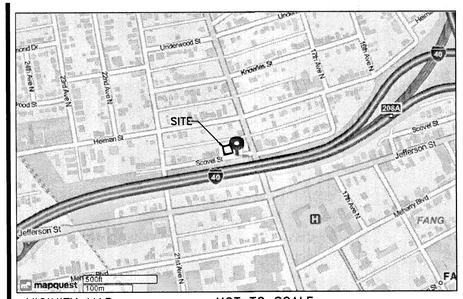

VICINITY MAP NOT TO SCALE

PHASING SCHEDULE

SECTION 1: UNITS 1-4 2015-2017
SECTION 2: UNITS 5-8 2017-2018

UNIT DATA	
UNIT NO.	FLOOR AREA (S.F.)
1	1932
2	1932
3	1932
4	1932
5	1932
TOTAL	9,660

SP NOTES

1. THE PURPOSE OF THIS SP IS TO ALLOW FOR 5 DETACHED RESIDENTIAL UNITS.
2. METRO FIRE MARSHALL: The required fire flow shall be determined by the Metropolitan Fire Marshall's Office, prior to the issuance of a building permit.
3. METRO WATER SERVICES – STORMWATER: Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
4. METRO WATER SERVICES – STORMWATER: Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (minimum driveway culvert in Metro ROW is 15" CMP).
5. METRO WATER SERVICES – STORMWATER: 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.
6. METRO WATER SERVICES – STORMWATER: Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
7. METRO WATER SERVICES – WATER & SEWER: Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.
8. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. The following standards shall be met:
   a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
   b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers
   c. EIFS, vinyl siding and untreated wood siding shall be prohibited.
   d. Finished ground floors and porches shall be elevated a minimum of 18" to a maximum of 36" from the abutting average ground elevation.

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 21
- COUNCILMEMBER: LANGSTER
- OWNER OF RECORD:

  PARCEL 471 & 472

  SCOVEL HOMES DEVELPMENT, LLC
  102 WOODMONT, S-244, NASHVILLE, TN 37205
  615.589.5477
- SP NAME: SCOVEL HOMES DEVELOPMENT PHASE 1
- SP NUMBER: 2015SP-065-001
- CLUSTER LOT RESIDENTIAL PUD: NA
- PLAN PREPARATION DATE: 2015.07.14
- SCALE: 1"=20'
- DESIGN PROFESSIONAL: JIM LUKENS, P.E.
  LUKENS ENGINEERING CONSULTANTS
  P.O. BOX 1586, BRENTWOOD, TN 37024
  615.804.4617
- FEMA FIRM: 47037C0216F

DEVELOPMENT/SITE DATA TABLE	
ACREAGE	0.402 ACRES (17,500 S.F.)
DENSITY	12 UNITS/AC
DWELLING UNITS	5 UNITS
FLOOR AREA RATIO (FAR)	0.55 (9,660/17500)
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.41 (7,112/17,500)
BUILDINGS	6,112 S.F.
DRIVEWAYS & SIDEWALKS	1,000 S.F.
PARKING REQUIRED	2 SPACES PER UNIT
PARKING UZO CREDITS	10% TRANSIT (10% CREDIT) ON STREET PARKING UP TO 2 SPACES
PARKING REQUIRED CALCULATION	5 UNITS x 2 SPACES = 10 SPACES
PARKING PROVIDED	10 SPACES
USES	SINGLE FAMILY RESIDENTIAL

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LANDSCAPE REQUIREMENTS

1. BUFFERYARDS: NONE
2. TREE DENSITY:

   LAND AREA 0.40 ACRES
   – BLDG AREA 0.14 ACRES
   NET AREA = 0.26 ACRES
   x DENSITY 14 UNITS/ACRE
   3.6 TDU REQUIRED

   PROTECTED TREES: 12" = 1 x 1.8
   18" = 1 x 2.8

   TOTAL = 4.6 TDU
3. PERIMETER PARKING: NONE
4. INTERIOR PARKING: NONE

GRAPHIC SCALE

20 0 10 20 40 80

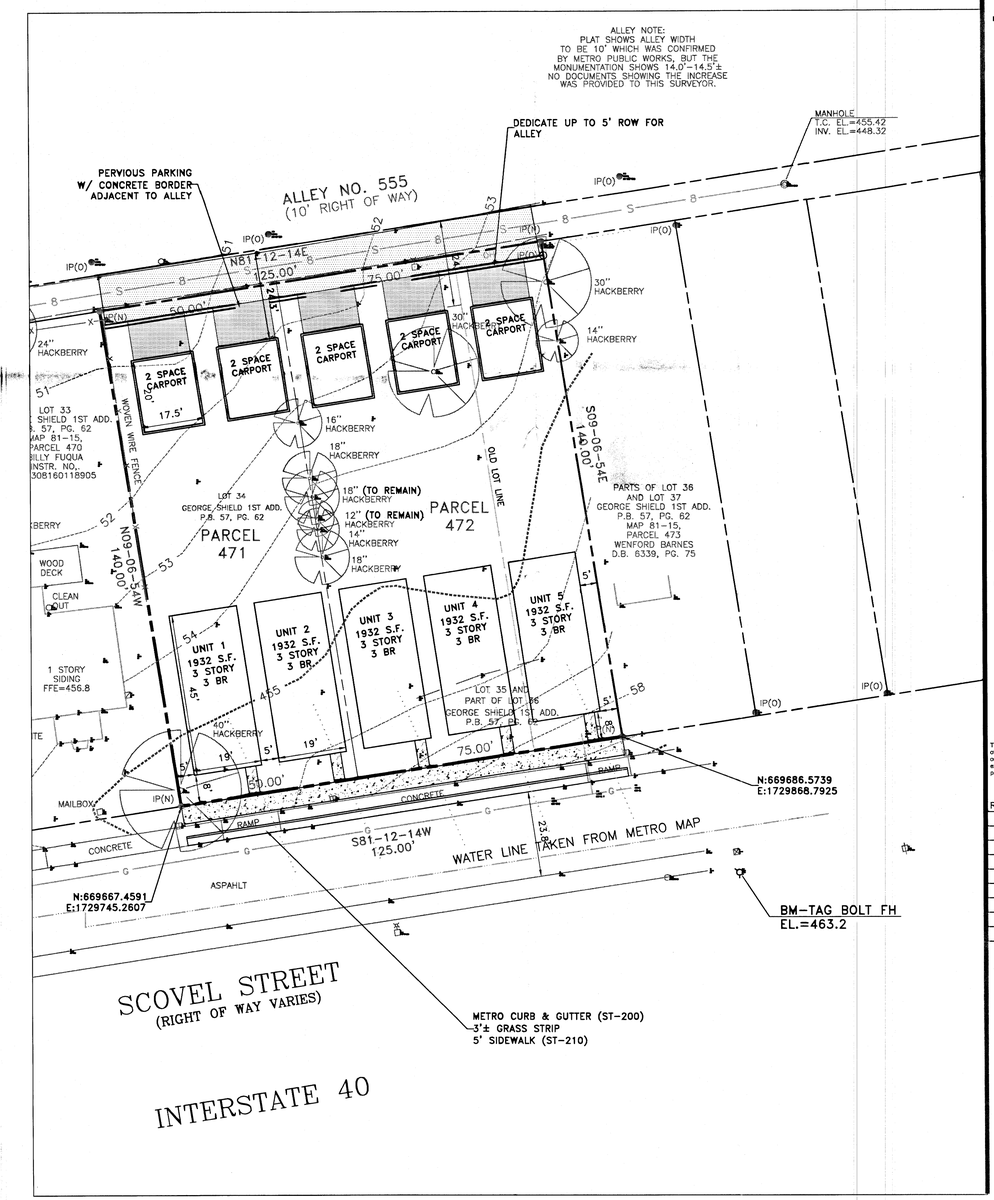
(IN FEET)
1 inch = 20 ft.

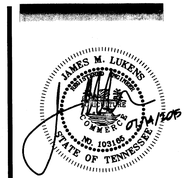
(NAD83)(1995)
(NAVD-88)

PROJECT NOTES

1. EXISTING CONDITIONS TAKEN FROM SURVEY BY HFR SURVEYING, DATED APRIL 27, 2015. DATUM NAD83 AND NGVD88.
2. THIS PROPERTY IS LOCATED IN A ZONE X WHICH IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ACCORDING TO FLOOD MAP PANEL NO. 47037C0216F, DATED APRIL 20, 2001.
3. OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION WITH A MINIMUM LOT SIZE OF 1000 S.F.

Nashville & Davidson County
JUL 16 2015
Metropolitan Planning Department





LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

PRELIMINARY SP [CASE NO. 2015SP-065-001]

SCOVEL HOMES DEVELOPMENT PHASE 1

1818 & 1818B Scovel Street, Nashville, TN 37208

Map 81-15 Parcel 471 & 472

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REVISIONS/ISSUES

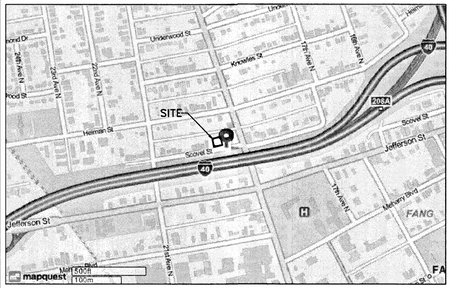
NO.	DESCRIPTION	DATE

PROJ. NO.: 03492

DATE: 2015.07.14

SITE PLAN

C1.1



VICINITY MAP NOT TO SCALE

STORMWATER NOTES

1. DAVIDSON COUNTY SOILS MAPPING SHOWS THE SOIL TO BE MAURY (McB) SOILS WITH HYDROLOGICAL GROUP A.
2. OFF-SITE IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE ON-SITE RUNOFF.
3. WATER QUALITY CONCEPT:
   - DESIGN UNDER THE LOW IMPACT DEVELOPMENT MANUAL
   - PERVIOUS PAVEMENT AND BIORETENTION (RAIN GARDENS) WILL BE USED TO TREAT THE RUNOFF.

     RAIN GARDENS: Tv=581 C.F.
     De=1.9 FT
     S.A.=306 S.F. REQUIRED
     S.A.=375 S.F. PROVIDED
   - WATER QUANTITY CONCEPT: PROVIDE A STORAGE RESERVIOR UNDER THE INFILTRATION SYSTEMS TO INFILTRATE EXCESS RUNOFF.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

The project associated with these submitted plans does not require coverage covered under Tennessee Construction General Permit.

Project Engineer 06/23/2016

AS-BUILT NOTE

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME I, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROJECT NOTES

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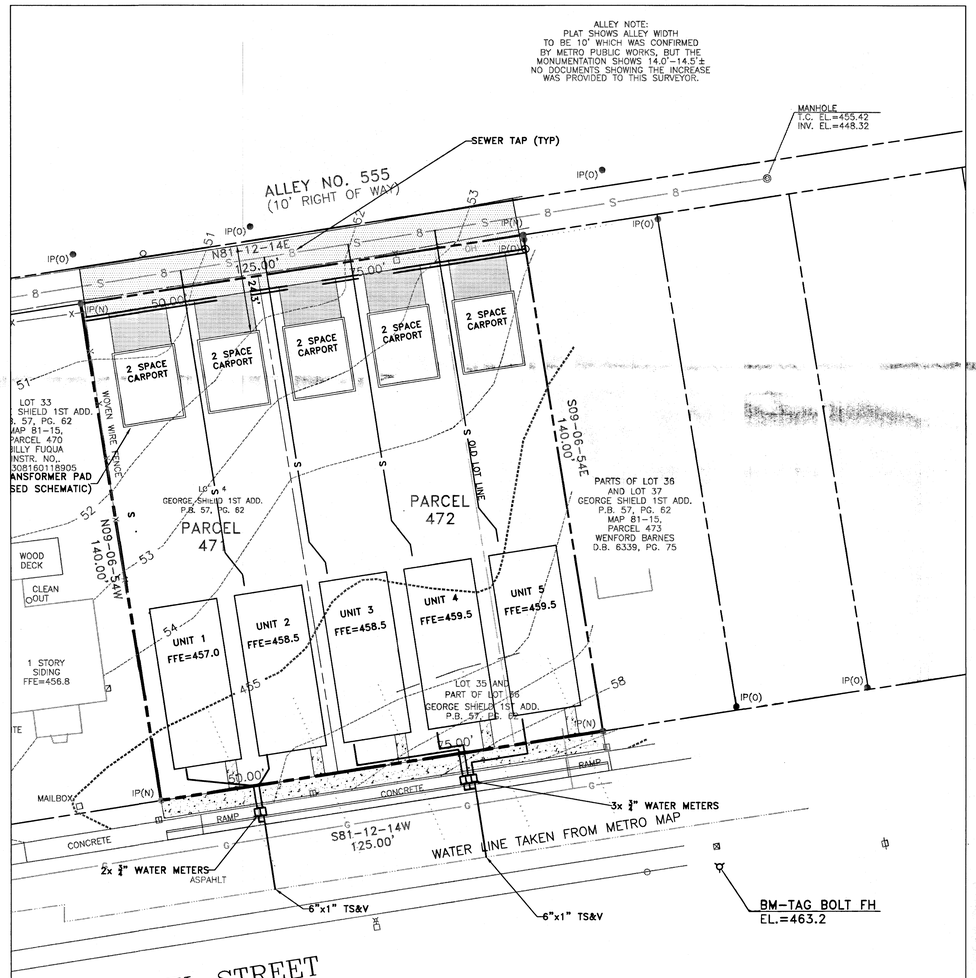
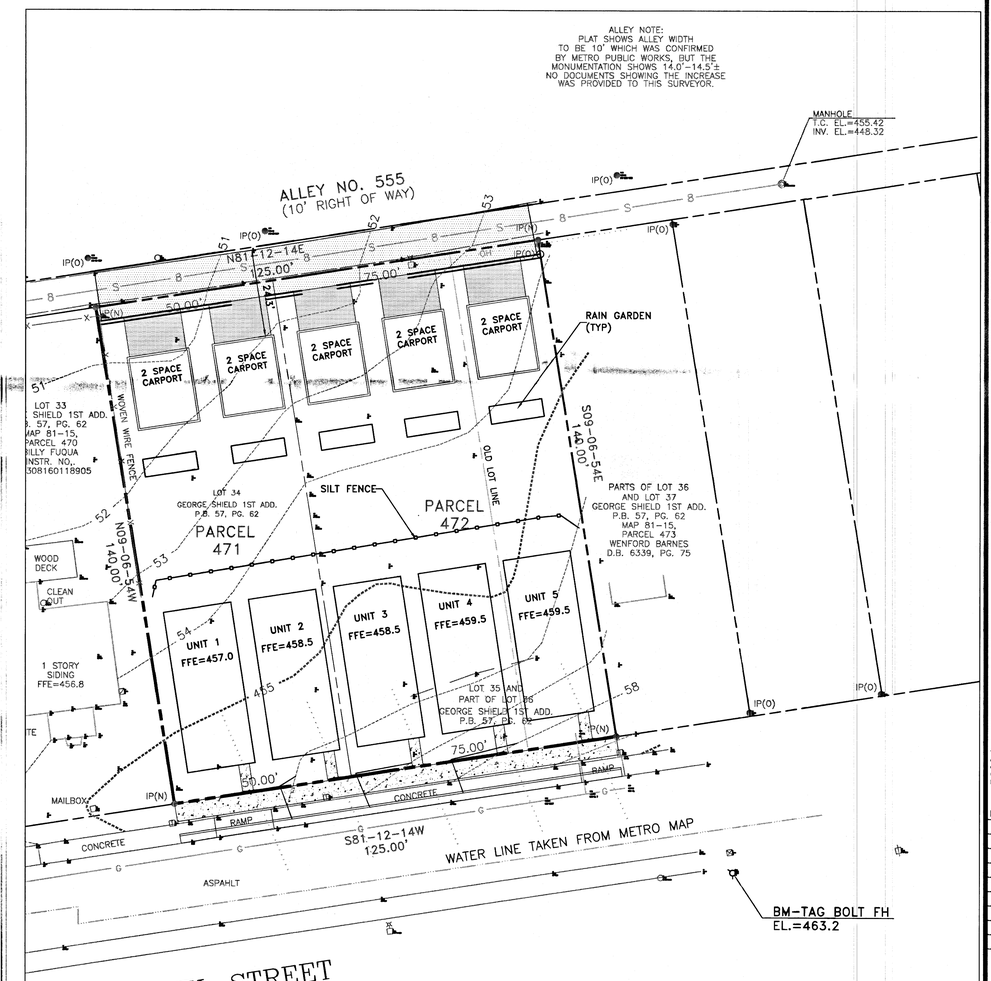
(NAVD-88)



UTILITY PLAN



STORMWATER PLAN (CONCEPT)

JAMES M. LUKENS
REGISTERED ENGINEER
NO. 102165
STATE OF TENNESSEE
07/14/2016

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-904-4017
jlukens@lukensengineering.com

PRELIMINARY SP [CASE NO. 2015SP-065-001]

SCOVEL HOMES DEVELOPMENT
PHASE 1
1818 & 1818B Scovel Street, Nashville, TN 37208

Map 81-15 Parcel 471 & 472

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03492

DATE: 2015.07.14

STORMWATER & UTILITY PLAN

C2.1

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ELEVATIONS FACING SCOVEL STREET LOT A - PHASE TWO(2)

ALL FACING SOUTH

CASE NUMBER 2015SP-066-001

S.P. NOTES:

"NO STRUCTURE SHALL BE MORE THAN THREE STORIES AND SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET, MEASURED TO THE ROOF LINE. BUILDING ELEVATIONS FOR ALL STREET AND COURTYARD FACING FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:

A. BUILDING FACADES FRONTING A STREET AND COURTYARD SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF ONE 26% GLAZING.

B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT DORMERS.

C. EIFS, VINYL SIDING AND UNTREATED WOOD SIDING SHALL BE PROHIBITED.

D. FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 36 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.

ELEVATIONS FACING SCOVEL STREET LOT B - PHASE ONE(1)

ALL FACING SOUTH

CASE NUMBER 2015SP-065-001

MYATT ARCHITECTURE
TEN FORTY NINE
BEECH TREE LN
BRENTWOOD, TENNESSEE
37027

PROPOSED ELEVATIONS

SCOVEL HOMES DEVELOPMENT LLC

1818 & 1822 SCOVEL STREET
NASHVILLE, TENNESSEE 37208

REVISIONS

DATE	DESCRIPTION

PROJECT NO.
DRAWING DATE 07/17/2015
DRAWN BY J. MYATT RA
CHECKED BY

A-1