

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%-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 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.

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.

ADJACENT FIRE HYDRANT RESULTS

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 2105 & 2106 (LOCATED ALONG REV DR ENOCH JONES BLVD) WERE FLOW TESTED BY METRO WATER SERVICES ON MAY 29, 2013

BELOW IS A SUMMARY OF THE FLOW RESULTS:

STATIC PRESSURE: 80 PSI
RESIDUAL PRESSURE: 75 PSI
FLOW: 1,454 GPM
FLOW @ 20 PSI = 5,562 GPM

BASED ON TABLE H.5.1 OF THE CURRENT NFPA, THE PROPOSED STRUCTURE WOULD NOT BE REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM.

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.

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 SHREDED 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.

STANDARD SP NOTES

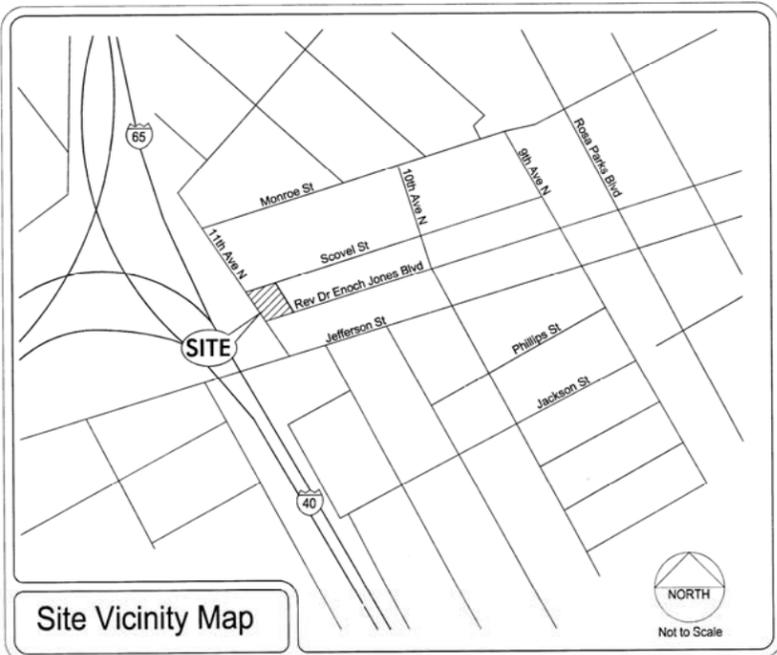
- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 6 UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0216F 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 INDIVIDUAL ROLL-AWAY CANS TO BE STORED ON THE CONCRETE PAD AS SHOWN HEREIN. ON-SITE TRASH PICK-UP AREAS SHALL BE FULLY ENCLOSED & SCREENED FROM PUBLIC VIEW.
- 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 RM20-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) THE DEVELOPMENT PROPOSED THROUGH THIS SP SHALL COMPLY WITH ALL REQUIREMENTS OF THE PHILLIPS-JACKSON REDEVELOPMENT DISTRICT PRIOR TO FINAL SITE PLAN APPROVAL.

COUNCIL BILL (DRAFT)

Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6 to SP zoning for property located at 1112 11th Avenue North, at the southeast corner of 11th Avenue North and Scovel Street and located within the Phillips-Jackson Street Redevelopment District (0.27 acres), to permit up to six residential dwelling units, all of which is described herein (Proposal No. 2013SP-024-001).
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 1112 11th Avenue North, at the southeast corner of 11th Avenue North and Scovel Street and located within the Phillips-Jackson Street Redevelopment District (0.27 acres), to permit up to six residential dwelling units, being Property Parcel No. 308 as designated on Map 081-16 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 081 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 a maximum of six residential units.
Section 4. Be it further enacted, the following conditions shall be completed, bonded or satisfied as specifically required:
1. The corrected copy of the preliminary plan shall show a revised building height of three stories in a maximum of 40 feet, as measured from the average ground elevation
2. The development proposed in this SP shall comply with all requirements of the Phillips-Jackson Redevelopment District prior to final site plan approval.
3. The requirements of the Public Works Department shall be met.
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 Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A 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.

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY IS CONTAINED WITHIN SUBAREA 8: NORTH NASHVILLE COMMUNITY STRUCTURE PLAN. THE SPECIFIED LAND USE FOR THE SUBJECT SITE AND ITS IMMEDIATE SURROUNDINGS IS T4-CM OR TRANSECT 4: URBAN MIXED USE CORRIDOR.
THE T4-CM POLICY IS INTENDED TO ENHANCE URBAN CORRIDORS THROUGH HIGHER DENSITY RESIDENTIAL AS WELL AS MIXING OF LAND USES. MIXED USE CORRIDOR DEVELOPMENTS SHOULD BE PEDESTRIAN FRIENDLY WITH BUILDINGS, MINIMALLY SPACED AND BUILT CLOSELY TO SIDEWALKS WITH SHALLOW TO NON-EXISTENT STREET SETBACKS. APPROPRIATE LAND USES CONSIST OF VERTICAL MIXED USE, RESIDENTIAL, COMMERCIAL, OFFICE AND CIVIC/PUBLIC BENEFIT WITH RECOMMENDED MULTI-FAMILY RESIDENTIAL BASE ZONING DISTRICTS RANGING FROM RM20-RM60.
THE ENCLOSED SP PROVIDES A USE THAT IS CONSISTENT WITH THE T4-CM POLICY, BUILDINGS BUILT CLOSE TO THE PUBLIC STREETS AND MINIMALLY SPACE, PROMOTES PEDESTRIAN ACTIVITY AND SETS FORTH A DENSITY NEAR THE LOWER RANGE OF RECOMMENDED T4-CM BASE ZONING DISTRICTS. THEREFORE, THE PLAN AS PROPOSED IS CONSISTENT WITH THE POLICY AS IT IS DEFINED THROUGH THE SUBAREA 8: NORTH NASHVILLE COMMUNITY PLAN.



SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (ATTACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6 (MDHA-PJ, UZO)
MINIMUM LOT SIZE	SURROUNDING ZONING R6 & CS (MDHA-PJ, UZO)
NUMBER OF UNITS PROPOSED	6 TOTAL DWELLING UNITS
FAR	1.30 MAX (Note FAR does not apply to RM20-A Parcels in UZO)
ISR	0.70 MAX (0.45 Proposed Herein, not including previous pavement)
STREET SETBACK:	5' FROM RIGHT OF WAY
SIDE YARD	5' FROM PROPERTY LINE
REAR YARD	SEE STREET S/B
HEIGHT STANDARDS	3 STORIES IN 40 FEET MAXIMUM (Measured from Ave Ground)
DENSITY	6 UNITS/0.27 AC
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	1 ACCESS ON SCOVEL
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	38' ± EAST ALONG SCOVEL
DISTANCE TO INTERSECTION	85' ± TO 11th & 115' ± CL-CL
REQUIRED PARKING BASED ON USES	50' MINOR STREET: 185' ARTERIAL STREET: 250' CONTROLLED ACCESS RAMP
PARKING PROPOSED	9 STALLS (6 UNITS @ 1.5 STALLS PER UNIT)
	10 CODE COMPLIANT GARAGES W/ UNCOUNTED TANDEM STALL
	*NOTE: PORCHES & FIRST FLOOR LEVELS SHALL BE ELEVATED A MINIMUM OF 24" FROM THE AVE. ELEVATION OF THE SIDEWALK
	*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: 5 FT - COVERED PORCHES 5 FT - STOOPS & BALCONIES 2 FT - BAY WINDOWS

Property Information
1112 11th Avenue North
Nashville, Tennessee 37208
11,761 Square Feet or 0.27 Total Acres
Council District 19 (Erica Gilmore)

Owners of Record
Danny Newman
1016 Nuway Road
Pleasant View, Tennessee 37146
Ph: 615.335.7655
Dan.Newman@rocketmail.com

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



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
Surveying

D&A Project No 13063
North 11th & Scovel
Preliminary SP Drawings
C0.0

MPC Case Number
2013SP-024-001

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

1 of 3

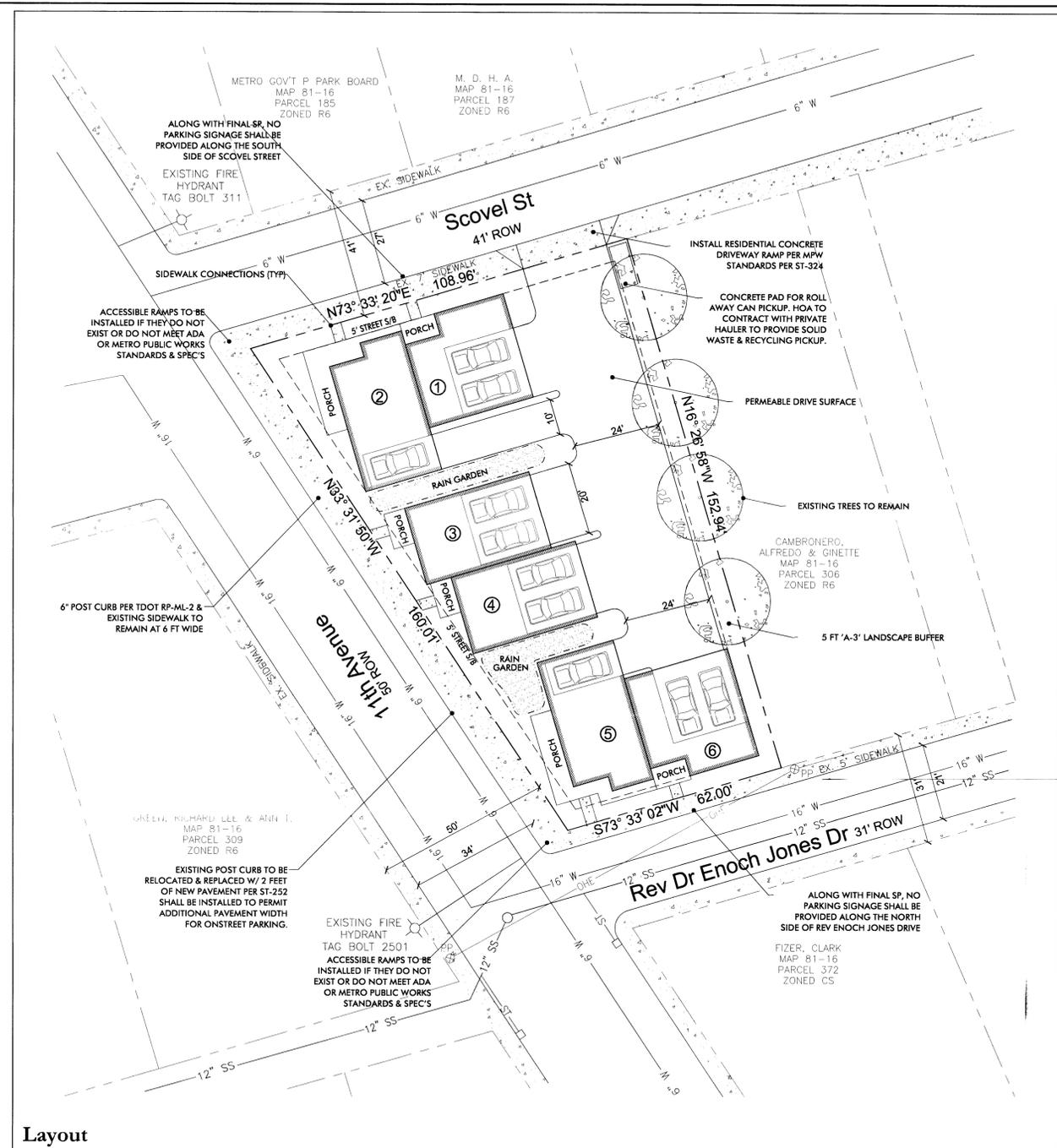
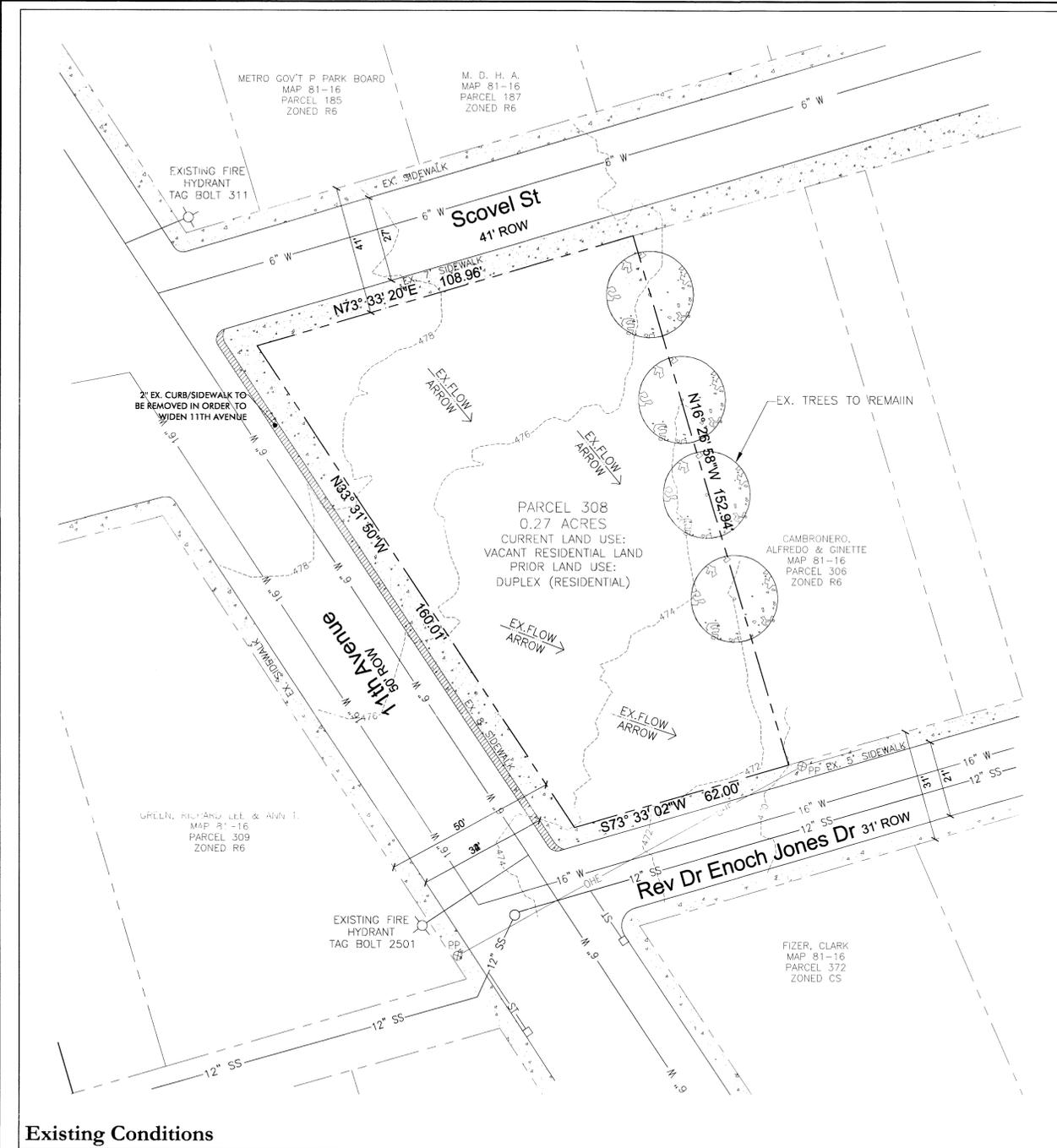


REVISIONS:
6/27/13: MPC & Staff
Comments

Preparation Date: June 2013

North 11th & Scovel
Preliminary Specific Plan
Tax Map 81-16, Parcel 308
Nashville, Davidson County, Tennessee





Existing Conditions

Layout

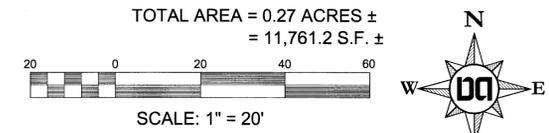
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PROPERTY ZONING	R6 (MDHA-PJ, UZO) SURROUNDING ZONING R6 & CS (MDHA-PJ, UZO)
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS PROPOSED	6 TOTAL DWELLING UNITS
FAR	1.30 MAX (Note FAR does not apply to RM20-A Parcels in UZO)
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STREET SETBACK:	5' FROM RIGHT OF WAY
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2 FT - BAY WINDOWS	

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THE SUBJECT PROPERTY IS CURRENTLY DEFINED AS VACANT RESIDENTIAL LAND, LOCATED WITHIN SUBAREA 8: NORTH NASHVILLE COMMUNITY STRUCTURE PLAN. THE SPECIFIED LAND USE FOR THE SUBJECT SITE AND ITS IMMEDIATE SURROUNDINGS IS T4-CM OR TRANSECT 4: URBAN MIXED USE CORRIDOR.

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Property Information	Owners of Record	Civil Engineer
1112 11th Avenue North Nashville, Tennessee 37208 11,761 Square Feet or 0.27 Total Acres Council District 19 (Erica Gilmore)	Danny Newman 1016 Nuway Road Pleasant View, Tennessee 37146 Ph: 615.335.7655 Dan.Newman@rocketmail.com	Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net

Existing Conditions & Layout Plan

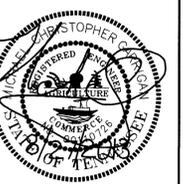


REVISIONS:
6/27/13: MPC & Staff
Comments

Preparation Date: June 2013

North 11th & Scovel
Preliminary Specific Plan

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Nashville, Davidson County, Tennessee

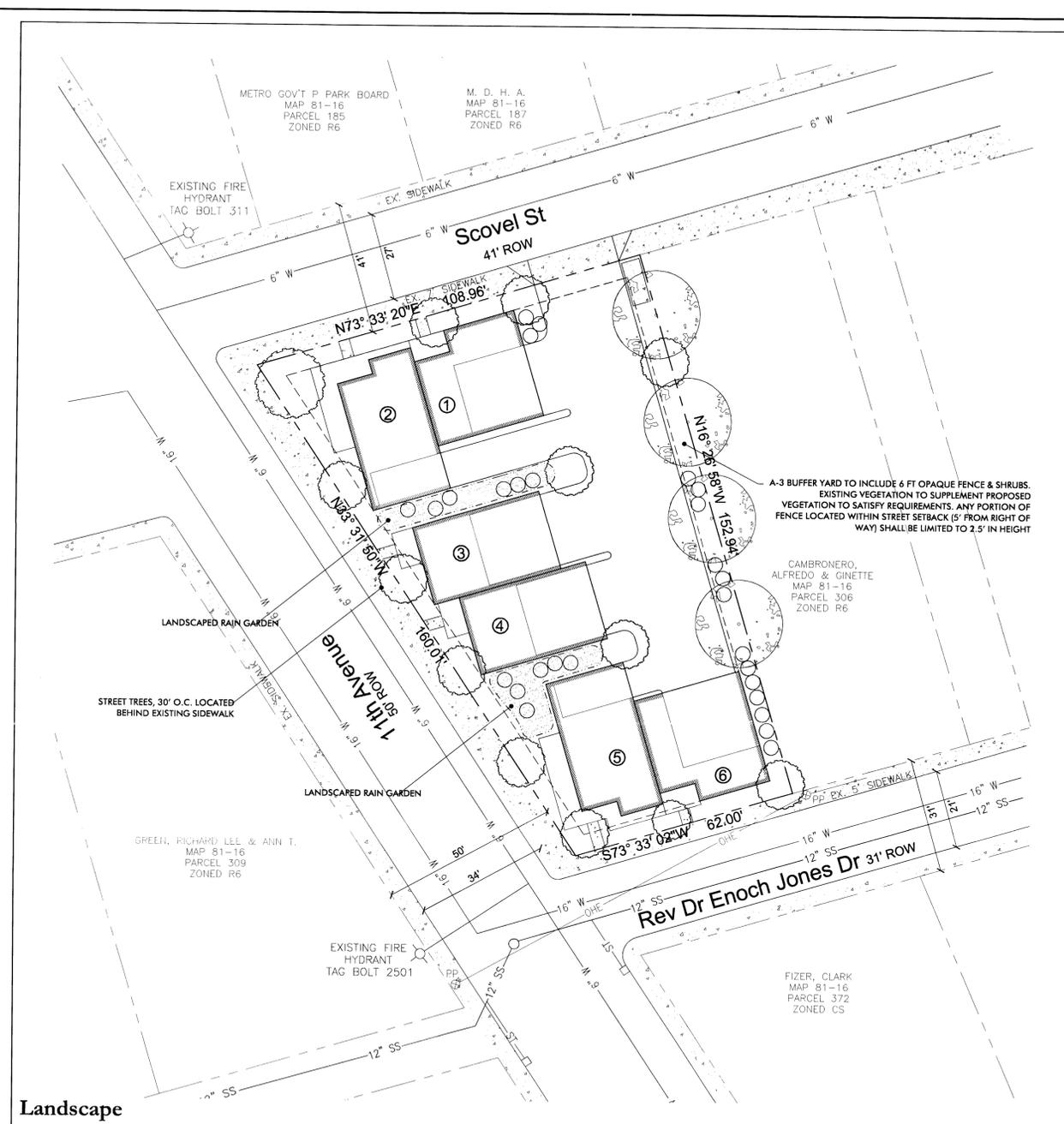
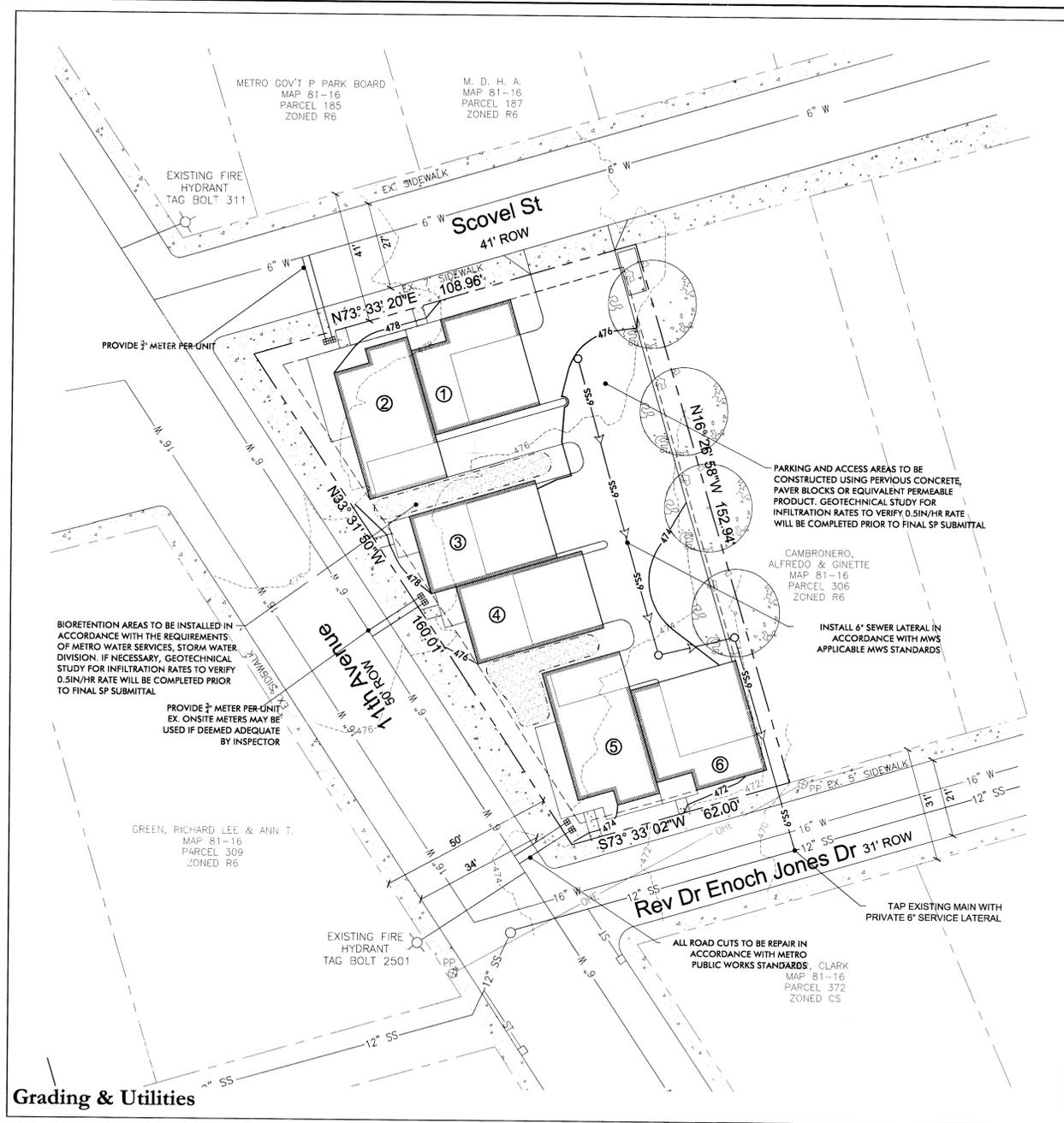


Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

MPC Case Number
2013SP-024-001

D&A Project No 13063
North 11th & Scovel
Preliminary SP Drawings
C1.0

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



Grading & Utilities

Landscape

WATER QUALITY CALCULATIONS

TO ACCOUNT FOR THE REQUIRED WATER QUALITY TREATMENT LEVELS THIS DEVELOPMENT WILL BE REQUIRED, THE SITE HAS BEEN ANALYZED THROUGH FOUR (4) SEPARATE BASINS OUTLINED BELOW:

Basin #1: Complete Rooftops of Units 1 & 2 and half of Unit 3 to be treated to a level of 80% TSS Reduction by the bio-retention area shown. The Basin is 0.07 acres in size and will be required a minimum of 261 cubic feet of WQv. The rain garden shown has a footprint area of 290 square feet at the top of bank and is anticipated to provide 6" ponding above grade with 3 feet of biosoil media below grade. This conceptualized design will provide a total of 367 cubic feet of WQv, thus exceeding the requirements.

Basin #2: Complete Rooftop of Unit 4 and half of Units 5 & 6 to be treated to a level of 80% TSS Reduction by the rain garden shown. The Basin is 0.06 acres in size and will be required a minimum of 224 cubic feet of WQv. The rain garden shown has a footprint area of 318 square feet at the top of bank and is anticipated to provide 6" ponding above grade with 3 feet of biosoil media below grade. This conceptualized design will provide a total of 412 cubic feet of WQv, thus exceeding the requirements.

Basin #3: Complete Rooftop of Unit 6 and half of Unit 5 to be bypassed without treatment. The basin totals 0.04 acres in size.

Basin #4: Complete access and parking areas to be constructed using a permeable pavement material such as pervious concrete, paver blocks or other comparable alternative. This basin measures 0.08 acres and was not included in the Site Development Tool analysis as it provides its own treatment to the required level.

IN SUMMARY, BASINS #1-#3 WERE ENTERED INTO THE SITE DEVELOPMENT TOOL, APPLYING 80% TSS REDUCTION TO BASINS #1 & #2 AND NO TREATMENT TO BASIN #3. THE RESULTING TSS REDUCTION FOR THE SITE IS 61.2% WHICH EXCEEDS THE 50% LEVEL CURRENTLY REQUIRED WITHIN THE COMBINATION SEWER OVERLAY DISTRICT. PLEASE NOTE A SMALL AMOUNT OF ADDITIONAL BYPASS (0.02 ACRES) CONSISTING OF TURF COVER AND LANDSCAPING WAS NOT INCLUDED NOR ACCOUNTED FOR IN THE ABOVE SUMMARY.

IF HARD-PIPED CONNECTIONS TO THE ADJACENT STORM AND/OR COMBINATION SYSTEMS ARE NOT FOUND TO BE PERMITTED DURING THE FINAL SP PROCESS, A GEOTECHNICAL STUDY SHALL BE COMPLETED TO ENSURE THE INFILTRATION RATE IS 0.5 IN/HR OR GREATER PRIOR TO FINAL SP SUBMITTAL.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
 TOTAL SITE AREA = 0.27 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0.00 AC @ 98
 PRE-DEVELOPED GRASS = 0.27 AC @ 69
 COMPOSITE CN = 69.0

POST-DEVELOPMENT
 TOTAL SITE AREA = 0.27 ACRES
 POST-DEVELOPED IMPERVIOUS = 0.12 AC @ 98
 POST-DEVELOPED PERVIOUS PAVEMENT = 0.08 @ 98
 POST-DEVELOPED GREEN SPACE = 0.07 @ 69
 COMPOSITE CN = 90.5

NOTE: FOR THE PURPOSE OF THE BELOW SUMMARIZED CALCULATIONS, A CURVE NUMBER OF 98 WAS UTILIZED FOR THE PERVIOUS PAVEMENT.

UTILIZING THE ABOVE COMPOSITE CURVE NUMBERS AND A TIME OF CONCENTRATION OF 7.5 MINUTES PRE-DEVELOPMENT AND 5 MINUTES POST-DEVELOPMENT RESULTS IN 100 YEAR RUNOFF VOLUMES OF 3,875 CUBIC FEET (PRE) AND 5,882 CUBIC FEET (POST) WITH THE RESULTING INCREASE BEING A VOLUME AMOUNT OF 2,007 CUBIC FEET. UTILIZING THE PAVEMENT FOOTPRINT OF 3,775 SQUARE FEET AND 40% VOIDS IT HAS BEEN DETERMINED THAT APPROXIMATELY 16" OF PAVEMENT/STONE WILL BE REQUIRED TO PROVIDE THE NEEDED STORAGE (2,013 CUBIC FEET BASED UPON 40% VOID SPACE) TO EXCEED AND FULLY OFFSET THE INCREASE IN RUNOFF VOLUME.

IF HARD-PIPED CONNECTIONS TO THE ADJACENT STORM AND/OR COMBINATION SYSTEMS ARE NOT FOUND TO BE PERMITTED DURING THE FINAL SP PROCESS, A GEOTECHNICAL STUDY SHALL BE COMPLETED TO ENSURE THE INFILTRATION RATE IS 0.5 IN/HR OR GREATER PRIOR TO FINAL SP SUBMITTAL.

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 AND SEWER SERVICE MAY BE PARTIALLY PROVIDED BY EXISTING, ONSITE METERS OR LATERALS IF DEEMED APPROPRIATE AT THE TIME OF THE PROJECTS PERMITTING OR THROUGH THE FINAL SP PROCESS.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS McB (MAURY URBAN LAND COMPLEX) 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(S) IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS. ALL BMPs SHALL BE LOCATED WITHIN OPEN SPACE/PUBLIC UTILITY & DRAINAGE EASEMENTS
- 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.
- 4) IF HARD-PIPED UNDERDRAIN CONNECTIONS ARE NOT PERMITTED, THE INFILTRATION SHOWN WILL REQUIRE A PERCOLATION TEST OF THE SOILS TO SHOW THAT THE INFILTRATION RATE IS ADEQUATE FOR POST DEVELOPED FLOWS TO THE RAIN GARDEN & PERVIOUS PAVEMENT AREAS.

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

0.27 AC-0.12 AC = 0.15 AC x 14 = 2.1 TDUs REQ'D
 13 @ 0.5 (2" CAL TREE) = 6.5 TDUs PROP

NOTE: EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE REQUIRED TDU.

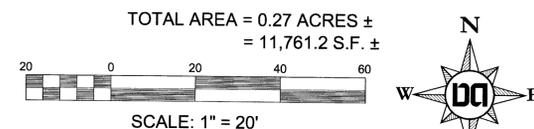
ADJACENT HYDRANT TEST

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 2105 & 2106 (LOCATED ALONG REV DR ENOCH JONES BLVD) WERE FLOW TESTED BY METRO WATER SERVICES ON MAY 29, 2013

BELOW IS A SUMMARY OF THE FLOW RESULTS:

STATIC PRESSURE: 80 PSI
 RESIDUAL PRESSURE: 75 PSI
 FLOW: 1,454 GPM
 FLOW @ 20 PSI = 5,562 GPM

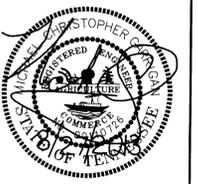
BASED ON TABLE H.5.1 OF THE CURRENT NFPA, THE PROPOSED STRUCTURE WOULD NOT BE REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM.



REVISIONS:
 6/27/13: MPC & Staff
 Comments

Preparation Date: June 2013

North 11th & Scovel
 Preliminary Specific Plan
 Tax Map 81-16, Parcel 308
 Nashville, Davidson County, Tennessee



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

MPC Case Number
 2013SP-024-001

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

D&A Project No 13063
 North 11th & Scovel
 Preliminary SP Drawings
C2.0
 3 of 3

Grading, Utilities, & Landscape Plan