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 1,000 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 7.CP-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 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 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 CONTRACTION 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 ORDINANCES 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.

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 12N-0.000 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 MATERIAL SHALL BE LOCATED NO CLOSER THAN 8' 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 METER'S 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.

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.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 29 UNIT MULTIFAMILY DEVELOPMENT WITH OFFICE USES AS SHOWN.

2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER 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 47037C0209F 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 DUMPSTER SHOWN ON THIS PLAN. ENCLOSURES TO BE SHIELDED WITH FENCE & GATE.

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 ORDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THIS 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) 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. RM20-A ZONING SHALL BE USED FOR ANY STANDARDS NOT SPECIFIED IN THIS SP.

14) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION WITH A MINIMUM LOT SIZE OF 1,000 SQUARE FEET.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIED LAND USE FOR THE SUBJECT SITE AND ITS IMMEDIATE SURROUNDINGS IS MIXED HOUSING IN NEIGHBORHOOD GENERAL (NG).

THE NG STRUCTURE PLAN IS PREDOMINANTLY INTENDED TO ACCOMODATE RESIDENTIAL DEVELOPMENTS WITH A MIXTURE OF HOUSING TYPES THAT ARE CAREFULLY ARRANGED AND NOT RANDOMLY LOCATED. APPROPRIATE LAND USES INCLUDE SINGLE FAMILY, DETACHED DWELLING UNITS WITH ATTACHED MULTI-FAMILY (MEDIUM DENSITY SUCH AS TOWNHOMES) BEING APPROPRIATE IN CERTAIN LOCATIONS/APPLICATIONS. SMALL OPEN SPACES SUCH AS PARKS, PLAZAS OR COMMUNITY GREENS ARE ALSO APPROPRIATE WITHIN THE NG STRUCTURE POLICY. BUILDING SETBACKS SHOULD BE SHALLOW FOR HIGHER DENSITY USES AND DEEPER FOR LOWER DENSITY USES. ACCESS IS RECOMMENDED TO BE PROVIDED FROM REAR ALLEYWAYS WITH FRONT LOADED PRODUCT CONSIDERED APPROPRIATE IN CERTAIN CIRCUMSTANCES. ONSITE PARKING WITH ALLEY ACCESS IS HIGHLY RECOMMENDED ON LOTS OF 50 FEET OR LESS.

AS PROPOSED, THIS APPLICATION YIELDS A DENSITY RANGE THAT WOULD BE CONSIDERED 'MEDIUM' AND APPROPRIATE FOR THE NG POLICY. THE STRUCTURES PROPOSED HAVE BEEN CAREFULLY ARRANGED TO CREATE AN INTERIOR COURTYARD WITH REAR ACCESS AND SHALLOW STREET SETBACKS. IN ADDITION, SUFFICIENT ONSITE PARKING HAS BEEN PROVIDED BY INTERIOR PARKING SPACES AND ATTACHED GARAGES.

Property Information

731 Douglas Ave (Map 071-16, Parcel 81)
Nashville, Tennessee 37207
44,866.80 Square Feet or 1.03 Total Acres
Council District 05 (Scott Davis)

723 Douglas Ave (Map 071-16, Parcel 80
Nashville, Tennessee 37207
28,314 Square Feet or .65 Total Acres
Council District 05 (Scott Davis)

719 Douglas Ave (Map 071-16, Parcel 79
Nashville, Tennessee 37207
15,681.60 Square Feet or .36 Total Acres
Council District 05 (Scott Davis)

Floodnote

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Owners of Record

731 Douglas Ave
D220, LLC
1310 Sixth Ave North
Nashville, Tennessee 37208
Contact: Justin Hicks
615.260.5523
Email: justin@coleinv.com

723 Douglas Ave
D223, LLC
1310 Sixth Ave North
Nashville, Tennessee 37208
Contact: Justin Hicks
615.260.5523
Email: justin@coleinv.com

719 Douglas Ave
D222, LLC
1310 Sixth Ave North
Nashville, Tennessee 37208
Contact: Justin Hicks
615.260.5523
Email: justin@coleinv.com

Civil Engineer

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

Site Vicinity Map

719/723/731 Douglas Specific Plan
Being Parcels 79, 80, 81 on Tax Map 071-16
Nashville, Davidson County, Tennessee

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY, HOME OCCUPATION AND OFFICE
PROPERTY ZONING CL, RS5	SURROUNDING ZONING RS5, IR
MINIMUM LOT SIZE 6,000 SF	
NUMBER OF RESIDENTIAL UNITS/DENSITY	29 TOTAL DWELLING UNITS (14 UNITS/ACRE)
FAR	80% MAXIMUM (62% PROVIDED)
ISR	70% MAXIMUM (61% PROVIDED)
STREET YARD SETBACK:	5' FROM RIGHT OF WAY
SIDE YARD	5' FROM PROPERTY LINE
REAR YARD	20' FROM EXISTING PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAX (40' MAX FROM FFE TO HIGHEST POINT OF ROOF)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	1 ACCESS ON MONTGOMERY AVENUE 1 ACCESS ON DOUGLAS AVENUE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A
DISTANCE TO INTERSECTION	800 ± NORTH TO CROCKETT ST
REQUIRED PARKING	RESIDENTIAL (2 STALLS/UNIT)=58 OFFICE (1 STALL/300 SF)=6 TOTAL REQUIRED=64
PARKING PROPOSED	GARAGES=56 ON STREET=8 (4 CODE COMPLIANT) PARALLEL=6 TOTAL PROVIDED=66
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: (NOT TO ENCROACH INTO RIGHT OF WAY)	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOOPS & BALCONIES
BUILDING ELEVATIONS FOR ALL STREET AND COURTYARD FACADES SHALL BE PROVIDED WITH FINAL SITE PLAN. THE FOLLOWING STANDARDS MUST BE MET:	1) BUILDING FACADES FRONTING A STREET OR COURTYARD SHALL PROVIDE A MIN. OF ONE PRINCIPLE ENTRANCE AND A MINIMUM OF 30% GLAZING 2) WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER 3) EIFS AND VINYL SIDING SHALL BE PROHIBITED 4) FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 24" AND NO GREATER THAN 48" FROM THE ABUTTING AVERAGE GROUND ELEVATION. (EXCEPT FOR CORNER UNITS) 5) PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

Sheet Schedule

C1.0 Notes & Project Standards
C2.0 Existing Conditions
C3.0 Site Layout & Landscape Plan
C4.0 Site Utility & Stormwater Plan

Notes & Project Standards

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

MICHAEL CHRISTOPHER GARRIGAN
REGISTERED ENGINEER
No. 101731
STATE OF TENNESSEE
10/28/13

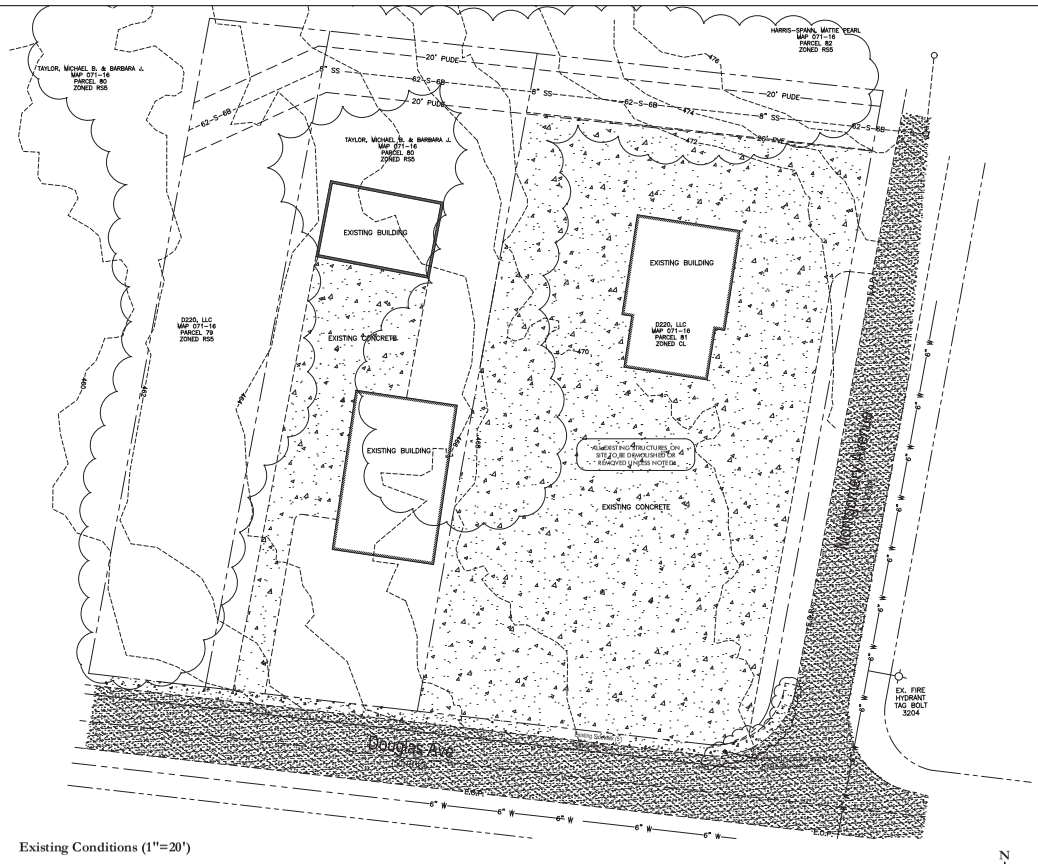
REVISIONS:
MPC Comments: 9/27/13
MPC Comments: 10/17/13

Preparation Date: 9/21/13

731 Douglas SP
Preliminary Specific Plan
Being Parcels 79, 80, 81 on Tax Map 071-16
Nashville, Davidson County, Tennessee

MPC Case Number
2013SP-032-001

D&A Project #13108
731 Douglas SP
C1.0
Sheet 1 of 3



Existing Conditions (1"=20')

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Phone: 615.297.5166
Email : michael@daleandassociates.net

REVISIONS:
MPC Comments: 9/27/13
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Preparation Date: 9/21/13

731 Douglas SP
Preliminary Specific Plan

Being Parcels 79, 80, 81 on Tax Map 071-16
Nashville, Davidson County, Tennessee

MICHAEL CHRISTOPHER GARRIGAN
NO. 120121
STATE OF TENNESSEE
10/28/13

TOTAL AREA = 2.04 ACRES ±
= 87,460 S.F. ±
LESS ROW DEDICATION = 0.08 ACRES ±
= 3,481 S.F. ±
NET SITE AREA = 1.96 ACRES ±
= 85,378 S.F. ±

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

Existing Conditions

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

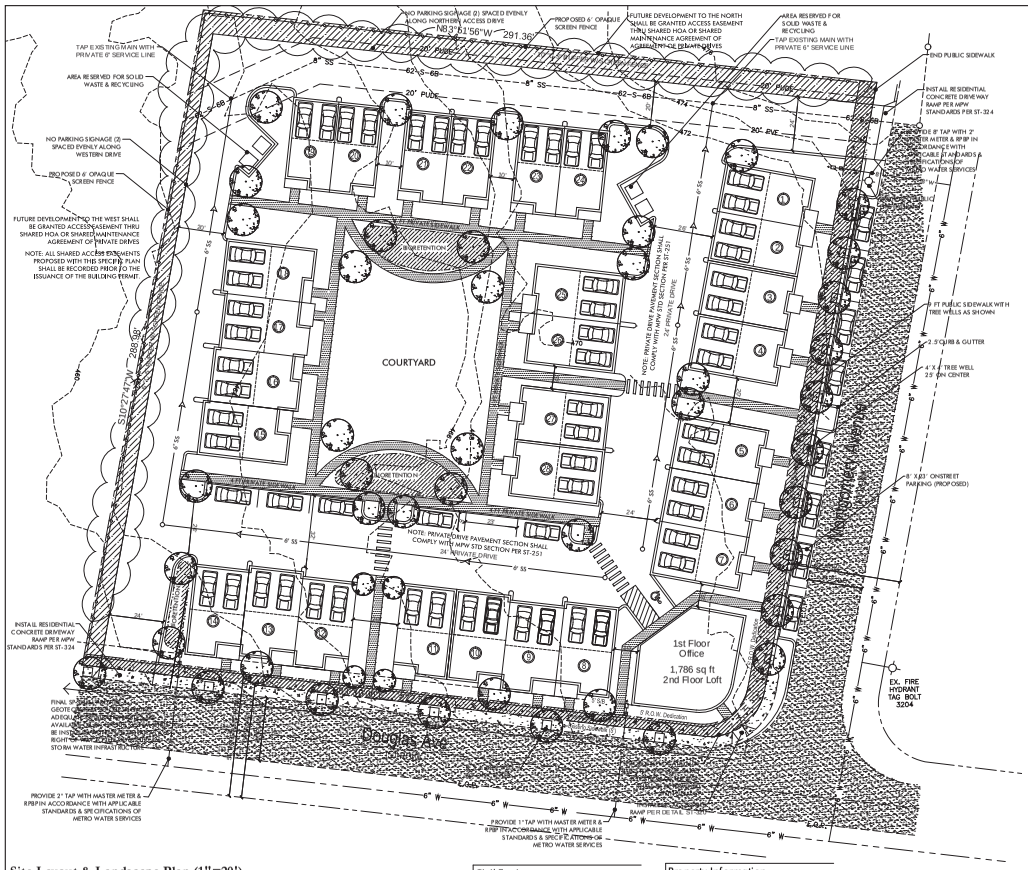
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

MPC Case Number
2013SP-032-001

D&A Project #13108
731 Douglas SP

C2.0

Sheet 2 of 3



Site Layout & Landscape Plan (1"=20')

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N
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S

TOTAL AREA = 2.04 ACRES ±
= 87,460 S.F. ±
LESS ROW DEDICATION = 0.08 ACRES ±
= 3,481 S.F. ±
NET SITE AREA = 1.96 ACRES ±
= 85,378 S.F. ±

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

STORMWATER NOTES

1) THE SOIL TYPE FOR THIS SITE IS McB (MAURY-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 MANAUL. 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 A NEW TAP ON THE EXISTING 8" WATER MAIN. A BANK OF METERS SHALL BE PROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METRIC.
4) SEWER SERVICE SHALL BE PROVIDED VIA A NEW 6" LATERAL SERVICE LINE WITH 4" WYES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE EXISTING 8" SEWER MAIN AS SHOWN.

PRE/POST CALCULATIONS

EXISTING CONDITIONS

TOTAL SITE AREA	=2.04 ACRES
EXISTING IMPERVIOUS	=1.34AC @ 98
PRE-DEVELOPED GRASS	=0.70 AC @ 69
	COMPOSITE CN= 85

POST-DEVELOPMENT

TOTAL SITE AREA = 2.04 ACRES	
POST-DEVELOPED IMPERVIOUS	=1.36 AC @ 98
POST-DEVELOPED GRASS	=0.68 AC @ 69
	COMPOSITE CN= 85

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.

PRELIMINARY CALCULATIONS SHOW THAT 4,969 CF OF WQv STORAGE IN THE PROPOSED RAIN GARDEN/BIORETENTION BASINS (80% TSS BMP) SHOWN ABOVE.

PRELIMINARY DESIGN PROPOSES THE PRIMARY RAIN GARDEN OR BIORENTION BASINS SHOWN THAT WILL PROVIDE THE FULL 80% WQv AS WELL AS SERVE AS A WATER QUANTITY BEST MANAGEMENT PRACTICE. IF ADDITIONAL VOLUME OR AREA IS NECESSARY, THE ABOVE PLAN ALLOCATES FOR ADDITIONAL AREAS THAT MAY BE USED FOR STORM WATER BMP FEATURES SUCH AS BIORETENTION.

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:

2.04 AC-0.61 AC = 1.43 AC x 14 = 20.02 TDU'S REQ'D
49 PROPOSED 2" CALIPER TREES =24.5 TDU PROV.
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
*TDU EXCEEDED

REVISIONS:
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2013SP-032-001

D&A Project #13108
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