PRELIMINARY SPECIFIC PLAN

OCEOLA PLACE

200 & 202 OCEOLA AVENUE
NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2014SP-014-002
ORDINANCE NO. BL____-___

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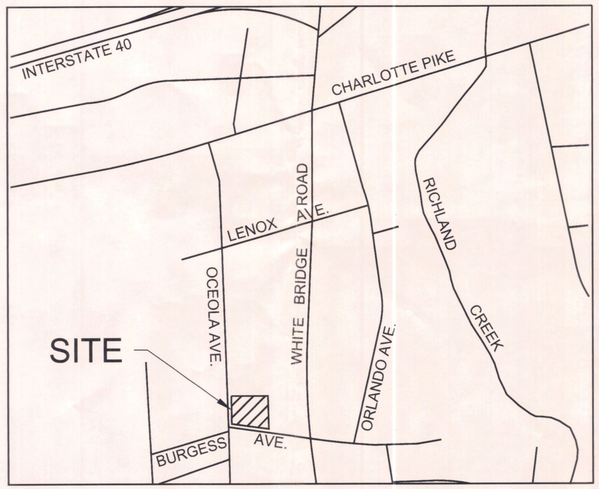
C2.00	GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN
L1.00	LANDSCAPE PLAN
A4.0	EXTERIOR ELEVATIONS

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND EXISTING SP 2012SP-014-001, AND TO PERMIT A RESIDENTIAL DEVELOPMENT TO INCLUDE 13 UNITS.

MAP 103.02 PARCELS 32.00 & 33.00



VICINITY MAP
N.T.S.

NORTH

OWNER

DHJ ASSOCIATES
637 RIVER ROUGE DRIVE
NASHVILLE, TN 37209
CONTACT: CHUCK HOLMES
PHONE: (615) 642-2995

DEVELOPER

PLACE DEVELOPMENT CO.
P.O. BOX 1502 04
NASHVILLE, TN 37215
CONTACT: DEREK LISLE
PHONE: (615) 543-5535
EMAIL: derek.lisle@placedevelopment.com

PLANNER/CIVIL ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACT: SEAN DECOSTER, P.E.
PHONE: (615)248-9999
EMAIL: seand@civil-site.com

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

SEAN K. DECOSTER
REGISTERED ENGINEER
08/20/14
COMMERCE
NO. 00106250
STATE OF TENNESSEE

Nashville & Davidson County
AUG 20 2014
Metropolitan Planning Department

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

METRO COMMENTS: 08-20-2014
PRELIMINARY SP SUBMITTAL: 07-31-2014
JOB NO.: 14-071-01

VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE 1"=20'
0 5 10 20 40 60

PROJECT BENCHMARK:
DESCRIPTION: 5/8" IRON ROD WITH ALUMINUM CAP
ELEVATION: 477.12 (NAVD88)
NAVD : 88

MAP 103.02 PARCELS 32.00 & 33.00

JOB NO.: 14-071-01

C0.01

DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
LEB, DG	SKD	07-31-14	INITIAL SUBMITTAL	
LEB	SKD	08-20-14	METRO COMMENTS	

EXISTING CONDITIONS PLAN

PRELIMINARY SPECIFIC PLAN

OCEOLA PLACE

200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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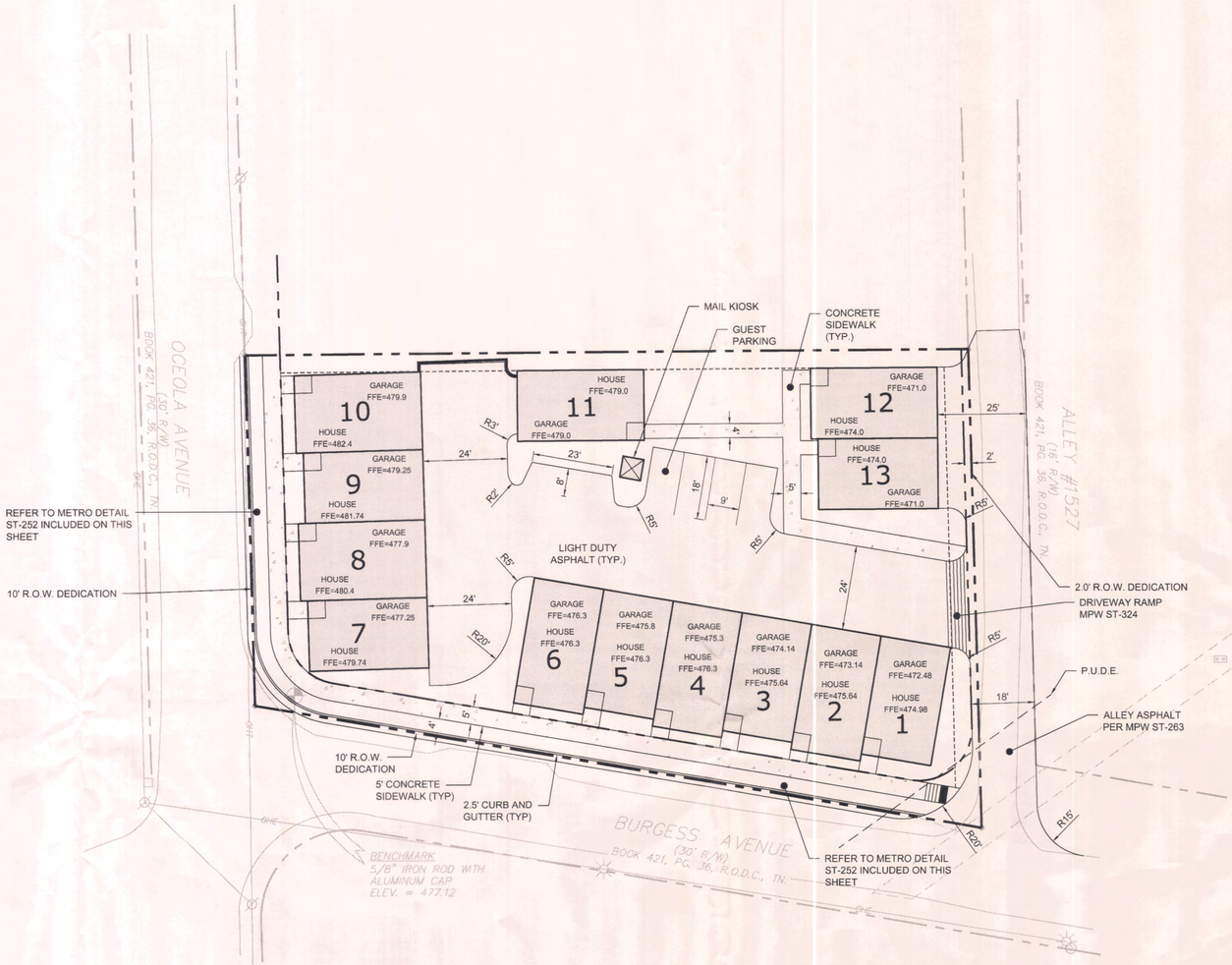
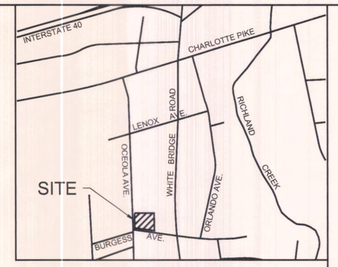




VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	0.48 AC
ROW DEDICATION	0.08 AC
TOTAL	0.56 AC
BUILDING AREA	0.21 AC (43.7%)
SIDEWALK AREA	0.02 AC (4.2%)
PAVED AREA	0.15 AC (31.3%)
OPEN SPACE AREA	0.10 AC (20.8)
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 14 RESIDENTIAL UNITS.
PROPOSED BUILDING TYPE	TOWN HOMES
PROPOSED BUILDING AREA	1,200 - 1,300 S.F. UNITS
MAXIMUM BUILDING COVERAGE	80%
MINIMUM SETBACKS	• FRONT 4' • SIDE 5' • REAR 5'
PARKING REQUIRED	20 SPACES (1.5 SPACES/UNIT)
PARKING PROVIDED	31 TOTAL SPACES (2.14/UNIT RATIO) 5 SURFACE / 26 GARAGE
MAX HEIGHT	35'

Development Summary

Council District Number:	20
Council Member Name:	Buddy Baker
Owner of Record:	DHJ Associates 637 River Rouge Drive Nashville, TN 37209
SP Name: SP Number:	Oceola Townhomes 2014SP-014-001
Designer:	Civil Site Design Group, PLLC 630 Southgate Avenue, Suite A Nashville, TN 37203 p 615-248-9999 Contact: Sean DeCoster seand@civil-site.com

NOTES:
1. 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.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
The purpose of this specific plan is to permit a residential development to include 13 units.

Development Plan:
The developer of this project intends to develop a 13 unit, Townhome residential project.

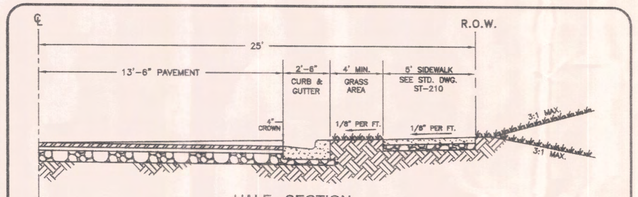
Existing Conditions:
The property is currently vacant.

Applicability to the General Plan:
This property is within the West Nashville Community Planning area. The structure plan for this property identifies this area as Suburban Neighborhood Evolving Maintenance Policy.

Permitted Uses:
Uses permitted in this development shall be limited to attached residential.

Development Standards:
1. 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 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.
2. The required fire flow shall be determined by the Metro/Nashville Fire Marshall's office prior to the issuance of a building permit.
3. Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
4. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
5. Individual water and sewer service lines are required for each unit.
6. The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
7. Ownership for units may be divided by a horizontal property regime or a subdivision approved by the Metro Planning Commission, with a minim lot size of 1,000 square feet.
8. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
9. According to FEMA's current flood maps (47037C0213F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
10. According to the NRCS Soils Map, the soils on the property are MsD (Mimosa-Urban land complex, 5-25% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
11. Site slopes range from 2-8% . There are no naturally occurring slopes over 15%.
12. Existing alley to be improved to provide adequate access and circulation.
13. There are no known existing wetlands within the SP boundary.
14. Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
15. All development with the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
16. 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 permits.
17. All proposed public utilities and services shall be installed underground.
18. For any development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application.
19. The owner/developer agrees to maintain private trash & recycling service for the units as long as the development remains in place. The responsibility shall be transferred to the homeowner association for the development upon its establishment.

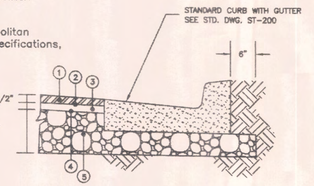
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF PUBLIC WORKS
ASST. DIR. ENG.: Mark Macy
DATE: 5/9/14
DIRECTOR:
DATE: 5/9/14
RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.)
REVISED: 04/09/01
DWG. NO. ST-252



HALF - SECTION

General Notes
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

PAVEMENT SCHEDULE
1. 1-1/2" ASPHALTIC CONCRETE SURFACE (411D)
2. TACK COAT (SS-1)
3. 2" BITUMINOUS BINDER (B-M2)
4. PRIME COAT (RS-2)
5. 8" STONE (GRADING D PUG MILL MIX)



PAVEMENT COURSES

NOT TO SCALE

MAP 103.02 PARCELS 32.00 & 33.00

NORTH

PROJECT BENCHMARK:
DESCRIPTION: 5/8" IRON ROD WITH ALUMINUM CAP
ELEVATION: 477.12 (NAVD88)
NAVD - 88

0 5 10 15 20 40 60
GRAPHIC SCALE 1"=20'

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

SEAN K. DECOSTER REGISTERED LANDSCAPE ARCHITECT No. 000106710 STATE OF TENNESSEE
DATE: 08.20.14

PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY SPECIFIC PLAN
OCEOLA PLACE
200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	07-31-14	SKD	LER, DG
	METRO COMMENTS	08-20-14	SKD	LEB

C1.00

JOB NO.: 14-071-01

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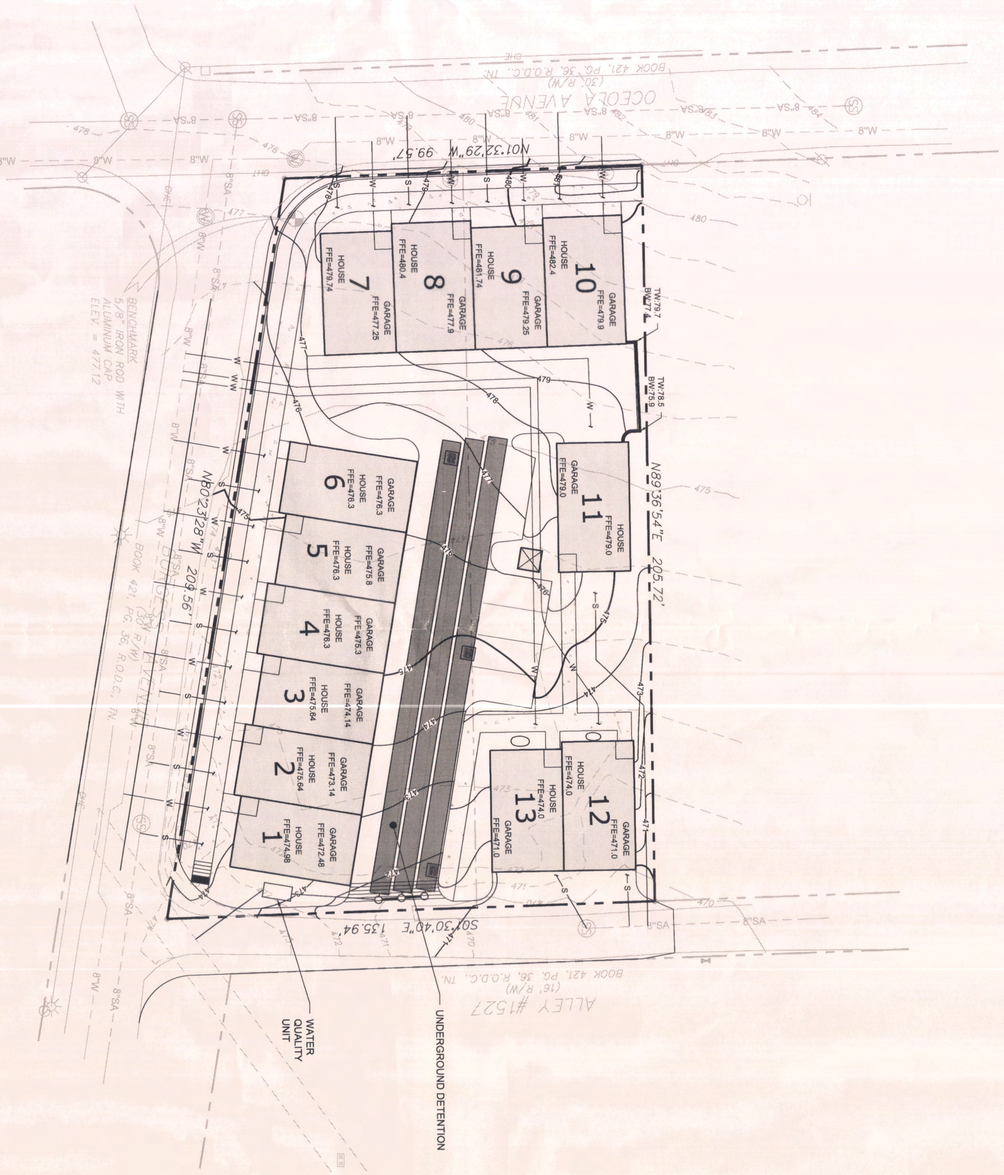

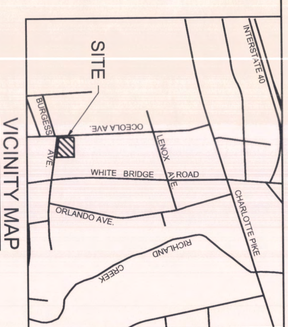

N O R T H

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LEB	SKD	08-20-14	METRO COMMENTS	

JOB NO. 14-071-01

C2.00

GRADING, DRAINAGE AND INFRASTRUCTURE PLAN

PRELIMINARY SPECIFIC PLAN

OCEOLA PLACE

200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
SHANE K. WILSON
REGISTERED
LICENSED PROFESSIONAL ENGINEER
No. 120254
08/20/14

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DESIGN GROUP
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630 SOUTHGATE AVENUE SUITE A NASHVILLE, TN 37203
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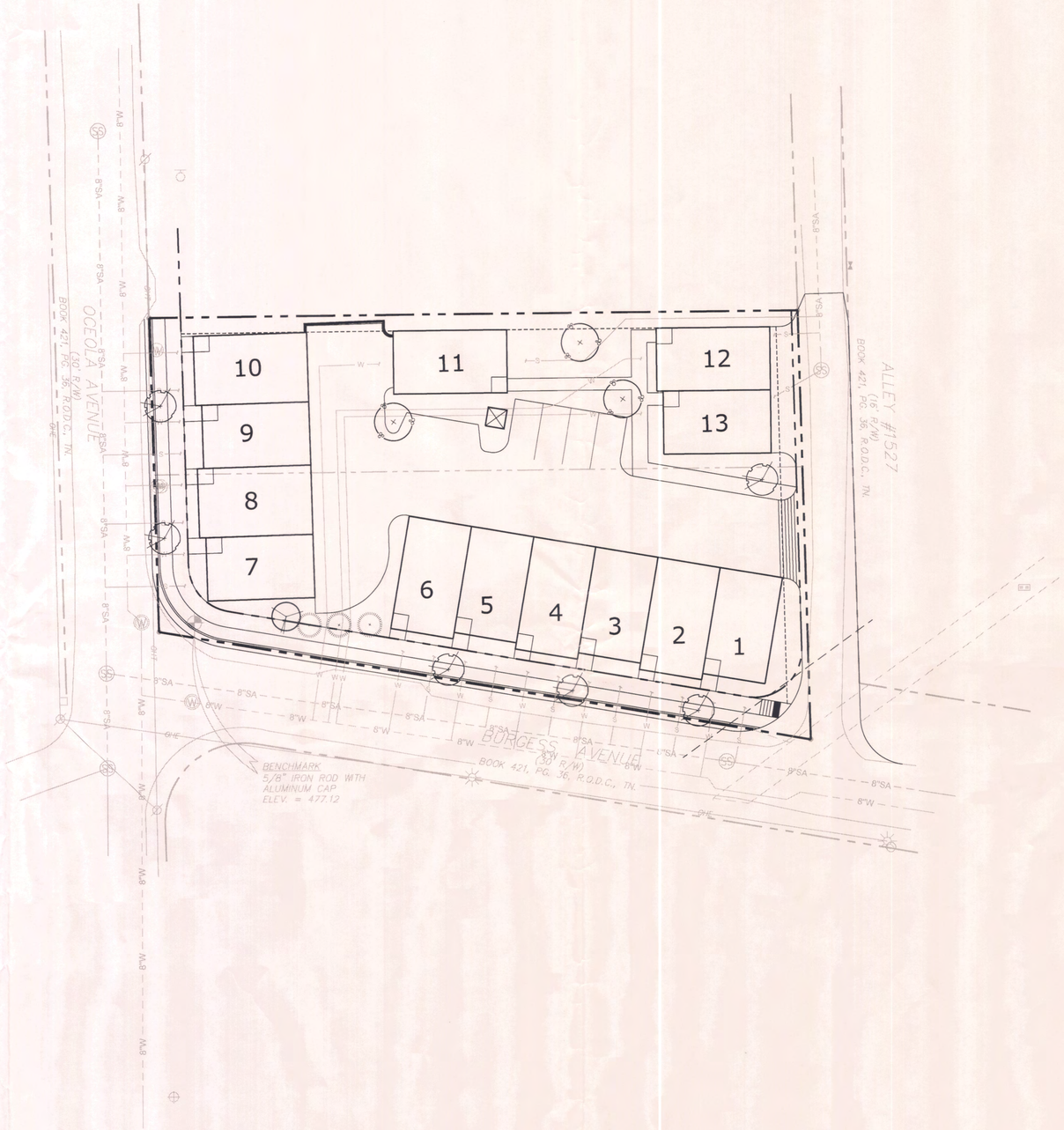

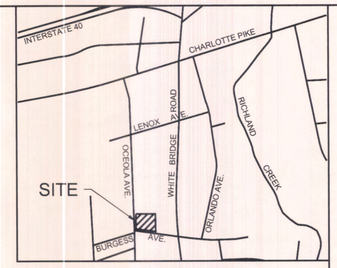

VICINITY MAP

N.T.S.

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	1	Carpinus betulus 'fastigiata'	Columnar Hornbeam	8'-10'	4'-5'	2"	4' Clear Trunk
	3	Cornus florida	Flowering Dogwood	8'-10'	4'-5'	2"	4' Clear Trunk
	7	Quercus robur 'Fastigiata'	Fastigiate English Oak	12'-14'	4'-5'	2"	5' Clear Trunk
	3	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6'-7'	3'-4'	2"	Full to bottom

PLANTING BEDS TO BE PROVIDED IN FRONT OF EACH UNIT

LANDSCAPE NOTES:

The development of this project shall comply with or exceed the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article x. Tree protection and replacement procedures. Landscape ordinance plan to be submitted with the final sp submittal.

MAP 103.02 PARCELS 32.00 & 33.00

NORTH

PROJECT BENCHMARK:
DESCRIPTION: 5/8" IRON ROD WITH ALUMINUM CAP
ELEVATION: 477.12 (NAVD88)
NAVD - 88

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GRAPHIC SCALE 1"=20'

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630 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

JOSHUA J. BETHEA
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 997
06-20-14

CONCEPTUAL LANDSCAPE PLAN

PRELIMINARY SPECIFIC PLAN

OCEOLA PLACE

200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	07-31-14	SKD	LEB, DG
	METRO COMMENTS	08-20-14	SKD	LEB

L1.00

JOB NO.: 14-071-01

Aug 20, 2014 - 2:29pm T:\CADD\2014\14-071-01\CAD\Civil\Preliminary SP\14-071-01 L100 Landscape Plan.dwg

F1 ELEVATION ALONG OCEOLA AVENUE (CONT)
3/16" = 1'-0"

F11 SIDE ELEVATION FACING BURGESS AVENUE
3/16" = 1'-0"

A1 ELEVATION ALONG BURGESS AVENUE
3/16" = 1'-0"

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REV:	DATE:	DESC:
0	07.31.14	SP APPROVAL

EXTERIOR ELEVATIONS

#1417.3

URBAN INFILL:
OCEOLA townhomes
OCEOLA AVENUE AND
NASHVILLE, TENNESSEE

A4.0