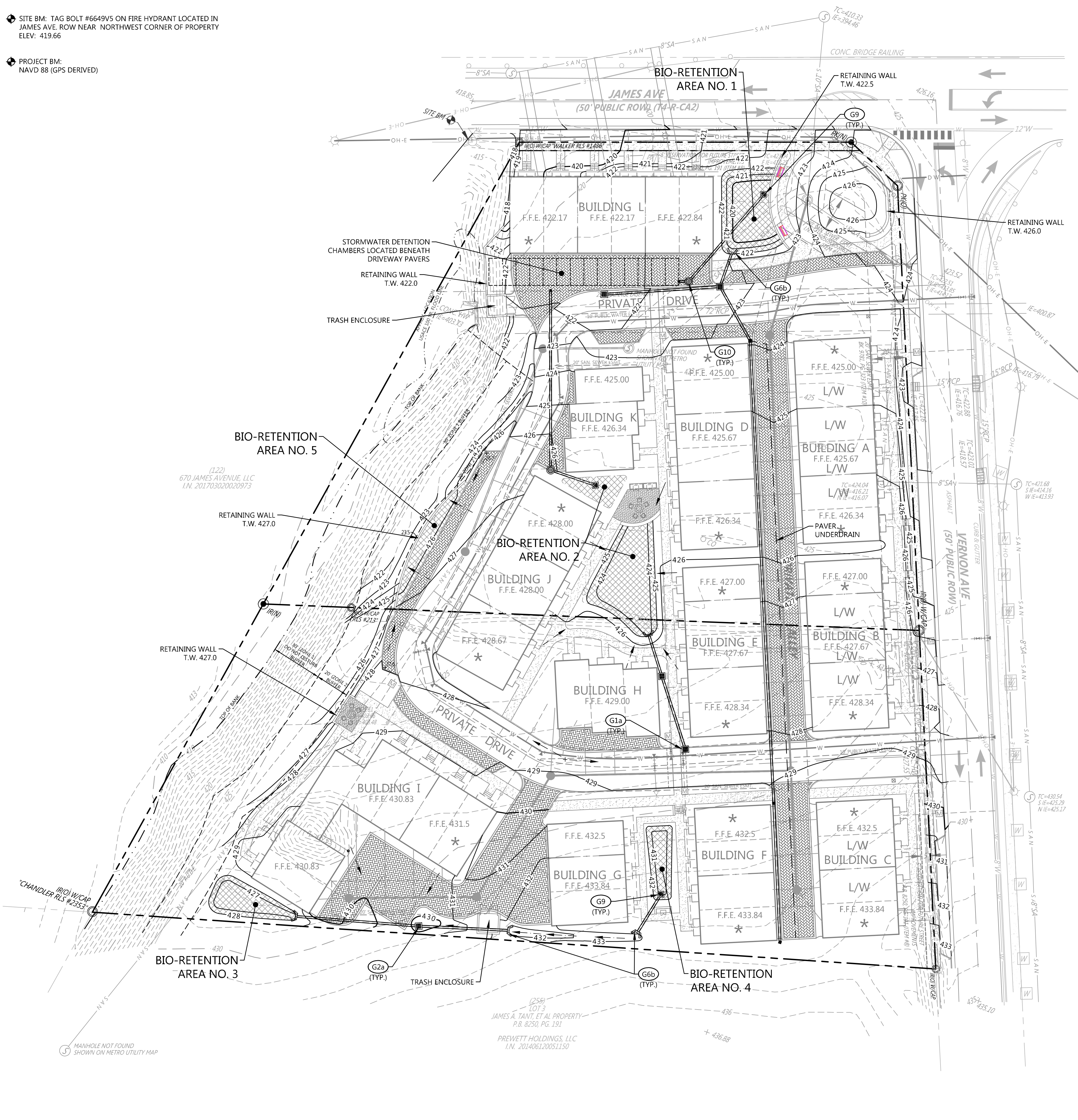
(122)  
670 JAMES AVENUE, LLC  
I.N. 201703020020973

POTENTIAL FOR FUTURE BRIDGE CONNECTION WHEN METRO GREENWAY IS CONSTRUCTED ON ADJACENT PROPERTY

(255)  
LOT 3  
JAMES A. TANT, ET AL. PROPERTY  
P.B. 8250, PG. 191  
PREWETT HOLDINGS, LLC  
I.N. 201406120051150

◆ SITE BM: TAG BOLT #6649V5 ON FIRE HYDRANT LOCATED IN JAMES AVE. ROW NEAR NORTHWEST CORNER OF PROPERTY ELEV: 419.66

◆ PROJECT BM: NAVD 88 (GPS DERIVED)



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1a	CURB INLET	
G1b	DOUBLE CURB INLET	
G2a	CATCH BASIN	
G2b	DOUBLE CATCH BASIN	
G3	JUNCTION MANHOLE	
G4	NDS DRAIN INLET	
G5	CLEANOUT	
G6a	CONCRETE HEADWALL - STRAIGHT	
G6b	CONCRETE HEADWALL - WINGED	
G9	DETENTION POND OUTLET STRUCTURE	
G10	WATER QUALITY STRUCTURE	
G11	CURB CUT	
G14	SILT FENCE	
G15	RIPRAP AT HEADWALL	
G16	RAIN GARDEN	
G18a	FILTER FABRIC INLET PROTECTION	
G18b	DANDY BAG INLET PROTECTION	

**NOTES**  
 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.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0229 H, DATED APRIL 5, 2017.

ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/870 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

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.

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

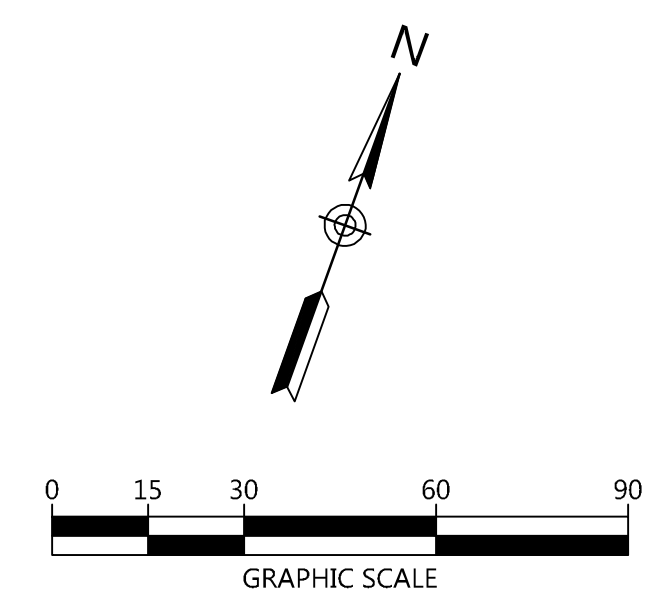
SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

**PROPOSED FEATURES LEGEND**

- STORM PIPE & INLET ——— S T ———
- SPOT ELEVATION + 91.8
- PROPOSED CONTOUR ——— 90 ———
- DRAINAGE STRUCTURE (G3)
- SILT FENCE ——— SF ———
- TREE PROTECTION ——— T P ———
- INLET PROTECTION ——— # T # ———
- STRAW BALE FILTER ———



Know what's below. Call before you dig.



**RED SEAL DEVELOPMENT CORP.**  
 425 Huest Road, Building 18  
 Northbrook, Illinois 60062  
 847.272.5600

CASE NO: 2017SP-072-001  
 PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**VERNON AVENUE TOWNHOMES**  
 VERNON AVENUE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



NO.	DATE	DESCRIPTION	BY	CHK	APV
1	08.01.2017	PREL. SP RESUBMITTAL	##	##	##
2	06.29.2017	PRELIMINARY SP SUBMITTAL	##	##	##

PROJECT NUMBER  
**514717043**  
 DRAWING NUMBER  
**C3.0**  
 DRAWING NAME  
**SITE GRADING & DRAINAGE**

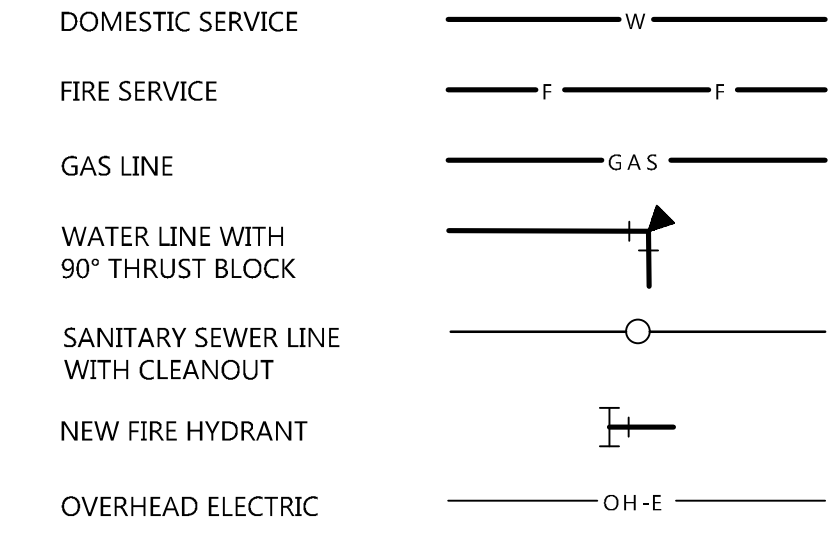
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◆ SITE BM: TAG BOLT #6649V5 ON FIRE HYDRANT LOCATED IN JAMES AVE. ROW NEAR NORTHWEST CORNER OF PROPERTY ELEV: 419.66

◆ PROJECT BM: NAVD 88 (GPS DERIVED)

UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1a	WATER LINE (PUBLIC)	
U4a	WATER METER	
U4b	WATER METER BANK	
U10	FIRE HYDRANT ASSEMBLY	
U20a	SANITARY SEWER LINE (PUBLIC)	
U20b	SANITARY SEWER SERVICE	
U22	SANITARY SEWER MANHOLE	
U42	OVERHEAD ELECTRIC LINE	

**PROPOSED FEATURES LEGEND**



**RED SEAL DEVELOPMENT CORP.**  
425 Huest Road, Building 18  
Northbrook, Illinois 60062  
847.272.5600

CASE NO: 2017SP-072-001  
PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**VERNON AVENUE TOWNHOMES**  
VERNON AVENUE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

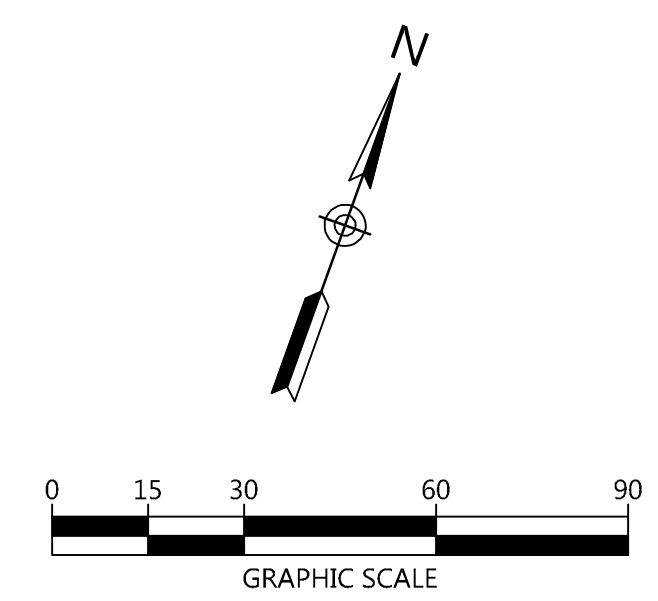


NO.	DATE	DESCRIPTION	BY	CHK	APV
1	08.01.2017	PREL. SP RESUBMITTAL	##	##	##
2	06.29.2017	PRELIMINARY SP SUBMITTAL	##	##	##

PROJECT NUMBER  
**514717043**

DRAWING NUMBER  
**C4.0**

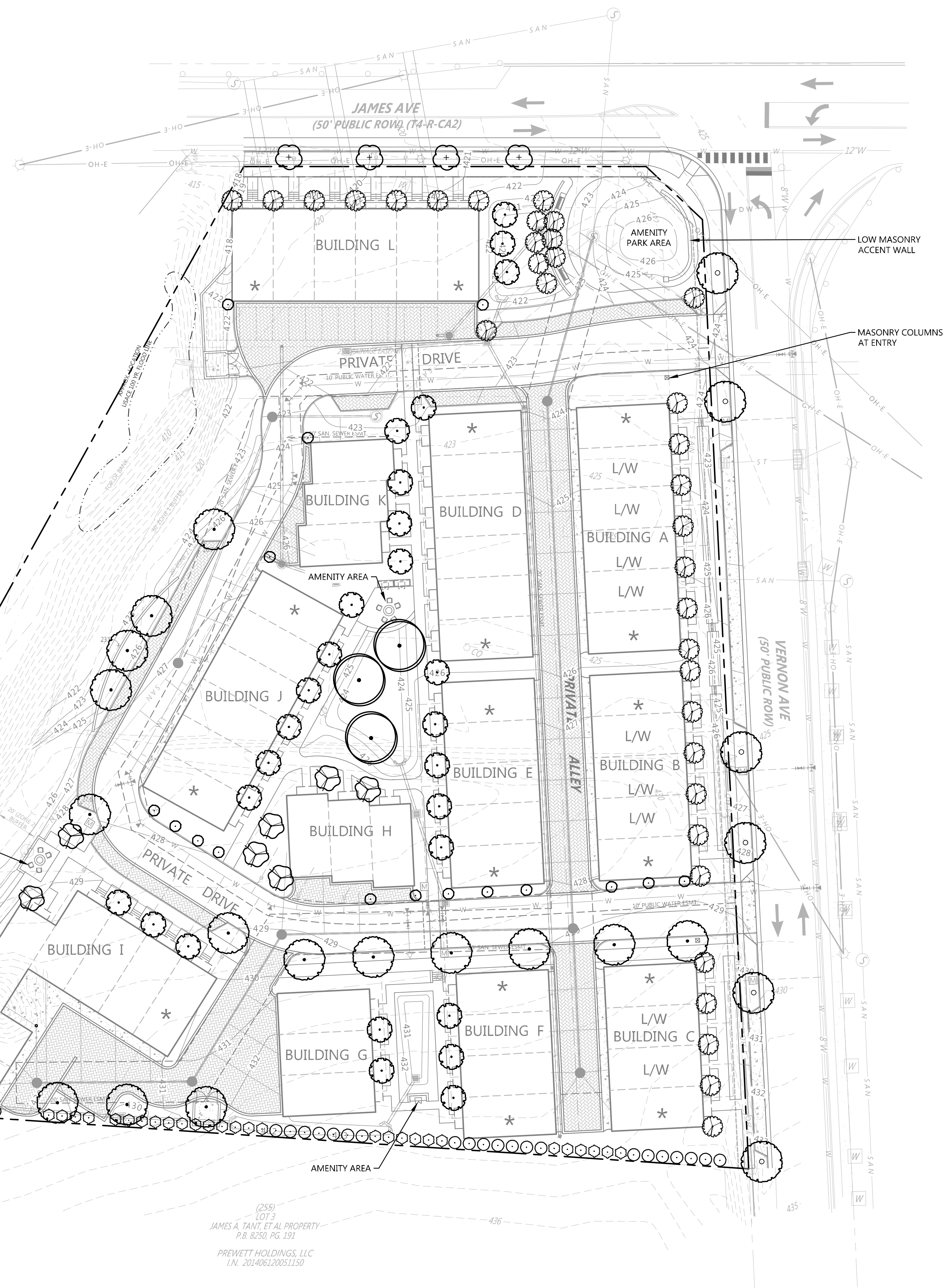
DRAWING NAME  
**SITE UTILITIES**



G:\Projects\2017\514717043\dwg\Construction\514717043\_SP\_C4-0\_UTI.dwg-C7.0 UTILITY PLAN Sep 05, 2017 alleg

◆ SITE BM: TAG BOLT #6649V5 ON FIRE HYDRANT LOCATED IN JAMES AVE. ROW NEAR NORTHWEST CORNER OF PROPERTY ELEV: 419.66

◆ PROJECT BM: NAVD 88 (GPS DERIVED)



(122)  
670 JAMES AVENUE, LLC  
I.N. 201703020020973

(255)  
LOT 3  
JAMES A. TANK, ET AL. PROPERTY  
P.B. 8250, PG. 191  
PREWETT HOLDINGS, LLC  
I.N. 201406120051150

**DEVELOPMENT SUMMARY**

• SP NAME: VERNON AVENUE TOWNHOMES  
 • SP NUMBER: TBD  
 • COUNCIL DISTRICT: 20  
 • COUNCIL MEMBER: Mary Carolyn Roberts  
 OWNER: Red Seal Development Corp.  
 Address: 425 Huehl Road, Bldg. 18  
 Northbrook, Illinois 60062  
 847.272.5600  
 Contact: Todd Fishbein  
 Contact email: tfishbein@redsealhomes.com  
 Phone: S&ME  
 Address: 1935 21st Avenue South  
 Nashville, TN 37212  
 615.385.4144  
 Contact: Jeffrey D. Heinze  
 Contact email: jheinze@smeinc.com

• FEMA PANEL:  
 A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0229 H, DATED APRIL 5, 2017.

**DEVELOPMENT SITE DATA**

PARCEL ID: 09105012500 & 09105025400  
 SITE ADDRESS: 685 VERNON AVENUE & 693 VERNON AVENUE NASHVILLE, TN 37209  
 SITE ACREAGE: 3.92 Ac. (170,938 S.F.)  
 ROW DEDICATION: 0.02 Ac. (999 S.F.)  
 EXISTING ZONING: CS (Commercial Services)  
 EXISTING LAND USE: Small Warehouse/  
 Vacant Commercial Land  
 PROPOSED LAND USE: Townhomes/Attached Residential  
 PROPOSED DENSITY: 14.9 Units / Acre  
 FLOOR AREA RATIO (FAR): 84.97%  
 IMPERVIOUS SURFACE RATIO (ISR):  
 BUILDINGS: 30.26% (1.18 Ac./51,500 S.F.)  
 ROADS/SIDEWALKS/DRIVES: 22.31% (0.87 Ac./37,987 S.F.)

**BUILDING DATA**  
 TOWNHOMES: 17  
 2 BEDROOM: 32  
 3 BEDROOM: 9  
 3 BEDROOM/LIVE WORK UNITS: 58  
 TOTAL UNITS: 58

**BUILDING SQUARE FOOTAGE**  
 RESIDENCE BUILDINGS: 145,260 S.F./BLDG.  
 TOTAL: 145,260 S.F.

**BUILDING HEIGHT:** 3 STORIES MAX.  
**PARKING REQUIREMENTS:**  
 METRO CODE REQUIRED: 2.0 SP/RESIDENCE; (2 x 58)  
 TOTAL PARKING REQUIRED: 116 SPACES  
 116 SPACES

**PARKING PROVIDED:**  
 GARAGE PARKING (2/UNIT): 116 SPACES  
 GUEST PARKING: 35 SPACES  
 ON-STREET PARKING: 4 SPACES  
 METRO ALLOWABLE CREDIT PROVIDED: (9 SPACES)  
 TOTAL PARKING PROVIDED: 155 SPACES  
 TOTAL PARKING RATIO: 2.7 SP/UNIT

**SITE TREE DENSITY CALCULATIONS**

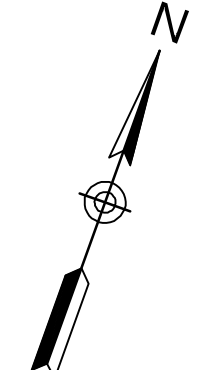
ACREAGE: 3.92 ACRES  
 BUILDING ACREAGE: 1.18 ACRES  
 ADJUSTED ACREAGE: 2.74 ACRES  
 TREE DENSITY UNITS REQUIRED: (14 TDU/Ac. x 2.74) 38.36

TREE DENSITY UNITS PROVIDED:  
 PROPOSED TREES:  
 2" 14 x 0.5 = 7.0  
 3" 67 x 0.6 = 40.2  
 TOTAL 47.2

TOTAL TREE DENSITY UNITS PROVIDED: 47.2  
 TREE DENSITY REQUIREMENTS SATISFIED

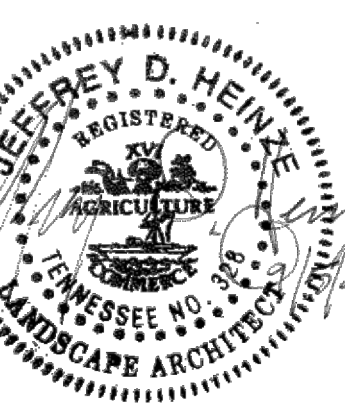
**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	
AA	4	Acer ginnala	Amur Maple	B & B	2"	10'-12'		
ARO	15	Acer rubrum 'October Glory'	October Glory Maple	B & B	3"	12-15'	5-7'	
CB	27	Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	B & B	3"	10'-12'	3.5-4'	
CK	10	Cornus kousa	Kousa Dogwood	B & B	2"	6-8'	3'-4'	
LSS	16	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B & B	3"	6-7'	3'	
QP	3	Quercus phellos	Willow Oak	B & B	3"	12-15'	4-6'	
UD	6	Ulmus parvifolia 'Drake'	Drake Elm	B & B	3"	12-15'		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING
IC3	32	Ilex 'Conal'	Oak Leaf Red Holly	#15 Cont.		42-48"	24-30"	72" o.c.
LM2	35	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	B & B		8-10'	4-5'	120" o.c.
PB2	28	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	#7 Cont.		30-36"	24-30"	72" o.c.



**RED SEAL DEVELOPMENT CORP.**  
 425 Huehl Road, Building 18  
 Northbrook, Illinois 60062  
 847.272.5600

CASE NO: 2017SP-072-001  
 PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**VERNON AVENUE TOWNHOMES**  
 VERNON AVENUE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



NO.	DATE	DESCRIPTION	BY	CHK	APV
	08.01.2017	PREL. SP RESUBMITTAL	##	##	##
	06.29.2017	PRELIMINARY SP SUBMITTAL	##	##	##

PROJECT NUMBER: 514717043

DRAWING NUMBER: L1.0

DRAWING NAME: SITE LANDSCAPE



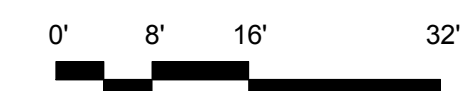
**SQUARE FOOTAGES**  
**TYPICAL UNITS ON VERNON AVE**

- Unit 1**  
 -2 Story Unit With Garage on Lowest Floor (20' x 45')  
 - ±1840SF Total
- Unit 2**  
 -3 Story Unit With Garage on Lowest Floor and Roof Deck on the Front Side of the Unit. (20' x 45')  
 - ±2780SF Total

2. Vernon Ave. Enlarged Elevation | Typical Units on Vernon



1. Vernon Ave. Full Elevation



NO.	DATE	DESCRIPTION	BY	CHK	APV
1	08.01.2017	PREL. SP. RESUBMITTAL	##	###	###
2	06.29.2017	PRELIMINARY SP SUBMITTAL	##	###	###

PROJECT NUMBER  
**514717043**

DRAWING NUMBER  
**A1.0**

DRAWING NAME  
**ARCHITECTURAL**  
**ELEVATIONS**



1. Street Elevation



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**RED SEAL**  
**DEVELOPMENT CORP.**  
 425 Huchl Road, Building 18  
 Northbrook, Illinois 60062  
 847.272.5600

CASE NO: 2017SP-072-001  
 PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**VERNON AVENUE**  
**TOWNHOMES**  
 VERNON AVENUE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	08.01.2017	PREL. SP. RESUBMITTAL	##	##	###
2	06.29.2017	PRELIMINARY SP SUBMITTAL	##	##	###

PROJECT NUMBER  
**514717043**  
 DRAWING NUMBER  
**A1.1**  
 DRAWING NAME  
**ARCHITECTURAL ELEVATIONS**