

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 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 WITH 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.

ORDINANCE NO. BL2013-589

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 properties located at 1505 and 1507 Porter Road and for a portion of properties located at 1516 and 1528 C Riverside Drive, approximately 200 feet south of Cahal Avenue, (1.89 acres), to permit up to 28 residential dwelling units and up to 6,000 square feet of commercial space, all of which is described herein (Proposal No. 2013SP-030-001).

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 properties located at 1505 and 1507 Porter Road and for a portion of properties located at 1516 and 1528 C Riverside Drive, approximately 200 feet south of Cahal Avenue, (1.89 acres), to permit up to 28 residential dwelling units and up to 6,000 square feet of commercial space, being Property Parcel Nos. 251, 252, and part of Parcel Nos. 250 and 270 as designated on Map 072-15 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 072 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 residential and all uses permitted by the MUL zoning district.

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

- Residential uses are limited to a maximum of 28 units and non-residential uses are limited to a maximum of 6,000 square feet.
- Restaurant uses are limited to a maximum of 3,000 square feet, unless additional parking is provided in compliance with Metro Zoning Code requirements. Additional floor area for restaurant uses shall be reviewed with final site plan and/or use and occupancy permits. Additional parking may be permitted offsite, but must be approved by Metro Planning and/or Metro Public Works.
- Bike racks for be provided and shall be shown on the final site plan.
- Prior to final site plan approval, the right of way for Turner Street shall be abandoned.
- Permitted signs shall be limited to wall mounted signs, projecting signs, awning signs, window signs and hanging signs. Freestanding ground signs, monument signs, portable signs, roof mounted signs, LED signs and billboards shall not be permitted. A signage program for shall be included with the final site plan and must be approved by Planning.

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 MUL 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: Anthony Davis

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.

GENERAL PLAN CONSISTENCY NOTE

THIS SITE IS LOCATED IN THE (E) EAST NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE FOR THE SUBJECT SITE AND ITS IMMEDIATE SURROUNDINGS IS NEIGHBORHOOD CENTER (NC). NC POLICY WILL PERMIT THE RETAIL/RESTAURANT USES AND FURTHER SUPPORTS THE PROPOSED TOWNHOME PORTION OF THE DEVELOPMENT.

AS PROPOSED, THIS SP WILL CREATE A WALKABLE, PEDESTRIAN FRIENDLY ATMOSPHERE. THE COMMERCIAL SPACE SHOWN FOR THE GROUND LEVEL OF THE MIXED USE STRUCTURES ALONG PORTER ROAD WILL PROVIDE SHOPPING AND DINING WITHIN A SHORT WALKING DISTANCE FOR THE NEIGHBORING COMMUNITY AS WELL AS THE RESIDENTIAL PORTION OF THIS DEVELOPMENT. THE STREETScape ALONG PORTER ROAD IS PROPOSED TO BE PRESERVED (BY MAINTAINING THE BIKE LANE AND RELOCATING THE EXISTING SIDEWALK) AND FURTHER ENHANCED THROUGH SHALLOW STREET SETBACKS AND ONSTREET PARKING. THIS IN CONJUNCTION WITH THE WELL PLANNED SITE LAYOUT AND APPROPRIATE LAND USES, WILL ENSURE COMPATIBILITY AND CONSISTENCY WITH BOTH THE NC POLICY.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A MIXED USE MULTIFAMILY AND COMMERCIAL 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 47037C0228F 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 DUMPSTERS 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 OBJECTIVE 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 MUL-A 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.

SP SIGNAGE NOTES

PERMITTED SIGNS SHALL BE LIMITED TO WALL MOUNTED SIGNS, PROJECTING SIGNS, AWNING SIGNS, WINDOW SIGNS AND HANGING SIGNS. FREESTANDING GROUND SIGNS, MONUMENT SIGNS, PORTABLE SIGNS, ROOF MOUNTED SIGNS, LED SIGNS AND BILLBOARDS SHALL NOT BE PERMITTED. A SIGNAGE PROGRAM FOR SHALL BE INCLUDED WITH THE FINAL SITE PLAN AND MUST BE APPROVED BY PLANNING.

INDIVIDUAL LETTER: SHALL COVER NO MORE THAN 5% OF THE BUILDING FAÇADE WALL AREA OR 30 SQUARE FEET, WHICHEVER IS SMALLER.

FAÇADE MOUNTED SIGN: SHALL COVER NO MORE THAN 5% OF THE BUILDING FAÇADE WALL AREA OR 30 SQUARE FEET, WHICHEVER IS SMALLER.

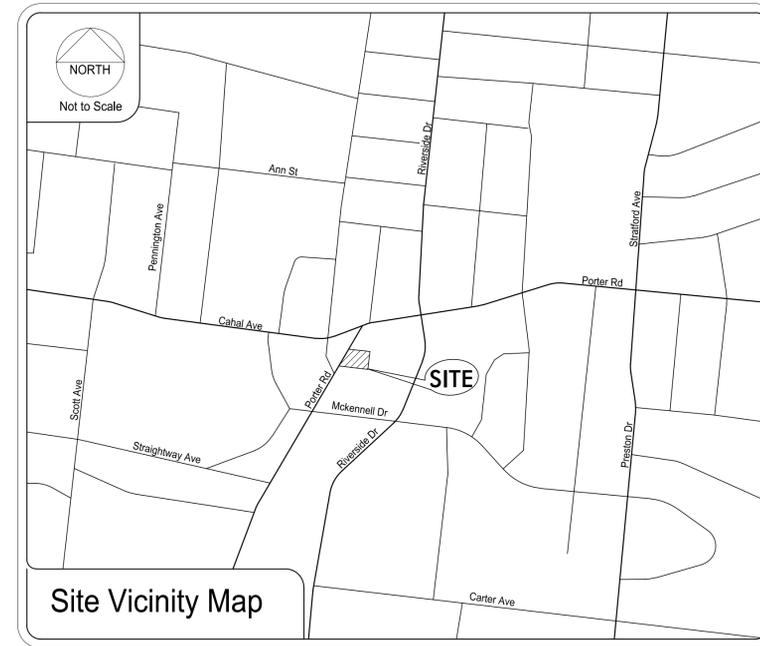
PROJECTING SIGNS: SHALL NOT EXTEND ABOVE THE ROOF EAVES OR PARAPET WALL. NINE FEET MAXIMUM AREA AND A MINIMUM HEIGHT OF SEVEN FEET ABOVE GRADE EXCEPT IN VISIBLE AREAS WHERE THE MINIMUM HEIGHT IS TEN FEET.

AWNING SIGNS: SHALL COVER NO MORE THAN 5% OF THE PRIMARY BUILDING FAÇADE WALL AREA, BUT NOT TO EXCEED 85% OF THE AWNING.

FAÇADE PAINTED: SHALL COVER NO MORE THAN 5% OF THE BUILDING FAÇADE WALL AREA OR 30 SQUARE FEET, WHICHEVER IS SMALLER.

WINDOW SIGNS: SHALL NOT COVER MORE THAN 25% OF THE WINDOW AREA.
RESTAURANT MENU SIGNS: SHALL BE LOCATED ON THE FACED WITHIN THREE FEET OF THE RESTAURANT'S PRIMARY ENTRANCE WITH A MAXIMUM AREA OF TWO SQUARE FEET.

HANGING SIGNS: SHALL BE LOCATED IN FRONT OF THE UNIT SPACE, SHALL NOT BE MORE THAN SIX SQUARE FEET AND A MINIMUM HEIGHT OF SEVEN FEET ABOVE GRADE EXCEPT IN VISIBLE AREAS WHERE THE MINIMUM HEIGHT IS TEN FEET.



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY & COMMERCIAL
PROPERTY ZONING	MUL (UZO)
MINIMUM LOT SIZE	NONE
NUMBER OF UNITS/DENSITY	28 RESIDENTIAL UNITS (22 TOWNHOMES, 6 SECOND FLOOR RESIDENTIAL LOFTS), 6,000 S.F. COMMERCIAL
FAR	60% MAXIMUM 59% PROPOSED
ISR	70% MAXIMUM 67% PROPOSED
FRONT YARD SETBACK:	5' MEASURED FROM PROPOSED RIGHT OF WAY
SIDE YARD	5' MEASURED FROM NORTH & SOUTH PROPERTY LINE(S)
REAR YARD	5' MEASURED FROM EASTERN PROPERTY LINE(S)
HEIGHT STANDARDS	3 STORIES TO A MAXIMUM OF 45FT

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	1 ACCESS ON PORTER RD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	140' TO DRIVEWAY SOUTH & 220' TO DRIVEWAY NORTH
DISTANCE TO INTERSECTION	155'+ SOUTH TO BRANCH & 330'+ NORTH TO CAHAL
REQUIRED PARKING BASED ON USES	54 STALLS (SEE SUMMARY BELOW)
PARKING PROPOSED	65 STALLS

*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: MINOR ENCROACHMENTS OF COMMERCIAL STRUCTURES NOT EXCEEDING 10% OF THE BUILDING'S FAÇADE MAY ENCROACH UP TO 3 FT INTO STREET SETBACK

REQUIRED PARKING SUMMARY

RESIDENTIAL (1.5 STALLS PER UNIT)	28 UNITS x 1.5	42 STALLS REQUIRED
RETAIL (2,000 S.F. EXEMPT - 1/200 THEREAFTER)	(3,000-2,000) / 200	5 STALLS REQUIRED
RESTAURANT (1,000 S.F. EXEMPT - 1/150 THEREAFTER)	(3,000-1,000) / 150	13 STALLS REQUIRED
TOTAL UNADJUSTED PARKING REQUIRED		60 STALLS
ADJUSTED PARKING REQUIRED (10% PEDESTRIAN ACCESS)		54 STALLS

PROPOSED PARKING

ONSITE 90° SURFACE STALLS	22 STALLS PROVIDED
ONSITE 60° SURFACE STALLS	16 STALLS PROVIDED
ONSITE PARALLEL STALLS	2 STALLS PROVIDED
ONSITE PRIVATE GARAGES	22 STALLS PROVIDED
ONSTREET STALLS (PORTER ROAD)	3 STALLS PROVIDED
TOTAL PARKING PROPOSED	65 STALLS

PROPOSED USE SUMMARY

28 RESIDENTIAL UNITS
3,000 SF RETAIL
3,000 SF RESTAURANT

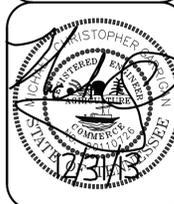
NOTE: WITH FINAL SP, RESTAURANT USE MAY BE GREATER THAN 3,000 SF



REVISIONS:
PC Comments: 08/01/13
Owner Revisions: 08/09/13
Owner Revisions: 09/17/13

Preparation Date: July 2013

Porter Road SP Preliminary Specific Plan
Being Parcels 251 & 252 and a Portion of Parcel 270 on Tax Map 72-15
1505 & 1507 Porter Road
Nashville, Davidson County, Tennessee



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

Sheet Schedule

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

Notes & Project Standards

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

MPC Case Number
2013SP-030-001

D&A Project #13041
Porter Road

C1.0

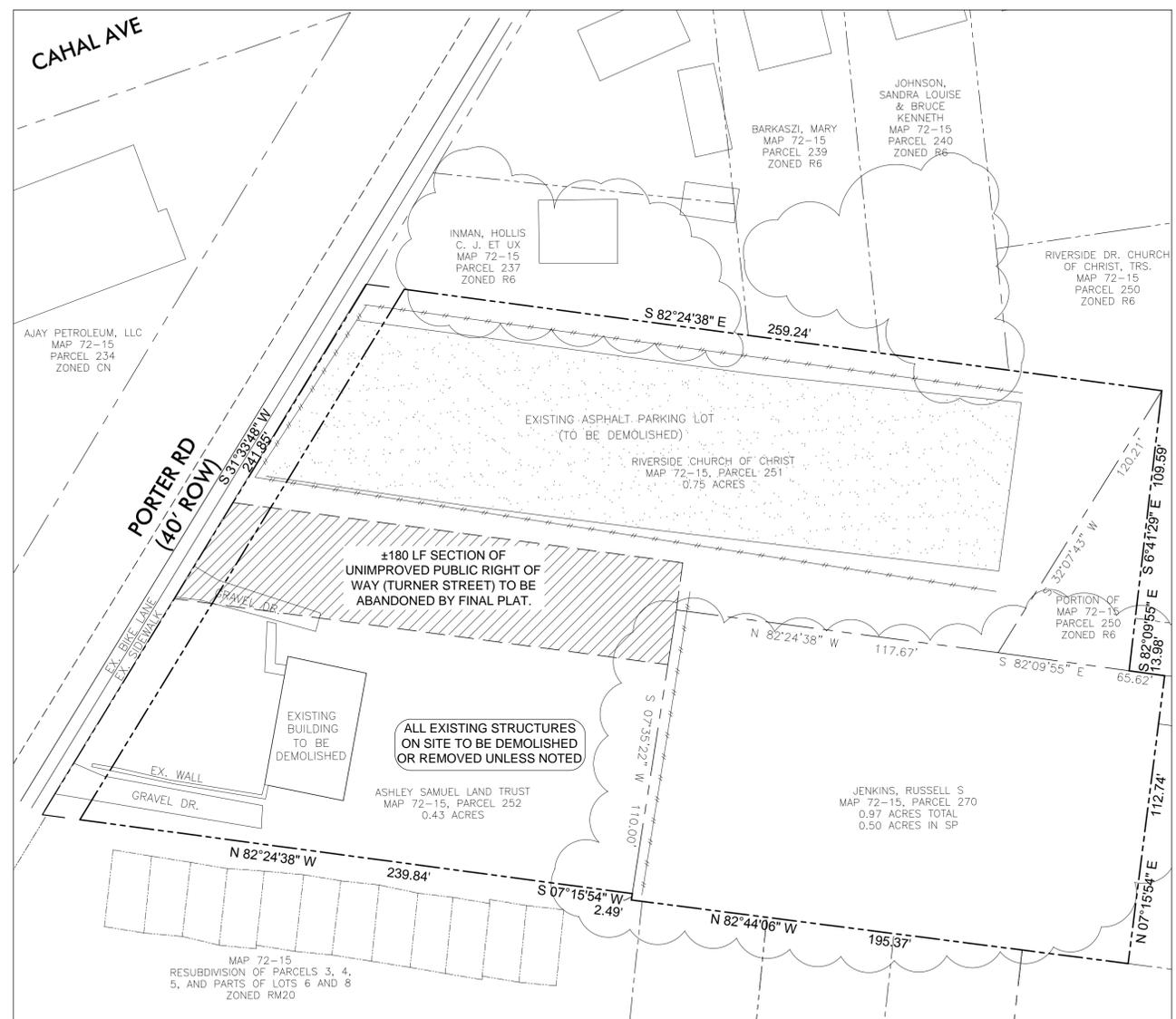
Sheet 1 of 3



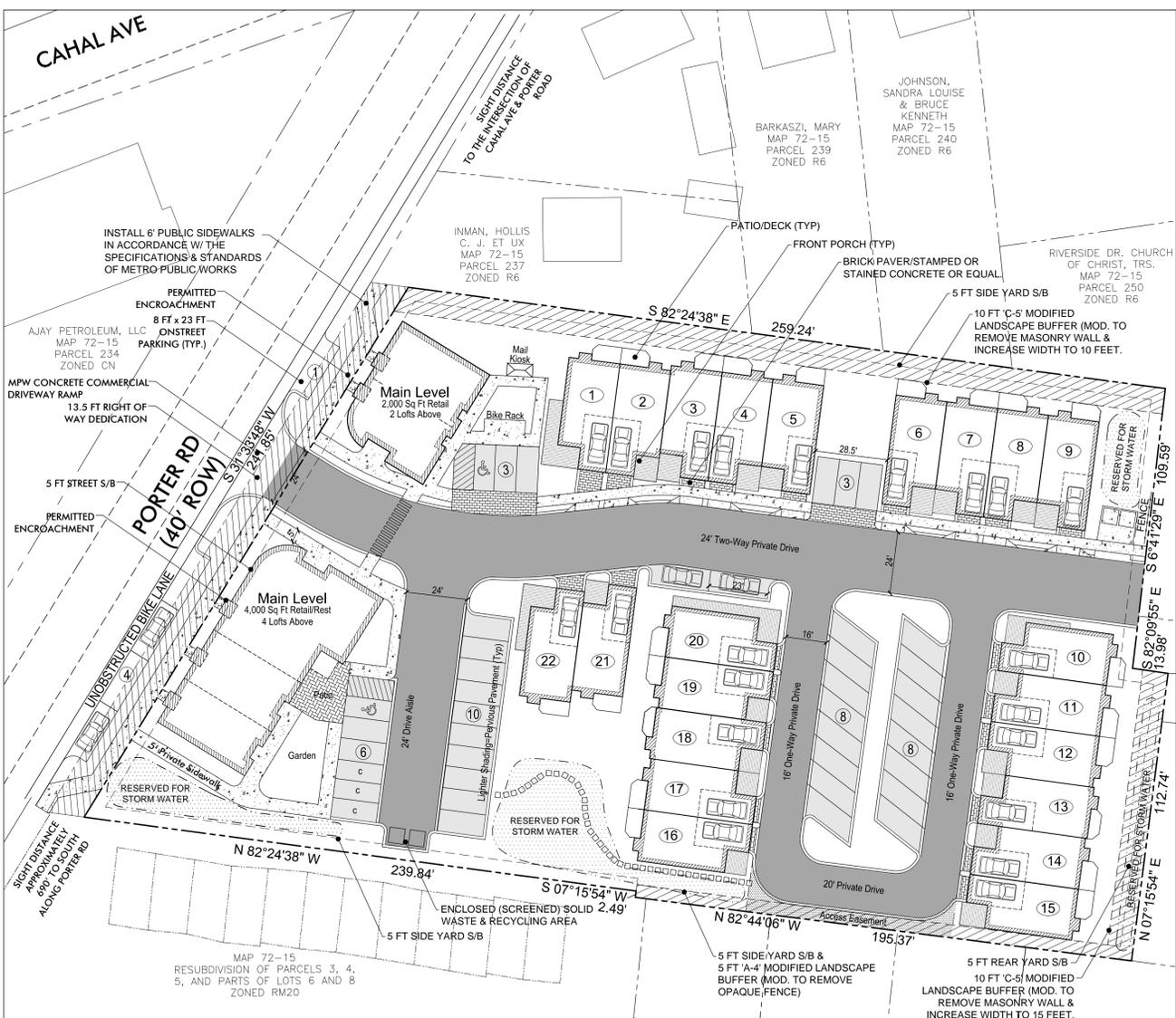
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Porter Road SP
Preliminary Specific Plan
 Being Parcels 251 & 252 and a Portion of Parcel 270 on Tax Map 72-15
 1505 & 1507 Porter Road
 Nashville, Davidson County, Tennessee



Existing Conditions (1"=30')



Layout (1"=30')

Property Information
 1505 Porter Road (Map 72-15, Parcel 251)
 Nashville, Tennessee 37206
 62,670 Square Feet or 0.75 Total Acres
 Council District 7 (Anthony Davis)

1507 Porter Road (Map 72-15, Parcel 252)
 Nashville, Tennessee 37206
 18,730 Square Feet or 0.43 Total Acres
 Council District 7 (Anthony Davis)

1516 Riverside Drive (Map 72-15, Parcel 270)
 Nashville, Tennessee 37206
 21,993.65 Square Feet or 0.50 Total Acres
 Council District 7 (Anthony Davis)

Owners of Record
 1505 Porter Road
 Ashley Samuel
 1824 Tammany Drive
 Nashville, Tennessee 37216

1507 Porter Road
 Riverside Church of Christ
 1530 Riverside Drive
 Nashville, Tennessee 37206

1516 Riverside Drive
 Russell S. Jenkins
 1516 Riverside Drive
 Nashville, Tennessee 37206

Developer
 Ten Talents Properties, LLC
 P.O. Box 68173
 Nashville, Tennessee 37206
 Contact: Chris Choate
 Phone: 615.712.8455
 Email: cr.choate@gmail.com

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

Floodnote
 This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0228F. Dated April 20, 2011.



EXISTING TOTAL AREA = 1.89 ACRES ±
 = 82,285.54 S.F. ±

PROPOSED TOTAL AREA = 1.81 ACRES ±
 = 79,020.56 S.F. ±



SCALE: 1" = 30'

Existing Conditions & Layout Plan

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
 2013SP-030-001

D&A Project #13041
 Porter Road

C2.0
 Sheet 2 of 3

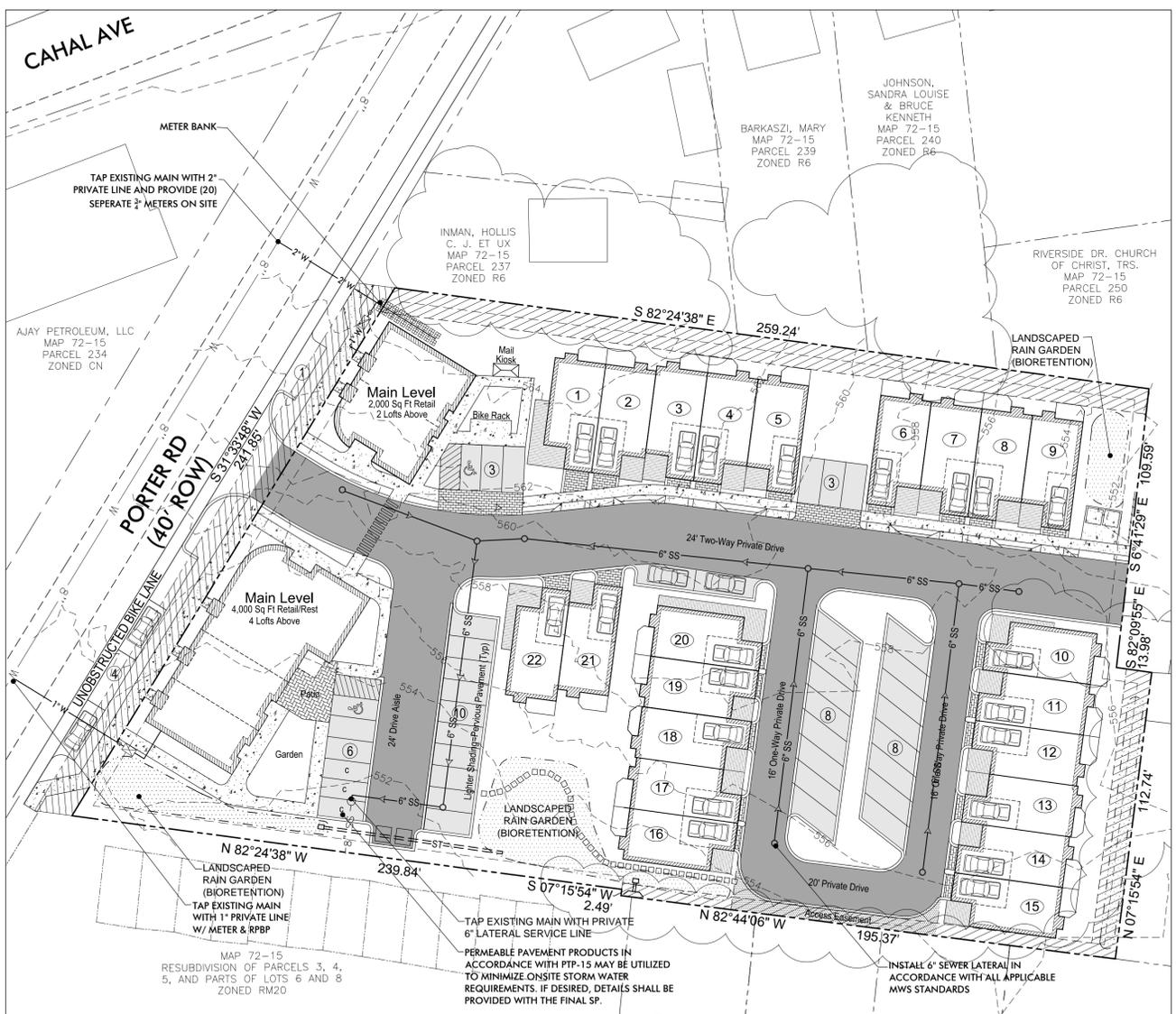
516 Heather Place
 Nashville, Tennessee 37204
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Preliminary Specific Plan
 Being Parcels 251 & 252 and a Portion of Parcel 270 on Tax Map 72-15
 1505 & 1507 Porter Road
 Nashville, Davidson County, Tennessee



Grading & Utilities (1"=30')



Landscape (1"=30')

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT 3,688 CF OF WQV STORAGE WILL BE REQUIRED & CONCEPTUALLY BE PROVIDED IN THE PROPOSED POCKET RAIN GARDENS/BIORETENTION BASINS (80% TSS BMP) SHOWN ON THIS PLAN. PERVIOUS PAVEMENT IS ALSO BEING PROPOSED IN A FEW AREAS TO HELP ACHIEVE WATER QUALITY AND QUANTITY AS SHOWN

PRELIMINARY DESIGN PROPOSES THREE RAIN GARDENS OR BIORETENTION BASINS AND PERVIOUS PAVEMENT MEET THE WATER QUANTITY OR PRE/POST DETENTION RELEASE RATE REQUIREMENTS.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
 TOTAL SITE AREA = 1.78 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0.48 AC @ 98
 PRE-DEVELOPED GRASS = 1.30 AC @ 79
 COMPOSITE CN = 84.1

POST-DEVELOPMENT
 TOTAL SITE AREA = 1.74 ACRES
 POST-DEVELOPED IMPERVIOUS = 0.97 AC @ 98
 POST-DEVELOPED GRASS = 0.81 AC @ 79
 COMPOSITE CN = 89.4

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS AND PERMEABLE PAVEMENT PRODUCTS SHOWN HEREIN.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS Msd (MIMOSA-URBAN LAND COMPLEX) WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

UTILITY NOTES

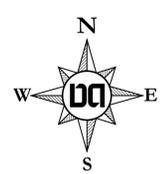
- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER SERVICE SHALL BE PROVIDED BY A NEW TAP ON THE EXISTING 8" WATER MAIN ON PORTER ROAD.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

TREE DENSITY NOTES

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

TREE DENSITY UNITS:

1.74 AC-0.36 AC = 1.37AC x 14 = 19.2 TDU'S REQ'D
 45 PROPOSED 2" CALIPER TREES = 22.5 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED



EXISTING TOTAL AREA = 1.89 ACRES ±
 = 82,285.54 S.F. ±

PROPOSED TOTAL AREA = 1.81 ACRES ±
 = 79,020.56 S.F. ±

SCALE: 1" = 30'

Grading, Utilities, & Landscape Plan

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
 2013SP-030-001

D&A Project #13041
 Porter Road

C3.0

Sheet 3 of 3

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