

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 WITHIN 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 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%-90% 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 INSTALLATION, 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 INSPECTION 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 CONSTRUCTION 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.

Metro Ordinance No. BL2013-371

AN ORDINANCE TO AMEND TITLE 17 OF THE METROPOLITAN CODE OF LAWS, THE ZONING ORDINANCE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CHANGING FROM R6 TO SP ZONING FOR PROPERTY LOCATED AT 502 SOUTHGATE AVENUE, APPROXIMATELY 245 FEET WEST OF RAINS AVENUE (0.7 ACRES), TO PERMIT UP TO NINE RESIDENTIAL DWELLING UNITS, ALL OF WHICH IS DESCRIBED HEREIN (PROPOSAL NO. 2013SP-003-001). NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. THAT TITLE 17 OF THE CODE OF LAWS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IS HEREBY AMENDED BY CHANGING THE OFFICIAL ZONING MAP FOR METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, WHICH IS MADE A PART OF TITLE 17 BY REFERENCE, AS FOLLOWS:

BY CHANGING FROM R6 TO SP ZONING FOR PROPERTY LOCATED AT 502 SOUTHGATE AVENUE, APPROXIMATELY 245 FEET WEST OF RAINS AVENUE (0.7 ACRES), TO PERMIT UP TO NINE RESIDENTIAL DWELLING UNITS, BEING PROPERTY PARCEL NO. 027 AS DESIGNATED ON MAP 105-11 OF THE OFFICIAL PROPERTY IDENTIFICATION MAPS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ALL OF WHICH IS DESCRIBED BY LINES, WORDS AND FIGURES ON THE PLAN THAT WAS DULY CONSIDERED BY THE METROPOLITAN PLANNING COMMISSION, AND WHICH IS ON FILE WITH THE METROPOLITAN PLANNING DEPARTMENT AND METROPOLITAN CLERK'S DEPARTMENT AND MADE A PART OF THIS ORDINANCE AS THOUGH COPIED HEREIN.

SECTION 2. BE IT FURTHER ENACTED, THAT THE METROPOLITAN CLERK IS HEREBY AUTHORIZED AND DIRECTED, UPON THE ENACTMENT AND APPROVAL OF THIS ORDINANCE, TO CAUSE THE CHANGE TO BE MADE ON MAP 105 OF SAID OFFICIAL ZONING MAP FOR METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, AS SET OUT IN SECTION 1 OF THIS ORDINANCE, AND TO MAKE NOTATION THEREON OF REFERENCE TO THE DATE OF PASSAGE AND APPROVAL OF THIS AMENDATORY ORDINANCE.

SECTION 3. BE IT FURTHER ENACTED, THAT THE USES OF THIS SP SHALL BE LIMITED TO UP TO NINE RESIDENTIAL UNITS.

SECTION 4. BE IT FURTHER ENACTED, THAT THE FOLLOWING CONDITIONS SHALL BE COMPLETED, BONDED OR SATISFIED AS SPECIFICALLY REQUIRED:

1. A DUMPSTER LOCATION MEETING STANDARDS OF PUBLIC WORKS SHALL BE IDENTIFIED ON THE PLAN.
2. MAIL DELIVERY FACILITIES SHALL BE IDENTIFIED ON THE PLAN.
3. PRIOR TO FINAL SITE PLAN APPROVAL, A SURVEY OF THE SITE TO IDENTIFY THE LOCATIONS OF EXISTING TREES ON THE EAST SIDE OF ALLEY 1808 SHALL BE SUBMITTED TO METRO PLANNING, IF PUBLIC WORKS AND THE METRO URBAN FORESTER DETERMINE THAT WIDENING THE ALLEY WITHIN THE EXISTING RIGHT-OF-WAY WILL ENDANGER HEALTHY EXISTING TREES, THE SITE PLAN SHALL BE REDESIGNED TO PROVIDE THE APPROPRIATE ALLEY WIDTH AT A SAFE DISTANCE FROM THE EXISTING TREES. RIGHT-OF-WAY DEDICATION OR AN ACCESS EASEMENT MAY BE REQUIRED WITH A SHIFT IN THE ALLEY ALIGNMENT. COUNCIL APPROVAL OF THE REDESIGN COULD BE REQUIRED IF THE BASIC DESIGN CONCEPT IS ALTERED.
4. NO PARKING SIGNS SHALL BE PLACED ALONG THE ALLEYS.

SECTION 5. BE IT FURTHER ENACTED, THAT A CORRECTED COPY OF THE PRELIMINARY SP PLAN INCORPORATING THE CONDITIONS OF APPROVAL BY THE PLANNING COMMISSION AND COUNCIL SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO THE FILING OF ANY ADDITIONAL DEVELOPMENT APPLICATIONS FOR THIS PROPERTY, AND IN ANY EVENT NO LATER THAN 120 DAYS AFTER THE EFFECTIVE DATE OF THE ENACTING ORDINANCE. THE CORRECTED COPY PROVIDED TO THE PLANNING DEPARTMENT SHALL INCLUDE PRINTED COPY OF THE PRELIMINARY SP PLAN AND A SINGLE PDF THAT CONTAINS THE PLAN AND ALL RELATED SP DOCUMENTS. IF A CORRECTED COPY OF THE SP PLAN INCORPORATING THE CONDITIONS THEREIN IS NOT PROVIDED TO THE PLANNING DEPARTMENT WITHIN 120 DAYS OF THE EFFECTIVE DATE OF THE ENACTING ORDINANCE, THEN THE CORRECTED COPY OF THE SP PLAN SHALL BE PRESENTED TO THE METRO COUNCIL AS AN AMENDMENT TO THIS SP ORDINANCE PRIOR TO APPROVAL OF ANY GRADING, CLEARING, GRUBBING, FINAL SITE PLAN, OR ANY OTHER DEVELOPMENT APPLICATION FOR THE PROPERTY.

SECTION 6. BE IT FURTHER ENACTED, THAT 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 IN THE PLAN THAT IS PART OF THIS ORDINANCE.

SECTION 7. BE IT FURTHER ENACTED, THAT 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 RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

SECTION 8. BE IT FURTHER ENACTED, THAT THIS ORDINANCE TAKE EFFECT IMMEDIATELY AFTER ITS PASSAGE AND SUCH CHANGE BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, THE WELFARE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY REQUIRING IT. SPONSORED BY: SANDRA MOORE

LANDSCAPE NOTES

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

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.

Property Information

502 Southgate Ave (Map 105-11, Parcel 27)
Nashville, Tennessee 37203
30,492 Square Feet or 0.7 Total Acres
Council District 17 (Sandra Moore)

Owners of Record

Krabousanos, Michael W.
100 Rebecca Drive
Crossville, Tennessee 38555

Developer

Bryan Krabousanos
4516 Shys Hill Rd
Nashville, Tennessee 37215
Phone: (615) 642-4068
Email: bryankrab1267@gmail.com

Civil Engineer

Dale & Associates
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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 47037C0219F. Dated April 20, 2001.

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY IS CONTAINED WITHIN SUBAREA 11: SOUTH NASHVILLE COMMUNITY STRUCTURE PLAN. THE SPECIFIED LAND USE FOR THE SUBJECT SITE AND ITS IMMEDIATE SURROUNDINGS IS NEIGHBORHOOD GENERAL (NG).

THE NG STRUCTURE PLAN IS PRELIMINARILY INTENDED TO ACCOMMODATE RESIDENTIAL DEVELOPMENTS WITH A MIXTURE OF HOUSING TYPES THAT ARE CAREFULLY ARRANGED AND NOT RANDOMLY LOCATED. APPROPRIATE LAND USES INCLUDE SINGLE FAMILY, DETACHED DWELLING UNITS WITH ATTACHED MULTI-FAMILY (MEDIUM DENSITY SUCH AS TOWNHOMES) BEING APPROPRIATE IN CERTAIN LOCATIONS/APPLICATIONS. SMALL OPEN SPACES SUCH AS PARKS, PLAZAS OR COMMUNITY GREENS ARE ALSO APPROPRIATE WITHIN THE NG STRUCTURE POLICY. BUILDING SETBACKS SHOULD BE SHALLOW FOR HIGHER DENSITY USES AND DEEPER FOR LOWER DENSITY USES. ACCESS IS RECOMMENDED TO BE PROVIDED FROM REAR ALLEYS WITH FRONT LOADED PRODUCT CONSIDERED APPROPRIATE IN CERTAIN CIRCUMSTANCES. ONSITE PARKING WITH ALLEY ACCESS IS HIGHLY RECOMMENDED ON LOTS OF 50 FEET OR LESS.

AS PROPOSED, THIS APPLICATION YIELDS A DENSITY RANGE THAT WOULD BE CONSIDERED 'MEDIUM' AND APPROPRIATE FOR THE NG POLICY. THE STRUCTURES PROPOSED HAVE BEEN CAREFULLY ARRANGED TO CREATE AN INTERIOR COURTYARD WITH PERIMETER ACCESS VIA THE EXISTING PUBLIC ALLEYS. FRONT FACADES WITH NO GARAGE ACCESS WILL BE VISIBLE FROM SOUTHGATE AVENUE UTILIZING SETBACKS THAT ARE COMPARABLE TO THE SURROUND DWELLINGS. IN ADDITION, SUFFICIENT ONSITE PARKING HAS BEEN PROVIDED BY THE ALLEY ACCESSED INTERIOR AND DETACHED GARAGES AS WELL AS THE OFFSTREET PARKING STALLS SHOWN HEREIN.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 9 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 47037C0219F 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.

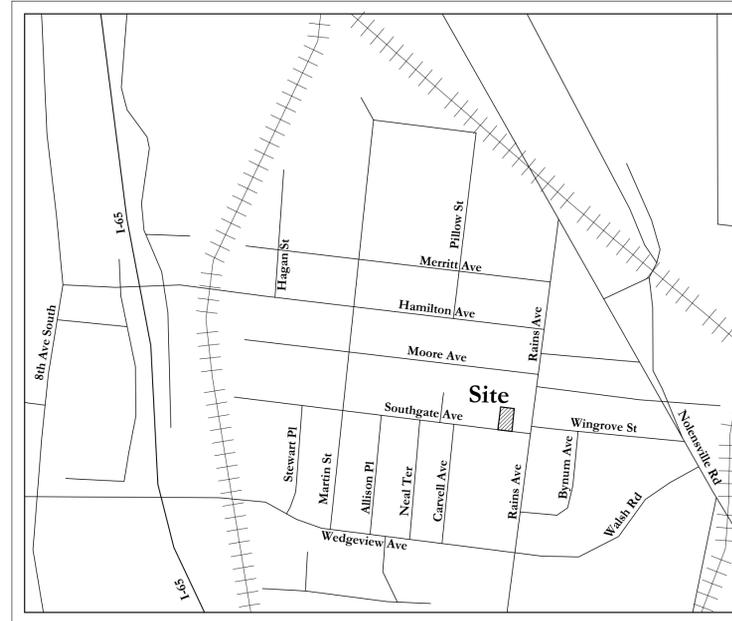
9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.

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 ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) 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 RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

13) 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.



VICINITY MAP
N.T.S.

502 Southgate Ave
Being Parcel 27 On Tax Map 105-11
Nashville, Davidson County, Tennessee

SPECIFIC PLAN DEVELOPMENT SUMMARY

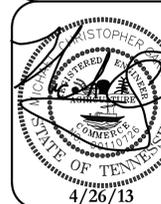
USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6 (UZO)
MINIMUM LOT SIZE	6,000 SF
NUMBER OF UNITS/DENSITY	9 TOTAL DWELLING UNITS (12.9 UNITS/ACRE)
FAR	75% MAXIMUM (57% PROVIDED)
ISR	60% MAXIMUM (46% PROVIDED)
FRONT YARD SETBACK:	20' FROM EXISTING PROPERTY LINE TO MAINTAIN CONTEXT
SIDE YARD	5' FROM PROPERTY LINE (MIN 6' BETWEEN INTERIOR BUILDINGS)
REAR YARD	10' FROM EXISTING PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAX
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	1 ACCESS ON SOUTHGATE, 10 STALLS & 4 GARAGES ON #1808 ALY, 2 GARAGES ON #1807 ALY
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	40' TO DRIVEWAY WEST & 200' TO DRIVEWAY EAST
DISTANCE TO INTERSECTION	460± WEST TO PILLOW ST & 325± EAST TO RAINS AVE
REQUIRED PARKING BASED ON USES	14 STALLS (1.5 STALLS PER UNIT PER UNIT)
PARKING PROPOSED (25 TOTAL STALLS/ 2.8 PER UNIT)	14 GARAGES 10 90' STALLS 1 DRIVEWAY
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOOPS & BALCONIES



REVISIONS:
MPC Staff Comments:
12/17/12

Preparation Date: 11/29/12

502 Southgate Ave
Preliminary Specific Plan
Being Parcel 27 on Tax Map 105-11
Nashville, Davidson County, Tennessee



4/26/13

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

MPC Case Number
2013SP-003-001

D&A Project #12103
502 Southgate Ave

C1.0

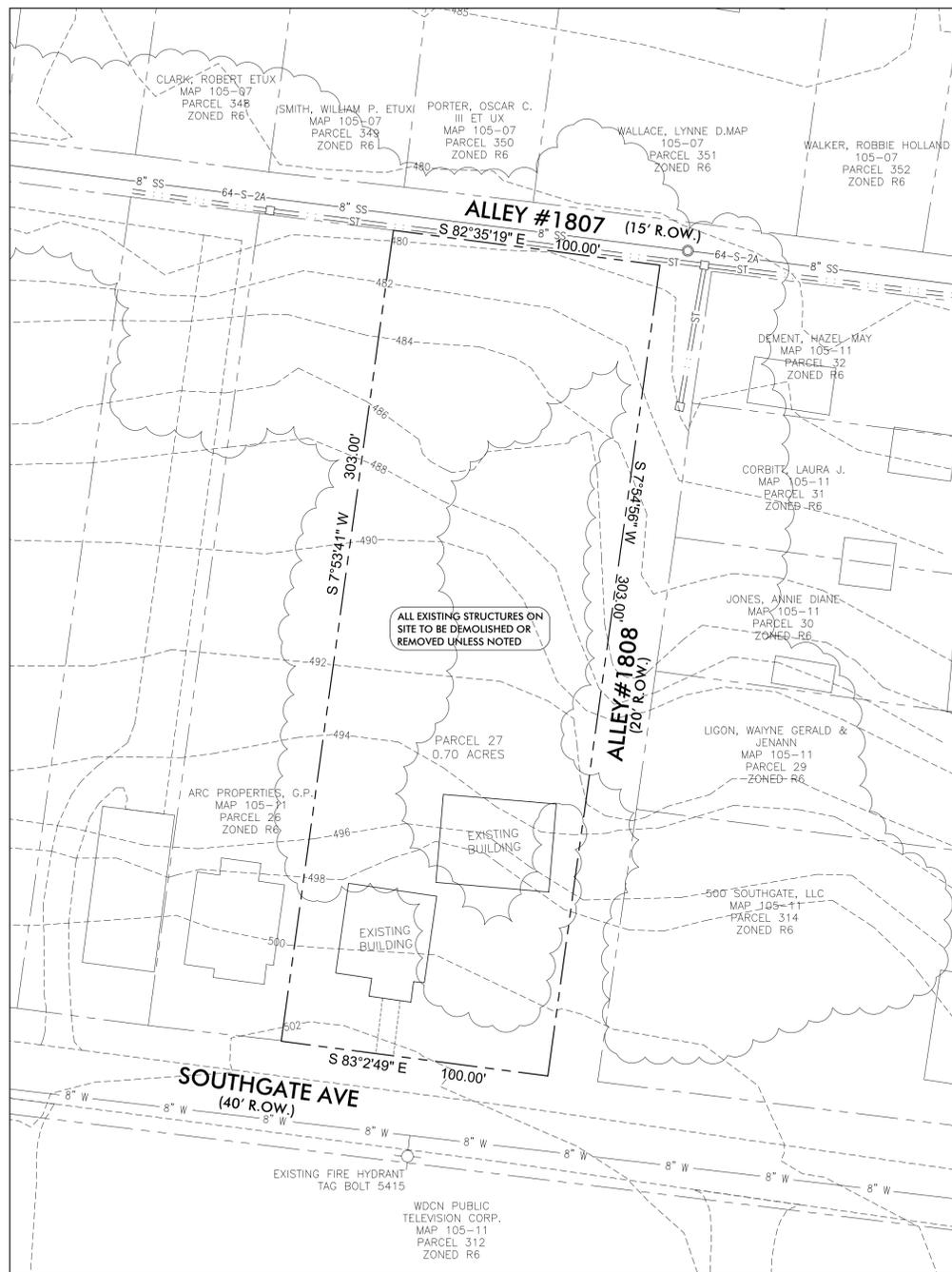
Sheet 1 of 3

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

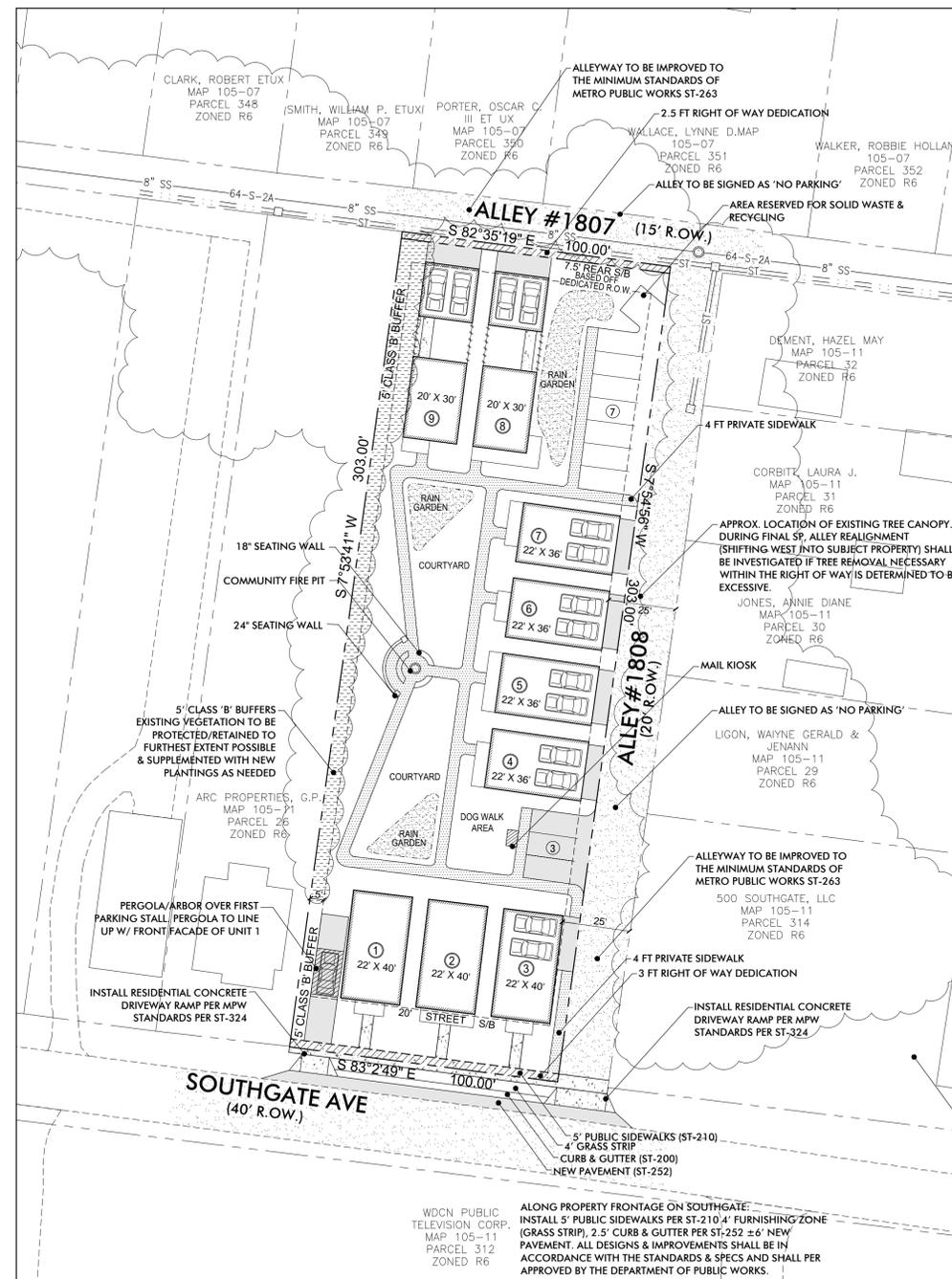
Sheet Schedule

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

Notes & Project Standards



Existing Conditions (1"=30')



Layout (1"=30')

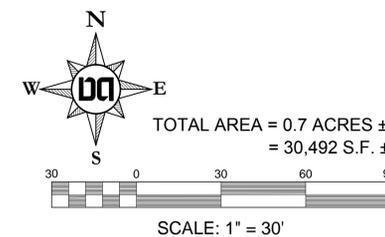
Property Information
 502 Southgate Ave (Map 105-11, Parcel 27)
 Nashville, Tennessee 37203
 30,492 Square Feet or 0.7 Total Acres
 Council District 17 (Sandra Moore)

Owners of Record
 Krabousanos, Michael W.
 100 Rebecca Drive
 Crossville, Tennessee 38555

Developer
 Bryan Krabousanos
 4516 Shys Hill Rd
 Nashville, Tennessee 37215
 Phone: (615) 642-4068
 Email: bryankrab1267@gmail.com

Civil Engineer
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 516 Heather Place
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 Contact: Michael Garrigan, PE
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 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 47037C0219F. Dated April 20, 2001.



TOTAL AREA = 0.7 ACRES ±
 = 30,492 S.F. ±

Existing Conditions & Layout Plan

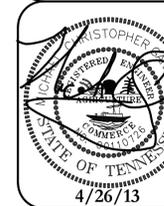


REVISIONS:
 MPC Staff Comments:
 12/17/12

Preparation Date: 11/29/12

502 Southgate Ave Preliminary Specific Plan

Being Parcel 27 on Tax Map 105-11
 Nashville, Davidson County, Tennessee



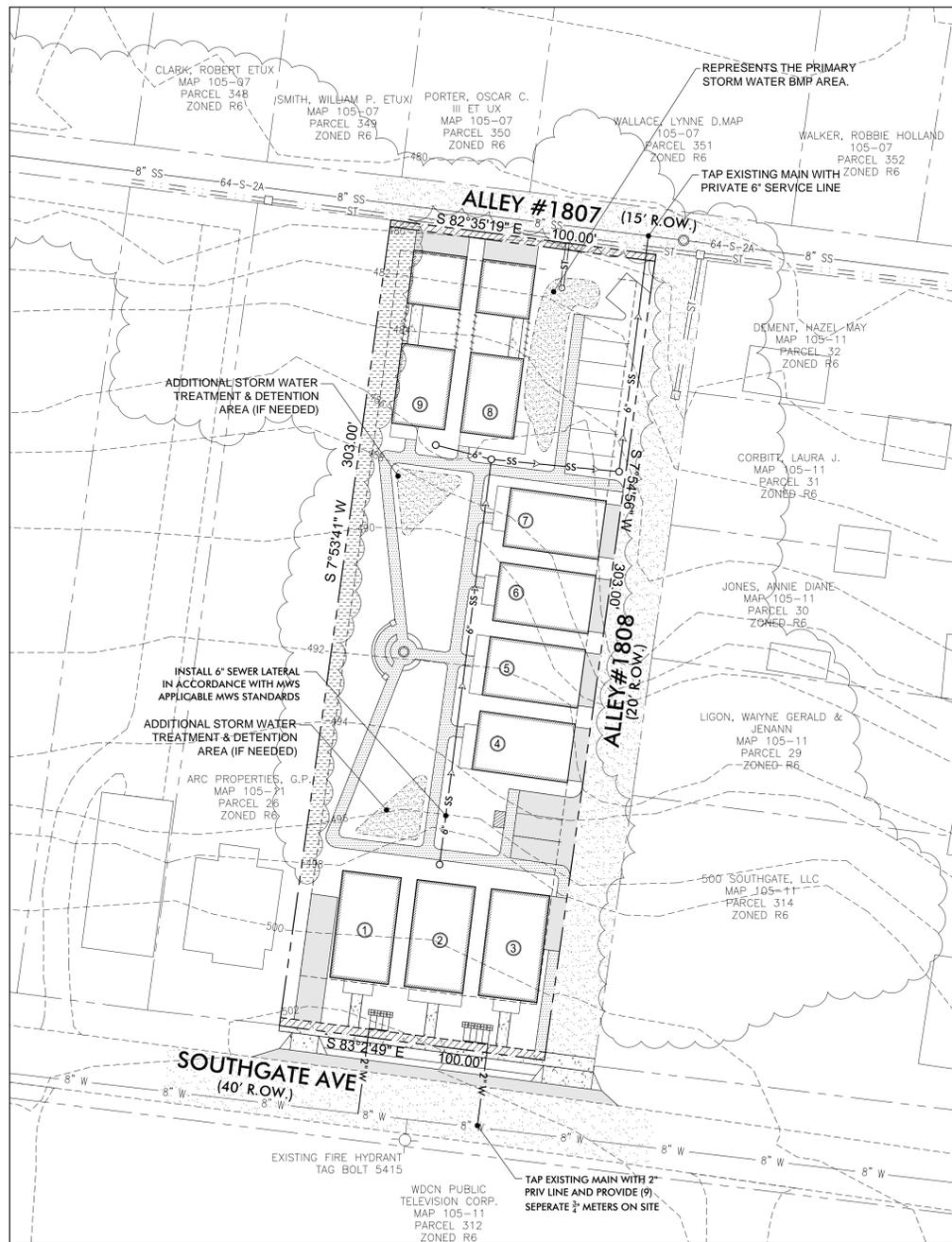
4/26/13

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

MPC Case Number
 2013SP-003-001

D&A Project #12103
 502 Southgate Ave

C2.0
 Sheet 2 of 3



Grading & Utilities (1"=30')

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT 1,583 CF OF WQv STORAGE IN THE PROPOSED RAIN GARDEN/BIORETENTION BASINS (80% TSS BMP) SHOWN ABOVE.

PRELIMINARY DESIGN PROPOSES THE PRIMARY RAIN GARDEN OR BIORETENTION BASINS SHOWN THAT WILL PROVIDE THE FULL 80% WQv AS WELL AS SERVE AS A WATER QUANTITY BEST MANAGEMENT PRACTICE. IF ADDITIONAL VOLUME OR AREA IS NECESSARY, THE ABOVE PLAN HAS LOCATED ADDITIONAL AREAS THAT MAY BE USED FOR STORM WATER BMP FEATURES SUCH AS BIORETENTION. THE BMPs WILL CONNECT VIA HARD PIPED UNDERDRAIN INTO THE EXISTING INFRASTRUCTURE IN ALLEY #1807

PRE/POST CALCULATIONS

PRE-DEVELOPMENT

TOTAL SITE AREA = 0.70 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0.06AC @ 98
 PRE-DEVELOPED GRASS = 0.64 AC @ 69
 COMPOSITE CN = 71.5

POST-DEVELOPMENT

TOTAL SITE AREA = 0.70 ACRES
 POST-DEVELOPED IMPERVIOUS = 0.32 AC @ 98
 POST-DEVELOPED GRASS = 0.38 AC @ 69
 COMPOSITE CN = 82.3

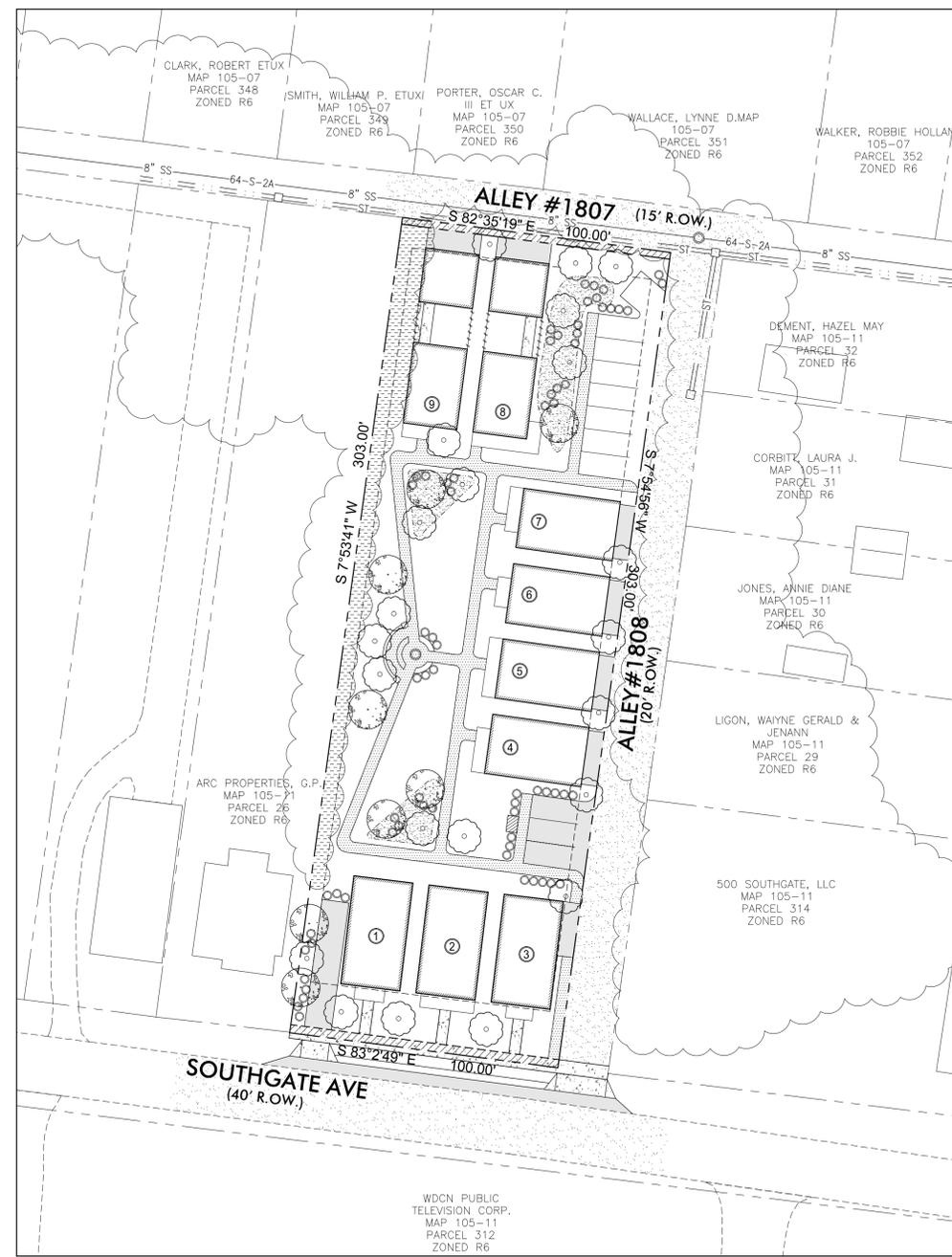
PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDEN SHOWN TO ENSURE NO ADVERSE IMPACTS DOWNSTREAM.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS SVD (STIVERSVILLE-URBAN LAND COMPLEX, 3 TO 25 PERCENT SLOPES) WHICH FALLS WITHIN THE "B" 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(S) 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 8" WATER MAIN IN SOUTHGATE AVE. 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.



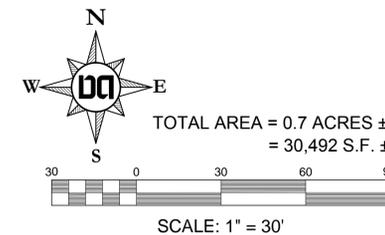
Landscape (1"=30')

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:

0.70 AC-0.18 AC = 0.52 AC x 14 = 7.28 TDU's REQ'D
 30 PROPOSED 2" CALIPER TREES = 15 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

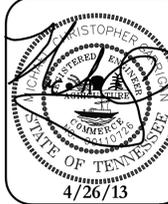


REVISIONS:
 MPC Staff Comments:
 12/17/12

Preparation Date: 11/29/12

502 Southgate Ave Preliminary Specific Plan

Being Parcel 27 on Tax Map 105-11
 Nashville, Davidson County, Tennessee



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

MPC Case Number
 2013SP-003-001

D&A Project #12103
 502 Southgate Ave

C3.0

Sheet 3 of 3

Grading, Utilities, & Landscape Plan

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