

**DESIGN TEAM:**

**DEVELOPER:** CORE DEVELOPMENT SERVICES  
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 NASHVILLE, TN 37212  
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**ARCHITECT:** DA/AD  
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**ADDRESS:** 2520 WHITE AVENUE  
 NASHVILLE, TN 37204  
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**ENGINEER:** DEAN DESIGN GROUP  
**CONTACT:** CHARLEY DEAN  
**ADDRESS:** 612 DERBY DOWNS  
 LEBANON, TN 37087  
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**EMAIL:** CHARLEY@DEANDESIGNGROUPLLC.COM

**SITE DATA :**

**TOTAL SITE AREA:** 3.12 ACRES (136,081.92 S.F.)  
**PROPOSED LAND USE:** SINGLE-FAMILY RESIDENTIAL COTTAGE  
**PROPOSED RESIDENCES:** 40 UNITS (60,000 S.F. TOTAL)  
**PROPOSED DENSITY:** 12.8 UNITS PER ACRE  
**PROPOSED FLOOR AREA RATIO:** 0.44 (60,000 S.F. BUILDING / 136,082 S.F. SITE)  
**PRE-DEVELOPMENT ISR:** 0.392 (53,347 S.F. BUILDING/ 136,082 S.F. SITE)  
**\* WITHIN FLOODPLAIN:** 0.378 (53,228 S.F. AREA/ 20,095 S.F. AREA)  
**PROPOSED ISR (All pervious paving):** 0.272 (33,627 S.F. IMPERVIOUS / 136,082 S.F. AREA)  
**\*WITHIN FLOODPLAIN:** 0.2506 (53,228 S.F. AREA/ 13,338 S.F. AREA)  
**PROPOSED ISR (Pervious parking/motorcourt):** 0.297 (40,425 S.F. BUILDING/ 136,082 S.F. SITE)  
**\*WITHIN FLOODPLAIN:** 0.2506 (53,228 S.F. AREA/ 13,338 S.F. AREA)  
**PROPOSED ISR (Pervious parking spaces only):** 0.513 (69,743 S.F. BUILDING/ 136,082 S.F. SITE)  
**\*WITHIN FLOODPLAIN:** 0.355 (53,228 S.F. AREA/ 18,896 S.F. AREA)  
**PROPOSED ISR (All impervious paving):** 0.520 (70,696 S.F. BUILDING/ 136,082 S.F. SITE)  
**\*WITHIN FLOODPLAIN:** 0.373 (19,839 S.F. AREA/ 13,338 S.F. AREA)

**PARKING REQUIREMENT (2BR)** 60 TOTAL: 1.5 SPACES PER RESIDENCE IN UZO OR MORE

**PARKING PROVIDED PER THIS LAYOUT** 87 SPACES (54 SPACES IN GARAGES, 20 SURFACE SPACES, 13 PARALLEL SPACES)

**MAXIMUM HEIGHT:** 3 STORIES OR 45 FEET

**PROPERTY DATA :**

**GENERAL:**  
**COUNCIL DISTRICT:** 24 [JASON HOLLEMAN]

**PARCEL 26:**  
**PARCEL ID:** MAP 91-15, PARCEL 26  
**ADDRESS:** 332 54th AVENUE NORTH  
 NASHVILLE, TN 37209  
**OWNER:** McCLURKAN MEMORIAL CHURCH OF THE NAZARENE  
 332 54th AVENUE NORTH  
 NASHVILLE, TN 37209  
**CURRENT ZONING:** CS & RS7.5 (UZO)  
**ACREAGE:** 2.16 ACRES

**PARCEL 22:**  
**PARCEL ID:** MAP 91-15, PARCEL 22  
**ADDRESS:** 322 54th AVENUE NORTH  
 NASHVILLE, TN 37209  
**OWNER:** DAVID HELTON  
 322 54th AVENUE NORTH  
 NASHVILLE, TN 37209  
**CURRENT ZONING:** RS7.5 (UZO)  
**ACREAGE:** 0.50 ACRES

**PARCEL 45:**  
**PARCEL ID:** MAP 91-15, PARCEL 45  
**ADDRESS:** 323 53rd AVENUE NORTH  
 NASHVILLE, TN 37209  
**OWNER:** ADELAIDE LAWRENCE  
 323 53rd AVENUE NORTH  
 NASHVILLE, TN 37209  
**CURRENT ZONING:** CS & RS7.5 (UZO)  
**ACREAGE:** 0.46 ACRES

**NOTES :**

- The purpose of this project is the development of a 40 unit single-family cottage community on Parcels 22, 26, & 45 of Map 91-15 in Davidson County.
- This property lies within the 24th Council District in Metro Davidson County, and the current councilperson is Jason Holleman.
- There are no visual indications that these properties contain a cemetery.
- A portion of this property is shown within areas designated as a Flood Hazard, according to the latest map available to this office- FIRM Panel 47037C0213F, Dated April 20, 2001.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance # 78-840 and approved by The Metropolitan Department of Water Services.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (Minimum driveway culvert in Metro ROW is 15" CMP).
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each parcel.
- Property is subject to a Stormwater Maintenance Agreement, Instrument # \_\_\_\_\_ recorded with the Davidson County Register of Deeds.
- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
- The elevations shown on these plans are based on NGVD 29 Datum, and provided by Delle Land Surveying. The site Benchmark is a mag nail in the power pole across 54th Avenue from the northwest corner of the site. Elevation = 428.56.
- Before beginning construction, the contractor shall contact Tennessee One-Call to field verify the locations of all utilities and easements.

**UNIT TYPES:**

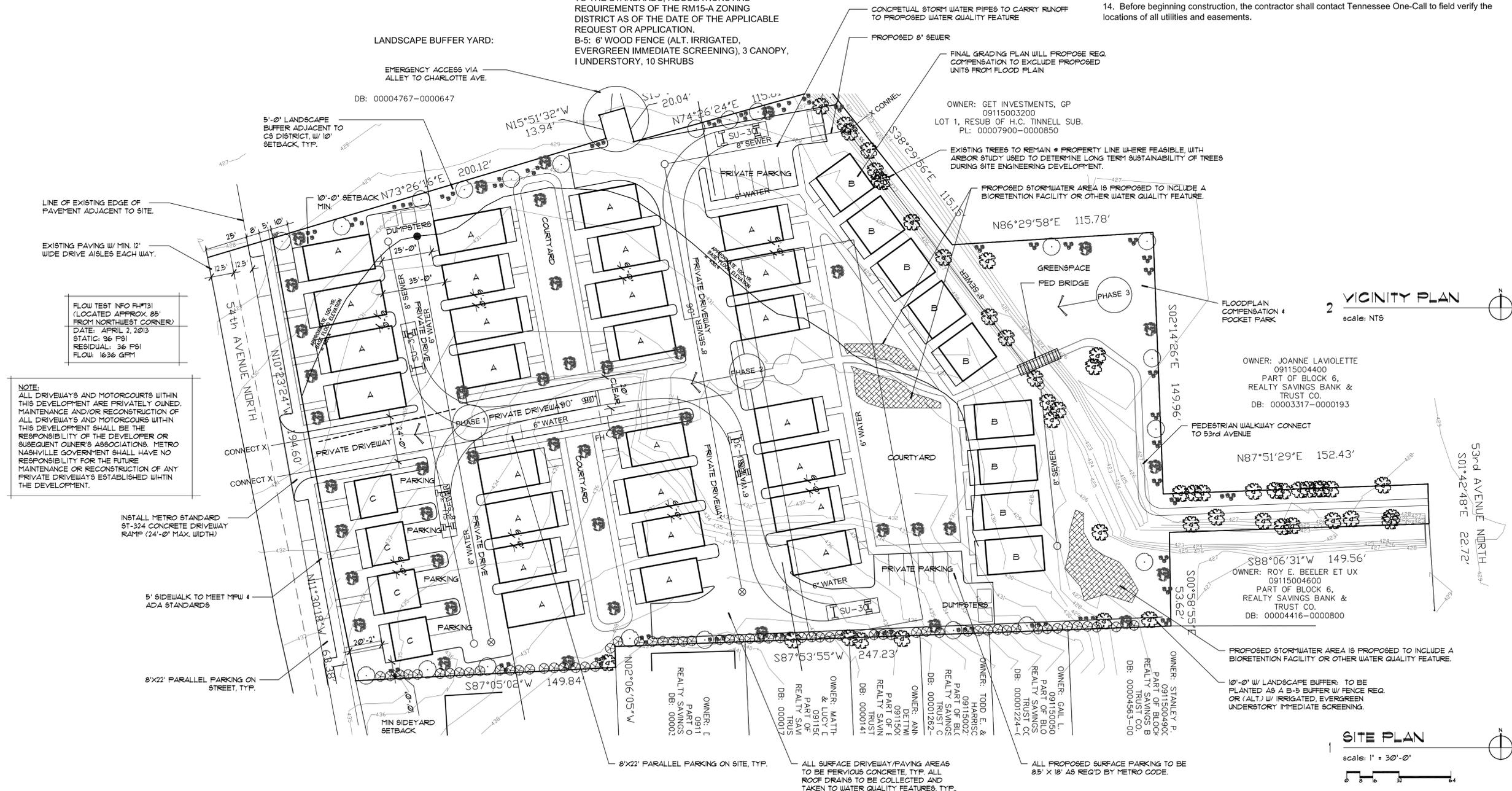
UNIT 'A'- 27 UNITS- 3 STORY @ 1000-1900 S.F. EACH, 2/3 BEDROOM W/ 2 CAR GARAGE  
 UNIT 'B'- 9 UNITS- 3 STORY @ 1000-1900 S.F. EACH, 2/3 BEDROOM W/ SURFACE PARKING  
 UNIT 'C'- 4 UNITS- 2 STORY @ 1000-1900 S.F. EACH, 2/3 BEDROOM, W/ SURFACE PARKING

**HEIGHT STANDARDS:**  
 BUILDING TYPES 'C' FRONTING 54TH AVENUE SHALL BE LIMITED 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.  
 \*DWELLINGS WILL BE SLAB ON GRADE HOWEVER PORCHES WILL BE ELEVATED AT A MIN OF 30" FROM THE ABUTTING GROUND LEVEL

**STREET SETBACK:** 10 FEET MINIMUM  
**SIDE SETBACK:** 5 FEET MINIMUM  
**REAR SETBACK:** 10 FEET MINIMUM  
**FALLBACK ZONING:** RM15-A- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/ OR INCLUDED AS A CONDITION OF THE COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.  
 B-5: 6' WOOD FENCE (ALT. IRRIGATED, EVERGREEN IMMEDIATE SCREENING), 3 CANOPY, 1 UNDERSTORY, 10 SHRUBS

**LANDSCAPE BUFFER YARD:**

EMERGENCY ACCESS VIA ALLEY TO CHARLOTTE AVE.  
 DB: 00004767-0000647



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An SP Submittal Plan for:  
**Richland Station** SP#- 2013SP-016-001  
 322, 323, 332 54th Avenue  
 Nashville, Tennessee 37209

Revisions:  
 22 March 2013  
 29 March 2013  
 10 April 2013

Phase:  
 SP Document

Job Number:

Date:  
 28 February 2013

Site Plan