

Developer:

Auburn Lane Partners, LLC
884 Van Leer Drive
Nashville, Tennessee 37220

Civil Engineer:

Houston Smith
615-244-2040
hsmith@dbsegr.com
95 white Bridge road
Suite 250
Nashville, Tennessee 37205



Architect:

Mr. Andrew King
aking@andrewkingdesigns.com
217 Jamestown Park
Suite 7
Nashville, Tennessee 37207



Cheron Road Village Center

2017SP-075-001 Preliminary SP

**PURPOSE/VISION
DEVELOPMENT PLAN
VICINITY MAP
EXISTING CONDITIONS
ADDITIONAL CIVIL NOTES
REGULATIONS**

APPENDIX A

**Additional Submittal
Information**

Specific Plan Application
SP Preliminary Check List
Metro Water and Sewer Availability Letter
Metro Water Service Receipt
Owners Letters
Fire Hydrant Test Results
Traffic Impact Study

APPENDIX B

**Architectural Conceptual
Renderings**

Conceptual Rendering
Front Elevation Renderings

APPENDIX C

Site Plans Submittal

The following site plans have been prepared and enclosed within as follows:

Boundary and Topographic Survey
Overall Site Development Plan
Grading, Erosion Control, and Stormwater Plan
Utility Plan
Landscape Plan

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Purpose

The purpose of this SP application is to revise the zoning to allow a diverse mixed use development with a small commercial component including lofts, townhomes, and apartment style housing. This creates a diverse housing mixture and allows flexibility for some commercial services as well.

Vision

In keeping with the Metro Planning goals for the Madison area for evolving neighborhoods, the developer's request for a policy amendment to T3 Neighborhood Center was approved. That will blend the Collector, the Neighborhood Evolving, and Major Institutional Districts. To meet the community needs, the proposed uses for the property include some commercial space which will be limited to retail, office, and restaurant uses. Multifamily residential lofts, apartment style homes and townhome housing make up the residential component to provide the housing needs. The developer has envisioned the homes to be used by starting families, students attending Nossi College of Art, and / or first time home buyers within the community. The plan also provides some amenities to the on-site and area residents.

The developer met with councilwoman VanReece in order to ensure compatibility with her vision for the area. She has given her support to the plan and a community meeting was held wherein the community showed their support as well.

The project envisions to provide a mixture of housing choices for different lifestyles within the development. The prime location will allow easy access to existing mass transit options along Briarville Road as well as providing convenient access to I-65, Ellington Parkway, and Briley Parkway. This gives easy access to Downtown Nashville and to the commercial districts within the community. Architecturally, the vision is to maintain the residential uniformity along Cheron Road while providing some local retail/commercial amenities. The design is influenced by input from the local council member and Metro Nashville Community Planning Department. Additional SP developments are currently in various stages of design and approval along Cheron and Briarville Road.

Goal:

The goal for this development is to create a place that enhances the neighborhood, increases a sense of pride, provides connectivity and, walkability, respects its neighbors and enhances the quality of life of the residents. The development has two access points proposed. These are located Cheron Road and the Frontage Road along Briley Parkway.

General Plan Consistency:

The specific plan proposed herein is located within the Madison Community Plan. The specific land use was previously Major Institution District. However, a policy amendment was submitted for the properties to become T3 Suburban Neighborhood Center. The primary goal of T3 Suburban Transect Category is to bridge between Rural and Urban Transect areas. The Adopted Community Character for the area along Cheron Road is Neighborhood Evolving. Neighborhood Centers are pedestrian friendly areas, generally located along Suburban streets that contain commercial, mixed use, residential, and institutional land uses. This project borders major intersection of Briarville Road and the Frontage Road for Briley Parkway/Ellington Parkway with existing commercial and institutional uses. The Neighborhood Center encourages a variety of housing types within the neighborhood with commercial amenities for the area residents and Nossi College students. This property is a gateway anchor for the area residents, visitors and students within the area. The diversity of the residents, ease of access to major interstates/collectors streets, recreational parks, housing, college, church, higher capacity transit corridor, and the geographic location to downtown Nashville makes this area highly sought after.

The Development meets all of the criteria for the T3 Suburban Neighborhood Center and creates a central transition to the area Neighborhood Evolving Community Character.



TOWNHOMES

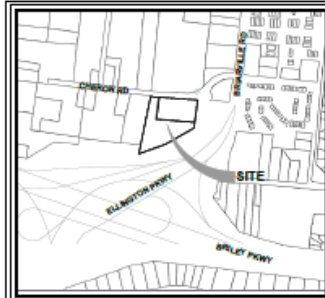


COMMERCIAL WITH LOFTS



APARTMENT COMPLEX

PURPOSE / VISION



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

---	BOUNDARY LINE	---	ADJOINING BOUNDARY LINE
---	WATER LINE	---	CONTOUR LINE INDEX
---	UTILITY LINE	---	CONTOUR LINE INTERVAL
---	MINIMUM BUILDING SETBACK LINE	---	MINIMUM BUILDING SETBACK LINE
---	ROADWAY CENTER LINE (SIZE AND TYPE AS INDICATED)	---	ROADWAY CENTER LINE
---	STORM LINE	---	TREE LINE
○	PROPOSED TREE	○	EXISTING TREE TO REMAIN
○	MONUMENT FOUND (IRON PIN) UNLESS OTHERWISE NOTED	○	MONUMENT SET (1/2" REBAR CAPPED "DBS & ASSOC.")
○	CONCRETE HIGHWAY MONUMENT	○	SPOT ELEVATION
---	EXISTING EASEMENT AS NOTED ON SURVEY	---	STOCKPILE/DISTURBED AREAS

N.A.D. = NORTH AMERICAN DATUM
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 S.S. = SANITARY SEWER
 T.C. = TOP OF CASTING
 I.E. = INVERT ELEVATION
 C.M.P. = CORRUGATED METAL PIPE
 R.C.P. = REINFORCED CONCRETE PIPE
 P.V.C. = POLY VINYL CHLORIDE PIPE (PLASTIC)
 R.O.C. = REGISTER OF DEEDS DAVIDSON COUNTY, TENNESSEE

SURVEYOR'S NOTES

A TITLE COMMITMENT SEARCH WAS NOT FURNISHED AT TIME OF SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT SEARCH.

SETBACKS ARE AS PER ZONING. PROPERTY IS ZONED AS "R-10"

PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

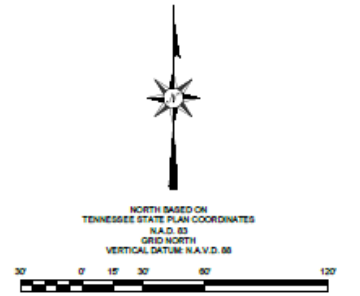
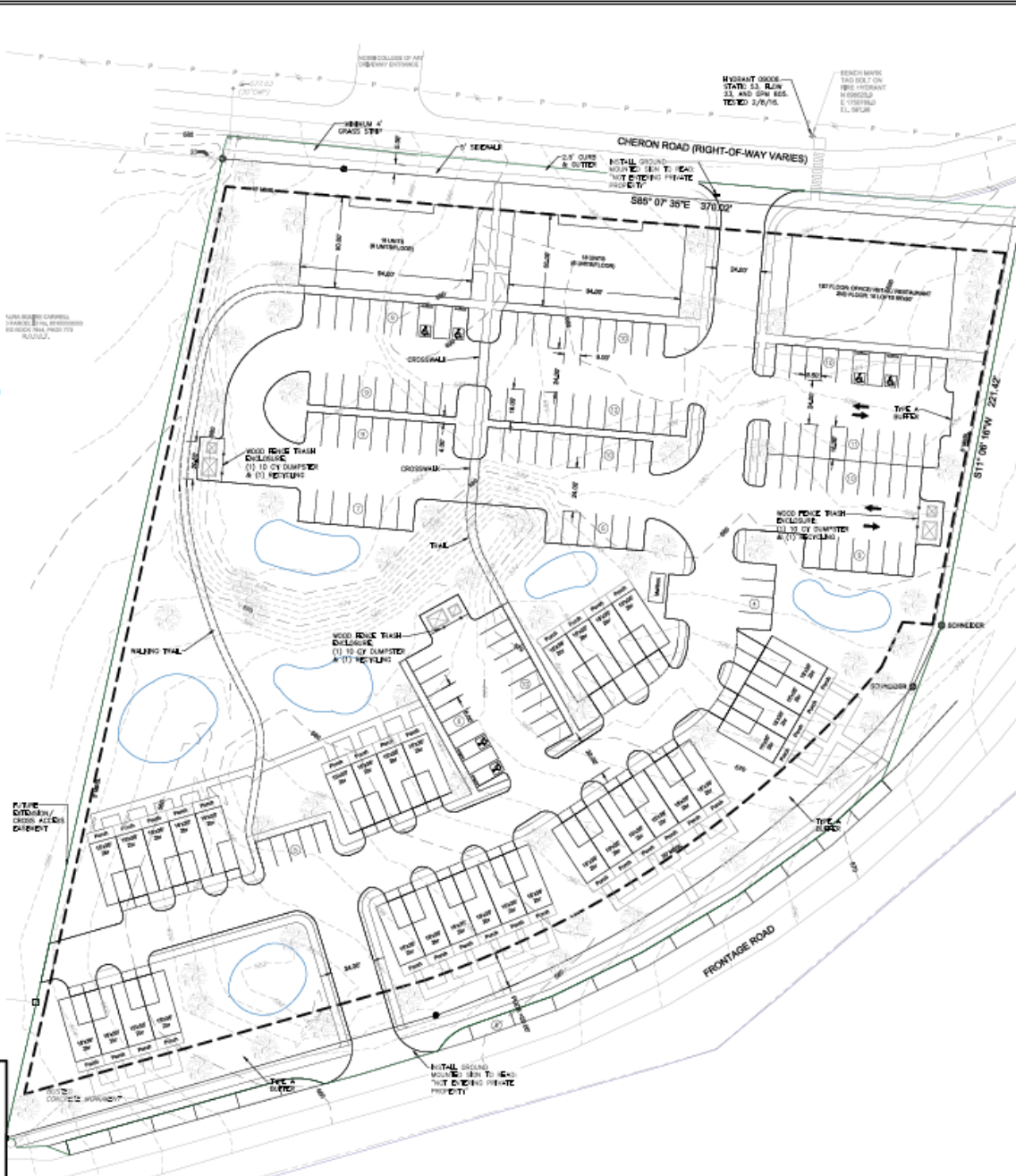
THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

TOPOGRAPHIC FEATURES WERE DERIVED FROM FIELD MEASUREMENTS USING RANDOM SHOTS. CONTOUR INTERVAL = 2

DISCLAIMER

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. 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO 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 1-800-351-1111.



- PUBLIC WORKS NOTES:**
- FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 - ROW AND EASEMENT DEDICATIONS ARE TO BE RECORDED PRIOR TO METRO PUBLIC WORKS SIGN-OFF ON THE BUILDING PERMIT.
 - ALL CONSTRUCTION WITHIN THE ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - SOLID WASTE AND RECYCLING FOR THE DEVELOPMENT WILL BE IN COMPLIANCE WITH PUBLIC WORKS VIA CURBSIDE PICK-UP WITHIN DEVELOPMENT. PRIVATE CURBSIDE PICK-UP WILL BE PROVIDED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.
 - STREET PARKING ON PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - THE CITY SHALL ONLY TAKE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES FOR THE "FUTURE PUBLIC STREET" ONCE THE TEMPORARY HEAD-IN PARKING FOR THE COMMUNITY CENTER IS APPROVED.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
 - PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
 - STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
 - STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
 - ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.

- METRO PLANNING NOTES:**
- 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 OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 - IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLANS AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE BIRDA-ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 - MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSIONER ITS DESIGNER 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.
 - 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.
 - BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAYS) AND A MINIMUM OF 25% GLAZING.
 - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.25:1 OR GREATER, EXCEPT FOR DORMERS.
 - E.P.S. 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.

FEDERAL COMPLIANCE NOTE:
 ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
 U.S. JUSTICE DEPT.: <https://www.justice.gov/ot/ah-housing-act-2>



AREA:
 TOTAL 190,825 SQUARE FEET OR 4.38 ACRES
 LOT 1 - 82,452.7 SQUARE FEET OR 1.87 ACRES
 LOT 2 - 108,372.4 SQUARE FEET OR 2.51 ACRES

**Case No. 2017SP-075-001
 DEVELOPMENT PLAN**

95 White Bridge Road
 Suite 250
 Nashville, TN 37205
 Phone (615) 844-5240
 Fax (615) 844-7335
 www.dbsandj.com

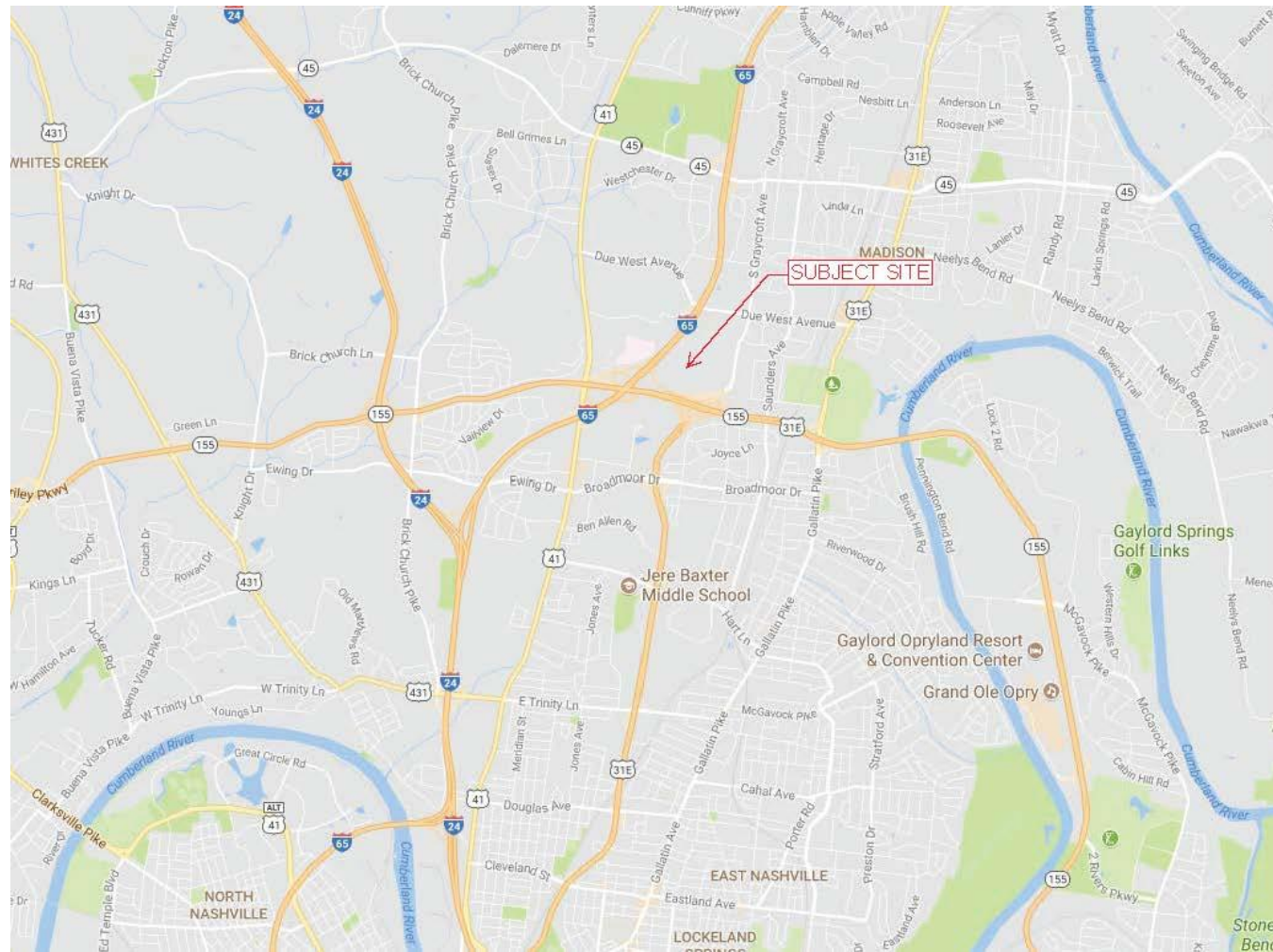
DBS & J
Associates
ENGINEERS
Engineers • Surveyors • Planners

**CHERON RD DEVELOPMENT
 DEVELOPMENT PLAN**
 CHERON ROAD, MADISON
 DAVIDSON COUNTY, TENNESSEE
 JUNE 12, 2017

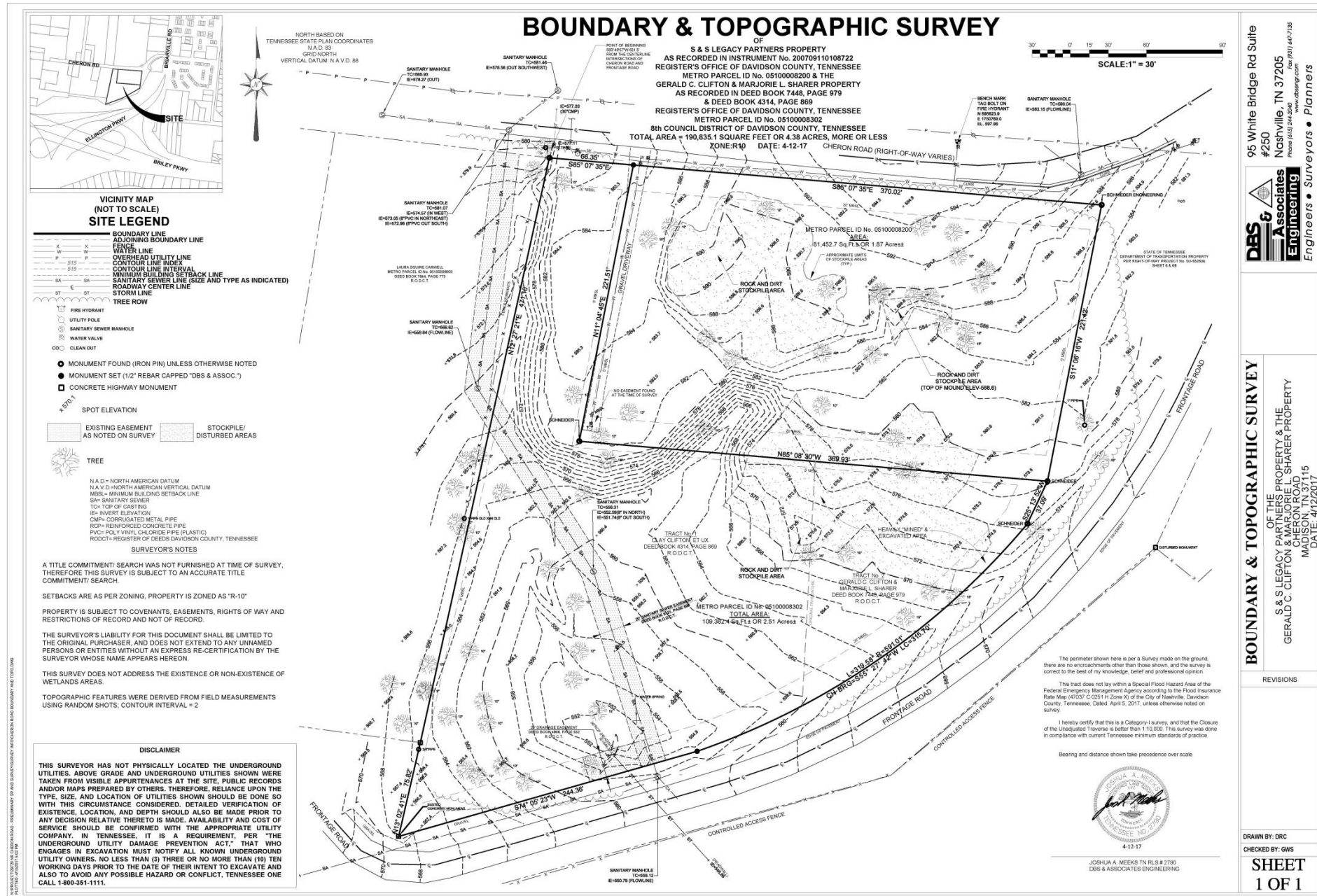
REVISIONS

DRAWN BY: MLW
 CHECKED BY: HRB
SP1.00

DEVELOPMENT PLAN



Vicinity Map



Neighborhood Planning Information	
District /Representative	08/ Nancy VanReece
Previous Policy Code	T3 DMI
Previous Policy Description	Major Institution District
Transect	T3 Suburban
Current Policy Code	T3NC
Current Policy Description	Neighborhood Center
Subarea Number/Name	04/Madison
Property Owner Information	
0 Cheron Road	Parcel No. 05100008200 S & S Legacy Partners Hendersonville, TN 37075
0 Briarville Road	Parcel No. 05100008302 Gerald and Marjorie Sharer 154 Hardaway Drive Goodlettsville, TN 37072
Adjacent Property Owners:	
Parcel 05100008000, 0 Cheron Road	Laura Squire Charwell 8121 Golfers Oasis Drive Las Vegas, NV 89149
Frontage Road and adjacent Right of Way	TDOT Nashville, Tennessee

EXISTING CONDITIONS

Erosion Control and Grading Notes:

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6 inch topsoil cover. Areas dressed with topsoil shall receive appropriate amount of fertilizer and seed mixture for the growth season being planted.
- Erosion control barrier is called out on plans is to comply with the Metropolitan Stormwater Management Manual, Volume 4, Section TCP – 14.
- Disturbed areas are to be graded to drain as indicated in the planned sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone ASTM #1 stone, 100 feet long and at least 6 inches thick over geotextile fabric.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal lifts as directed by a geotechnical report. All organic materials will be excavated and removed from the fill area. Said fill material is to be free of sod, roots, frozen soils, or any other organic material. Said fill is to be compacted to a minimum of 95% standard proctor, or as specified by the project specifications.
- The contractor shall notify the Metro Stormwater and Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the Architect or Civil Engineer. The contractor shall check the grades and final dimension on the ground, and report any discrepancies to the owners representative immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights as necessary.
- The contractor shall be responsible for any damage done to the premises or adjacent premise or injuries to the public during construction caused by himself, his subcontractors, or the carelessness of any of his employees.
- All work is to be completed within compliance to the rules and regulation set forth by the governing

Metro Department. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portion of work which he is to perform.

- All erosion control measure shall remain in place until the site is stabilized and construction is complete.
- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13. Location to be coordinated with the NPDES Agency during the pre-construction meeting.
- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).

Stormwater Notes:

- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with stormwater management ordinance 78-840 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/comment only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulation at the time of the final application.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities at the site.
- Final orientation and locations of the stormwater structures may change due to topographic and infrastructure adjustments to meet all Metro Department requirements.

Landscape Notes:

- The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- Street trees shall be provided along all street frontages by preserving existing or at a minimum spacing average of fifty (50) lineal feet when trees are planted in rows, they shall be uniform in size and shape.
- All landscaping shall be properly irrigated and maintained by a landscape contractor. If drought resistant plant material is used, irrigation shall not be required.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect

eggs, larvae, and shall have adequate root systems.

- All container grown material shall be healthy, vigorous, well rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.
- Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. Trees located within four feet of shrub beds shall share same mulch bed.
- Plant locations may be adjusted in the field as necessary to be clear of drainage swales, utilities or other obstructions. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.
- Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.
- The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.
- Landscape buffer zone A-2 (10') for adjoining property and the sides and rear property boundary.

Metro Water Notes:

- Water and Sewer Service to be provided by Metro Water Services.
- Water and sewer services are schematically shown. Final water and sewer service locations will be provided during the final SP process.
- Metro Water and Sewer Availability has been received from Metro Water Services dated July 12, 2017 which indicated water and sewer capacity is available to meet the 27,750 gallon per day average daily flow.
- 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 for cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices or dual check valve will be required on all test and fill 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 inch not to exceed a maximum of 28 inch below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressure exceeds 100 psi.

Utility Notes:

- Existing utility pole obstructions will be relocated to an area outside of the sidewalk/driveway within the vegetation strip or behind the sidewalk within PUDE easement.
- Individual Water and/or Sanitary Sewer lines are required for each townhome unit.

Public Works Notes:

- All work within the Metro Public right of way requires an excavation permit from the department of public works.
- All work conducted within the TDOT right of way along frontage road will require an excavation permit from Metro Public Works.
- Proof rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. The requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement markings are to be thermoplastic, if required.
- The Public Works right of way shall be built out using the existing street crown as the center of the right of way per Metro Public Works.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro Right-of-Way is 15" CMP) with safety headwalls.
- Metro Public right of way along Cheron Road and Frontage Road will be designed per Metro Public Work details as shown on plans.
- Waste Management Plan – The development will utilize 10 cubic yard dumpster for twice weekly waste and recycling pickup.

ADDITIONAL CIVIL NOTES

Sidewalk Notes: (continued from page 7)

- All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
- Sidewalk within the Right of Way shall be constructed to provide a minimum of 5 feet clear access and free of vertical obstructions.
- Wheel Chair Accessible Curb Ramps, complying with applicable Metro Public Works Standards shall be constructed at street crossings as applicable.
- Sidewalk, curb and gutter, and road patching construction within the public right of way shall be in accordance with Metro Public Works details.

limit the flexibility of the development. All listed land uses will be permitted without conditions of space size and number of units. The required parking must be provided within the development limits or by shared parking as permitted.

Parking:

Provided parking shall meet the requirements of the parking standards of the Zoning Code (17.20). Parking shall be provided internally within parking areas within the development.

Height Standards:

Maximum height for multifamily and commercial shall be 4 stories in 60 feet.

Maximum height for single family residential townhomes shall be 3 stories in 40 feet.

ADDITIONAL CIVIL NOTES:

- The final site plan/building permit plans shall depict the required public sidewalks and required grass 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.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council Approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application.
- Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increased the permitted density 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.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection will be met prior to issuance of any building permits.

Permitted Uses:

All uses permitted by Mixed Use Neighborhood – Alternative (A) base zoning designation. Permitted uses include multifamily residential, single family residential townhomes, loft residential units, and commercial to include restaurant, office, and retail. The intent is not to restrict the listed land uses described in this section, not

Development Summary	
Base Zoning:	MUN-A
Square Feet/ Acreage	190,835.1/ 4.38 acres
Uses Permitted:	Multifamily Residential: Townhomes Residential Loft Units: Flex Retail, Office, Restaurant, and Commercial Space
Land Use Area:	Residential and Commercial/Restaurant/Retail/ Office
Rear Setback	20 feet from property line
Side Setback	5 feet
Front Setback	15 feet from property line
Single Family Residential	
2 Bedroom Townhomes	35 units
Floor Area Ratio (FAR)	0.90
Impervious Surface Ratio (ISR)	0.90
Multifamily Residential	
2 bedroom Apartment	36 units
Multifamily Foundations	Slab on Grade
FAR	0.90
ISR per base zoning	0.90
Commercial	
1 Bedroom Lofts	10 units
Foundations	Slab on Grade
Office FAR	1.0
Restaurant FAR	1.0
FAR	0.90 for 5,000 square feet total
ISR per base zoning	0.90
Parking Required:	
Single Family Residential	70 spaces (2 space per unit) + 2 Handicap Spaces

Multifamily	72 spaces (1.5 space per unit) + 2 Handicap Spaces
Commercial Restaurant (1000 Sq. Ft)	10 spaces – (1 space/ 100 sq ft) +1 Handicap Spaces
Commercial Office (2000 sq. ft.)	7 spaces – 1 space /300 sq ft
Commercial Retail (2000 sq ft)	2 space – 1 space/1000 sq ft
Commercial Lofts	10 space – 1 space per unit + 1 Handicap Space
Parking Provided:	
Single Family Residential	70 spaces + 2 Handicap Spaces
Multifamily	72 spaces + 2 Handicap Spaces
Commercial Restaurant (1000 Sq. Ft)	11 spaces +1 Handicap Spaces
Commercial Office (2000 sq. ft.)	7 spaces
Commercial Retail (2000 sq ft)	2 spaces
Commercial Lofts	10 spaces + 1 Handicap Space
Total	178 Spaces
Parking Credit: Transit Line Walking Distance	14 Spaces Reduction
Total Parking Spaces Provided:	
	178 spaces provided
Access	
	Drive entrance on Cheron Road and Frontage Road
Distance to College Driveway Entrance	±178'
Distance from entrance to Intersection on Frontage Road	±936'
Distance from entrance to Intersection Frontage Road on Cheron	±288'
Phasing	Single Phase Development
Specific Encroachments	
* Note: Specific encroachments proposed to be permitted by SP (not to encroach Right-of-Way):	
6'-0" Covered Porches, stoops and balconies.	•

The following uses shall not be permitted on any property that is part of this SP district:

1. An operation primarily used as an assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation.

2. Any 'second hand' store, 'surplus' store, or pawn shop.
3. Any mobile home park, trailer court, labor camp, junkyard, or stockyard; provided, however, this prohibition shall not be applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.
4. Any dumping, disposing, incineration or reduction of garbage; provided, however, this prohibition shall not be applicable to garbage compactors located near the rear of any building.
5. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house.
6. Any central laundry, dry cleaning plant or Laundromat.
7. Any automobile, truck, trailer or recreational vehicle sales, leasing, display or body shop repair operation.
8. Any bowling alley or skating rink.
9. Any movie theater or live performance theater.
10. Any massage parlors, adult entertainment, or similar establishments.
11. Any flea market, amusement or video arcade, pool or billiard hall, car wash or dance hall.
12. Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall.
13. Any establishment whose sole or primary business is the cashing of checks for the public.

Architectural Standards:

Building Elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- Building facades fronting street shall provide a minimum of one principal entrance (doorway) and a minimum 25% glazing.
- Windows shall be vertically oriented at a ratio of 1.75:1 or greater, excepting any dormer windows.
- EIFS, Vinyl and Untreated Wood Siding shall be prohibited.
- A raised foundation minimum or 18" to a maximum of 48" is required for all single family residential units. Commercial uses may have slab on grade foundation construction. Reductions may be granted by Planning Staff with the Final SP application for topographical challenged areas and ADA requirements.
- Porches shall provide for a minimum of 6'-0" in depth.

Solid waste pickup and recycling shall be provided by dumpsters as shown on the plan. The dumpster enclosure will be screened from public view utilizing the combination of opaque fence or landscaping.

ADDITIONAL CIVIL NOTES

Fire Marshal's Note:

A private drive within the development shall connect between Cheron Road and the Frontage Road for emergency ingress and egress.

Two existing fire hydrants are located along Cheron Road and are accessible by pavement. Additional fire hydrants will be installed no less than 500 feet distance, as necessary to meet the the fire Marshall requirements.

The fire hydrants were tested by Metro Water Services on July 11, 2017. The test data has been provided on the preliminary site plans and included within this submittal.

This plan is consistent with the goals established throughout the policy and is also consistent with several critical planning goals.

Development Schedule:

Project is expected to take 12 months to complete in one phase.

Public Works:

Public Works has requested at a minimum an Access Study to be performed. A formal Traffic Access Study meeting was conducted with Public Works on July 13, 2017 to discuss the Access Study requirements. The Traffic Access Study is included within this Preliminary SP submittal.



Photo 2. Look east from the proposed entrance on Cheron Road.



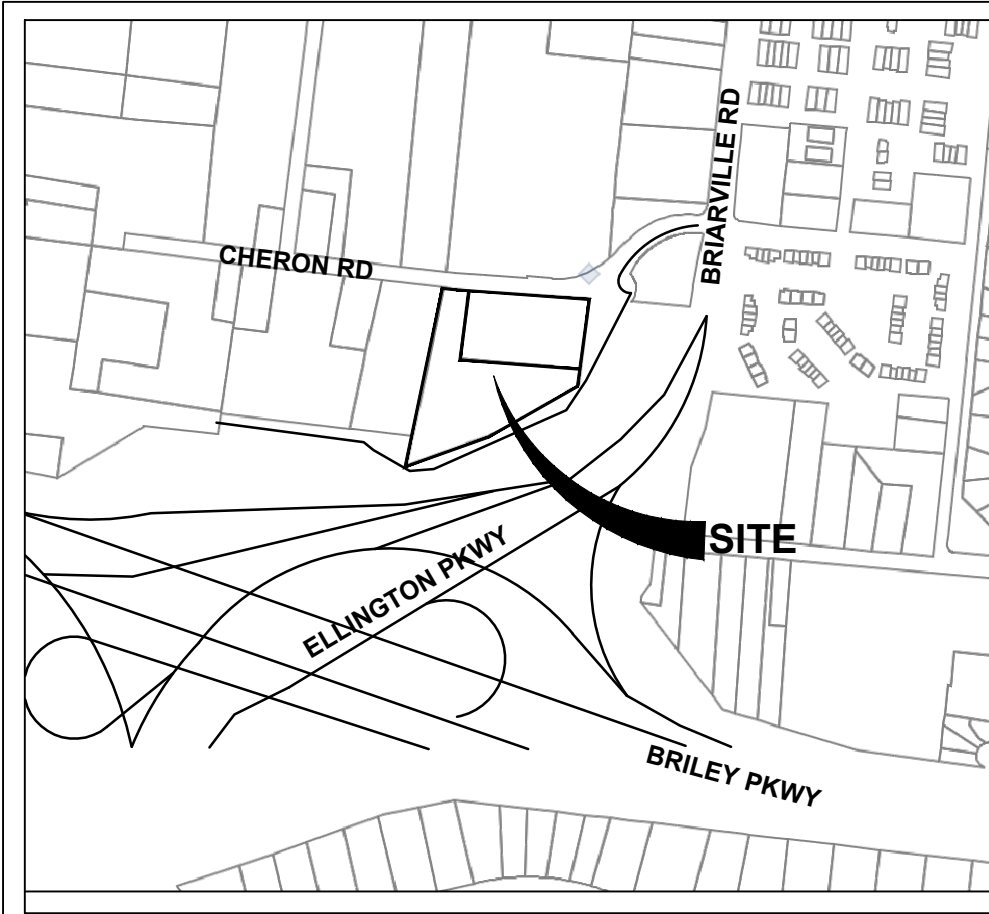
Photo 1. Looking west from the proposed entrance on Cheron Road.

REGULATIONS

APPENDIX A

APPENDIX B

APPENDIX C



**VICINITY MAP
(NOT TO SCALE)
SITE LEGEND**

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE INDEX
- CONTOUR LINE INTERVAL
- MINIMUM BUILDING SETBACK LINE
- SANITARY SEWER LINE (SIZE AND TYPE AS INDICATED)
- ROADWAY CENTER LINE
- TREE ROW

- FIRE HYDRANT
- UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- CLEAN OUT
- MONUMENT FOUND (IRON PIN) UNLESS OTHERWISE NOTED
- MONUMENT SET (1/2" REBAR CAPPED "DBS & ASSOC.")
- CONCRETE HIGHWAY MONUMENT

- + 570.1 SPOT ELEVATION
- EXISTING EASEMENT AS NOTED ON SURVEY
- STOCKPILE/DISTURBED AREAS
- TREE

N.A.D. = NORTH AMERICAN DATUM
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 MBSL = MINIMUM BUILDING SETBACK LINE
 SA = SANITARY SEWER
 TC = TOP OF CASTING
 IE = INVERT ELEVATION
 CMP = CORRUGATED METAL PIPE
 RCP = REINFORCED CONCRETE PIPE
 PVC = POLY VINYL CHLORIDE PIPE (PLASTIC)
 RODCT = REGISTER OF DEEDS DAVIDSON COUNTY, TENNESSEE
 TYP. = TYPICAL

SURVEYOR'S NOTES

A TITLE COMMITMENT/ SEARCH WAS NOT FURNISHED AT TIME OF SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT/ SEARCH.

SETBACKS ARE AS PER ZONING, PROPERTY IS ZONED AS "R-10"

PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

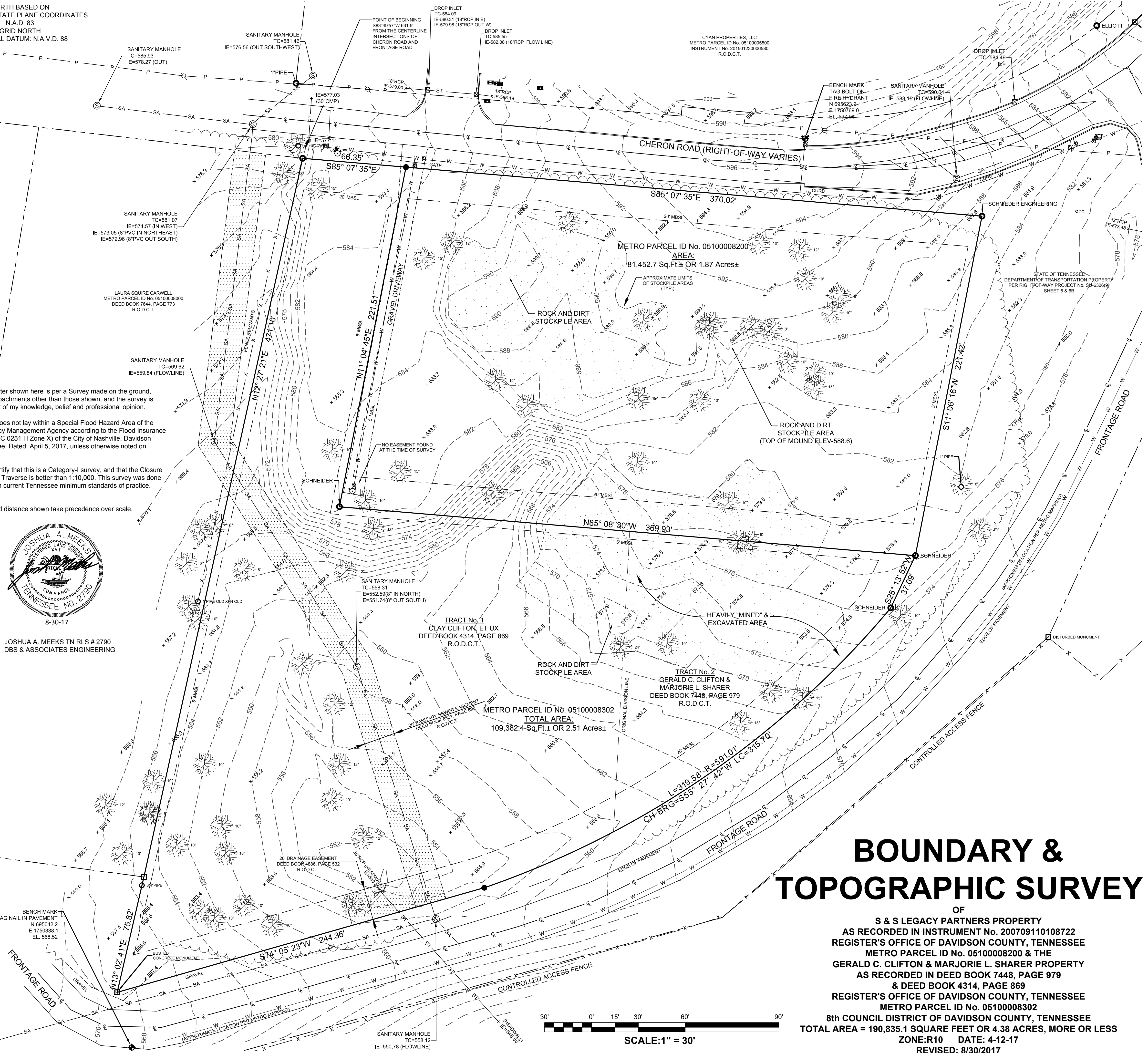
THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

TOPOGRAPHIC FEATURES WERE DERIVED FROM FIELD MEASUREMENTS USING RANDOM SHOTS; CONTOUR INTERVAL = 2

DISCLAIMER

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. 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN (3) THREE OR NO 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 1-800-351-4111.

NORTH BASED ON
 TENNESSEE STATE PLANE COORDINATES
 N.A.D. 83
 GRID NORTH
 VERTICAL DATUM: N.A.V.D. 88



The perimeter shown here is per a Survey made on the ground, there are no encroachments other than those shown, and the survey is correct to the best of my knowledge, belief and professional opinion.

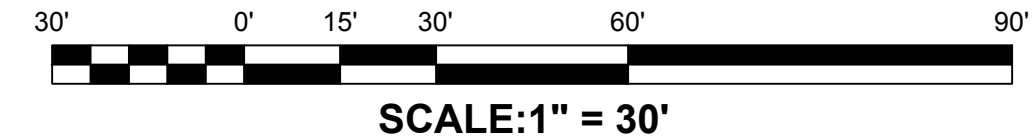
This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47037 C 0251 H Zone X) of the City of Nashville, Davidson County, Tennessee, Dated: April 5, 2017, unless otherwise noted on survey.

I hereby certify that this is a Category-1 survey, and that the Closure of the Unadjusted Traverse is better than 1:10,000. This survey was done in compliance with current Tennessee minimum standards of practice.

Bearing and distance shown take precedence over scale.



JOSHUA A. MECKS TN RLS # 2790
 DBS & ASSOCIATES ENGINEERING



BOUNDARY & TOPOGRAPHIC SURVEY

OF
 S & S LEGACY PARTNERS PROPERTY
 AS RECORDED IN INSTRUMENT No. 200709110108722
 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
 METRO PARCEL ID No. 05100008200 & THE
 GERALD C. CLIFTON & MARJORIE L. SHARER PROPERTY
 AS RECORDED IN DEED BOOK 7448, PAGE 979
 & DEED BOOK 4314, PAGE 869
 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
 METRO PARCEL ID No. 05100008302
 8th COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE
 TOTAL AREA = 190,835.1 SQUARE FEET OR 4.38 ACRES, MORE OR LESS
 ZONE: R10 DATE: 4-12-17
 REVISED: 8/30/2017

BOUNDARY & TOPOGRAPHIC SURVEY

OF THE
 S & S LEGACY PARTNERS PROPERTY & THE
 GERALD C. CLIFTON & MARJORIE L. SHARER PROPERTY
 CHERON ROAD, MADISON, TN 37115
 DATE: 4/12/2017
 REVISED DATE: 8/30/2017

REVISIONS

REVISED 8-30-2017
 ADDED ADDITIONAL TOPO DATA
 EXTENDING NORTH OF CHERON
 ROAD & EXTENDING EAST OF
 FRONTAGE ROAD.

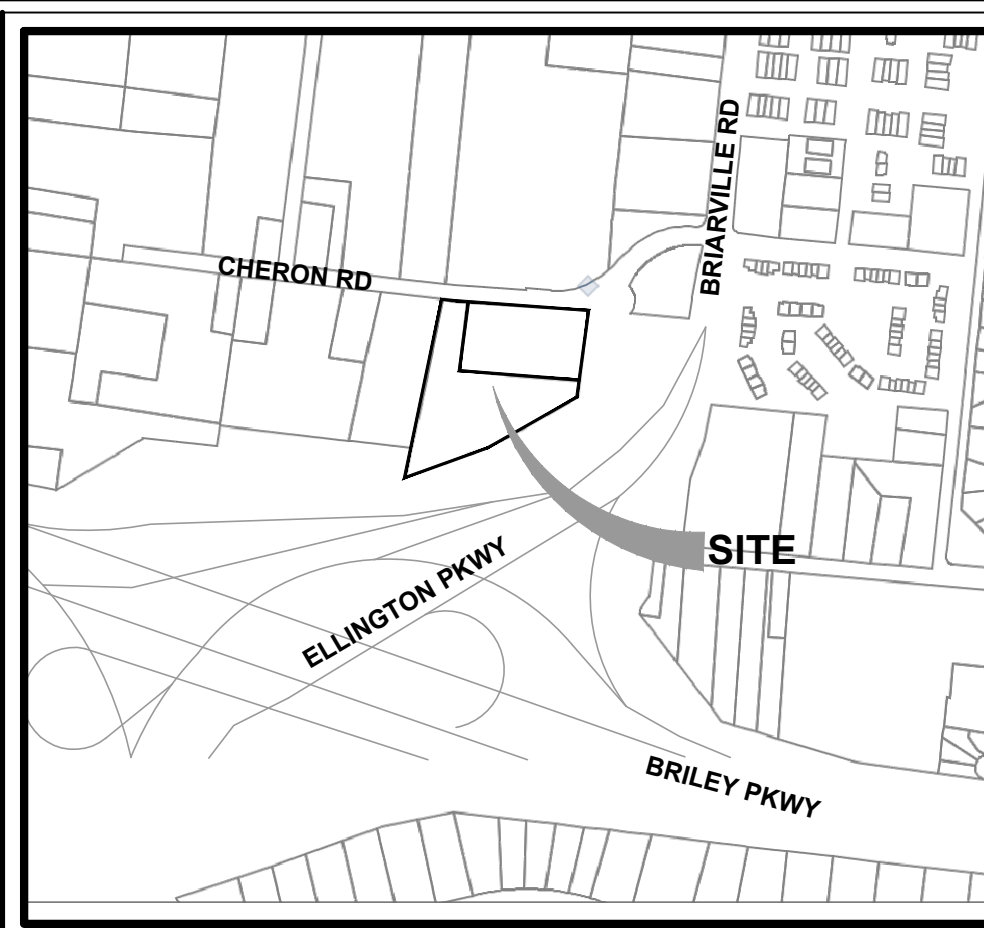
DRAWN BY: DRC
 CHECKED BY: GWS

**SHEET
 1 OF 1**

95 White Bridge Rd Suite
 #250
 Nashville, TN 37205
 Phone (615) 244-2040 Fax (615) 647-7135
 www.dbsengr.com

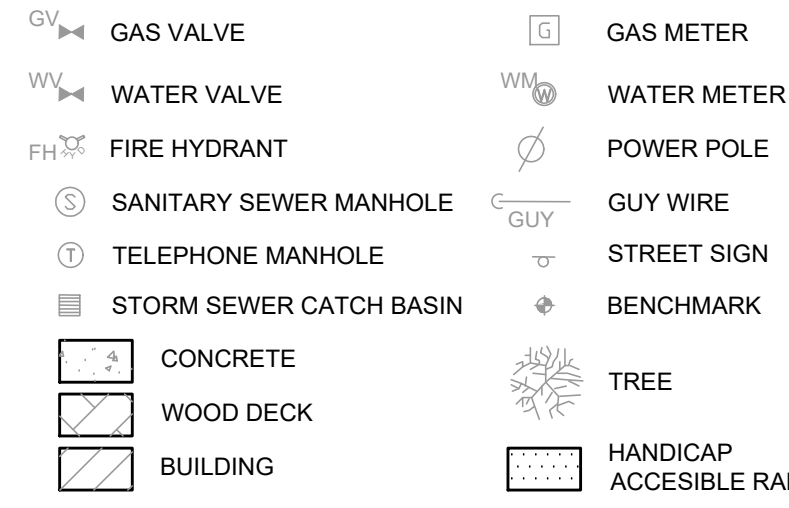
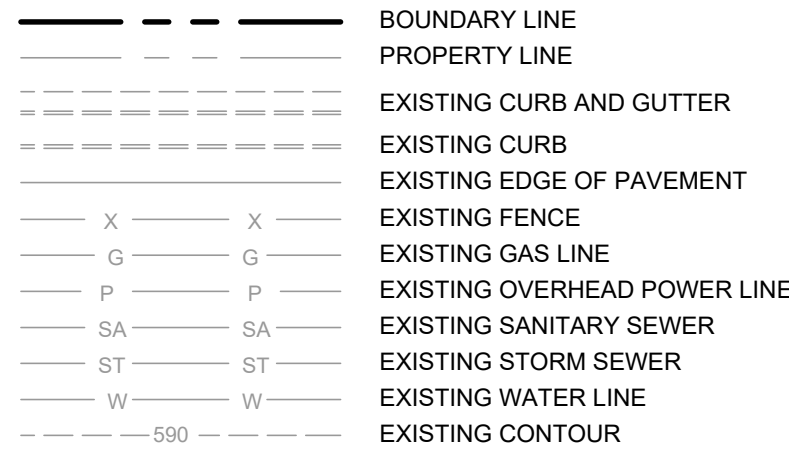


N:\PROJECTS\2017\CHERON ROAD - PRELIMINARY SP AND SURVEY\SURVEY\INFO\CHERON ROAD BOUNDARY AND TOPOG.DWG PLOTTED: 03/20/2017 2:12 PM



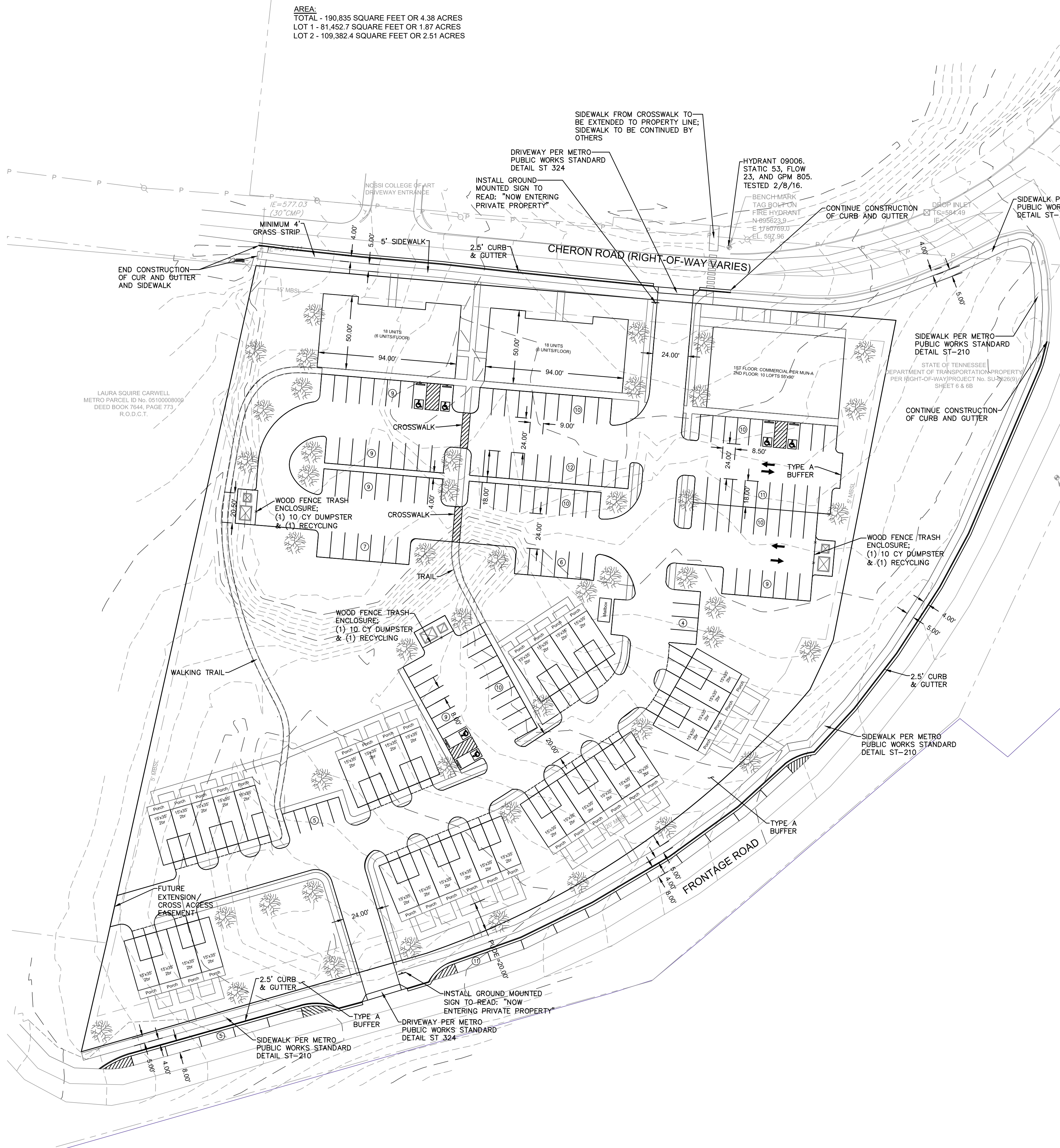
VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

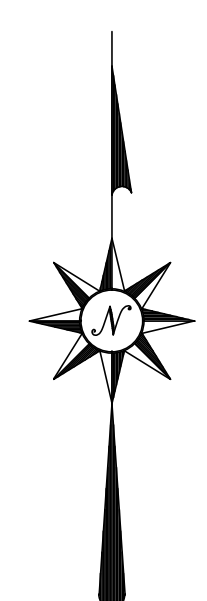


- GENERAL NOTES:**
1. PRELIMINARY SP ZONING = MIXED USE NEIGHBORHOOD (MUN)
 2. PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.
 3. TOPOGRAPHIC FEATURES WERE DERIVED FROM FIELD MEASUREMENTS USING RANDOM SHOTS; CONTOUR INTERVAL = 2
- PUBLIC WORKS NOTES:**
1. FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 2. ROW AND EASEMENT DEDICATIONS ARE TO BE RECORDED PRIOR TO METRO PUBLIC WORKS SIGN-OFF ON THE BUILDING PERMIT.
 3. ALL CONSTRUCTION WITHIN THE ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 4. SOLID WASTE AND RECYCLING FOR THE DEVELOPMENT WILL BE IN COMPLIANCE WITH PUBLIC WORKS VIA CURBSIDE PICK-UP WITHIN DEVELOPMENT. PRIVATE CURB-SIDE PICK-UP WILL BE PROVIDED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.
 5. STREET PARKING ON PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 6. THE CITY SHALL ONLY TAKE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES FOR THE "FUTURE PUBLIC STREET" ONCE THE TEMPORARY HEAD-IN PARKING FOR THE COMMUNITY CENTER IS APPROVED.
 7. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
 8. PROOF-ROLLING AND ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
 9. STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
 10. STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
 11. ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.

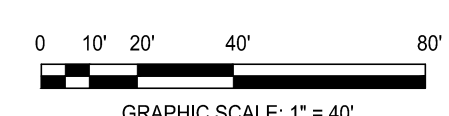
- METRO PLANNING NOTES:**
1. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 2. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLANE AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM20-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 3. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSIONER 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 INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADDS USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADDS VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
 4. THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 5. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 6. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.75:1 OR GREATER, EXCEPT FOR DORMERS.
 7. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
 8. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 9. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.



AREA:
TOTAL - 190,835 SQUARE FEET OR 4.38 ACRES
LOT 1 - 81,452.7 SQUARE FEET OR 1.87 ACRES
LOT 2 - 109,382.4 SQUARE FEET OR 2.51 ACRES



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88



METRO CONDITIONS OF APPROVAL

- WATER SERVICES**
1. APPROVED AS A PRELIMINARY SP ONLY. PUBLIC WATER AND SEWER CONSTRUCTION PLANS MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. IF THE LOTS ARE NOT CONSOLIDATED, THAN FURTHER PUBLIC WATER/SEWER EXTENSIONS MAY BE NEEDED. REQUIRING SUBMITTAL/APPROVAL OF MORE CONSTRUCTION PLANS BEFORE FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SITE PLAN/SP PLANS. THE REQUIRED CAPACITY FEES MUST ALSO BE PAID PRIOR TO FINAL SITE PLAN/SP APPROVAL.

- PUBLIC WORKS**
1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.

- TRAFFIC AND PARKING**
1. DEVELOPER SHALL PROVIDE ADEQUATE SIGHT DISTANCE AT ACCESS DRIVES. DEVELOPER SHALL TRIM VEGETATION AS NECESSARY. A SIGHT DISTANCE EXHIBIT SHALL BE SUBMITTED PRIOR TO FINAL SP APPROVAL.
 2. DEVELOPER SHALL PROVIDE A MINIMUM OF 100 FT OF STORAGE PRIOR TO PARKING AREAS FOR EXITING TRAVEL LANE AT ACCESS DRIVES.
 3. A NEW SIDEWALK ALONG CHERON RD FRONTAGE IS SHOWN ON THE SITE PLAN. DEVELOPER SHALL LOCATE A PED CROSSING AT AN APPROPRIATE LOCATION WITH ADEQUATE SIGHT DISTANCE, APPROPRIATE SIGNAGE AND WITH APPROPRIATE PEDESTRIAN INFRASTRUCTURE ON CHERON RD.
 4. DEVELOPER SHALL SUBMIT A DETAILED PEDESTRIAN CROSSING PLAN PRIOR TO FINAL SP PLAN APPROVAL. SIGNAGE MAY REQUIRE PED SIGNAGE WITH FLASHING LIGHTS.
 5. AT A MINIMUM A PED LANDING ALONG THE NOSSI COLLEGE OF ART PROPERTY SHALL BE PROVIDED. THIS LANDING SHALL BE COORDINATED WITH ANY PLANNED PEDESTRIAN PATH ON NOSSI COLLEGE PROPERTY.
 6. DEVELOPER SHALL REFURBISH PAVEMENT MARKINGS ON CHERON RD AT BRIARVILLE INTERSECTION AS NECESSARY. DEVELOPER SHALL INSTALL PAVEMENT MARKINGS ON WORTH STREET FOR A LEFT TURN LANE AND A THRU/RIGHT LANE AND ONE ENTERING LANE IF FEASIBLE IN EXISTING ROW. DEVELOPER SHALL SUBMIT A PAVEMENT MARKING AND SIGNAGE PLAN WITH FINAL SP PLAN.

- PLANNING STAFF**
1. PERMITTED LAND USES SHALL BE LIMITED TO 81 MULTI-FAMILY RESIDENTIAL UNITS AND MAXIMUM OF 5,000 SQUARE FEET OF OFFICE, RESTAURANT OR RETAIL USE.
 2. MAXIMUM HEIGHT OF BUILDINGS ALONG CHERON ROAD SHALL LIMITED TO 4 STORIES IN 60 FEET, MEASURED TO THE ROOFLINE.
 3. MAXIMUM HEIGHT OF REMAINING BUILDING NOT ALONG CHERON ROAD SHALL BE LIMITED TO 3 STORIES IN 40 FEET MEASURED TO THE ROOFLINE.
 4. COMPLY WITH ALL CONDITIONS OF PUBLIC WORKS AND TRAFFIC AND PARKING.
 5. REQUESTING THIS REZONING MAY AFFECT THE PROVISION OF AFFORDABLE OR WORKFORCE HOUSING UNITS IN RENTAL PROJECTS INVOLVING FIVE OR MORE RENTAL UNITS ON SITE, AS SET FORTH IN ORDINANCE NOS. BL 2016-133, AND BL2016-342, WHICH AUTHORIZES METRO GRANTS TO OFFSET THE PROVISION OF AFFORDABLE OR WORKFORCE HOUSING UNITS.
 6. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF MUN-A ZONING DISTRICT.
 7. A CORRECTED COPY OF THE PRELIMINARY SP PLAN INCORPORATING THE CONDITIONS OF APPROVAL BY THE METRO COUNCIL SHALL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO OR WITH THE FINAL SITE PLAN APPLICATION.
 8. THE FINAL SITE PLAN SHALL LABEL ALL INTERNAL DRIVEWAYS AS "PRIVATE DRIVEWAYS". A NOTE SHALL BE ADDED TO THE FINAL SITE PLAN THAT THE DRIVEWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 9. THE FINAL 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.
 10. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADDS 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.
 11. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
U.S. JUSTICE DEPT.: <https://www.justice.gov/crt/fair-housing-act-2>

811 Know what's below.
Call before you dig.
811
www.call811.com

DISCLAIMER
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. 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN (3) THREE OR NO 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 1-800-351-1111.

95 White Bridge Road
Suite 250
Nashville, TN 37205
Phone (615) 244-2040
www.dbsengr.com

DBS & Associates
Engineering

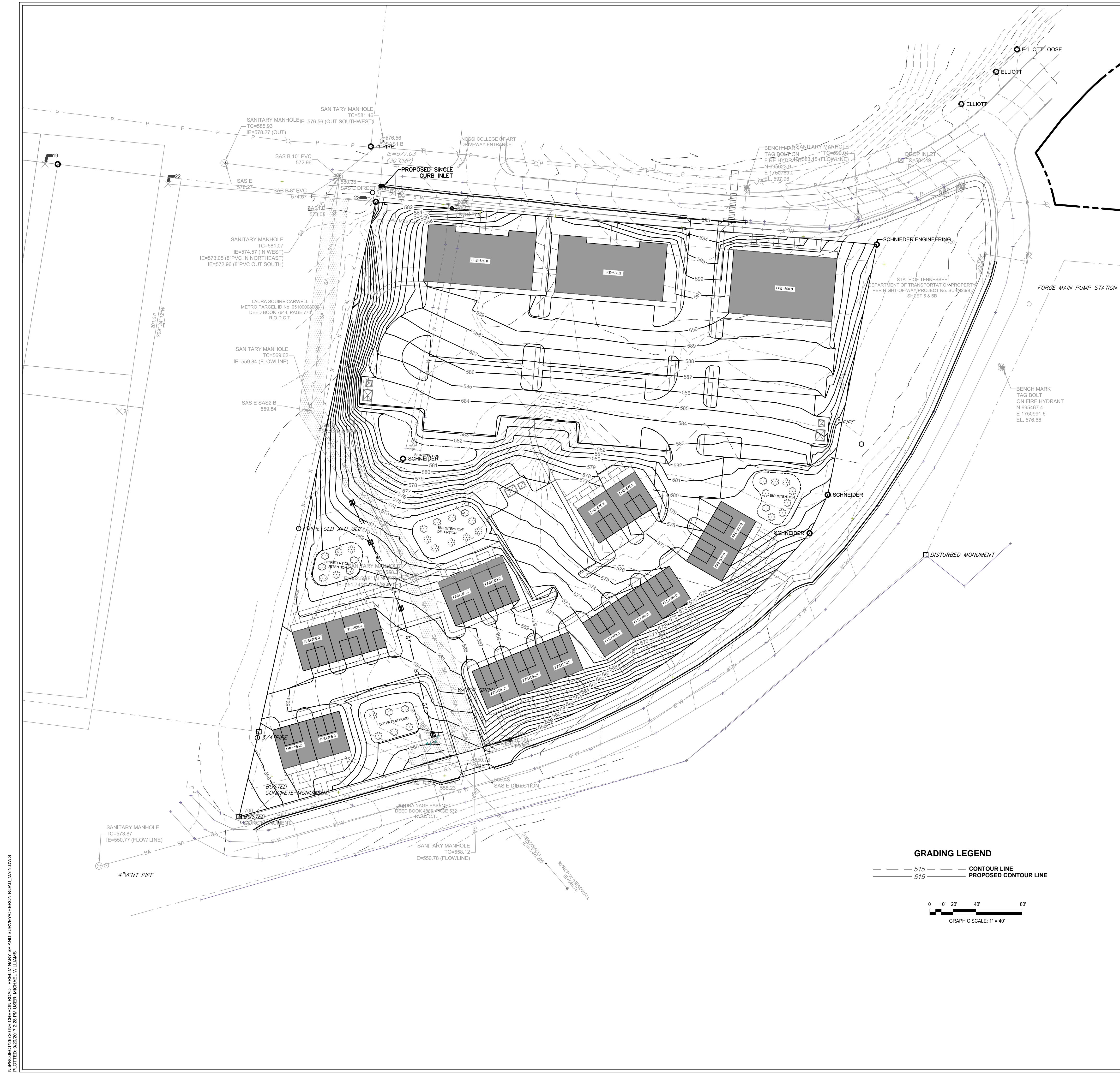
Engineers • Surveyors • Planners

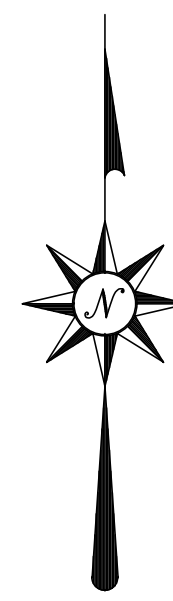
CHERON RD DEVELOPMENT
PRELIMINARY SP DEVELOPMENT PLAN
CHERON ROAD, MADISON
DAVIDSON COUNTY, TENNESSEE
SEPTEMBER 20, 2017

REVISIONS

DRAWN BY: MLW
CHECKED BY: HRS

Case No. 2017SP-075-001
SP 1.00




 NORTH BASED ON
 TENNESSEE STATE PLAN COORDINATES
 N.A.D. 83
 GRID NORTH
 VERTICAL DATUM: N.A.V.D. 88

GENERAL NOTES:

- THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO FLOOD INSURANCE RATE MAP (47037 C 0251 H ZONE X) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED: APRIL 5, 2017, UNLESS OTHERWISE NOTED ON SURVEY.

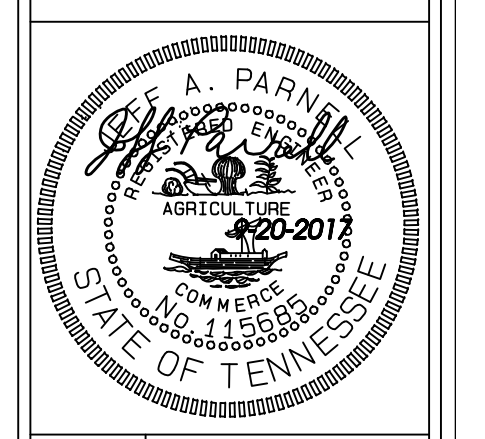
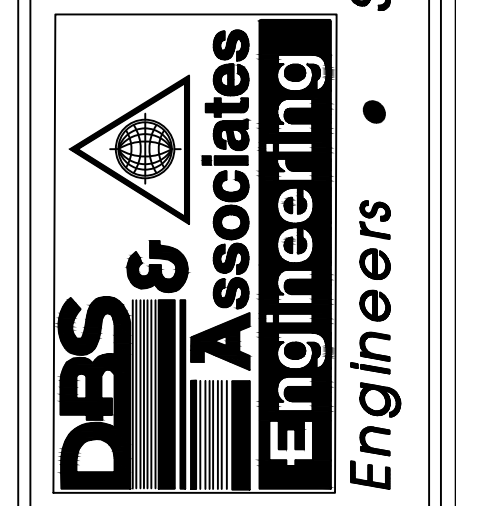
EROSION CONTROL AND GRADING NOTES:

- EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 2" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70% - 80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME 4, SECTION TCP-14.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION THREE DAYS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR A DECISION.
- SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM. CONSTRUCTION IS COMPLETE.
- CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
- BUILDING AREA DOES NOT INCLUDE ANY SLOPE EXCEEDING A 15% GRADE.

STORMWATER NOTES:

- ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT NO. 78/840 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 THE FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 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.
- 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.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

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CHERON RD DEVELOPMENT
STORMWATER & GRADING PLAN
 CHERON ROAD, MADISON
 DAVIDSON COUNTY, TENNESSEE
 SEPTEMBER 20, 2017

REVISIONS

DRAWN BY: MLW
 CHECKED BY: HRS

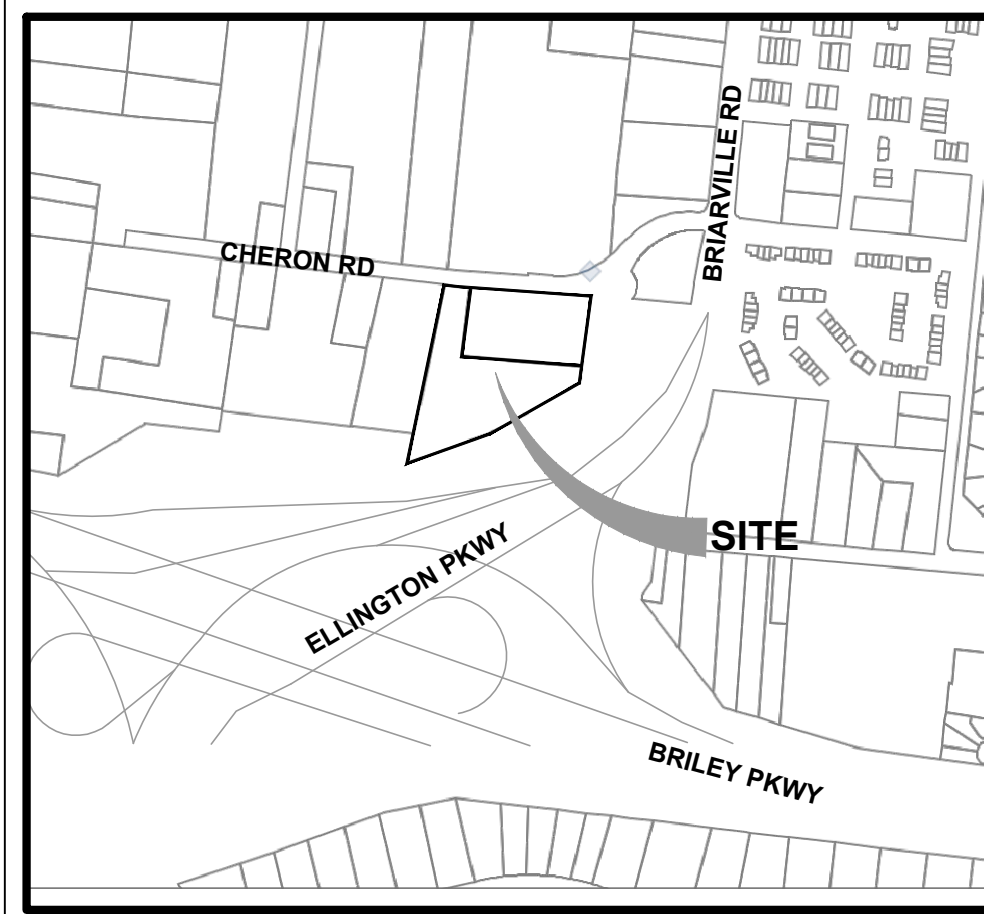
SP 2.00

Case No. 2017SP-075-001
STORMWATER & GRADING PLAN

FEDERAL COMPLIANCE NOTE:
 ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
 U.S. JUSTICE DEPT.: <https://www.justice.gov/crt/fair-housing-act-2>

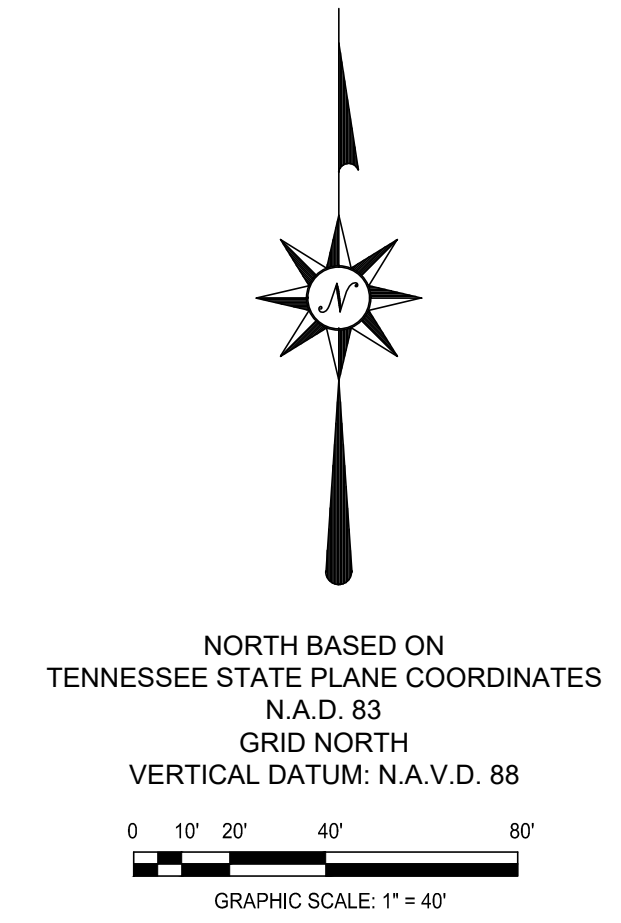
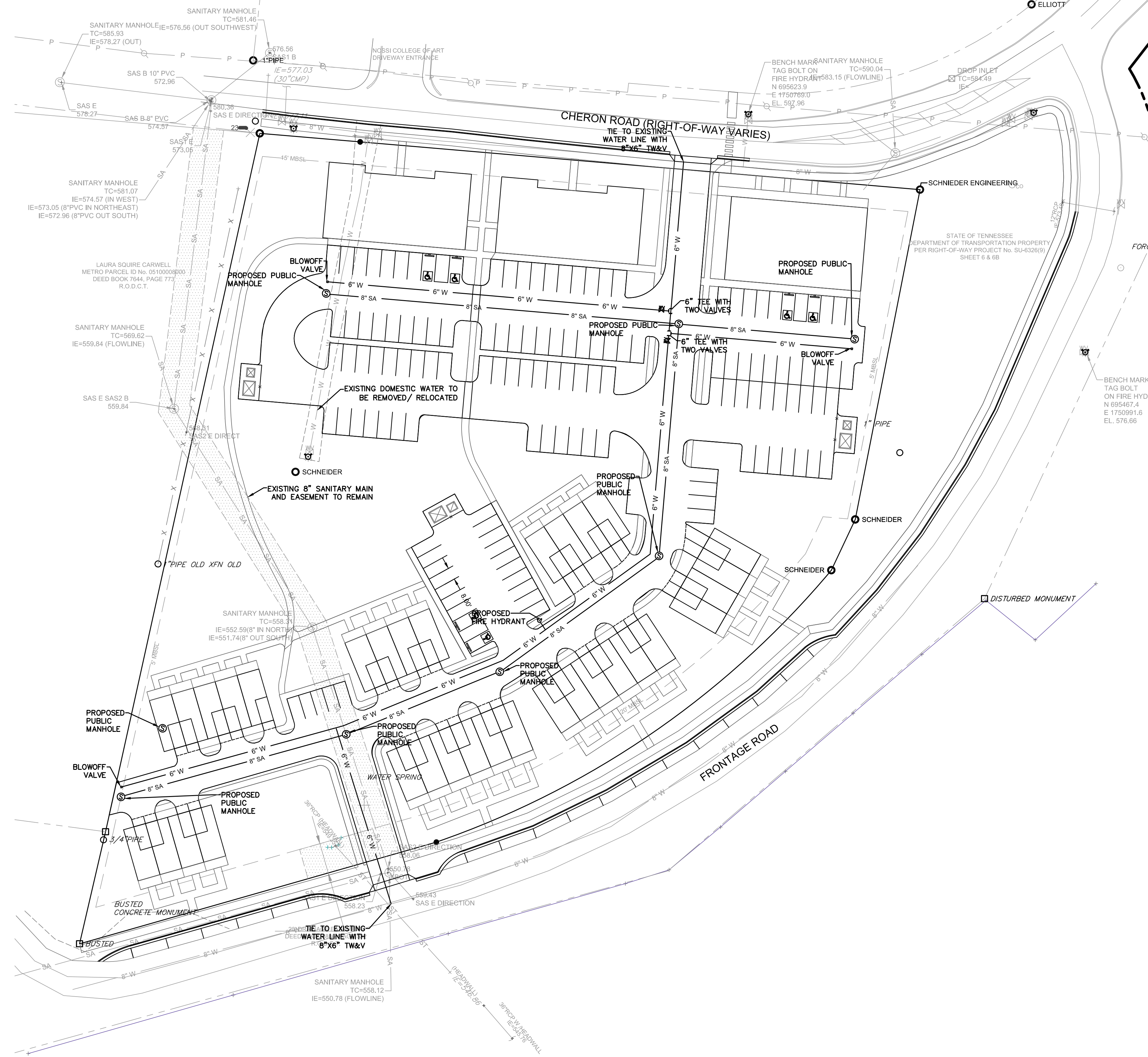


PROJECT: 2017 SP-075-001 CHERON ROAD, PRELIMINARY SP AND SURVEY, CHERON ROAD, MAIN DWG
 PLOTTED: 08/20/2017 2:28 PM USER: MICHAEL WILLIAMS



VICINITY MAP
(NOT TO SCALE)
SITE LEGEND

- | | |
|---------|--|
| — | BOUNDARY LINE |
| - - - | ADJOINING BOUNDARY LINE |
| X — X | FENCE |
| W — W | WATER LINE |
| P — P | OVERHEAD UTILITY LINE |
| 515 | CONTOUR LINE MAJOR |
| — | CONTOUR LINE MINOR |
| SA — SA | MINIMUM BUILDING SETBACK LINE |
| — | SANITARY SEWER LINE (SIZE AND TYPE AS INDICATED) |
| ST — ST | ROADWAY CENTER LINE |
| — | STORM LINE |
| — | TREE ROW |
-
- | | |
|--|--|
| | FIRE HYDRANT |
| | UTILITY POLE |
| | SANITARY SEWER MANHOLE |
| | WATER VALVE |
| | CLEAN OUT |
| | MONUMENT FOUND (IRON PIN) UNLESS OTHERWISE NOTED |
| | MONUMENT SET (1/2" REBAR CAPPED "DBS & ASSOC.") |
| | CONCRETE HIGHWAY MONUMENT |
-
- | | |
|--|--------------------------------------|
| | EXISTING EASEMENT AS NOTED ON SURVEY |
| | STOCKPILE/DISTURBED AREAS |
| | TREE |
-
- N.A.D.= NORTH AMERICAN DATUM
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 PVC= POLY VINYL CHLORIDE PIPE (PLASTIC)
 RODCT= REGISTER OF DEEDS DAVIDSON COUNTY, TENNESSEE



- GENERAL NOTES:**
1. THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO FLOOD INSURANCE RATE MAP (47037 C 0251 H ZONE X) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED: APRIL 5, 2017, UNLESS OTHERWISE NOTED ON SURVEY.

- STORMWATER NOTES:**
1. THE SOIL TYPE FOR THIS SITE IS SVD (MAURY - URBAN LAND COMPLEX) WHICH FALLS WITHIN THE "A" HYDROLOGICAL SOIL GROUP.
 2. THIS SITE IS RESPONSIBLE FOR STORMWATER TO MEET METRO STANDARDS.
 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.
 4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 5. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
 6. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR STORMWATER ON THIS SITE.
 7. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0332 F DATED APRIL 20, 2001.
 8. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
 9. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
 10. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
 11. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
 12. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
 13. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
 14. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
 15. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURE EXCEEDED 150 PSI.

- METRO WATER SERVICE NOTE:**
1. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.

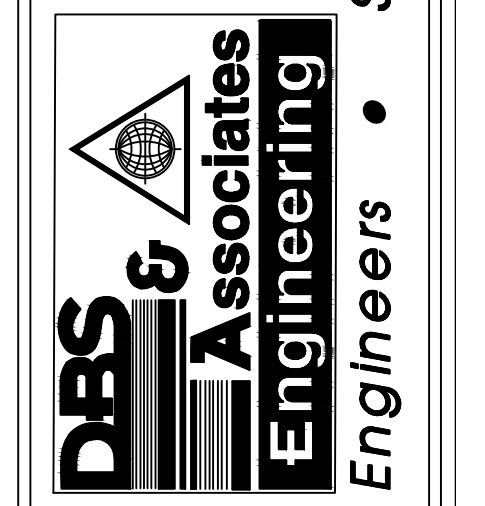
- NASHVILLE ELECTRIC SERVICE NOTES:**
1. NES MUST MEET WITH THE DEVELOPER/ENGINEER UPON REQUEST TO DETERMINE ELECTRICAL SERVICE OPTIONS.
 2. DEVELOPER DRAWINGS SHALL SHOW ANY EXISTING UTILITY EASEMENTS ON THE PROPERTY, THE UTILITY POLES ON THE PROPERTY AND THE POLES ALONG THE RIGHT-OF-WAY.
 3. NES SHALL BE PLACED IN "PUE" INSIDE DEVELOPMENT FOR CONDUIT RUNS AND METER CENTERS.
 4. ANY ADDITIONAL EASEMENT REQUIRED THAT IS NOT PART OF THE PARCEL MUST BE OBTAINED BY THE DEVELOPER OR THE ENGINEER FOR THE DEVELOPER.
 5. A POSTAL PLAN IS REQUIRED BEFORE NES'S FINAL CONSTRUCTION DRAWINGS CAN BE APPROVED.
 6. NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES; REFER TO NFPA 70 ARTICLE 450-27 NAD AND NESC SECTION 15-152 A.2 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER "BUILDERS AND CONTRACTORS" TAB @ WWW.NESPOWER.COM).
 7. DEVELOPER'S VEGETATION MANAGEMENT REQUIREMENTS/CLEARANCES PER METRO STORMWATER REGULATIONS.
 8. NES RISER POLE SHOULD BE INSTALLED ON DEVELOPMENT POLE.
 9. THE TYPE OF METER SYSTEM THE DEVELOPMENT CHOOSES TO USE WILL AFFECT THE OWNERSHIP OF THE CABLE TO THE METER CENTER. REFER TO PAGE 74 OF THE NES GUIDELINES BOOK.
 10. NES SHALL BE PROVIDED LOAD INFORMATION FOR DEVELOPMENT.

FEDERAL COMPLIANCE NOTE:
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 U.S. JUSTICE DEPT.: <https://www.justice.gov/crt/fair-housing-act-2>

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DISCLAIMER
 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. 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO 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 1-800-351-1111.

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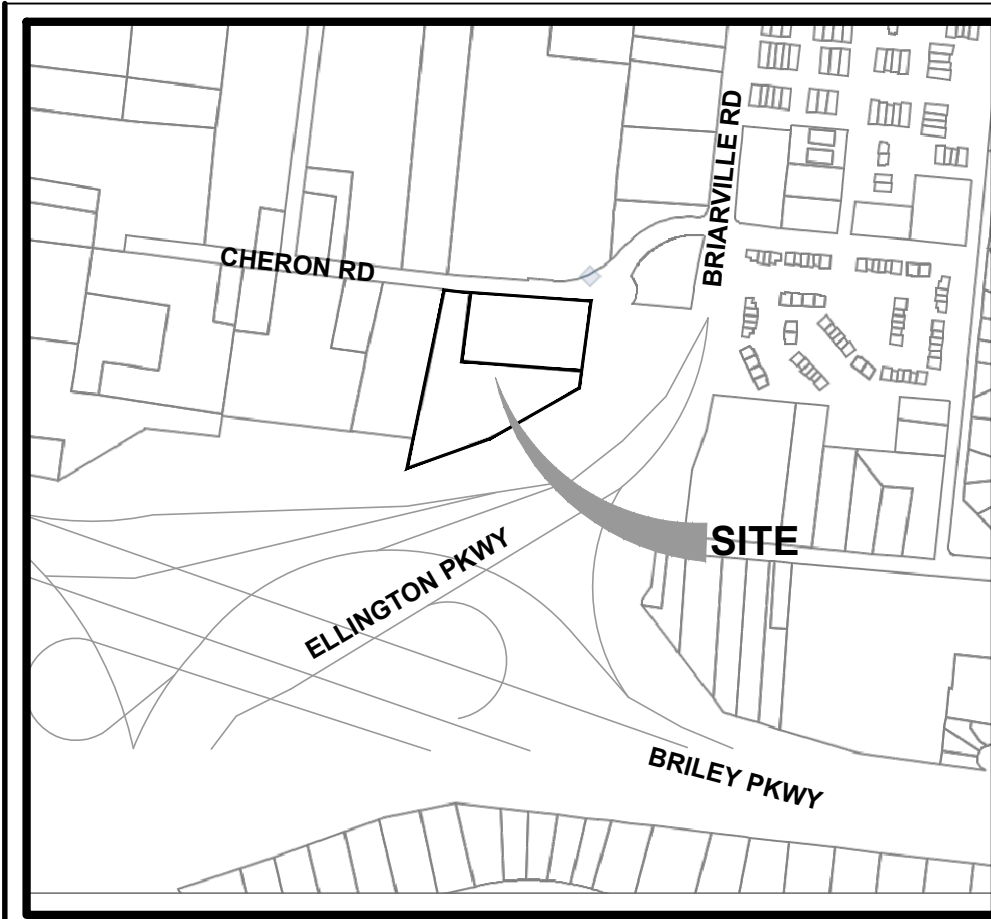
CHERON RD DEVELOPMENT
PROPOSED & EXISTING UTILITY PLAN
 CHERON ROAD, MADISON
 DAVIDSON COUNTY, TENNESSEE
 SEPTEMBER 20, 2017

REVISIONS

DRAWN BY: MLW
 CHECKED BY: HRS

Case No. 2017SP-075-001
PROPOSED & EXISTING UTILITY PLAN
 SP 3.00

N:\PROJECTS\2017\NR\CHERON ROAD - PRELIMINARY SP AND SURVEY\CHERON ROAD - MAIN.DWG
 PLOTTED: 10/20/17 2:28 PM USER: MICHAEL WILLIAMS



VICINITY MAP
(NOT TO SCALE)

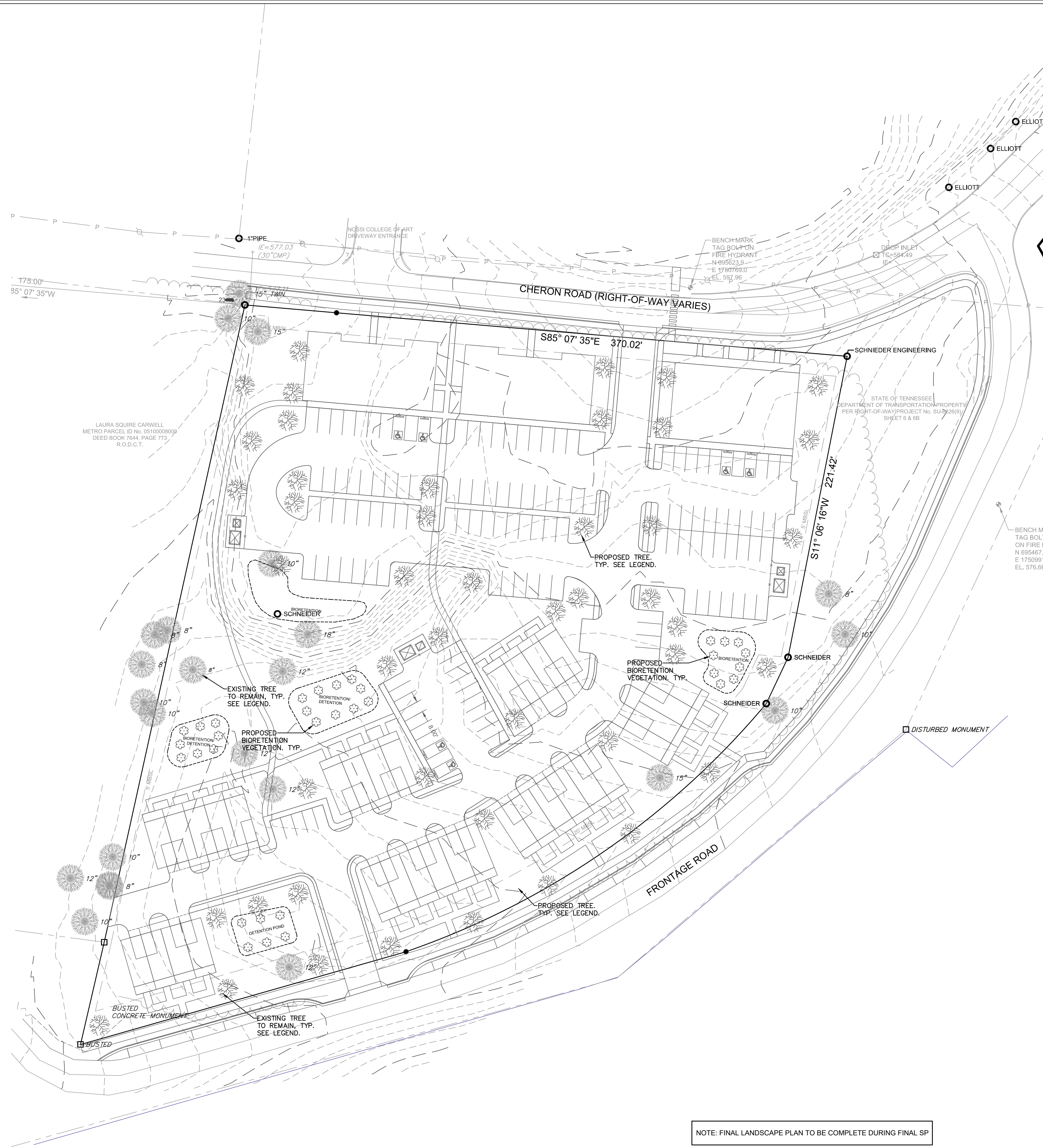
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- FENCE
- WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE MAJOR
- CONTOUR LINE MINOR
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- STORM LINE
- TREE ROW

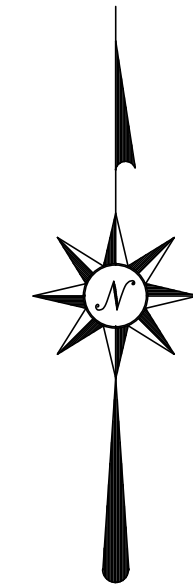
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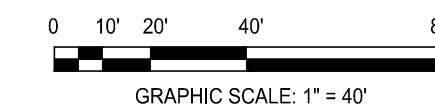
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NOTE: FINAL LANDSCAPE PLAN TO BE COMPLETE DURING FINAL SP



NORTH BASED ON
 TENNESSEE STATE PLANE COORDINATES
 N.A.D. 83
 GRID NORTH
 VERTICAL DATUM: N.A.V.D. 88



FEDERAL COMPLIANCE NOTE:
 ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
 U.S. JUSTICE DEPT.: <https://www.justice.gov/ortfair/housing-act-2>

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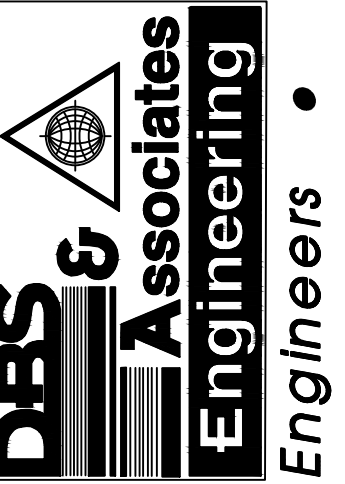
Case No. 2017SP-075-001
**EXISTING & PROPOSED
 LANDSCAPE PLAN**

AREA:
 TOTAL - 190,835 SQUARE FEET OR 4.38 ACRES
 LOT 1 - 81,452.7 SQUARE FEET OR 1.87 ACRES
 LOT 2 - 109,382.4 SQUARE FEET OR 2.51 ACRES

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N:\PROJECTS\2017\07\CHERON RD - PRELIMINARY SP AND SURVEY\CHERON ROAD MAIN.DWG
 PLOTTED: 10/20/2017 2:28 PM USER: MICHAEL WILLIAMS

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**CHERON RD DEVELOPMENT
 EXISTING & PROPOSED LANDSCAPE PLAN**
 CHERON ROAD, MADISON
 DAVIDSON COUNTY, TENNESSEE
 SEPTEMBER 20, 2017

REVISIONS

DRAWN BY: MLW
 CHECKED BY: HRS

SP4.00

Engineers • Surveyors • Planners







APARTMENT COMPLEX

