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 INSTALLLATION, 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 INSEPCTION 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.

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

FORTHCOMING

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES 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.

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.

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY AND ITS IMMEDIATE SURROUNDINGS ARE LOCATED WITHIN SUBAREA 10 (GREEN HILLS/MIDTOWN COMMUNITY PLAN). THE SPECIFIED LAND USE POLICY FOR THE SUBJECT SITE IS A TRANSECT 4 (T4) URBAN NEIGHBORHOOD EVOLVING POLICY (OR T4 NE). THE PRIMARY GOALS OF THE T4 NE POLICY ARE TO CREATE AND ENHANCE URBAN NEIGHBORHOODS WITH HIGHER DENSITY RESIDENTIAL DEVELOPMENT (BETWEEN 6-40 UNITS PER ACRE) WHILE PROVIDING ADDITIONAL HOUSING OPTIONS AND MAINTAINING THE EXISTING CHARACTER OF THE SURROUNDING COMMUNITY. OPPORTUNITIES FOR IMPROVED PEDESTRIAN, BICYCLE AND VEHICULAR CONNECTIVITY ARE IMPORTANT AS WELL.

AS PROPOSED, THIS SPECIFIC PLAN AS DESIGNED WILL MEET THESE GOALS BY PROVIDING A HOUSING OPTION UNIQUE TO THE AREA WHILE STILL BEING COMPATIBLE WITH THE GENERAL CHARACTER OF THE AREA. ACCESS IS TO BE PROVIDED VIA ALLEY #428 WITH FRONT PORCHES CREATING A PEDESTRIAN FRIENDLY FACADE. NO NEW DRIVEWAY CUTS ARE PROPOSED ALONG HAWKINS AND THE DENSITY PROPOSED FALLS WITHIN THE RECOMMENDED RANGE OF THE T4NE POLICY.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 4 MULTI-FAMILY UNITS 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 47037C0218F (PANEL HAS NOT BEEN PRINTED FOR THIS LOCATION).

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 ISSSUANCE 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 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 ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

13) DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

14) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.

15) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

ARCHITECTURAL NOTES

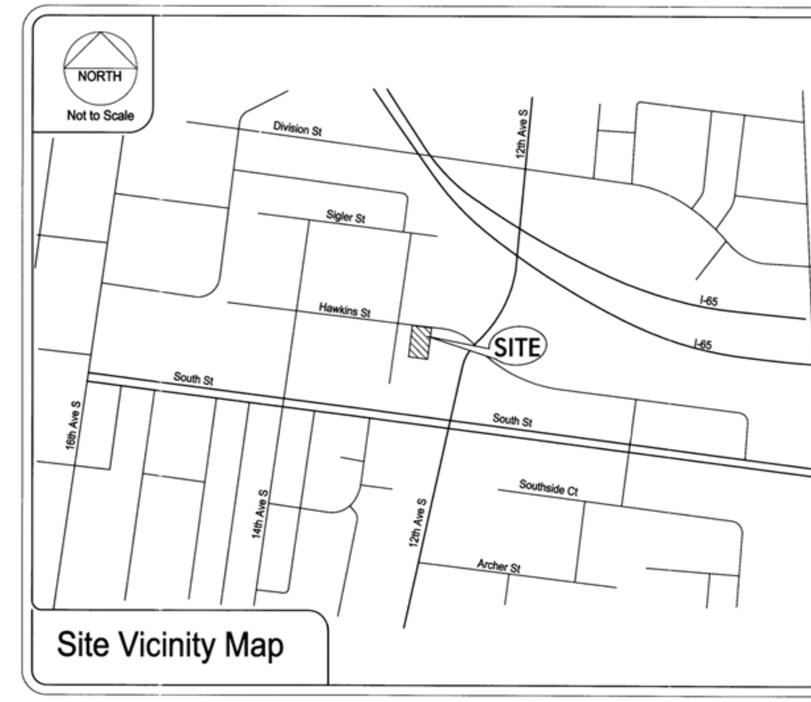
A) BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING

B) WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 2:1 OR GREATER, EXCEPT FOR DORMERS

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

D) PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET DEPTH, APPLICABLE TO HAWKINS FACING FACADE OF UNIT 1 ONLY

E) A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES, APPLICABLE TO HAWKINS FACING FACADE OF UNIT 1 ONLY



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY
PROPERTY ZONING R6 (UZO)	SURROUNDING ZONING R6, RM20, ON
MINIMUM LOT SIZE NONE	
NUMBER OF UNITS/DENSITY	4 RESIDENTIAL UNITS (20 UNITS PER ACRE)
FAR	80% MAXIMUM 74% PROPOSED
ISR	70% MAXIMUM 45% PROPOSED
FRONT YARD SETBACK:	5' MEASURED FROM PROPOSED RIGHT OF WAY
SIDE YARD	5' MEASURED FROM EAST & WEST PROPERTY LINE(s)
REAR YARD	20' MEASURED FROM SOUTHERN PROPERTY LINE
HEIGHT STANDARDS	2 STORIES (PRIMARY LIVING SPACE) HEIGHT LIMITED TO 35' IN ORDER TO ACCOMMODATE ROOF TOP TERRACE ACCESS SPACE AS SHOWN ON SUBMITTED ARCHITECTURAL ELEVATIONS

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	ACCESS ON ALLEY # 428
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A
DISTANCE TO INTERSECTION	N/A
REQUIRED PARKING BASED ON USES	6 STALLS (1.5 STALLS PER UNIT)
PARKING PROPOSED	8 STALLS (4 GARAGE STALLS / 4 OFFSTREET)

Property Information	Owners of Record	Developer	Civil Engineer	Floodnote
1209 Hawkins St (Map 93-13, Parcel 359) Nashville, Tennessee 37203 8,276.4 Square Feet or 0.19 Total Acres Council District 19 (Freddie O' Connell)	Maxwell, Frank, III 1611B Stokes Ln Nashville, Tennessee 37203	Chip Maxwell P.O. Box 159313 Nashville, Tennessee 37215 Phone: 615-337-0237 Email: cmax12950@aol.com	Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net	This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0218F. (Panel has no been printed for this location).

Sheet Schedule

1 C1.0 Notes & Project Standards
2 C2.0 Existing Conditions & Layout
3 C3.0 Utility & Landscape Plans

Notes & Project Standards

REVISIONS:

Preparation Date: April 2016

Hawkins Street Townhomes SP

Preliminary Specific Plan
1209 Hawkins Street
Being Parcel 359 on Tax Map 93-13
Nashville, Davidson County, Tennessee

6/24/16

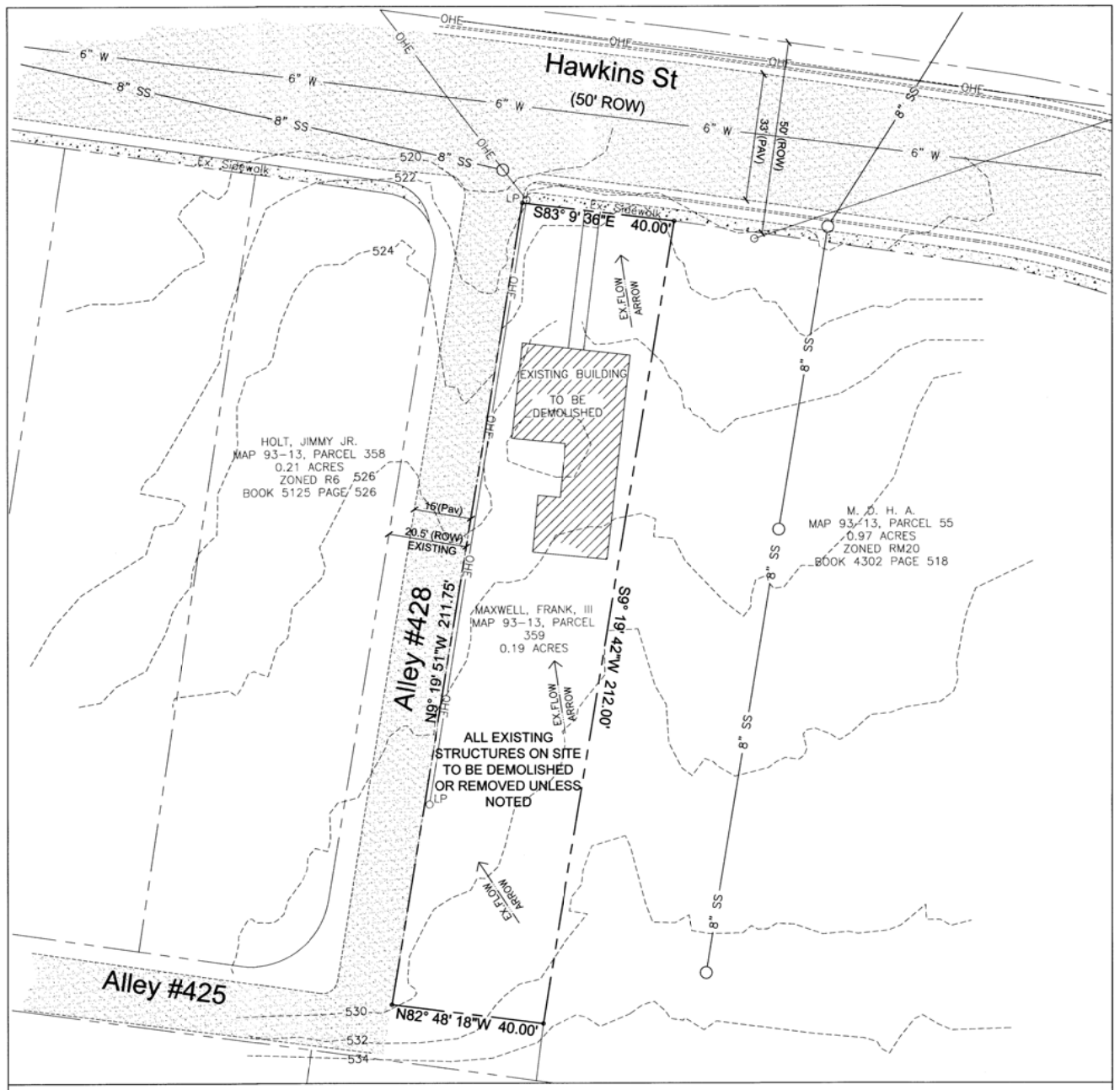
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

MPC Case Number
2016SP-049-001

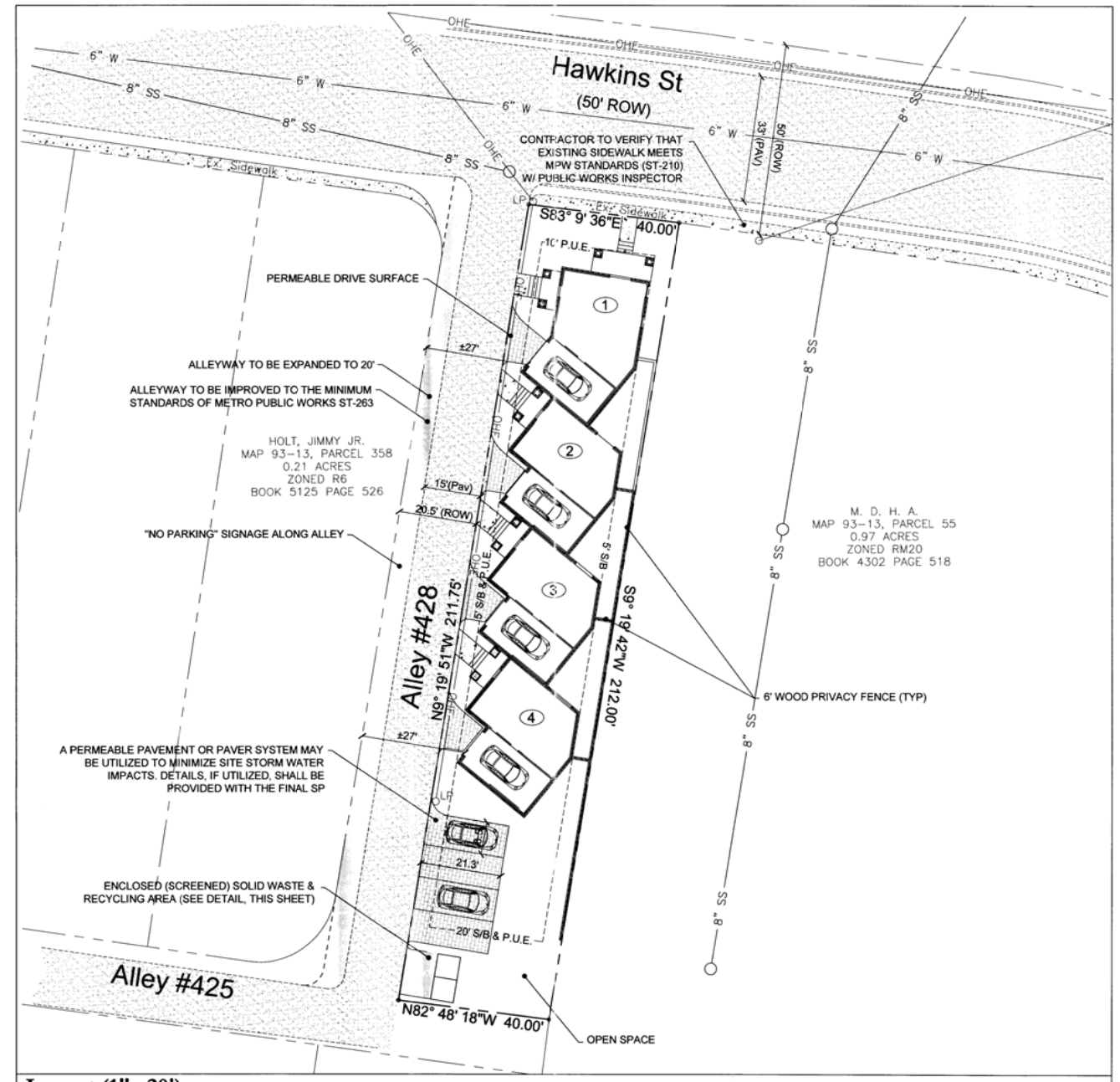
D&A Project #14012
Hawkins Street Townhomes SP

C1.0
Sheet 1 of 3

JUN 27 2016



Existing Conditions (1"=20')



Layout (1"=20')

SPECIFIC PLAN DEVELOPMENT SUMMARY

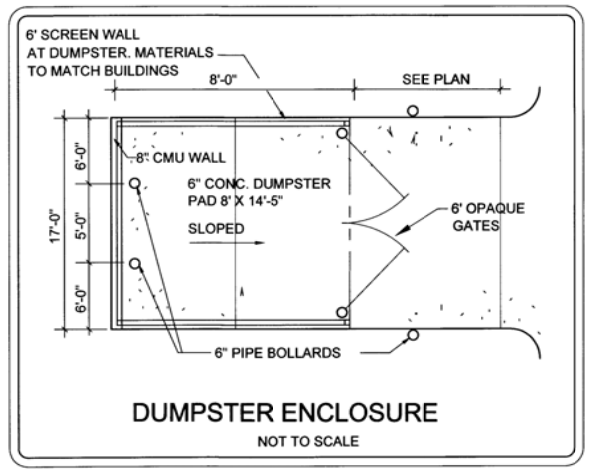
USE	MULTIFAMILY
PROPERTY ZONING R6 (UZO)	SURROUNDING ZONING R6, RM20, ON
MINIMUM LOT SIZE NONE	
NUMBER OF UNITS/DENSITY	4 RESIDENTIAL UNITS (20 UNITS PER ACRE)
FAR	80% MAXIMUM 74% PROPOSED
ISR	70% MAXIMUM 45% PROPOSED
FRONT YARD SETBACK:	5' MEASURED FROM PROPOSED RIGHT OF WAY
SIDE YARD	5' MEASURED FROM EAST & WEST PROPERTY LINE(s)
REAR YARD	20' MEASURED FROM SOUTHERN PROPERTY LINE
HEIGHT STANDARDS	2 STORIES (PRIMARY LIVING SPACE) HEIGHT LIMITED TO 35' IN ORDER TO ACCOMMODATE ROOF TOP TERRACE ACCESS SPACE AS SHOWN ON SUBMITTED ARCHITECTURAL ELEVATIONS

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	ACCESS ON ALLEY # 428
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A
DISTANCE TO INTERSECTION	N/A
REQUIRED PARKING BASED ON USES	6 STALLS (1.5 STALLS PER UNIT)
PARKING PROPOSED	8 STALLS (4 GARAGE STALLS / 4 OFFSTREET)

EXISTING IA SUMMARY

Rooftops	1197 Sq.Ft.
Driveways	0 Sq.Ft.
Misc. Concrete	144 Sq.Ft.
Total IA Existing	1341 Sq.Ft.



DUMPSTER ENCLOSURE

NOT TO SCALE

Property Information
1209 Hawkins St (Map 93-13, Parcel 359)
Nashville, Tennessee 37203
8,276.4 Square Feet or 0.19 Total Acres
Council District 19 (Freddie O' Connell)

Owners of Record
Maxwell, Frank, III
1611B Stokes Ln
Nashville, Tennessee 37203

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 47037C0218F. (Panel has no been printed for this location).

Developer
Chip Maxwell
P.O. Box 159313
Nashville, Tennessee 37215
Phone: 615-337-0237
Email: cmax12950@aol.com

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EXISTING TOTAL AREA = 0.19 ACRES ±
= 8,276.4 S.F. ±

20 0 20 40 60
SCALE: 1" = 20'

Existing Conditions & Layout Plan

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

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

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REVISIONS:

Preparation Date: April 2016

Hawkins Street Townhomes SP
Preliminary Specific Plan
1209 Hawkins Street
Being Parcel 359 on Tax Map 93-13
Nashville, Davidson County, Tennessee

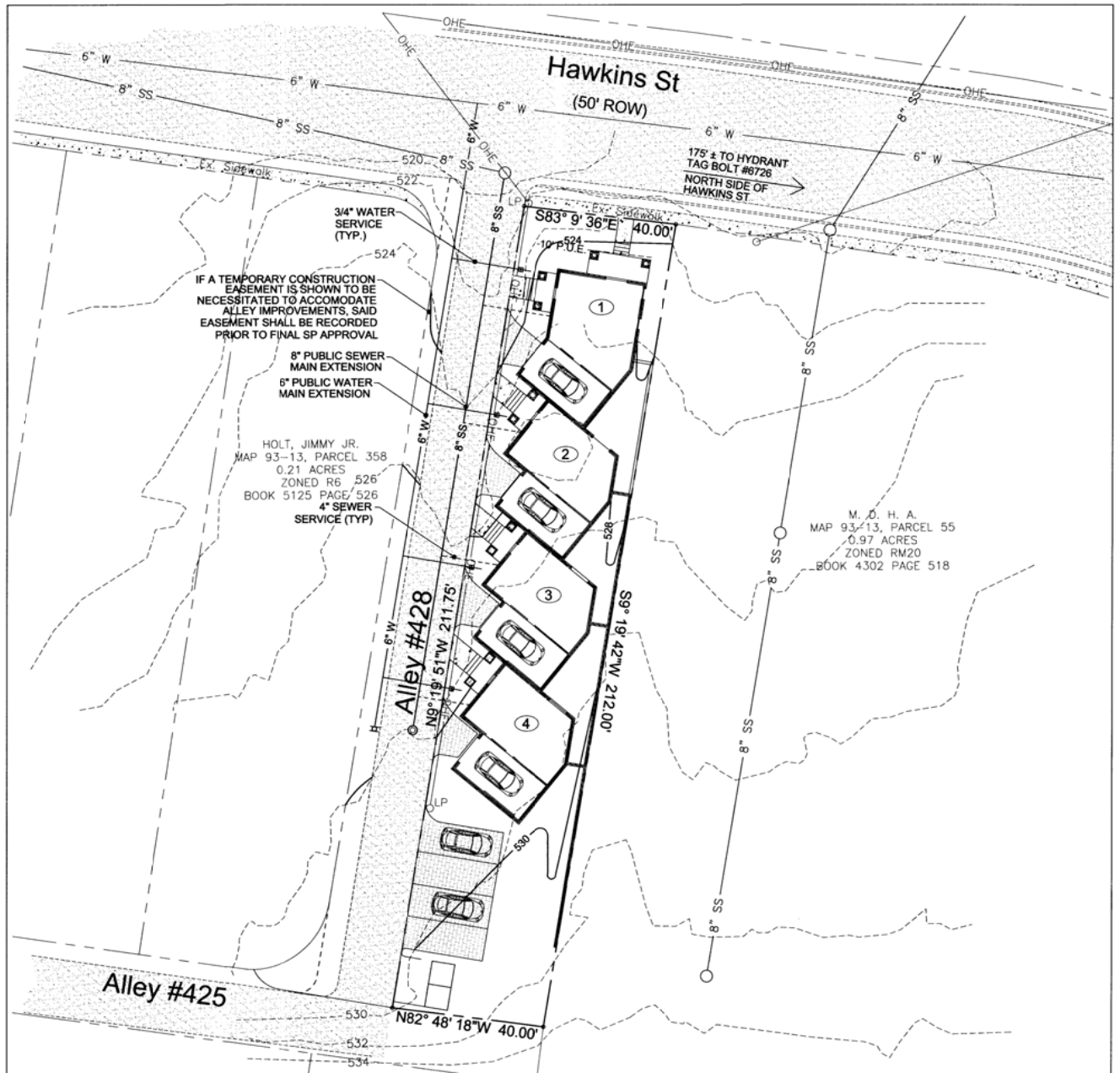
STATE OF TENNESSEE
6/24/16

MPC Case Number
2016SP-049-001

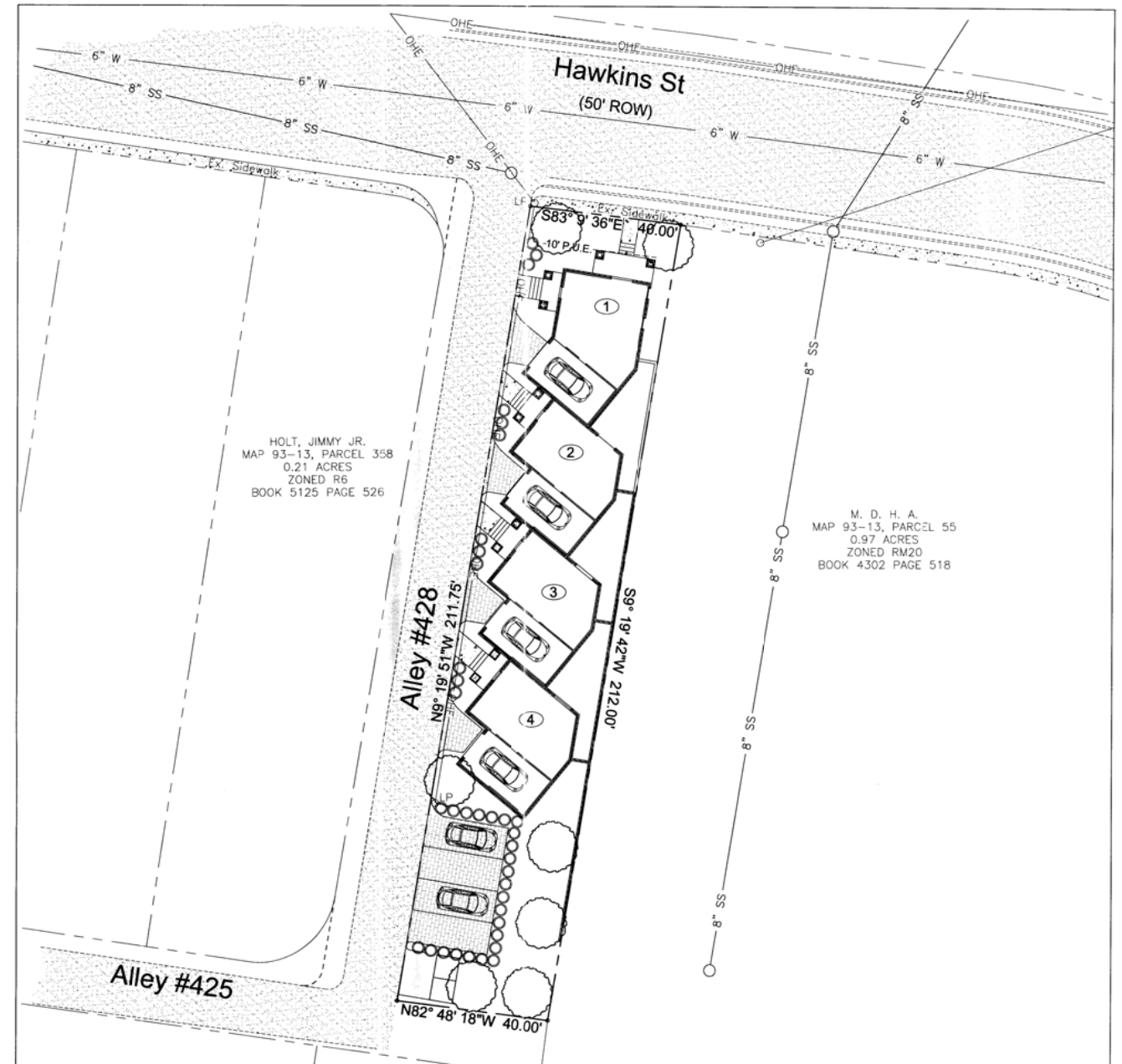
D&A Project #14012
Hawkins Street Townhomes SP

C2.0

Sheet 2 of 3



Grading & Utilities (1"=30')



Landscape (1"=30')

PROPOSED IA SUMMARY	
Rooftops	3476 Sq.Ft.
Driveways	*0 Sq.Ft.
Misc. Concrete	280 Sq.Ft.
Total IA Proposed	3756 Sq.Ft.

*DRIVEWAYS ARE PROPOSED AS PERMEABLE PAVEMENT, THEREFORE NOT ADDING TO PROPOSED IA. IF PERMEABLE PAVEMENT IS USED, NO ADDITIONAL BMP OPTIONS ARE NECESSARY.

NET IA = 2415 Sq.Ft. which must Follow Tier I Design

DEVELOPER BMP OPTIONS

BMP	DESIGN	REQUIRED
Cisterns	Not Applicable	Not Applicable
Dry Well	Not Applicable	Not Applicable
Vegetated Filter Strip	Not Applicable	Not Applicable
Modified French Drain	Not Applicable	Not Applicable
Permeable Pavement	Based Upon 3000 sf Contributing Area	820 sf with 8" Stone (1100 sf Proposed)
Rain Gardens	Based Upon 3000 sf Contributing Area	140 SF @ 36" Media Depth

SUMMARY OR RECCOMENDATION

Client/Developer May Choose From Any of the Above Described BMPs. Engineer Recommends Permeable Pavement. It is of the Upmost Importance that the Builder/Contractor ensure all Rooftop Runoff be Directed to the BMP of Choice.

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 6" PUBLIC WATER MAIN EXTENSION WITH INDIVIDUAL $\frac{3}{4}$" METERS ROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METER.
4) SEWER SERVICE SHALL BE PROVIDED VIA A NEW 8" PUBLIC SEWER MAIN EXTENSION WITH 4" SERVICE TIES TO EACH UNIT.

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:

0.19 AC-0.07 AC = 1.68 AC x 14 = 1.7 TDU's REQ'D
7 PROPOSED 2" CALIPER TREES = 3.5 TDU PROV.
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
*TDU EXCEEDED

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W E
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EXISTING TOTAL AREA = 0.19 ACRES ±
= 8,276.4 S.F. ±

30 0 30 60 90

SCALE: 1" = 30'

Grading, Utilities, & Landscape Plan

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

516 Heather Place
Nashville, Tennessee 37204
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REVISIONS:

Preparation Date: April 2016

Hawkins Street Townhomes SP
Preliminary Specific Plan

1209 Hawkins Street
Being Parcel 359 on Tax Map 93-13
Nashville, Davidson County, Tennessee

CHRISTOPHER A. CHAPMAN
REGISTERED ENGINEER
NO. 102616
COMMERCE
STATE OF TENNESSEE
6/24/16

MPC Case Number
2016SP-049-001

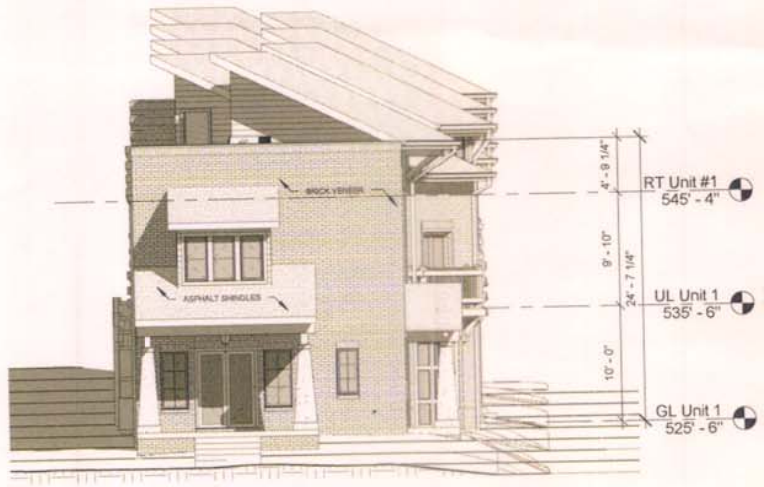
D&A Project #14012
Hawkins Street Townhomes SP

C3.0

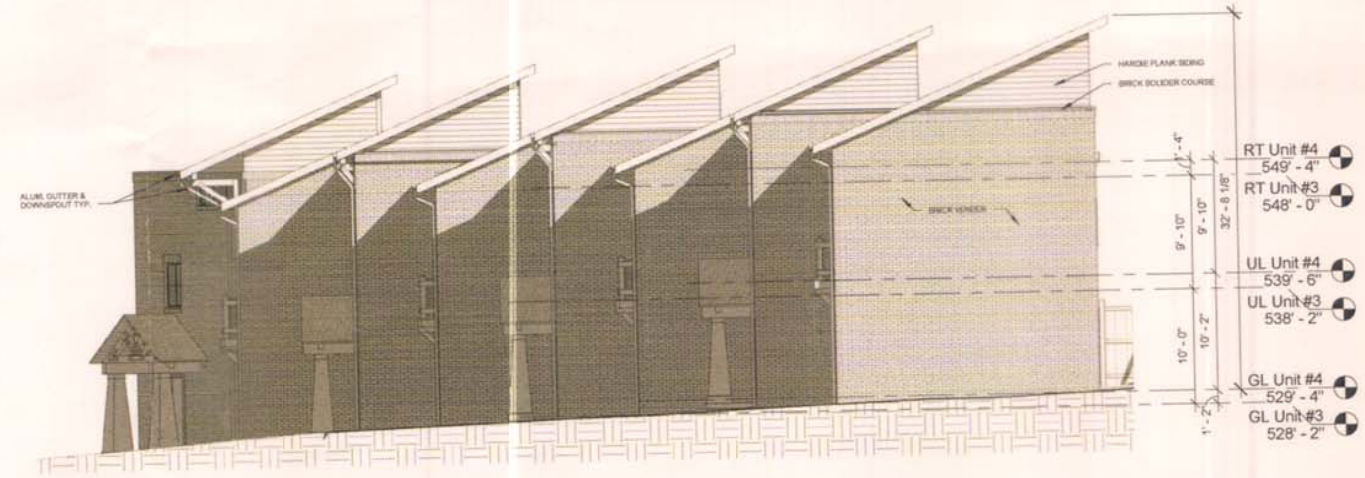
Sheet 3 of 3

Hawkins Street Townhomes

1209 Hawkins Street
Nashville, Tennessee

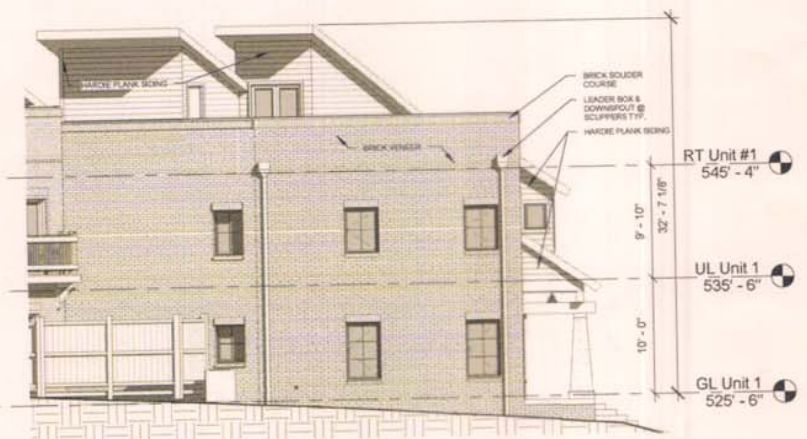


6 West Elevation (Street)
Scale: 1/8" = 1'-0"

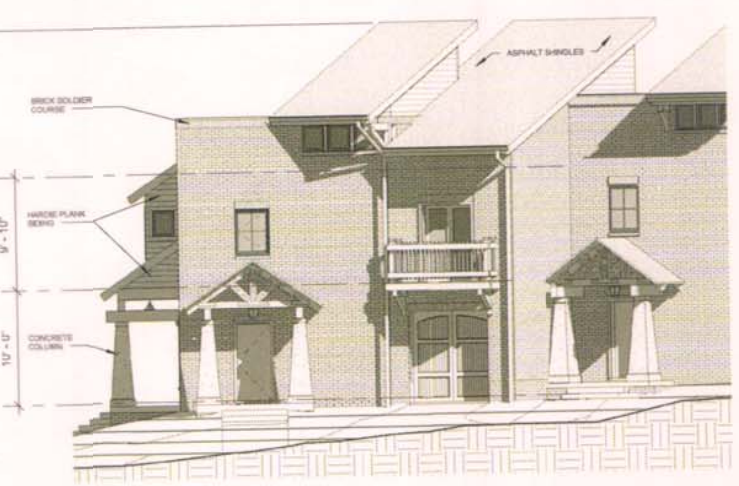


5 East Elevation
Scale: 1/8" = 1'-0"

4 North Elevation
Scale: 1/8" = 1'-0"



3 North Elevation Unit 1
Scale: 1/8" = 1'-0"



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Hawkins Street Townhomes
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REVISIONS:

DATE:
06.21.16

PROJECT NO.:
dkkag 2012.04

DRAWN BY:

SHEET TITLE:
Exterior Elevations

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