

Developer/Owner:

Woodstock Vintage Lumber LLC.
C/O Brent Coursey
1225 4th Ave. South
Nashville, TN 37210

Engineer/Applicant:

Site Engineering Consultants, Inc.
C/O Jamie Reed, P.E., R.L.S.
President/Design Engineer
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Phone: 615-890-7901
Fax: 615-895-2567

Floodplain Note:

This property lies within Zone X, not in a Special Flood Hazard Area, as defined by FIRM Maps for Nashville & Davidson County, Tennessee Map Number 47037C0219F, Effective date April 20, 2001.

SP Development Standard:

Existing Use = Lumber Co.
Proposed Use = Multi-Family Residential And General Office (Live Work)
42 Units
Type "A" Unit Footprint 18'x38'
-21 @ 1-BR Units (1-Story Flat = 684 Sq.Ft.)
-21 @ 2-BR Units (2-Story Stacked = 1368 Sq.Ft.)
Total Floor Area: 41,040 Sq.Ft.
Total Land Area: 1.24± Acres
Impervious Surface Area: 0.97 Acres
Building Height = 2 Story, 27'. Max Height = 30'

Setbacks Standards:

Phase 1: Front: 5' Side: 5' Rear: 5'
Phase 2: Front: Builds To 5-10' Side: 5' Rear: 5'

Buffer Yard Requirements: Provided: None Required: None

Deed Reference:

17th Council Manic District Davidson County, TN
Council Person: Sandra Moore
Existing Zoning = IR-Industrial Restrictive W/ Urban Zoning Overlay District
Proposed Zoning: SP
Adjacent Zoning: R6, IR, CS
Tax Map 105-03, Parcel 346
Parcel ID: 10503034600

Parking Standards:

Required: (21 Units x 1.5 Sp/Unit For 2-BR In UZO)
(21 Units x 1 Sp/Unit For 1-BR In UZO)
Total Required: 53 Spaces
Total Provided: 60 Spaces (Phase 1: 47 Spaces, Phase 2: 13 Spaces)

Phasing:

Phase I: 8 Bldgs. (Area: 0.73± Acres)
ISR = $\frac{\text{Impervious Surface}}{\text{Total Area}} = \frac{4.5}{9.5} = 0.50\%$
Phase II: 13 Bldgs. (Area: 0.51± Acres)
ISR = $\frac{4.9}{6.5} = 0.79\%$

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: JREED@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design is in accordance with applicable codes and standards, and to be in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability in responsibility in the assurance that the site is constructed in accordance with the construction plans.

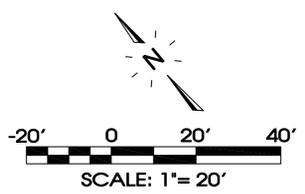


Woodstock at Chestnut Hill
1225 4th Ave. South
Preliminary SP Application# 2014SP-029-001
Nashville, Tennessee

Legend:											
□	EXIST. CONCRETE MONUMENT	□	INLET PROTECTION FILTER	⊕	BENCHMARK	➤	SEWER/STORM FLOW DIRECTION	— PH —	EXISTING PHONE	— STM —	EXISTING STORM
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL	⬮	BLOW OFF VALVE	➡	TRAFFIC ARROW	— OH —	EXISTING ELECTRIC	— STM —	PROPOSED STORM
○	IRON PIN FOUND (I.P.F.)	⊙	HC SIGN	●	CONCRETE BOLLARD	➡	TURN LANE ARROWS	---	PROPERTY LINE	--- </td <td>EXISTING CONTOUR LINES</td>	EXISTING CONTOUR LINES
+	EXIST. SIGN POST	—	HEADWALL	■	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	--- </td <td>EASEMENTS</td> <td>---<!--</td--> <td>PROPOSED CONTOUR LINES</td> </td>	EASEMENTS	--- </td <td>PROPOSED CONTOUR LINES</td>	PROPOSED CONTOUR LINES
○	EXIST. SEWER CLEANOUT	—	WINGED HEADWALL	⊠	CURB INLET	⊠	WATER METER	--- </td <td>RIGHT OF WAY</td> <td>---<!--</td--> <td>EXISTING SANITARY SEWER</td> </td>	RIGHT OF WAY	--- </td <td>EXISTING SANITARY SEWER</td>	EXISTING SANITARY SEWER
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE	⊠	AREA DRAIN	⊠	WHEEL STOP	--- </td <td>EROSION CONTROL SILT FENCE</td> <td>---<!--</td--> <td>PROPOSED SANITARY SEWER</td> </td>	EROSION CONTROL SILT FENCE	--- </td <td>PROPOSED SANITARY SEWER</td>	PROPOSED SANITARY SEWER
⊙	EXIST. CATCH BASIN (STORM SEWER)	63.25 x	PROPOSED SPOT ELEVATION	⊠	CONCRETE THRUST BLOCK	⊠	GREASE TRAP	--- </td <td>EROSION EEL</td> <td>---<!--</td--> <td>EXISTING WATER</td> </td>	EROSION EEL	--- </td <td>EXISTING WATER</td>	EXISTING WATER
⊙	EXIST. WATER/GAS VALVE	(63.25) x	EXIST. SPOT ELEVATION	⊠	DOUBLE DETECTOR CHECK VALVE	⊠	DRAINAGE STRUCTURE DESIGNATION	--- </td <td>EXISTING FENCELINE</td> <td>---<!--</td--> <td>PROPOSED WATER</td> </td>	EXISTING FENCELINE	--- </td <td>PROPOSED WATER</td>	PROPOSED WATER
⊠	EXIST. TELEPHONE RISER	⊠	POST INDICATOR VALVE	⊠	FIRE DEPT. CONNECTION	⊠	DRAINAGE PIPE DESIGNATION	--- </td <td>EXISTING FENCELINE</td> <td>---<!--</td--> <td>PROPOSED WATER</td> </td>	EXISTING FENCELINE	--- </td <td>PROPOSED WATER</td>	PROPOSED WATER
⊠	EXIST. GAS RISER	⊠	REDUCER	⊠	FIRE HYDRANT	⊠	CONCRETE SIDEWALK	--- </td <td>MINIMUM BUILDING SETBACK LINE</td> <td>---<!--</td--> <td></td> </td>	MINIMUM BUILDING SETBACK LINE	--- </td <td></td>	
⊠	ELECTRICAL ENCLOSURE	⊠	REMOTE FIRE DEPT. CONNECTION	⊠	GAS METER	⊠	EXTRUDED CURB	--- </td <td>PHASE BOUNDARY</td> <td>---<!--</td--> <td></td> </td>	PHASE BOUNDARY	--- </td <td></td>	
⊠	EXIST. WATER METER	⊠	REVISION NUMBER	⊠	GATE VALVE & BOX	⊠	CURB & GUTTER	--- </td <td>EXISTING GAS LINE</td> <td>---<!--</td--> <td></td> </td>	EXISTING GAS LINE	--- </td <td></td>	
⊠	EXIST. UTILITY POLE	⊠	RIP RAP	⊠	EXTERIOR CLEANOUT	⊠	CONCRETE SWALE	--- </td <td>PROPOSED GAS LINE</td> <td>---<!--</td--> <td></td> </td>	PROPOSED GAS LINE	--- </td <td></td>	
⊠	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW								

Existing Boundary & Topographical Information Taken From A Survey Prepared By H&H Land Surveying, Inc., Dated 3-4-2014. SEC, Inc. Makes No Warranties As To The Accuracy Of This Survey And Is Not Responsible For Any Discrepancies That Are Found To Exist With Actual Field Conditions.

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.



REVIEW SET
(Not Intended For Construction)

Site Plan

REVISIONS:

DRAWN: SJA
DATE: 3-7-14
CHECKED: JRF
FILE NAME: 14024project.dwg
SCALE: 1"=20'
JOB NO: 14024
SHEET: C2.0