EROSION CONTROL & GRADING NOTES

1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE 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.

3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.

4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

5) 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 INSTALLLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.

6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.

7) 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 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.

8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.

9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.

11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.

12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

13) 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.

14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.

15) 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.

PUBLIC WORKS NOTES

1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

2) 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.

3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.

4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.

5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.

4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.

6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.

9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.

10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.

12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.

13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.

16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.

17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

WATER & SEWER NOTES

1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.

2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.

3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

5) 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.

6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.

7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY IS CONTAINED WITHIN SUBAREA 10: GREEN HILLS/MIDTOWN COMMUNITY STRUCTURE PLAN. THE SPECIFIED LAND USE FOR THE SUBJECT SITE AND ITS IMMEDIATE SURROUNDINGS IS RESIDENTIAL MEDIUM DENSITY (RM).

THE RM STRUCTURE PLAN IS INTENDED TO ACCOMODATE RESIDENTIAL DEVELOPMENTS WITH A DENSITY RANGE OF 4-9 UNITS PER ACRE. DEVELOPMENTS WITH DENSITIES IN THE UPPER END OF THE DENSITY RANGE ARE INTENDED FOR PROPERTIES WITH GOOD ACCESSIBILITY, NEAR OR FROM A COLLECTOR OR ARTERIAL STREET, AND NOT INTENDED TO BE PLACED WITHIN AREAS OF LOWER DENSITIES. APPROPRIATE USES WITHIN THE RM STRUCTURE PLAN INCLUDE COMPACT, SINGLE-FAMILY DETACHED UNITS, TOWNHOMES AND WALK-ABLE APARTMENTS. SMALL OPEN SPACES SUCH AS PARKS, GREENS, SQUARES OR PLAZAS ARE ALSO APPROPRIATE TO INCORPORATE INTO RM DEVELOPMENTS.

AS PROPOSED, THIS APPLICATION YIELDS DENSITIES IN THE UPPER END OF THE SPECIFIED DENSITY RANGE. THIS IS APPROPRIATE AS THE SUBJECT SITE IS WITHIN CLOSE PROXIMITY TO WEST END AVENUE, MURPHY ROAD, NEBRASKA AVENUE AND I-440. MOREOVER, THE PROPERTY IS ADJACENT TO INDUSTRIAL ZONINGS TO THE WEST, COMMERCIAL ZONING ~150' TO THE SOUTH AND MEDIUM DENSITY RESIDENTIAL ZONINGS OF R6 (DESIGNED FOR A DENSITY OF 7.7 RESIDENTIAL DWELLING UNITS). THIS SP PROPOSES COMPACT, SINGLE-FAMILY DETACHED DWELLINGS, IT PROVIDES FOR A STREETSCAPE COMPARABLE TO ITS SURROUNDINGS, IT INLCUDES WALKABLE PEDESTRIAN CONNECTIONS AS WELL AS A CENTRAL COURTYARD.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 8 UNIT MULTIFAMILY (DETACHED, SINGLE FAMILY DWELLINGS) DEVELOPMENT AS SHOWN.

2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

3)THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0214F DATED APRIL 20, 2001.

4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.

5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7) 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).

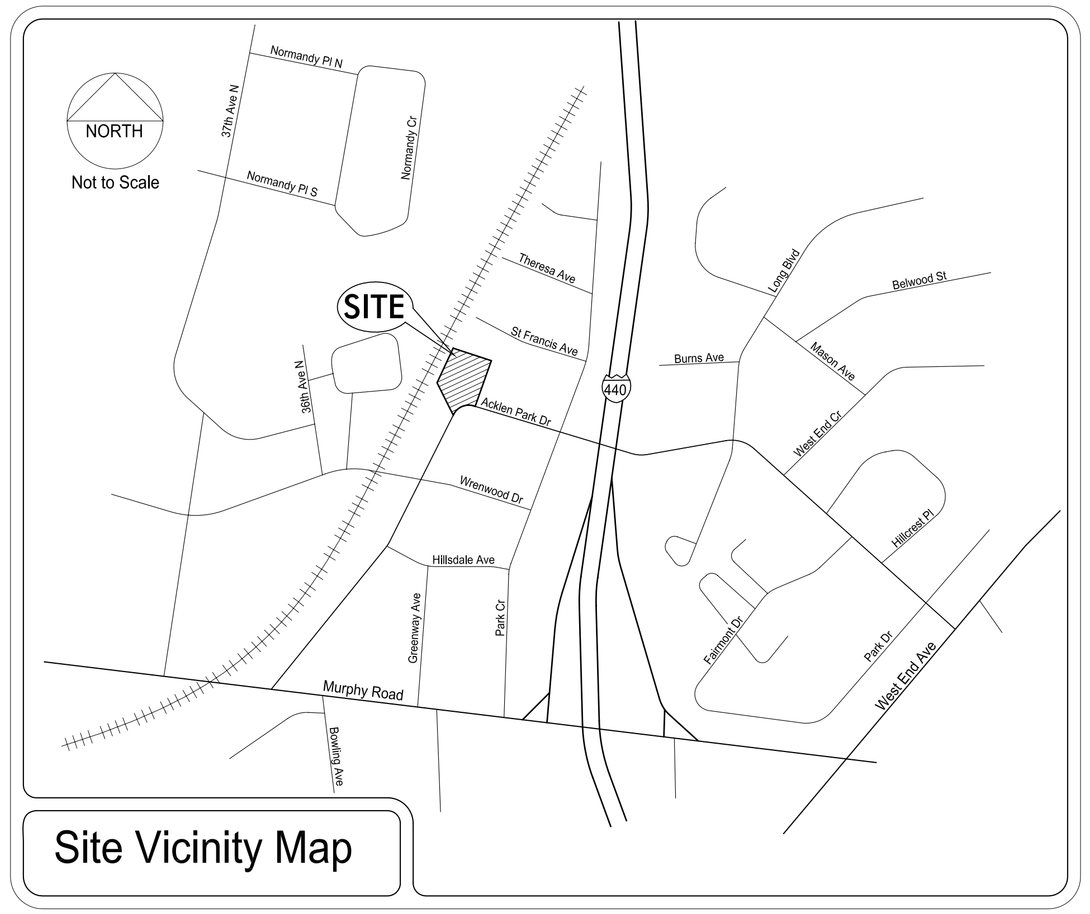
8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.

10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.

11) 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 ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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 RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING R6 (UZO)	SURROUNDING ZONING R6 (UZO)
MINIMUM LOT SIZE 6,000 SF	
NUMBER OF UNITS/DENSITY	8 TOTAL DWELLING UNITS
FAR	60% MAXIMUM 50% PROPOSED
ISR	70% MAXIMUM 59% PROPOSED
FRONT YARD SETBACK:	30' ALONG ACKLEN PARK DRIVE (MAINTAINS ADJ. CONTEXT)
SIDE YARD	10' (25' SETBACK ALONG RAILROAD)
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	Buildings fronting Acklen Park Drive shall be limited in height to 25 feet at the bottom of the eave and 35 feet at the top of the roof. For all other buildings the maximum building height shall be 35 feet at the bottom of the eave and 45 feet at the top of the roof.

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	2 ACCESSES ON ACKLEN PARK DRIVE (1-INGRESS & 1-EGRESS)
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	90' TO DRIVEWAY WEST & 95' TO DRIVEWAY EAST
DISTANCE TO INTERSECTION	390'± WEST TO WRENWOOD & 370'± EAST TO PARK CIRCLE
REQUIRED PARKING BASED ON USES	12 STALLS (1.5 STALLS PER UNIT PER UNIT)
PARKING PROPOSED	16 STALLS (2.0 STALLS PER UNIT PER UNIT) 8 Garage Stalls 8 Parallel Stalls (8' x 23')
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:	6 FT - COVERED PORCHES 6 FT - STOOPS & BALCONIES 2 FT - BAY WINDOWS

Property Information

414 Acklen Park Drive (Map 101-01, Parcel 374)
Nashville, Tennessee 37205
17,860 Square Feet or 0.41 Total Acres
Council District 24 (Jason Holleman)

416 Acklen Park Drive (Map 101-01, Parcel 375)
Nashville, Tennessee 37205
18,295 Square Feet or 0.42 Total Acres
Council District 24 (Jason Holleman)

Owners of Record

414 Acklen Park Drive
Kenneth T. Saunders, ET UX
1750 Little Marrowbone Road
Ashland City, Tennessee 37015

416 Acklen Park Drive
Grace McKay
4519 Beacon Drive
Nashville, Tennessee 37215

Developer

Nashville Urban Living Partners
4301 Hillsboro Road, Suite 100
Nashville, Tennessee 37215
Contact: Jeff Zeitlin
Phone: 615.300.3228
Email: jeffazeitlin@gmail.com

Civil Engineer

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0214F. Dated April 20, 2011.

Sheet Schedule

1 C1.0 Notes & Project Standards
2 C2.0 Existing Conditions & Layout
3 C3.0 Utility & Landscape Plans

Notes & Project Standards

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1311
STOP, CALL BEFORE YOU DIG!

REVISIONS:
11/16/12: Staff Comments

Preparation Date: 11/01/12

Acklen Park Cottages
Preliminary Specific Plan

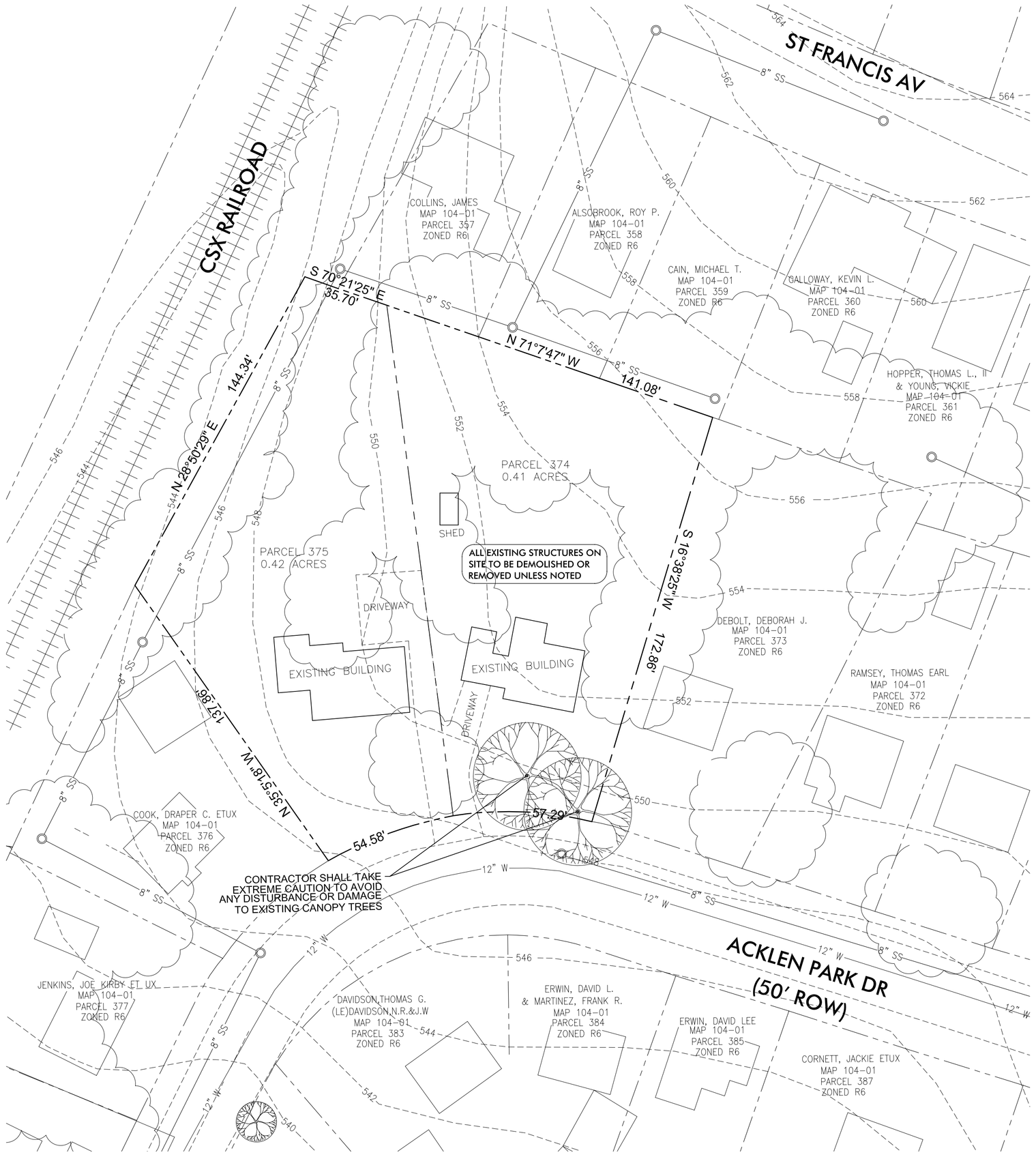
Being Parcels 374 & 375 on Tax Map 104-01
414 & 416 Acklen Park Drive
Nashville, Davidson County, Tennessee

MPC Case Number
2012SP-034-001

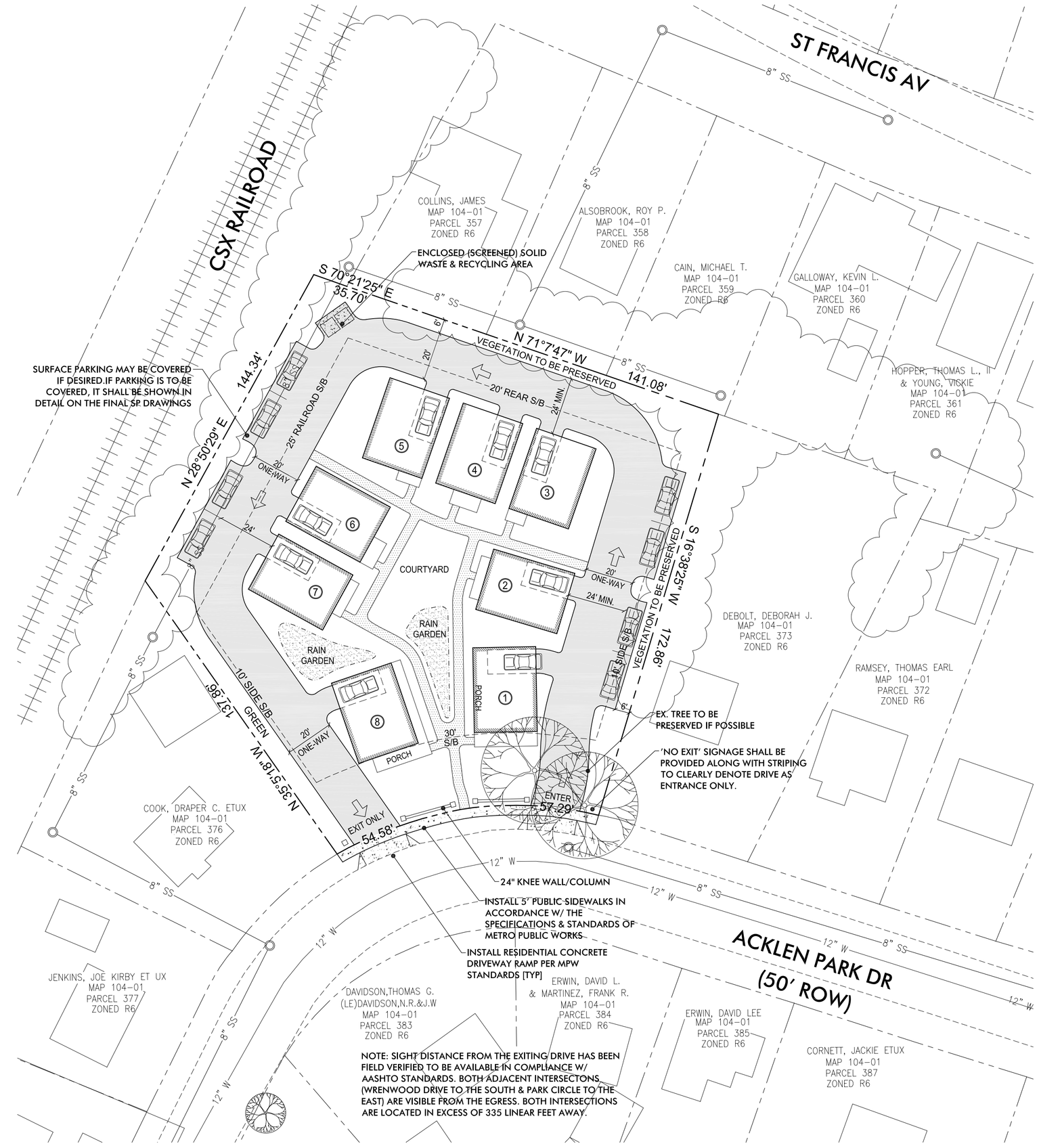
D&A Project #12101
Acklen Park Cottages

C1.0

Sheet 1 of 3



Existing Conditions (1"=30')



Layout (1"=30')

Property Information

414 Acklen Park Drive (Map 101-01, Parcel 374)
Nashville, Tennessee 37205
17,860 Square Feet or 0.41 Total Acres
Council District 24 (Jason Holleman)

416 Acklen Park Drive (Map 101-01, Parcel 375)
Nashville, Tennessee 37205
18,295 Square Feet or 0.42 Total Acres
Council District 24 (Jason Holleman)

Owners of Record

414 Acklen Park Drive
Kenneth T. Saunders, ET UX
1750 Little Marrowbone Road
Ashland City, Tennessee 37015

416 Acklen Park Drive
Grace McKay
4519 Beacon Drive
Nashville, Tennessee 37215

Developer

Nashville Urban Living Partners
4301 Hillsboro Road, Suite 100
Nashville, Tennessee 37215
Contact: Jeff Zeitlin
Phone: 615.300.3228
Email: jeffazeitlin@gmail.com

Civil Engineer

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0214F. Dated April 20, 2011.

N
W E
S

TOTAL AREA = 0.83 ACRES ±
= 36,155 S.F. ±

30 0 30 60 90

SCALE: 1" = 30'

Existing Conditions & Layout Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

MPC Case Number
2012SP-034-001

D&A Project #12101
Acklen Park Cottages

C2.0

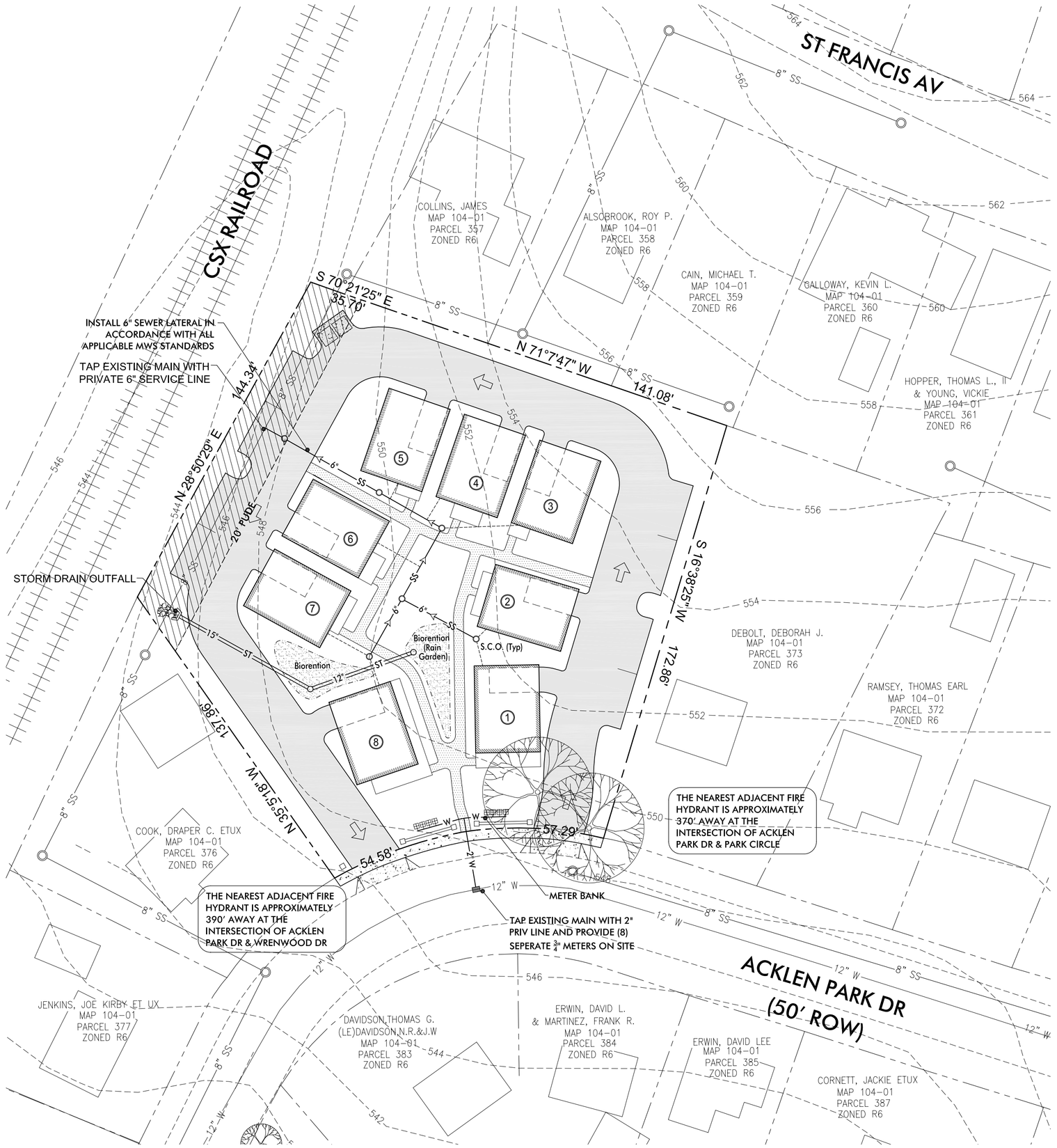
Sheet 2 of 3

REVISIONS:
11/16/12: Staff Comments

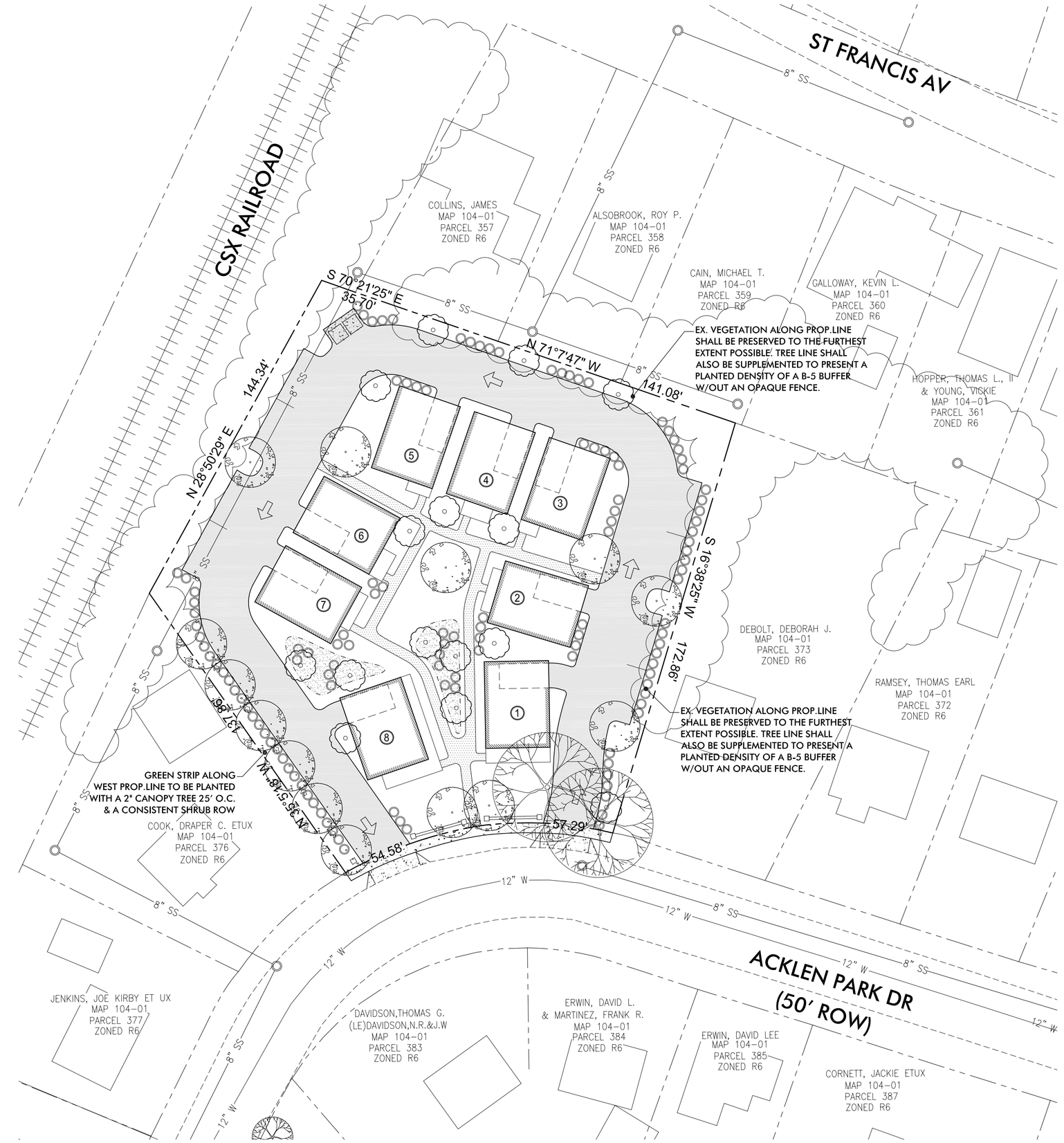
Preparation Date: 11/01/12

Acklen Park Cottages
Preliminary Specific Plan

Being Parcels 374 & 375 on Tax Map 104-01
414 & 416 Acklen Park Drive
Nashville, Davidson County, Tennessee



Grading & Utilities (1"=30')



Landscape (1"=30')

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT 1,593 CF OF WQv STORAGE IN THE 2 PROPOSED RAIN GARDENS/BIORETENTION BASINS (80% TSS BMP).

PRELIMINARY DESIGN PROPOSES (2) POCKET RAIN GARDEN OR BIORENTION BASINS CONNECTED BY UNDERDRAIN TO PROVIDE OVERALL VOLUME.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
TOTAL SITE AREA = 0.83 ACRES
PRE-DEVELOPED IMPERVIOUS =0.12 AC @ 98
PRE-DEVELOPED GRASS =0.71 AC @ 79
COMPOSITE CN= 81.7

POST-DEVELOPMENT
TOTAL SITE AREA = 0.83 ACRES
POST-DEVELOPED IMPERVIOUS =0.49 AC @ 98
POST-DEVELOPED GRASS =0.34 AC @ 79
COMPOSITE CN= 90.2

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS TO ENSURE NO ADVERSE IMPACTS DOWNSTREAM.

STORMWATER NOTES

1) THE SOIL TYPE FOR THIS SITE IS MsD (MIMOSA-URBAN LAND COMPLEX) WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS.
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.

UTILITY NOTES

1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
3) WATER SERVICE SHALL BE PROVIDED BY A NEW TAP ON THE EXISTING 12" WATER MAIN IN ACKLEN PARK DRIVE. A BANK OF METERS SHALL BE PROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METRIC.
4) SEWER SERVICE SHALL BE PROVIDED VIA A NEW 6" LATERAL SERVICE LINE WITH 4" WYES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE EXISTING 8" SEWER MAIN AS SHOWN.

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:

0.83 AC-0.17 AC = 0.66 AC x 14 = 9.2 TDU's REQ'D
30 PROPOSED 2" CALIPER TREES =15 TDU PROV.
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
*TDU EXCEEDED

N
W E
S

TOTAL AREA = 0.83 ACRES ±
= 36,155 S.F. ±

30 0 30 60 90
SCALE: 1" = 30'

Grading, Utilities, & Landscape Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1311
STOP, CALL BEFORE YOU DIG!

REVISIONS:
11/16/12: Staff Comments

Preparation Date: 11/01/12

Acklen Park Cottages
Preliminary Specific Plan

Being Parcels 374 & 375 on Tax Map 104-01
414 & 416 Acklen Park Drive
Nashville, Davidson County, Tennessee

MPC Case Number
2012SP-034-001

D&A Project #12101
Acklen Park Cottages

C3.0

Sheet 3 of 3