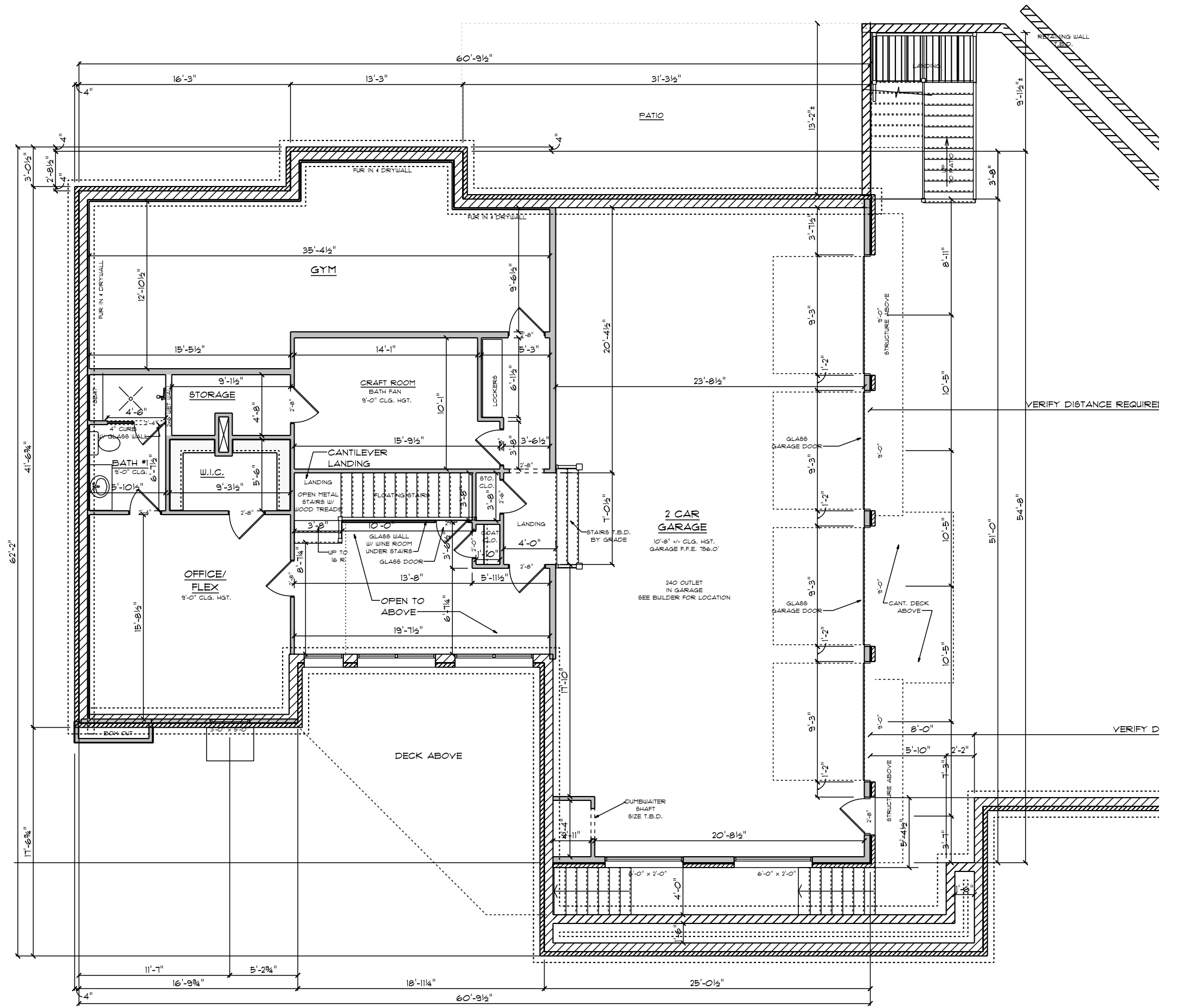


Permit #: 100**Permit Date:** 09/27/23**Permit Type:** Board of Zoning Appeals**Case Number:** BZA 23-57**PC Meeting Date:****BZA Meeting Date:** j. 3rd Tuesday of October**Assigned Meeting
Date:** 10/17/2023**Special Meeting
Date:****Applicant Is:** Contractor**Applicant Name:** Jeremy Walker**Applicant Address:** 12 Ligon Ave.**Applicant City, State,
ZIP:** Nashville, TN 37207**Applicant Phone
Number:** 6155067296**Applicant Email:** jeremy.urbandg@gmail.com**Description:** For new house construction, applicant requests that a planter wall be allowed to substitute for finished grade where required to comply with Municipal Code definition of "basement" for the purpose of compliance with "Maximum Stories" requirement in Bulk Building Standards.**Project Cost:** 0**Square Feet:** 0**Lot Area:** 0**Lot Coverage:** 0**Heat/cooled area:** 0**Proposed Height(ft.):** 0**#of stories:** 0**Lot Depth/Width
Ratio:****Avg. front setback of
adjacent homes:****Zoning District:** Zone D**Radnor Lake Impact
Zone:** No**Steep Slope:** Yes**Plat/Subdivison:** No**Status:** Open**Assigned To:** Stephen Snow**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
16010000500	5421 FRANKLIN PIKE	LOT 3 DEER RUN SUBD.1ST REV	KF LEGACY, LLC		

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS, AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-IN, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CABE WORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPARATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.



MAIN FLR
SCALE: 1/8" = 1'-0"

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CONSTRUCTION NEEDS OR ENGAGE ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

INTERIOR	
MAIN FLOOR AREA	2486 SQ. FT.
2ND FLOOR AREA	1116 SQ. FT.
FIN. BSMT. AREA	1310 SQ. FT.
TOTAL HEATED	5912 SQ. FT.

EXTERIOR	
MAIN FLOOR AREA	2623 SQ. FT.
2ND FLOOR AREA	1863 SQ. FT.
FIN. BSMT. AREA	1380 SQ. FT.
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PORCH AREA	1262 SQ. FT.
T.B.D. AREA	643 SQ. FT.
DECK AREAS	886 SQ. FT.

5421 Franklin Pike
Nashville, Tennessee
37220

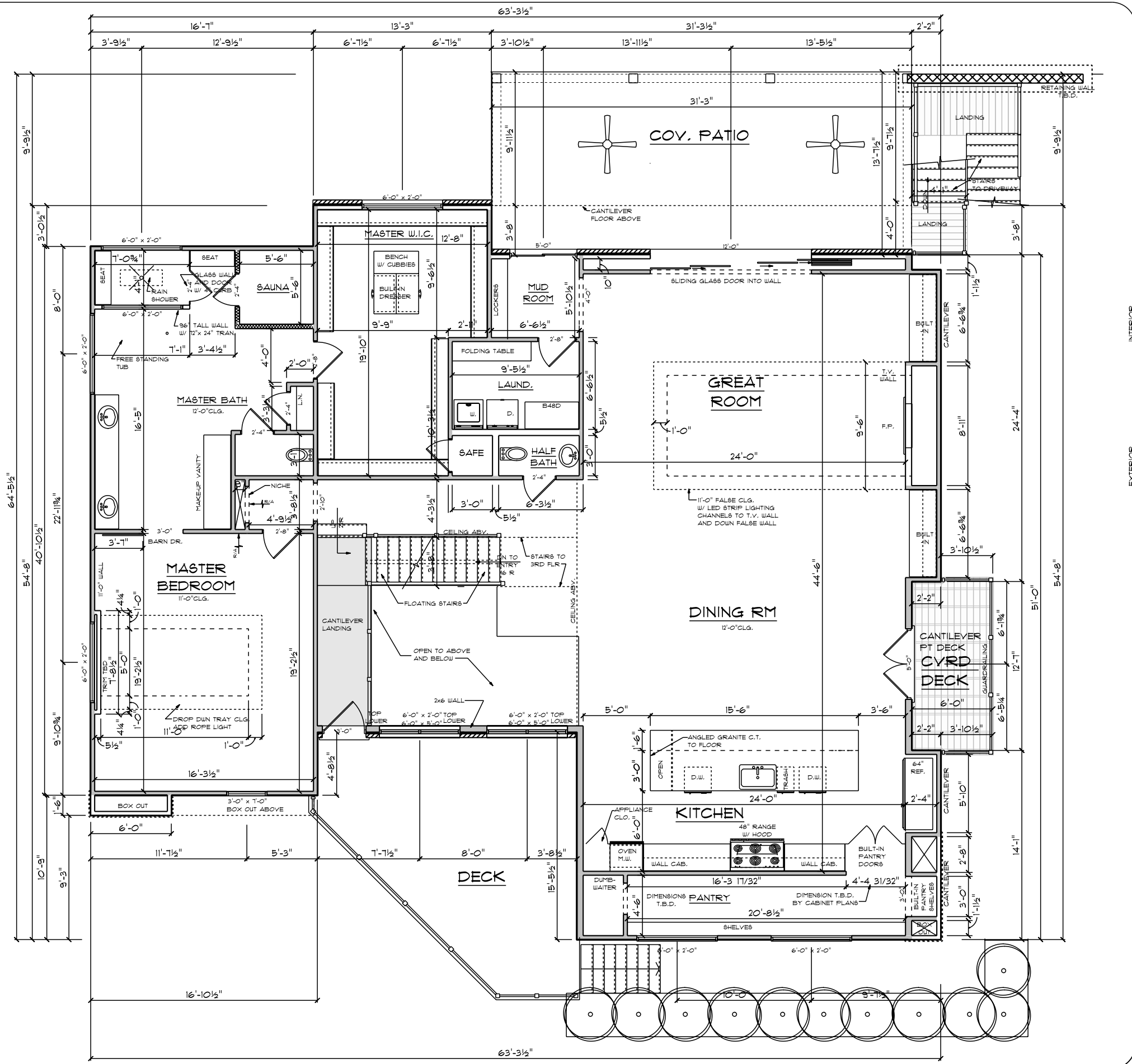
Urban Development Group LLC
SCALE: AS NOTED ON 11 x 11
Drawn By: RLJR

October 10, 2023

PAGE:
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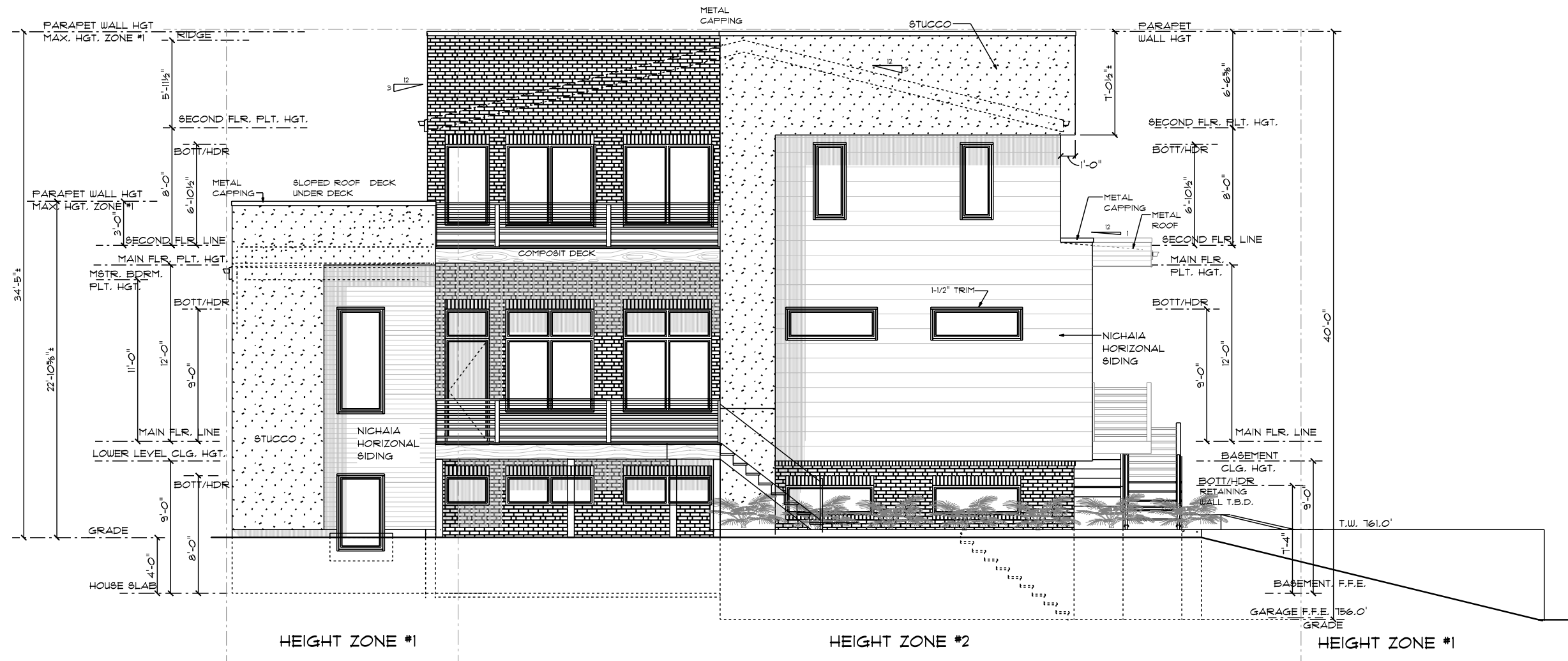
SECOND FLR
SCALE: 1/8" = 1'-0"

INTERIOR	
MAIN FLOOR AREA	2623 SQ. FT.
2ND FLOOR AREA	1863 SQ. FT.
FIN. BSMT. AREA	1390 SQ. FT.
TOTAL HEATED	5876 SQ. FT.
GARAGE AREA	1262 SQ. FT.
PORCH AREA	1262 SQ. FT.
PATIO AREA	643 SQ. FT.
DECK AREAS	896 SQ. FT.

EXTERIOR	
MAIN FLOOR AREA	2486 SQ. FT.
2ND FLOOR AREA	1716 SQ. FT.
FIN. BSMT. AREA	1310 SQ. FT.
TOTAL HEATED	5512 SQ. FT.

5421 Franklin Pike
Nashville, Tennessee
37220

Urban Development Group LLC
SCALE: AS NOTED ON IT X IT
Drawn By: RLK



FRNT. ELEV. W 4' BERM
 SCALE: 0.1199" = 1'-0"

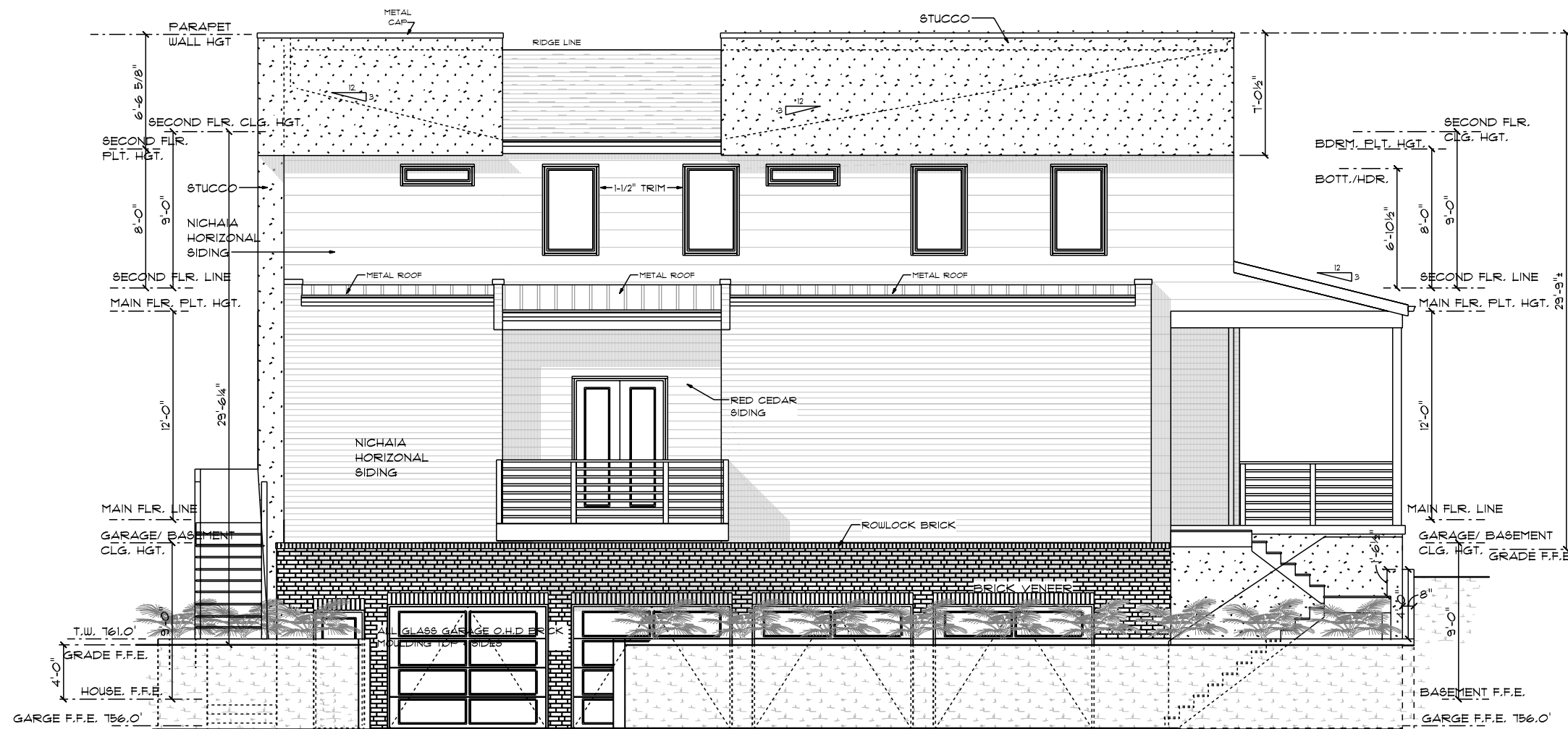
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AREA	HEIGHT	FIN. BSMT. AREA	TOTAL HEATED	DECK AREAS
MAIN FLOOR AREA	2623 SQ. FT.	1863 SQ. FT.	5966 SQ. FT.	643 SQ. FT.
2ND FLOOR AREA	1863 SQ. FT.	1380 SQ. FT.	5966 SQ. FT.	886 SQ. FT.
FIN. BSMT. AREA	1380 SQ. FT.	5966 SQ. FT.	643 SQ. FT.	886 SQ. FT.
TOTAL HEATED	5966 SQ. FT.	643 SQ. FT.	886 SQ. FT.	
GARAGE AREA	1262 SQ. FT.			
PORCH AREA	1262 SQ. FT.			
T.B.D. AREA	643 SQ. FT.			
DECK AREAS	886 SQ. FT.			

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Urban Development Group LLC
 SCALE: AS NOTED ON 11 x 17
 Drawn By: RLK

October 10, 2023



RIGHT W BERM

SCALE: 1/8" = 1'-0"

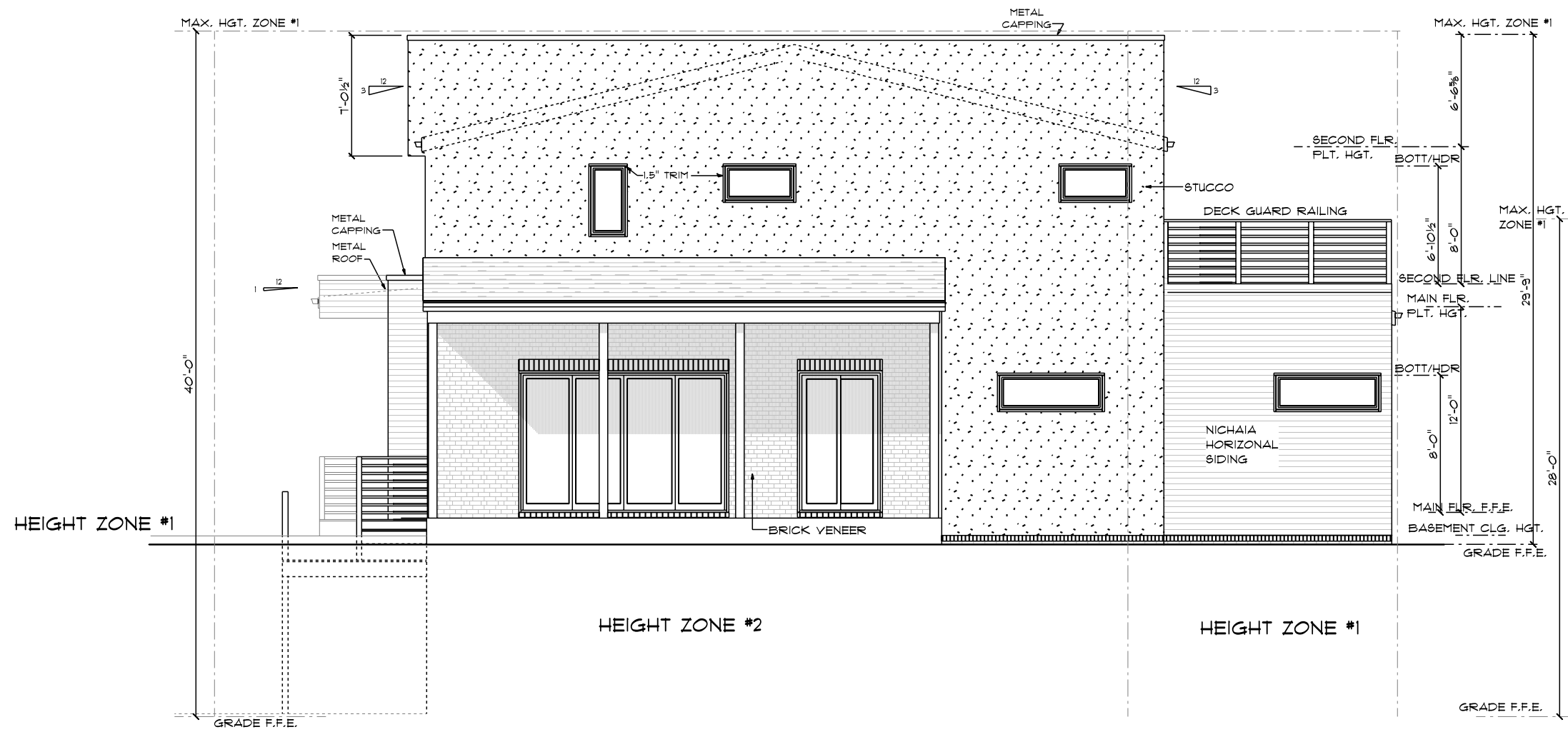
THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

MAIN FLOOR AREA	2623 SQ. FT.
2ND FLOOR AREA	1983 SQ. FT.
FIN. BSMT. AREA	1390 SQ. FT.
TOTAL HEATED	5996 SQ. FT.
GARAGE AREA	1262 SQ. FT.
PORCH AREA	1262 SQ. FT.
PATIO AREA	643 SQ. FT.
DECK AREAS	896 SQ. FT.
MAIN FLOOR AREA	2486 SQ. FT.
2ND FLOOR AREA	1716 SQ. FT.
FIN. BSMT. AREA	1310 SQ. FT.
TOTAL HEATED	5512 SQ. FT.

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Urban Development Group LLC
SCALE: AS NOTED ON 11 x 11
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October 10, 2023



REAR
 SCALE: 1/8" = 1'-0"

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE FRAMING AND FINISHES OF THIS HOME.

EXTERIOR

MAIN FLOOR AREA	2623 SQ. FT.
2nd FLOOR AREA	1863 SQ. FT.
FIN. BSMT. AREA	1380 SQ. FT.
TOTAL HEATED	5866 SQ. FT.
GARAGE AREA	1262 SQ. FT.
PORCH AREA	1122 SQ. FT.
DECK AREA	643 SQ. FT.
TOTAL HEATED	886 SQ. FT.

INTERIOR

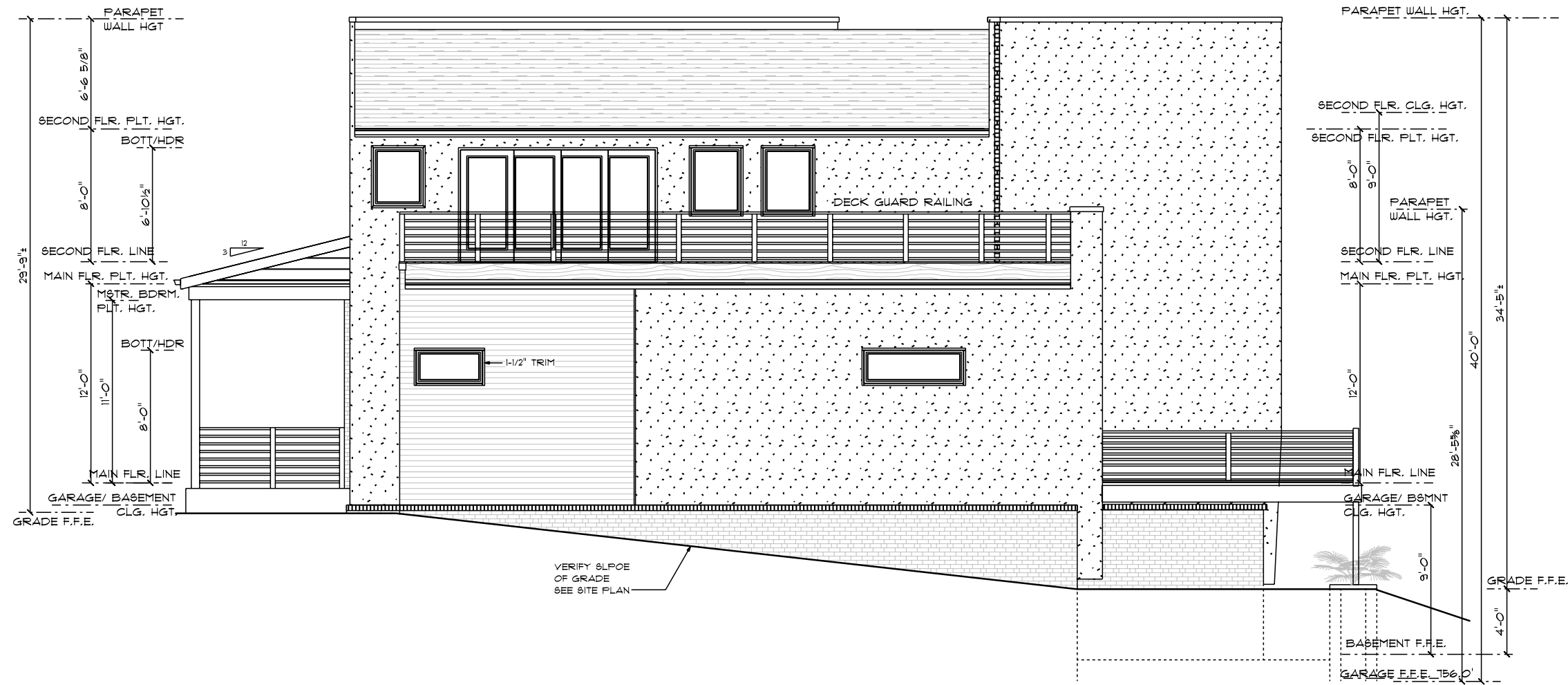
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2nd FLOOR AREA	1716 SQ. FT.
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TOTAL HEATED	5512 SQ. FT.

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Urban Development Group LLC
 SCALE: AS NOTED ON 11 x 11
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October 10, 2023

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LEFT

SCALE: 1/8" = 1'-0"

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION PERFORMS AS SHOWN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH THE FRANCHISE AND AESTHETICS OF THIS HOME.

MAIN FLOOR AREA * 2486 SQ. FT.
 2ND FLOOR AREA * 1716 SQ. FT.
 FIN. BSMNT. AREA * 1310 SQ. FT.
 TOTAL HEATED * 5512 SQ. FT.

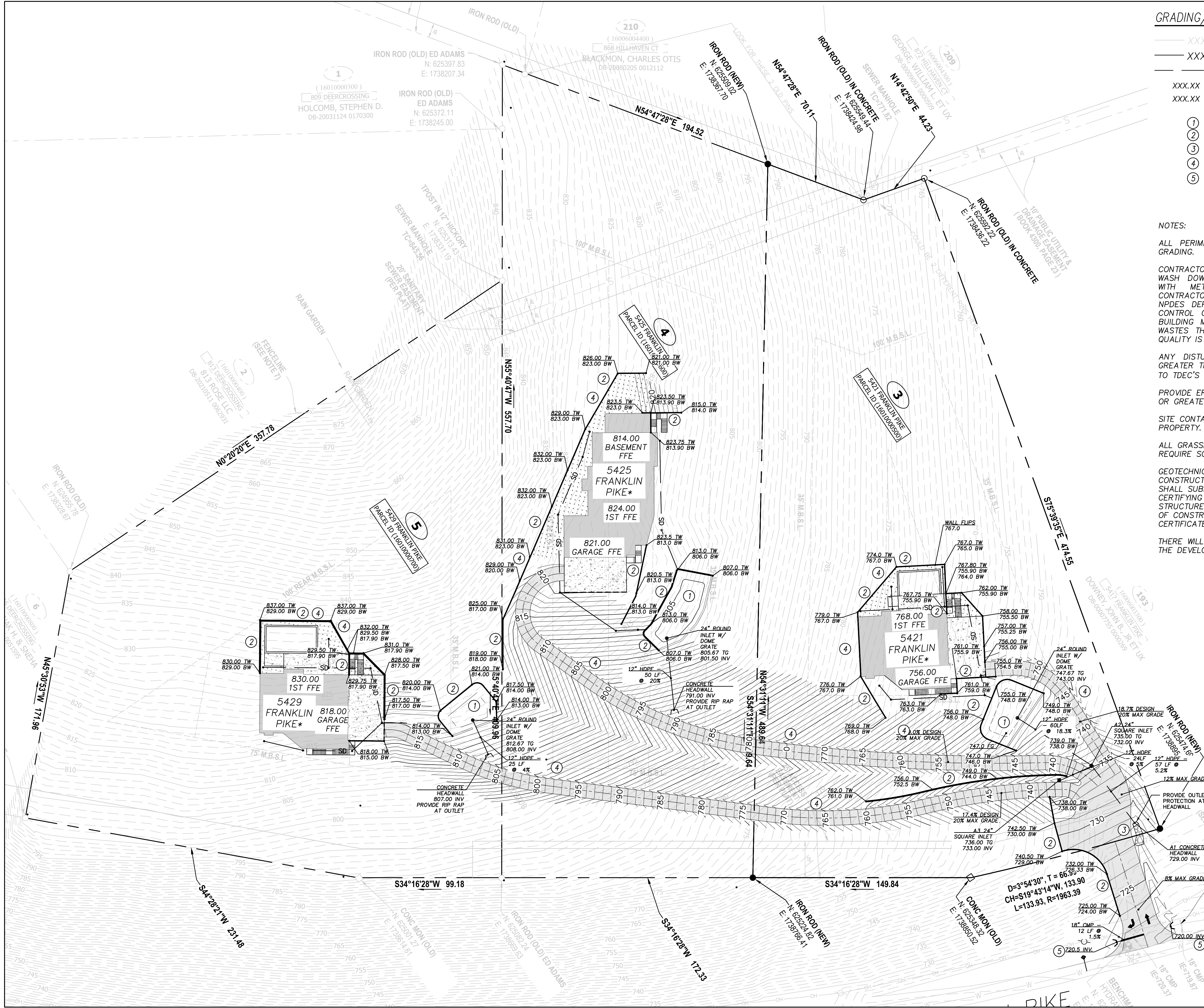
MAIN FLOOR AREA * 2623 SQ. FT.
 2ND FLOOR AREA * 1863 SQ. FT.
 FIN. BSMNT. AREA * 1380 SQ. FT.
 TOTAL HEATED * 5866 SQ. FT.
 GARAGE AREA * 1262 SQ. FT.
 PORCH AREA * 643 SQ. FT.
 T.B.D. SQ. FT.
 PATIO AREA * 896 SQ. FT.
 DECK AREAS *

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 37220

Urban Development Group LLC
 SCALE: AS NOTED ON 11 x 11
 Drawn By: RLJ

October 10, 2023

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GRADING/DRAINAGE, EROSION CONTROL LEGEND

- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- SD STORM PIPE
- XXX.XX TW TOP OF WALL
- XXX.XX BW BOTTOM OF WALL

- 1 LEVEL 1 BIORETENTION BASIN
- 2 RETAINING WALL, STRUCTURAL DESIGN BY OTHERS
- 3 CONCRETE HEADWALL, #2/C5.10
- 4 2' WIDE, 6" DEEP SWALE
- 5 TDOT SAFETY ENDWALL, D-SEW-1A, #1/C5.11

NOTES:

ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.

CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED ACCORDING TO TDEC'S SPECIFICATIONS.

PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER.

SITE CONTAINS 15% OR GREATER SLOPES ACROSS THE PROPERTY.

ALL GRASSED AREAS ON SLOPES 15% OR GREATER WILL REQUIRE SOD.

GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING CONSTRUCTION TO MONITOR CONSTRUCTION. ENGINEER SHALL SUBMIT A GEOTECHNICAL CERTIFICATION LETTER CERTIFYING THE STABILITY OF THE SLOPE AND THE STRUCTURE TO THE CITY OF OAK HILL UPON COMPLETION OF CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.

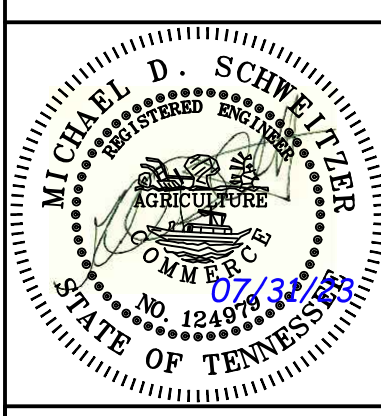
PRE/POST SITE RUNOFF		
	PRE (CFS)	POST (CFS)
2 YEAR	9.487	9.235
5 YEAR	16.01	15.44
10 YEAR	20.58	20.43
25 YEAR	26.73	26.17
50 YEAR	31.38	30.50
100 YEAR	36.01	35.90

MAP NO. 16.01 - PARCEL 07.00

PROJECT BENCHMARK
 BENCHMARK DESCRIPTION: HYDRANT TAG BOLT
 N: 625410.80 ELEVATION: 725.07
 E: 1738950.30 (NAVD88)

30' 15' 0' 30' 60'
 SCALE IN FEET
 GRAPHIC SCALE 1"=30'

SWS ENGINEERING, INC.
 Civil, Mechanical, Electrical, Surveying
 514 Atlanta Springs Court, Suite A-4
 Franklin, TN 37067
 951-714-0991
 SAN DIEGO • NASHVILLE • PHOENIX



OVERALL GRADING AND DRAINAGE PLAN
 CONSTRUCTION DOCUMENTS
5421, 5425, 5429 FRANKLIN PIKE
 NASHVILLE, TENNESSEE 37220

REV.	COMMENTS	DATE

C2.00

JOB NO.: 22-270T
 DRAWN BY: DMO
 CHECKED BY: PDA