

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 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 BROADCASTING 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 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 PAYING 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.

ORDINANCE NO. BL2014-659

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 IR to SP zoning for property located at 1200 49th Avenue North, at the northeast corner of 49th Avenue North and Tennessee Avenue, (4.18 acres), to permit up to 55 residential dwelling units, all of which is described herein (Proposal No. 2013SP-029-001).

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 IR to SP zoning for property located at 1200 49th Avenue North, at the northeast corner of 49th Avenue North and Tennessee Avenue, (4.18 acres), to permit up to 55 residential dwelling units, being Property Parcel No. 108 as designated on Map 091-07 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 091 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 55 residential units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- On street parking meeting Public Works design guidelines shall be provided along 49th Avenue and Tennessee Avenue.
- Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.

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 RM20 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.

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.

ADJACENT FIRE HYDRANT RESULTS

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 702 & 703. HYDRANT 702 IS AT THE CORNER OF 49TH AVE AND TENNESSEE AVE. HYDRANTS WERE FLOW TESTED BY METRO WATER SERVICES ON JUNE 24, 2013.

BELOW IS A SUMMARY OF THE FLOW RESULTS:

STATIC PRESSURE: 65 PSI
RESIDUAL PRESSURE: 60 PSI
FLOW: 1,126 GPM
FLOW @ 20 PSI: 3,688 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.

Surveyor

Crawford Land Surveyors, P.C.
1929 21st Ave South
Nashville, Tennessee 37212
Phone: 615.292.2661
Fax: 615.383.9871

Owner of Record

Jackson Masonry Inc
1200 49th Ave North
Nashville, Tennessee 37209
Contact: Roger Jackson

Property Information

1200 49th Ave N (Map 91-07, Parcel 108)
Nashville, Tennessee 37209
4.68 Total Acres
Council District 20 (Buddy Baker)

Developer

Ritzen Group, Inc
513 Third Ave South
Nashville, Tennessee 37210
Contact: George Ritzen
Phone: 615.255.7356
Email: george@ritzengroup.com

Civil Engineer

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

GENERAL PLAN CONSISTENCY NOTE

THE CURRENT SPECIFIED LAND USE FOR THE SUBJECT SITE IS D IN. HOWEVER, A POLICY AMENDMENT REQUEST HAS BEEN SUBMITTED ALONG WITH THIS SPECIFIC PLAN REQUESTING A CHANGE IN POLICY FROM D IN TO T4 URBAN NE OR NEIGHBORHOOD EVOLVING. ALTHOUGH EXPLAINED IN FURTHER DETAIL WITHIN THE POLICY AMENDMENT REQUEST PACKAGE, BRIEFLY PUT THE SUBJECT PROPERTY AND MANY OTHERS ALONG TENNESSEE AVE AND 49TH AVE ARE WITHIN CM & NM. THE PROPERTIES TO THE WEST FALL WITHIN THE T4 URBAN CM THE PROPERTIES TO THE SOUTH FALL WITHIN T4 URBAN NM.

THE POLICY AMENDMENT FROM D IN TO T4 URBAN NE WILL CREATE A TRANSITION FROM THE INDUSTRIAL USES TO THE NORTH TO THE T4 URBAN NM TO THE SOUTH. THE DEVELOPMENT PROPOSED HEREIN, CONTAINS 14.1 DWELLING UNITS PER ACRE WHICH IS COMPERABLE WITH THE ADJACENT RESIDENTIAL PARCELS.

MOREOVER, IN REVIEW OF THE LAND USE POLICY MAPPING AN APPROPRIATE TRANSITION FROM THE INDUSTRIAL DEVELOPMENTS TO THE NORTH AND THE RESIDENTIAL TO THE SOUTH DOES NOT EXIST. AS STATED ABOVE, THE POLICY AMENDMENT PROPOSED WITH THIS APPLICATION WOULD PROVIDE FOR AN APPROPRIATE TRANSITION FROM THE INDUSTRIAL USES TO THE ESTABLISHED SUBDIVISIONS TO THE WEST AND SOUTH. THE POLICY CHANGE WILL FURTHER ALLOW FOR MASTER PLANNED REDEVELOPMENTS IN LIEU OF THE CURRENT LANDSCAPE OF TWO-FAMILY RE-DEVELOPMENTS WITH COMPARABLE DENSITIES BUT BETTER QUALITY AND DESIGNS.

THE NE STRUCTURE PLAN IS INTENDED TO ACCOMODATE RESIDENTIAL DEVELOPMENTS WITH A DENSITY RANGE OF 6-40 UNITS PER ACRE. DEVELOPMENTS WITH DENSITIES IN THE UPPER END OF THE DENSITY RANGE ARE INTENDED FOR PROPERTIES WITH GOOD ACCESSIBILITY, OR LOCATED ON A CORRIDOR, AND NOT INTENDED TO BE PLACED WITHIN AREAS OF LOWER DENSITIES. APPROPRIATE USES WITHIN THE NE STRUCTURE PLAN INCLUDE A BROAD RANGE OF HOUSING TYPES INCLUDING ATTACHED SINGLE FAMILY & DETACHED SINGLE FAMILY WITH SMALLER LOTS. THE STREETScape FEATURES CONSISTENT USE OF LIGHTING AND MORE FORMAL LANDSCAPING AND ARE SERVED BY HIGH LEVELS OF CONNECTIVITY WITH STREET NETWORKS, SIDEWALKS, BIKEWAYS AND MASS TRANSIT.

AS PROPOSED, THIS APPLICATION YIELDS DENSITIES IN THE MEDIAN RANGE OF THE SPECIFIED NE DENSITY RANGE. THIS IS APPROPRIATE AS THE SUBJECT SITE AND TENNESSEE AVE WILL PROVIDE THE TRANSITION FROM THE INDUSTRIAL DEVELOPMENTS THAT EXIST TO THE NORTH. MOREOVER, THIS SP PROPOSES COMPACT, SINGLE-FAMILY DETACHED & ATTACHED DWELLINGS, IT PROVIDES FOR A STREETScape COMPARABLE TO ITS SURROUNDINGS, IT INCLUDES 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 A 55 UNIT MULTIFAMILY (SINGLE FAMILY DWELLINGS ATTACHED & DETACHED) 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 47037C0211F 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.

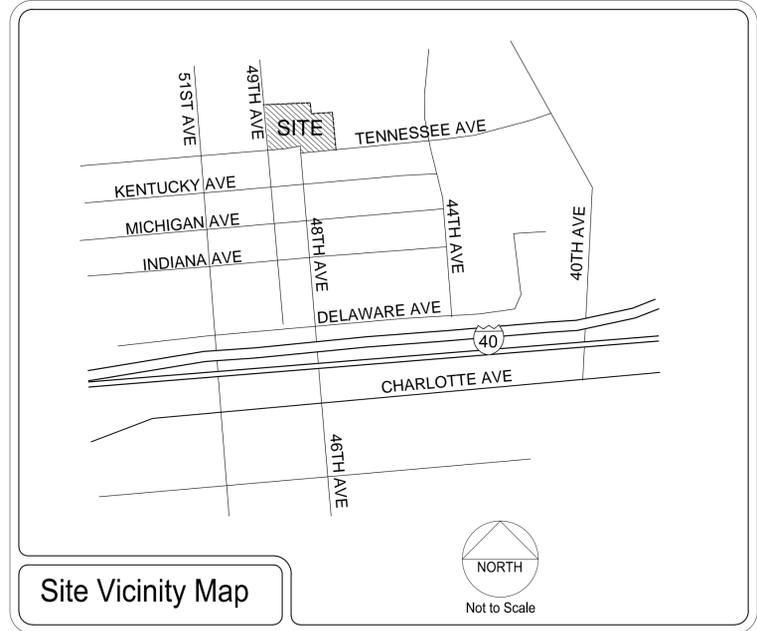
9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.

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) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION APPROVED BY THE METRO PLANNING COMMISSION, WITH A MINIMUM OF LOT SIZE OF 1,000 SQUARE FEET.

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



SPECIFIC PLAN DEVELOPMENT SUMMARY

| USE | MULTIFAMILY (DETACHED & ATTACHED SINGLE FAMILY DWELLINGS) |
|-------------------------|---|
| PROPERTY ZONING | IR (PROPOSED SP W/ RM20) |
| SURROUNDING ZONING | IR & R6 |
| SITE AREA | 4.18 ACRES |
| NUMBER OF UNITS/DENSITY | 55 TOTAL DWELLING UNITS/ 13.2 UNITS PER ACRE |
| FAR | NO FAR APPLIES |
| ISR | 70% MAXIMUM / 59% PROPOSED |
| FRONT YARD SETBACK: | 15' FROM RIGHT OF WAY (49th Ave) 10' MIN FROM RIGHT OF WAY (Tennessee Ave) |
| SIDE YARD | 10' MIN. PERIMETER (6' MIN. BETWEEN UNITS) |
| REAR YARD | 20' FROM PROPERTY LINE |
| HEIGHT STANDARDS | 3 STORIES OR 35 FEET (TO EAVE) MAXIMUM |
| | PERIMETER UNITS (1-23) SHALL BE LIMITED TO 2 STORIES OR 25 FEET (TO EAVE) MAXIMUM |

PARKING AND ACCESS

| | |
|---|--|
| RAMP LOCATION AND NUMBER | (1) - ACCESS ON 49TH AVE N (1) - ACCESS ON TENNESSEE AVE |
| DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30') | (49TH) 174' TO DRIVEWAY NORTH (TENNESSEE) 63' TO DRIVEWAY EAST |
| DISTANCE TO INTERSECTION | (49TH) ± 180' FROM TENNESSEE AVE (SOUTH) & (49TH) ± 135' FROM LOUISIANA (NORTH) (TENNESSEE) ± 176' FROM 48TH AVE (WEST) |
| REQUIRED PARKING BASED ON USES | 82.5 STALLS (1.5 SPALLS/UNIT IN UZO) |
| PARKING PROPOSED | 128 STALLS (2.3 STALLS/UNIT) 64 Garage Stalls 5 Parallel Stalls (8' x 23') 59 Offstreet Parking (8.5' x 18', 90') |

*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: 6 FT - COVERED PORCHES
6 FT - STOOPS & BALCONIES
2 FT - BAY WINDOWS



REVISIONS:
10/8/13: Staff Comments
11/18/13: Staff Comments

Preparation Date: June 2013

49th & Tennessee
Preliminary Specific Plan
Being Parcel 108 on Tax Map 91-07
1200 49th Ave North
Nashville, Davidson County, Tennessee



Sheet Schedule

- C0.0 Notes & Project Standards
- C1.0 Existing Conditions Plan
- C2.0 Site Layout Plan
- C3.0 Site Utility & Grading Plan
- L1.0 Site Landscape Plan

Notes & Project Standards

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

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

MPC Case Number
2013SP-029-001

D&A Project #13072
49th & Tennessee

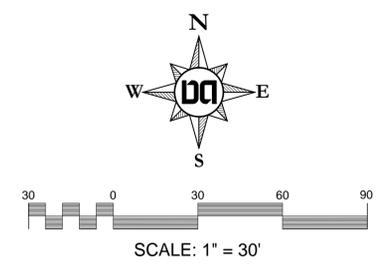
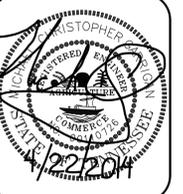
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Sheet 1 of 5



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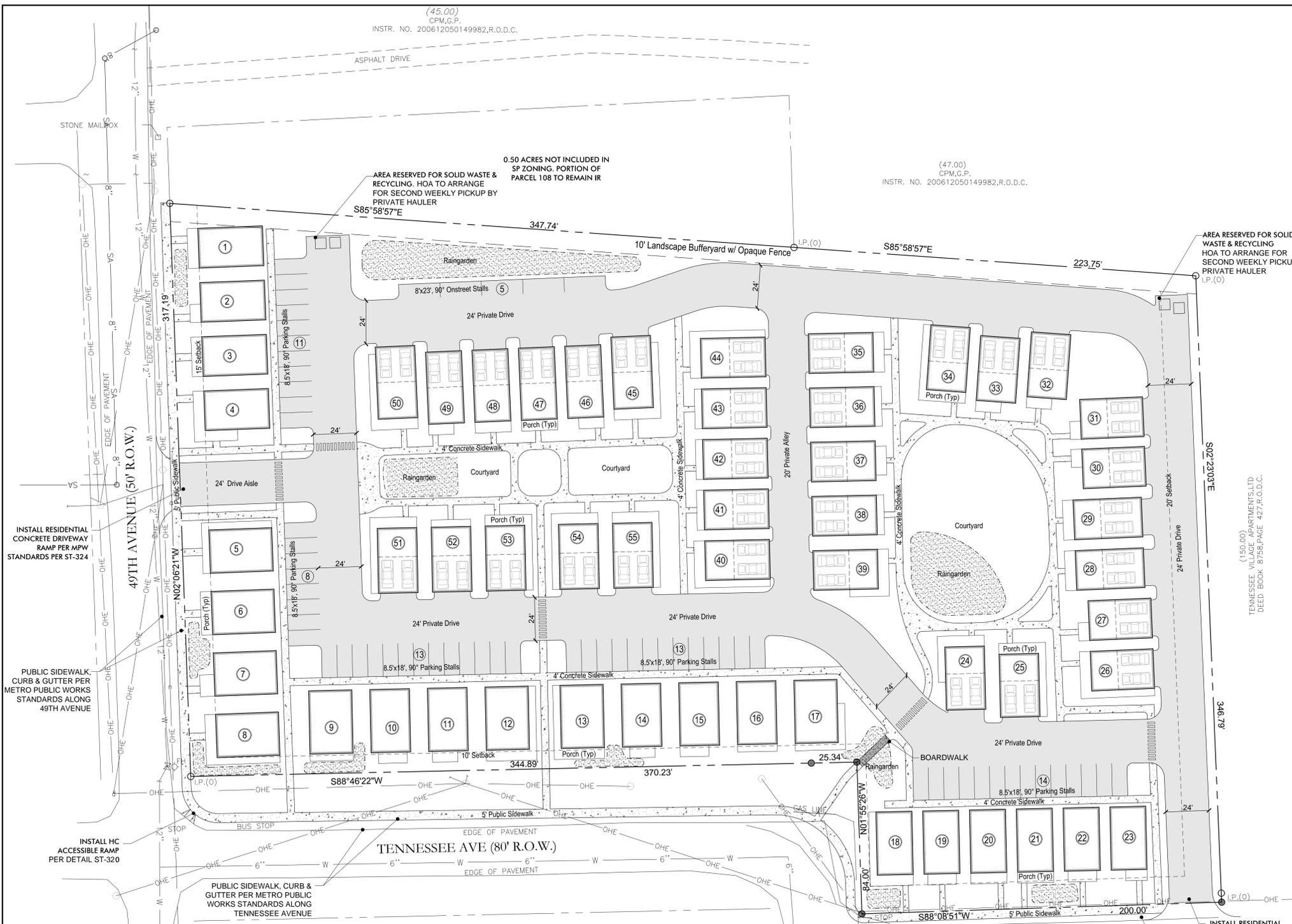
49th & Tennessee
Preliminary Specific Plan
Being Parcel 108 on Tax Map 91-07
1200 49th Ave North
Nashville, Davidson County, Tennessee



SCALE: 1" = 30'
TOTAL AREA = 4.682 ACRES
= 203,960.816 SF
IR = 0.50 ACRES
SP = 4.18 ACRES

UNIT SUMMARY

| UNIT # | FOOTPRINT | SPACING | PARKING |
|--------|-----------|---------|---------|
| 1 | 22'x36' | 8' | SURFACE |
| 2 | 22'x36' | 8' | SURFACE |
| 3 | 22'x36' | 8' | SURFACE |
| 4 | 22'x36' | 8' | SURFACE |
| 5 | 24'x35' | 10' | SURFACE |
| 6 | 24'x35' | 10' | SURFACE |
| 7 | 24'x35' | 10' | SURFACE |
| 8 | 24'x35' | 10' | SURFACE |
| 9 | 24'x35' | 10' | SURFACE |
| 10 | 22'x35' | 8' | SURFACE |
| 11 | 22'x35' | 8' | SURFACE |
| 12 | 24'x35' | 8' | SURFACE |
| 13 | 24'x35' | 10' | SURFACE |
| 14 | 24'x35' | 10' | SURFACE |
| 15 | 24'x35' | 10' | SURFACE |
| 16 | 24'x35' | 10' | SURFACE |
| 17 | 24'x35' | 10' | SURFACE |
| 18 | 20'x36' | 6' | SURFACE |
| 19 | 20'x36' | 6' | SURFACE |
| 20 | 20'x36' | 6' | SURFACE |
| 21 | 20'x36' | 6' | SURFACE |
| 22 | 20'x36' | 6' | SURFACE |
| 23 | 20'x36' | 6' | SURFACE |
| 24 | 22'x35' | 8' | GARAGE |
| 25 | 22'x35' | 8' | GARAGE |
| 26 | 22'x35' | 6' | GARAGE |
| 27 | 22'x35' | 6' | GARAGE |
| 28 | 22'x38' | 6' | GARAGE |
| 29 | 22'x38' | 6' | GARAGE |
| 30 | 22'x35' | 6' | GARAGE |
| 31 | 22'x35' | 6' | GARAGE |
| 32 | 22'x36' | 6' | GARAGE |
| 33 | 22'x36' | 6' | GARAGE |
| 34 | 22'x36' | 6' | GARAGE |
| 35 | 22'x36' | 8' | GARAGE |
| 36 | 22'x36' | 8' | GARAGE |
| 37 | 22'x36' | 8' | GARAGE |
| 38 | 22'x36' | 8' | GARAGE |
| 39 | 22'x36' | 8' | GARAGE |
| 40 | 22'x36' | 6' | GARAGE |
| 41 | 22'x36' | 6' | GARAGE |
| 42 | 22'x36' | 6' | GARAGE |
| 43 | 22'x36' | 6' | GARAGE |
| 44 | 22'x36' | 6' | GARAGE |
| 45 | 22'x40' | 6' | GARAGE |
| 46 | 20'x40' | 6' | GARAGE |
| 47 | 20'x40' | 6' | GARAGE |
| 48 | 20'x40' | 6' | GARAGE |
| 49 | 20'x40' | 6' | GARAGE |
| 50 | 22'x40' | 6' | GARAGE |
| 51 | 22'x36' | 8' | GARAGE |
| 52 | 22'x36' | 8' | GARAGE |
| 53 | 22'x36' | 8' | GARAGE |
| 54 | 22'x36' | 8' | GARAGE |
| 55 | 22'x36' | 8' | GARAGE |



SPECIFIC PLAN DEVELOPMENT SUMMARY

| | |
|---|---|
| USE | MULTIFAMILY (DETACHED & ATTACHED SINGLE FAMILY DWELLINGS) |
| PROPERTY ZONING | IR (PROPOSED SP W/ RM20) |
| SURROUNDING ZONING | IR & R6 |
| SITE AREA | 4.18 ACRES |
| NUMBER OF UNITS/DENSITY | 55 TOTAL DWELLING UNITS/ 13.2 UNITS PER ACRE |
| FAR | NO FAR APPLIES |
| ISR | 70% MAXIMUM / 50% PROPOSED |
| FRONT YARD SETBACK: | 15' FROM RIGHT OF WAY (49th Ave) 10' MIN FROM RIGHT OF WAY (Tennessee Ave) |
| SIDE YARD | 10' MIN. PERIMETER (6' MIN. BETWEEN UNITS) |
| REAR YARD | 20' FROM PROPERTY LINE |
| HEIGHT STANDARDS | 3 STORIES OR 35 FEET (TO EAVE) MAXIMUM PERIMETER UNITS (1-23) SHALL BE LIMITED TO 2 STORIES OR 25 FEET (TO EAVE) MAXIMUM |
| PARKING AND ACCESS | |
| RAMP LOCATION AND NUMBER | (1) - ACCESS ON 49TH AVE N (1) - ACCESS ON TENNESSEE AVE |
| DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30') | (49TH) 174' TO DRIVEWAY NORTH (TENNESSEE) 63' TO DRIVEWAY EAST |
| DISTANCE TO INTERSECTION | (49TH) ±180' FROM TENNESSEE AVE (SOUTH) & (49TH) ±135' FROM LOUISIANA (NORTH) (TENNESSEE) ±176' FROM 48TH AVE (WEST) |
| REQUIRED PARKING BASED ON USES | 82.5 STALLS (1.5 STALLS/UNIT IN UZO) |
| PARKING PROPOSED | 128 STALLS (2.3 STALLS/UNIT) 64 Garage Stalls 5 Parallel Stalls (8' x 23') 59 Offstreet Parking (8.5' x 18', 90') |

| | |
|---|--|
| Property Information 1200 49th Ave N (Map 91-07, Parcel 108) Nashville, Tennessee 37209 4.68 Total Acres Council District 20 (Buddy Baker) | Owner of Record Jackson Masonry Inc 1200 49th Ave North Nashville, Tennessee 37209 Contact: Roger Jackson |
| Civil Engineer Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net | Developer Ritzen Group, Inc 513 Third Ave South Nashville, Tennessee 37210 Contact: George Ritzen Phone: 615.255.7356 Email: george@ritzengroup.com |

Site Layout Plan

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

MPC Case Number
2013SP-029-001
D&A Project #13072
49th & Tennessee
C3.0
Sheet 3 of 5

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



REVISIONS:
10/8/13: Staff Comments
11/18/13: Staff Comments

Preparation Date: June 2013

49th & Tennessee
Preliminary Specific Plan
Being Parcel 108 on Tax Map 91-07
1200 49th Ave North
Nashville, Davidson County, Tennessee

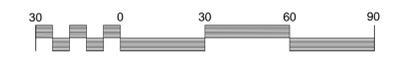
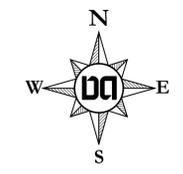


Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
2013SP-029-001

D&A Project #13072
49th & Tennessee

C4.0
Sheet 4 of 5



TOTAL AREA = 4.682 ACRES
= 203,960.816 SF
IR = 0.50 ACRES
SP = 4.18 ACRES

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
TOTAL SITE AREA = 4.68 ACRES
PRE-DEVELOPED IMPERVIOUS (BLDGs) = 0.36 AC @ 98
PRE-DEVELOPED ASPHALT/GRAVEL MIX = 2.51 AC @ 90
PRE-DEVELOPED GRASS = 1.81 AC @ 79
COMPOSITE CN = 86.2

POST-DEVELOPMENT
TOTAL SITE AREA = 4.68 ACRES
POST-DEVELOPED IMPERVIOUS = 2.67 AC @ 98
POST-DEVELOPED GRASS = 2.01 AC @ 79
COMPOSITE CN = 89.8

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL SLIGHTLY INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED BY THE THREE INTERIOR BIORENTION AREAS (DENOTED AS QUALITY & QUANTITY) IN ORDER TO ENSURE NO ADVERSE IMPACTS DOWNSTREAM.

WATER QUALITY CONCEPT

THE VARIOUS BIORENTION (OR RAIN GARDEN) AREAS SHOWN ON THE ABOVE PLAN ARE TO BE UTILIZED TO PROVIDE WATER QUALITY TREATMENT FOR THE 55 ROOFTOPS, SIDEWALKS, & PRIVATE DRIVE. PRELIMINARY FIGURES SHOW THAT 10,089 CUBIC FEET OF STORAGE WILL BE REQUIRED TO MEET THE 80% REQUIREMENT.

CONCEPTUALLY, THE SITE SHALL BE GRADED TO ROUTE ALL PAVED SURFACES AND THE MAJORITY OF THE ROOFTOPS TO THE INTERIOR GREENSPACES WHERE THREE LARGE BIOTENTION AREAS WILL BE CONSTRUCTED (EACH DENOTED AS QUALITY & QUANTITY). THESE THREE LOCATIONS WILL SERVE TO PROVIDE FULL WATER QUANTITY FOR THE ENTIRE SITE AS WELL AS QUALITY FOR THEIR BASINS. ADDITIONAL WATER QUALITY MEASURES MAY BE NECESSITATED FOR PORTIONS OF THE PERIMETER UNITS' ROOFTOPS (SPECIFICALLY UNITS 1-23). AS NECESSARY TO MEET THE REQUIREMENTS OF THE METRO STORM WATER MANAGEMENT MANUAL, POCKET RAIN GARDENS SHALL BE PROVIDED TO SUPPLY SAID TREATMENT MEASURES FOR THE PERIMETER PORTIONS OF UNITS 1-23.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS M&D (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 SYSTEM IS PROPOSED. DESIGN OF THIS SYSTEM WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
- 4) THIS PROJECT WILL DISTURB MORE THAN 1 ACRE, THEREFORE, A NOI WILL BE SUBMITTED TO TDEC DURING FINAL SP PROCESS



ADJACENT HYDRANT TEST

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 702 & 703. HYDRANT 702 IS AT THE CORNER OF 49TH AVE AND TENNESSEE AVE. HYDRANTS WERE FLOW TESTED BY METRO WATER SERVICES ON JUNE 24, 2013

BELOW IS A SUMMARY OF THE FLOW RESULTS:

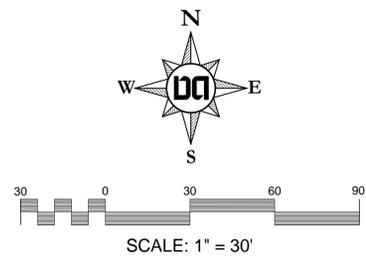
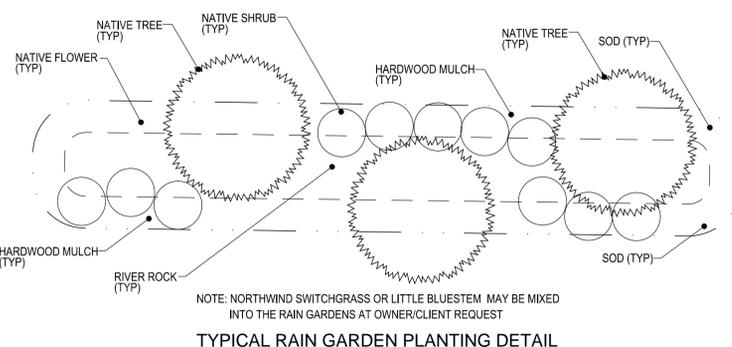
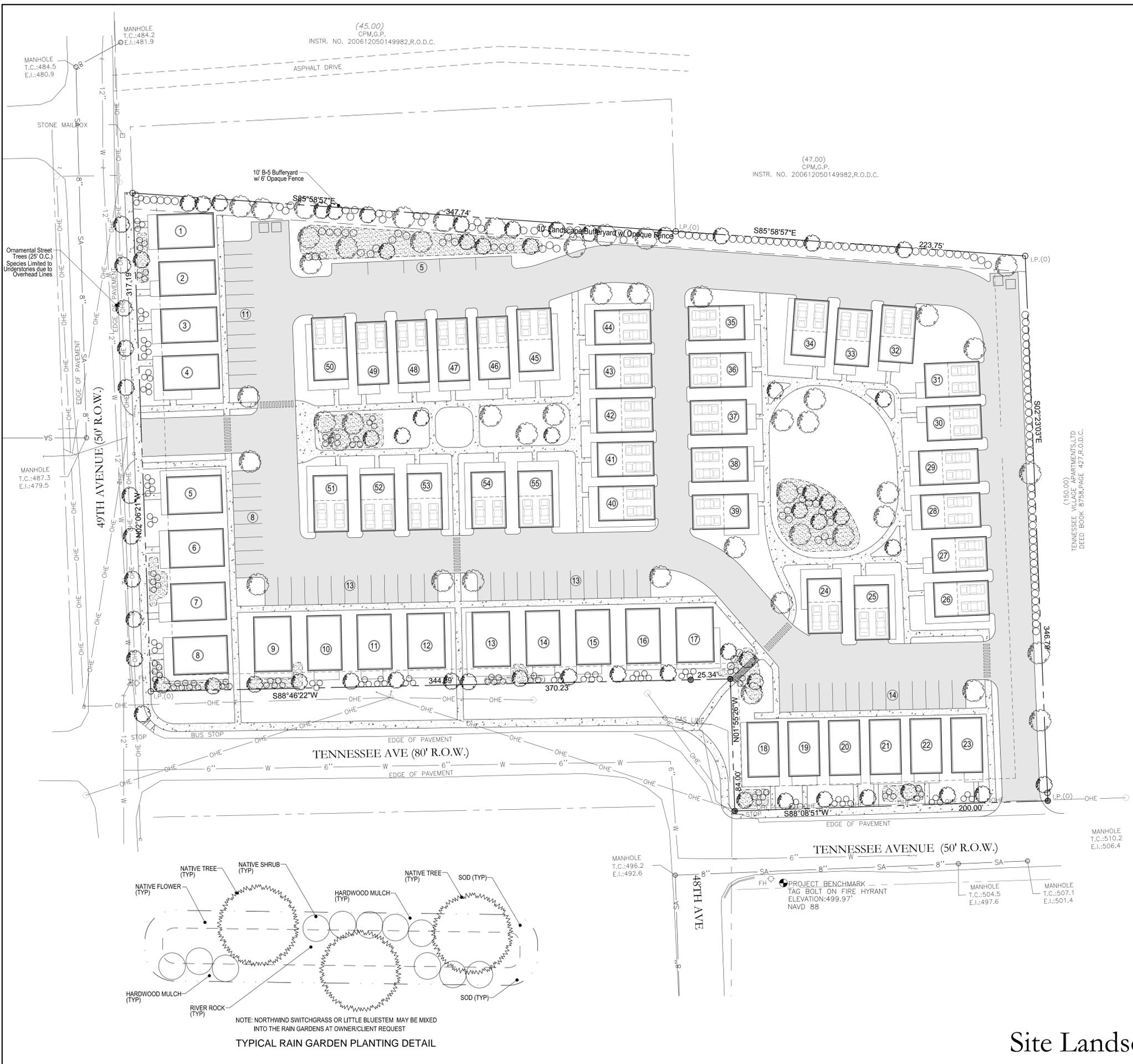
| | |
|--------------------|-----------|
| STATIC PRESSURE: | 65 PSI |
| RESIDUAL PRESSURE: | 60 PSI |
| FLOW: | 1,126 GPM |
| FLOW @ 20 PSI: | 3,688 GPM |

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

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 TO BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER AND SEWER TO BE PUBLIC MAIN EXTENSIONS THROUGH THE SITE. INDIVIDUAL METERS FOR WATER & SEWER SERVICE WILL BE PROPOSED FOR EACH UNIT

Site Utility and Grading Plan



TREE DENSITY NOTES

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

TREE DENSITY UNITS:
 4.68 AC-0.96 AC = 3.72 AC x 14 = 52.08 TDU'S REQ'D
 111 PROPOSED 2" CALIPER TREES = 55.5 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

IRRIGATION NOTE

IRRIGATION WILL BE PROVIDED IN MORE DETAIL ON FINAL PLAN. IRRIGATION TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. A 1" METER AND BACKFLOW FOR IRRIGATION HAS BEEN SCHEMATICALLY SHOWN.



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 Surveying

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 49th & Tennessee

L1.0
 Sheet 5 of 5

Site Landscape Plan

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