

Proposed Plan

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 DISTURBED WITH TOPSOIL SHALL RECEIVE 1200 LBS PER 1000 SQUARE FEET OF 6-12-17 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 9 POUNDS OR MORE OF KENTUCKY 21 RESCUE 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 103-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAWN AS INDICATED IN THE PLAN TO SEGMENT 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 INFRASTRUCTURE, 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 8" 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 SOIL INVESTIGATIVE REPORT). SAND FILL MATERIALS TO BE FREE OF SOIL ROOTS, BROKEN SOILS, OR ANY OTHER COMPOUND MATERIAL. SAND 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 GRACES AND PAVE 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 WORKS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE TO METRO WATER SERVICES PRIOR TO THE WORK. THE WORK 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 A LABEL FOR CONCRETE MIXTURE, BRAND AND EQUIPMENT FILING IN ACCORDANCE WITH METRO CP-10 & CP-13 LOCATION TO BE COMPARISONED WITH THE LABELS DEPARTMENT DURING THE CONSTRUCTION MEANS.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO REGULATE CONSTRUCTION OF SINGLE FAMILY HOMES.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78340 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FEMA ON MAP 4700370212P 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 RAMP, CONVEYING 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 PRELIMINARY CULVERT PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL.
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS & 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 ROLL OUT CANS AS SHOWN ON THIS PLAN.
- 11) ALL HOPEFUL APPLICANTS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNER BASED UPON THE PRELIMINARY ENGINEERING DESIGN AND SITE PLAN 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 INCREASES THE PERMITTED DENSITY OR FLOOR AREA, AND USES NOT OTHERWISE PERMITTED. ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS SATCHING ORDINANCE, OR ADD THEREON ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) FOR ANY DEVELOPER 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 RE ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REDISTRICT APPLICATION.
- 13) ALL BUILDINGS SHALL BE WITHIN 500 FEET OF A FIRE HYDRANT.
- 14) THIS DEVELOPERMENT WILL OCCUR IN ONE PHASE.
- 15) IN LIEU OF CONSTRUCTION OF SIDEWALKS, THE ADDITION OF ONE LOT WILL REQUIRE A \$500 CONTRIBUTION TO PEDESTRIAN BENEFIT ZONE 1A.

GENERAL PLAN CONSISTENCY

THIS PROPERTY IS LOCATED IN SUBAREA #7 WEST WASHINGTON COMMUNITY PLAN AND IS FURTHER SERVED WITH METRO WATER SERVICES. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FEMA ON MAP 4700370212P DATED APRIL 20, 2001. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FEMA ON MAP 4700370212P DATED APRIL 20, 2001. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FEMA ON MAP 4700370212P DATED APRIL 20, 2001.

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SINGLE FAMILY
PROBERT ZONING R6	SUBROUNDING ZONING R6
FAR	MAX. 0.60
ISR	MAX. 0.70
FRONT YARD SETBACK	20' MIN. OR IN LINE WITH ADJ. CONTEXT
REAR YARD	3.0' FROM PROPERTY LINE
HEIGHT STANDARDS	2 STORIES
LOT ACCESS	LOT ACCESS FROM REAR ALLEY
PARKING	EACH SINGLE FAMILY UNIT TO HAVE A 2 CAR GARAGE

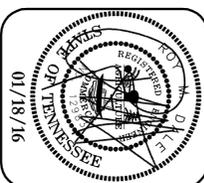


SP Number -2014SP-027-001

Property Information	4500 Illinois Ave Meno Tomkowi 9112, Parcel 319 0.172 Total Acres Council District 20 (Mary Caridin Roberts)
Civil Engineer	Dale & Dale, P.C. 516 Fernside Place Nashville, Tennessee 37204 615.257.3160
Registered Home	290 Ediths Road Ashland City, Tennessee 37015 615.405.7002

Electric Service	Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
Gas Service	Nashville Gas (FidelityNet) 615.724.0724
Water Service	Metro Water Services 1600 7th Avenue North Nashville, Tennessee 37208 615.862.4598
Sewer Service	Metro Water Services 1600 7th Avenue North Nashville, Tennessee 37208 615.862.4598
Telephone Service	Bellsouth 866.620.6000
Utility Location	Tennessee One-Call 800.351.1111

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



4500 Illinois Avenue
BEING PARCEL 391 ON TAX MAP 91-12
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Preparation Date: 1/18/16

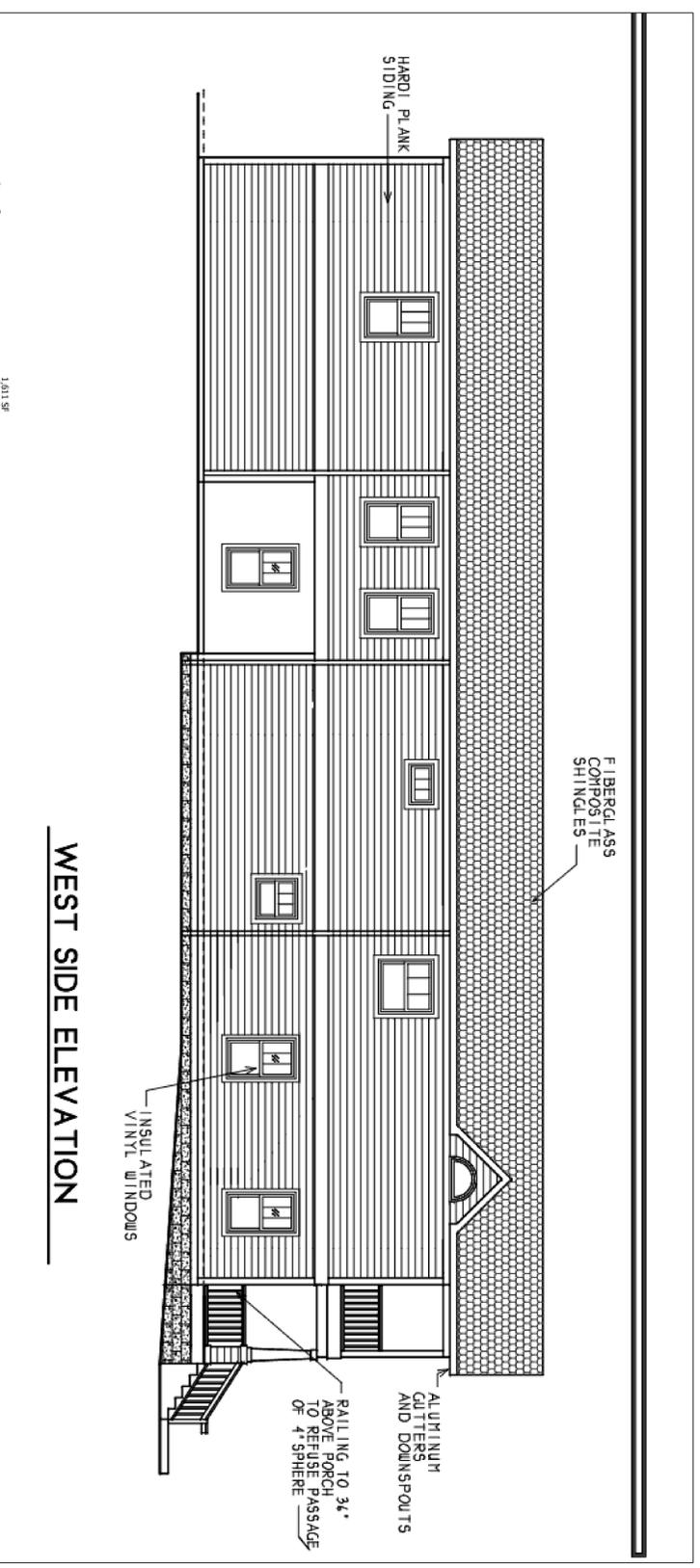
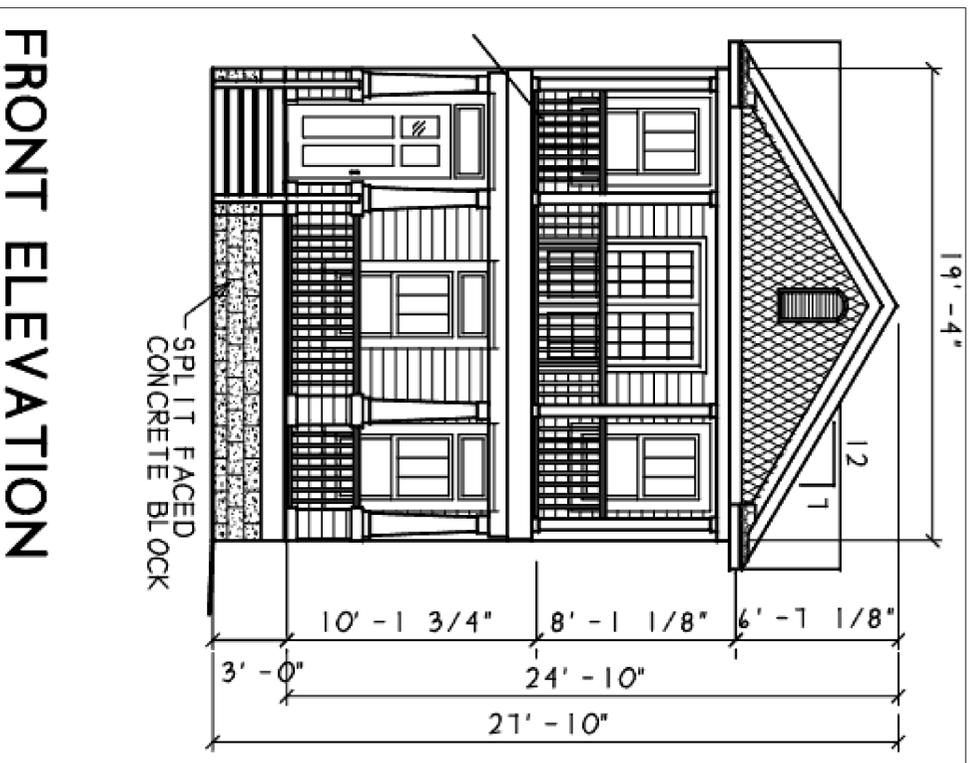
REVISIONS:



Preliminary Specific Plan

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

D&D Project #1406
4500 Illinois Ave
C1.0
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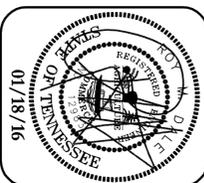


Architectural Elevations are Conceptual

SPECIFIC SP NOTES

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six-foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet on the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 2.5% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 48 inches from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
 8. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto Joseph Street.
 9. 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 RS3.75 zoning district as of the date of the applicable request for application.
 10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Architectural Elevations and Requirements



01/18/16

4500 Illinois Avenue

BEING PARCEL 391 ON TAX MAP 91-12
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS:

Preparation Date: 1/18/16



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

Dale & DD Associates

Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

C2.0

D&A Project #14084
4500 Illinois Ave
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