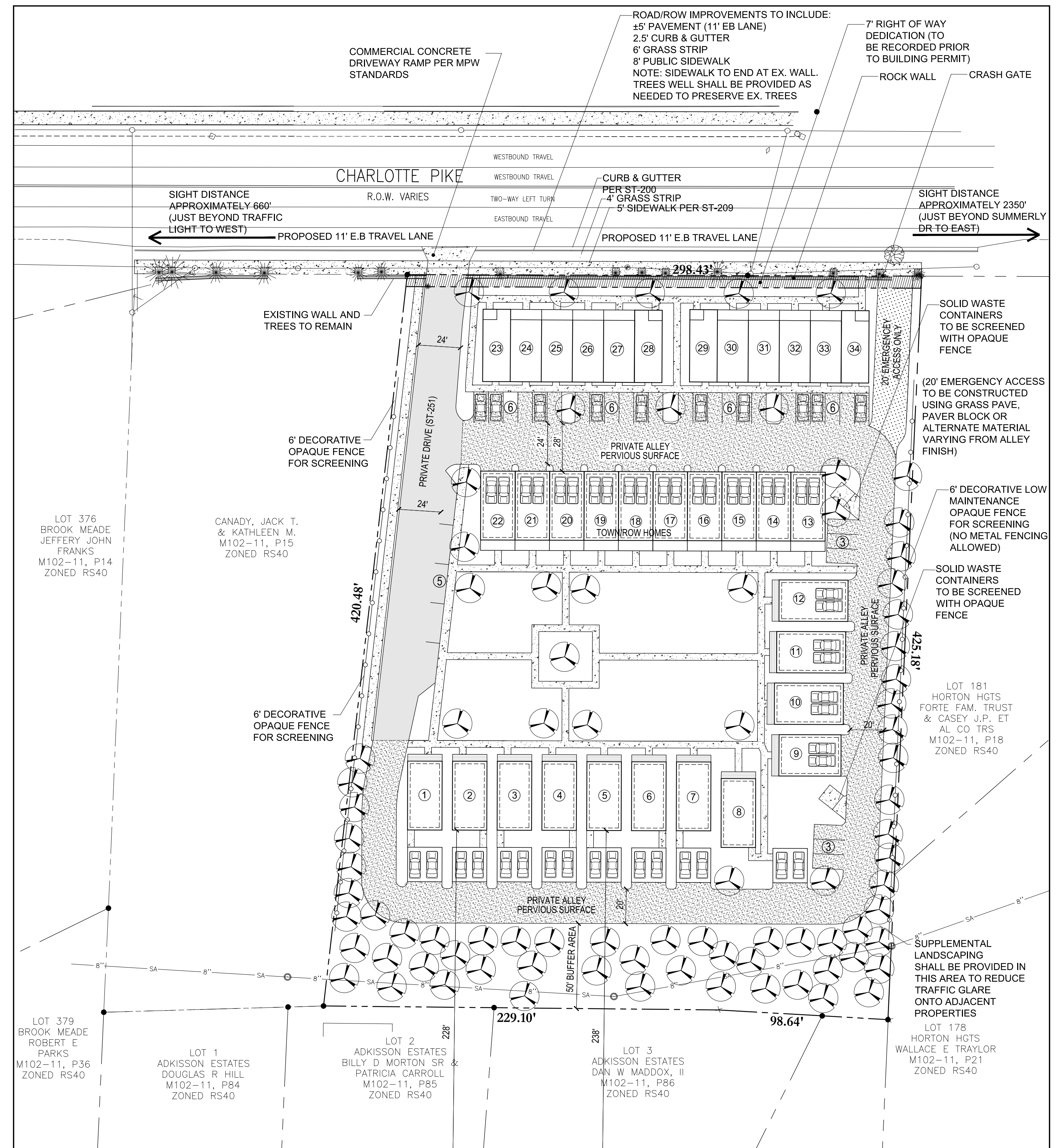


Existing Conditions (1"=40')



Site Layout (1"=40')

Property Information
 6813 Charlotte Pike (Map 102-11, Parcel 16)
 Nashville, Tennessee 37209
 76,230 Square Feet or 2.09 Total Acres
 Council District 23 (Emily Evans)

6809 Charlotte Pike (Map 102-11, Parcel 17)
 Nashville, Tennessee 37209
 42,688.8 Square Feet or 0.98 Total Acres
 Council District 23 (Emily Evans)

Owners of Record

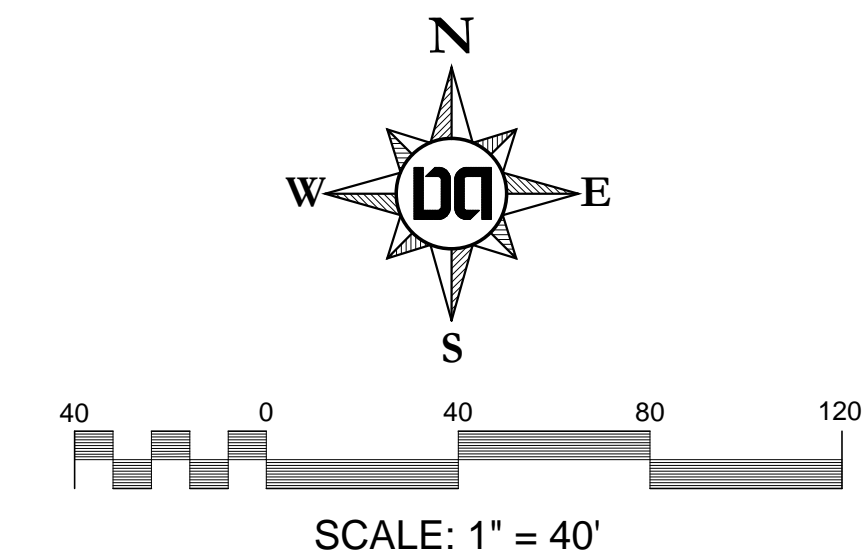
6813 Charlotte Pike
 Neely, Charles Melvin & Edwina
 6813 Charlotte Pike
 Nashville, Tennessee 37209

6809 Charlotte Pike
 Bryant, Lola A. & Hill, Wm. T. & Smith, N. et al
 6263 Windrow Rd C/O Nelva Smith
 Rockvale, Tennessee 37153

Architect/Landscape Architect
 Third Coast Design Studio
 1201 Villa Place, Suite 104B
 Nashville, Tennessee 37212
 Contact: Keith Covington/Lee Jones
 Phone: 615.678.8640
 Email: keith(lee)@thirdcoastdesignstudio.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 47037C0194F. Dated April 20, 2001.



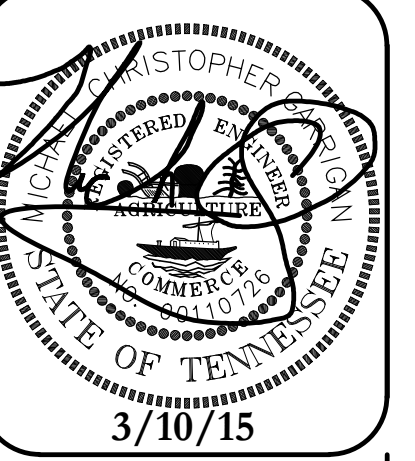
TOTAL EXISTING AREA = 3.07 ACRES ±
 TOTAL PROPOSED AREA = 3.02 ACRES ±



REVISIONS:
 PC Comments: 7/18/14
 PC Comments: 7/28/14

Preparation Date: June 2014

Hillwood Court at Nashville West
Preliminary Specific Plan
 Being Parcels 16, 17 on Tax Map 102-11
 Nashville, Davidson County, Tennessee



3/10/15

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

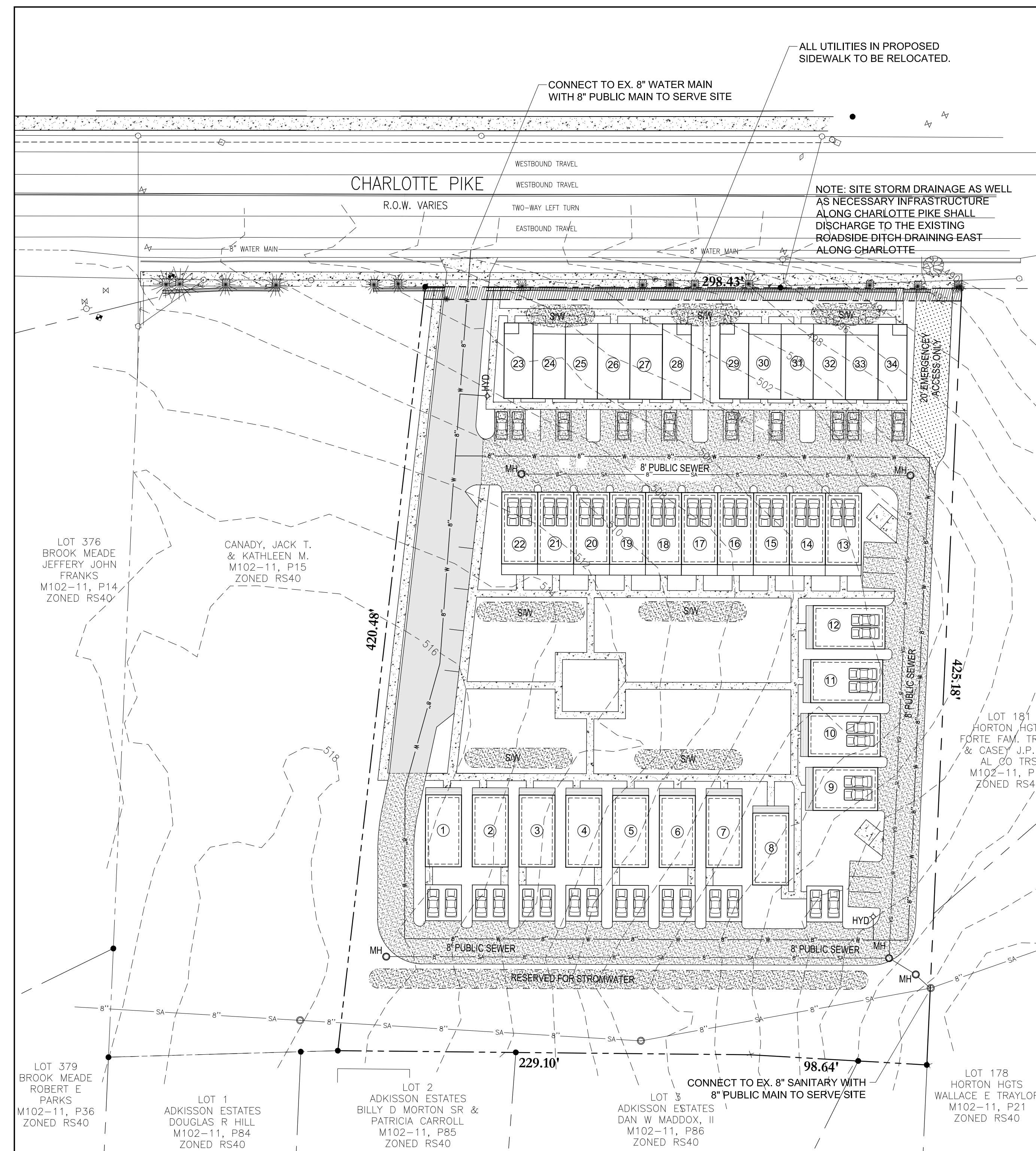
MPC Case Number
 2013SP-048-001

D&A Project #13125
 Hillwood Court
 at Nashville West SP

C2
 Sheet 2 of 4

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

Existing Conditions & Site Layout



STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS Msd (MIMOSA-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY TREATMENT IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL. IN ORDER TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE(S) WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC WATER LINE EXTENSION. INDIVIDUAL WATER METERS SHALL BE PROVIDED FOR EACH UNIT
- 4) SEWER SERVICE SHALL BE PROVIDED VIA A PROPOSED 8" SEWER MAIN WITH 4" WYES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE PROPOSED 8" PUBLIC SEWER MAIN AS SHOWN.

PRE/POST CALCULATIONS

EXISTING CONDITIONS

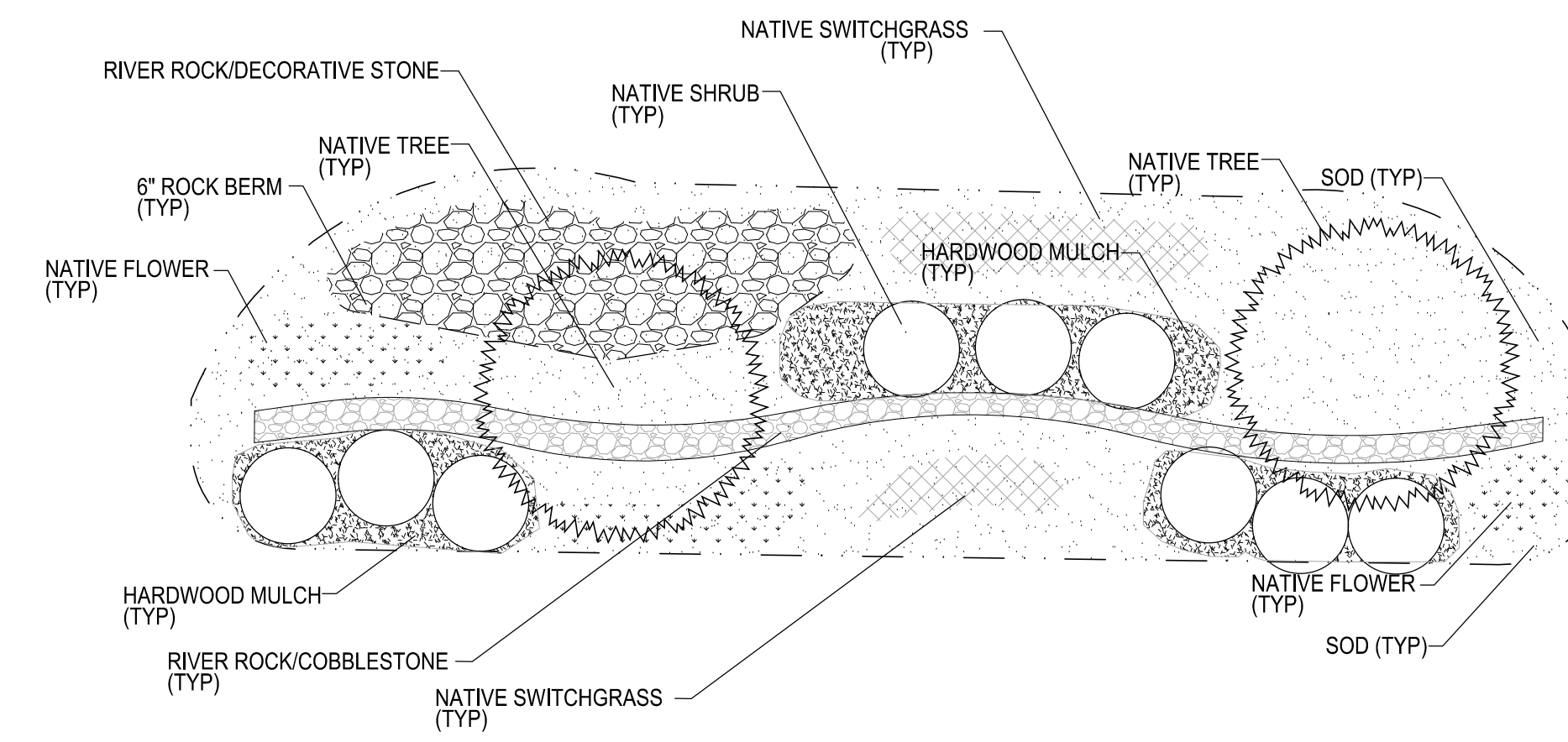
TOTAL SITE AREA	=3.07 ACRES
EXISTING IMPERVIOUS	=0.28 AC @ 98
PRE-DEVELOPED GRASS	=2.80 AC @ 79
COMPOSITE CN= 81.0	

POST-DEVELOPMENT

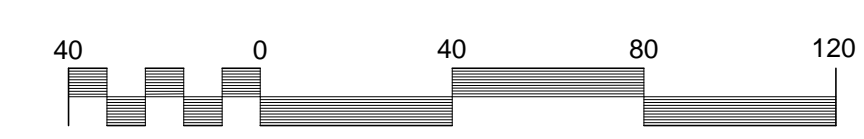
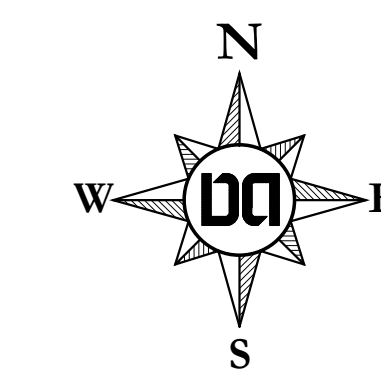
TOTAL SITE AREA	=3.07 ACRES
ROOF TOP	=0.64 AC @ 98
IMPERVIOUS ROADWAY/CONC.	=0.33 AC @ 98
PERVIOUS PAVEMENT	=0.56 AC @ 79
POST-DEVELOPED GRASS	=1.54 AC @ 79
COMPOSITE CN= 85.0	

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. THEREFORE, WATER QUANTITY OR DETENTION IS REQUIRED AND PROPOSED THROUGH POCKET RAIN GARDENS AS WELL AS PERVIOUS PAVEMENT. PRELIMINARY CALCULATIONS SHOW THAT 7,200 CF OF WQV STORAGE IN THE SEVEN PROPOSED RAIN GARDENS (BIORETENTION BASINS) (80% TSS BMP) SHOWN ON THIS PLAN.

PRELIMINARY DESIGN PROPOSES THE PRIMARY RAIN GARDEN OR BIORETENTION BASINS SHOWN THAT WILL PROVIDE THE FULL 80% WQV AS WELL AS SERVE AS A WATER QUANTITY BEST MANAGEMENT PRACTICE. IN ADDITION TO THE BIORETENTION, THE VOIDS WITHIN THE BASE OF THE PROPOSED PERVIOUS ALLEYS SHALL PROVIDE ADDITIONAL STORAGE TO ENSURE THAT POST-DEVELOPMENT RATES ARE REDUCED FROM THEIR CURRENT STATE. IF ADDITIONAL VOLUME OR AREA IS NECESSARY, THE ABOVE PLAN ALLOCATES FOR ADDITIONAL AREAS THAT MAY BE USED FOR STORM WATER DETENTION SUCH AS UNDERGROUND STORAGE.



TYPICAL RAIN GARDEN PLANTING DETAIL



SCALE: 1" = 40'

TOTAL EXISTING AREA = 3.07 ACRES ±
TOTAL PROPOSED AREA = 3.02 ACRES ±

Grading & Utility Plan

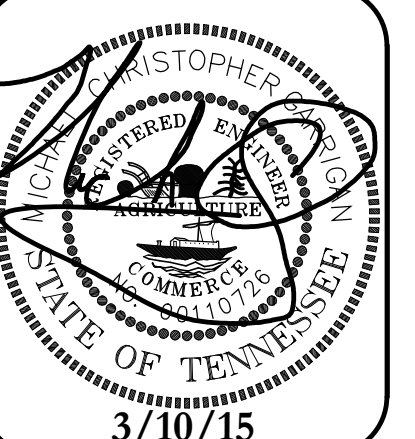
Dale & DD Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying



REVISIONS:
PC Comments: 7/18/14
PC Comments: 7/28/14

Preparation Date: June 2014

Hillwood Court at Nashville West
Preliminary Specific Plan
Being Parcels 16, 17 on Tax Map 102-11
Nashville, Davidson County, Tennessee



3/10/15

Property Information
6813 Charlotte Pike (Map 102-11, Parcel 16)
Nashville, Tennessee 37209
76,230 Square Feet or 2.09 Total Acres
Council District 23 (Emily Evans)

6809 Charlotte Pike (Map 102-11, Parcel 17)
Nashville, Tennessee 37209
42,688.8 Square Feet or 0.98 Total Acres
Council District 23 (Emily Evans)

Owners of Record
6813 Charlotte Pike
Neely, Charles Melvin & Edwina
6813 Charlotte Pike
Nashville, Tennessee 37209

6809 Charlotte Pike
Bryant, Lola A. & Hill, Wm. T. & Smith, N. et al
6263 Windrow Rd C/O Nelva Smith
Rockvale, Tennessee 37153

Architect/Landscape Architect
Third Coast Design Studio
1201 Villa Place, Suite 104B
Nashville, Tennessee 37212
Contact: Keith Covington/Lee Jones
Phone: 615.678.8640
Email: keith(lee)@thirdcoastdesignstudio.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 47037C0194F. Dated April 20, 2001.

MPC Case Number
2013SP-048-001

D&A Project #13125
Hillwood Court
at Nashville West SP

C3
Sheet 3 of 4