

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 DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS. 5 POUNDS 31-11-10 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 TOP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO EROSION 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 SOIL, 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 CONSTRUCTION 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 OBTAIN ALL NECESSARY NOTICES, 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 GP-10 & GP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

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 9" GRADES 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.

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 (RPPB) 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.

LANDSCAPE NOTES

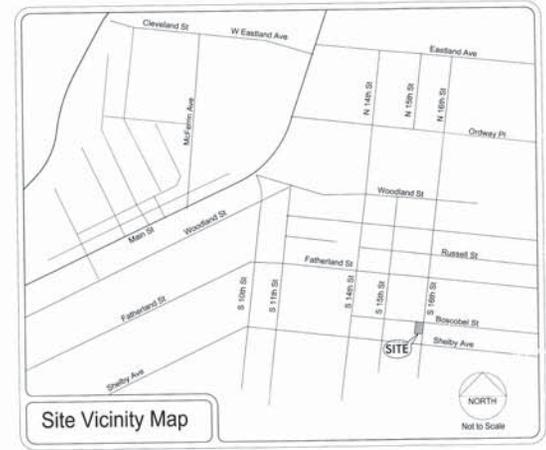
- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING 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 120/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 2" DEPTH OF SHREDED 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 TRUNKS 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 THE SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREES 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 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.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 3 UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-846 & 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 47037C026P 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 & UNLIMITED 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 INDIVIDUAL ROLL-AWAY CANS TO BE STORED ON A CONCRETE PAD LOCATED WITHIN THE PROPERTY BOUNDARIES. ON-SITE TRASH PICK-UP AREAS SHALL BE FULLY ENCLOSED & SCREENED FROM PUBLIC VIEW.
- 11) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DELEGATES 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 INCREASES 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 ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) 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.
- 13) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION WITH A MINIMUM LOT SIZE OF 1,000 SQUARE FEET.

ARCHITECTURAL STANDARDS

- BUILDING ELEVATIONS FOR ALL STREET (BOTH PUBLIC AND PRIVATE) FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:
1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING. A BUILDING LOCATED AT THE CORNER OF SOUTH 16TH STREET AND BOSCOBEL STREET SHALL ONLY BE REQUIRED TO PROVIDE A PRINCIPAL ENTRANCE FACING SOUTH 16TH STREET.
 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 INCHES AND MAXIMUM OF 48 INCHES FROM THE ADJUTING AVERAGE GROUND ELEVATION.
 5. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 6. THE UNIT WITH A SIDE FACADE FACING BOSCOBEL STREET SHALL INCORPORATE A WRAPAROUND PORCH AND/OR ADDITIONAL GLAZING SO THAT THE SIDE FACADE ADDRESSES THE STREET.



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6
PROPERTY ZONING	R6
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	3 TOTAL UNITS (19.6 UNITS/ACRE)
FAR	80% MAXIMUM (38% PROVIDED)
YSR	70% MAXIMUM (38% PROVIDED)
STREET YARD SETBACK	25.54' FROM BOSCOBEL, 12' FROM S. 16TH
SIDE YARD	5' FROM WEST PROPERTY LINE
REAR YARD	5' FROM SOUTH PROPERTY LINE (ALLEY)
HEIGHT STANDARDS	3 STORES MAXIMUM IN 35 FEET (MEASURED TO EAVE)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	ONE ACCESS ON BOSCOBEL, ONE ACCESS ON S 16TH
DISTANCE TO NEAREST EXISTING RAMP	± 20' (ACCESS ON BOSCOBEL) / ± 100' (ACCESS ON S 16TH)
DISTANCE TO INTERSECTION	± 55' (ACCESS ON BOSCOBEL) / ± 100' (ACCESS ON S 16TH)
REQUIRED PARKING	RESIDENTIAL (2 STALLS/UNIT) = 6
PARKING PROPOSED	6 STALLS PROPOSED
*NOTE: SPECIFIC ENCRoACHMENTS INTO SETBACKS PERMITTED BY SP: (NOT TO ENCRoACH INTO RIGHT OF WAY)	
	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOOPS & BALCONIES

Property Information
404 S 16th Street (Map 83-13, Parcel 483)
Nashville, Tennessee 37206
0.22 Total Acres
Council District 06 (Peter Westerholm)

Owners of Record
Sloss, Dan
538 Boyshore Dr
Hendersonville, Tennessee 37075

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Adam Seger, PE
Phone: 615.297.5166
Email: adam@daleandassociates.net

Sheet Schedule

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Existing Conditions, Layout & Utilities Plan
- 3 C3.0 Grading & Landscape Plans

Notes & Project Standards



REVISIONS:
6/3/2014
Addressed Comments from Planning

16th & Boscobel
Preliminary Specific Plan
Tax Map 83-13, Parcel 483
Nashville, Davidson County, Tennessee



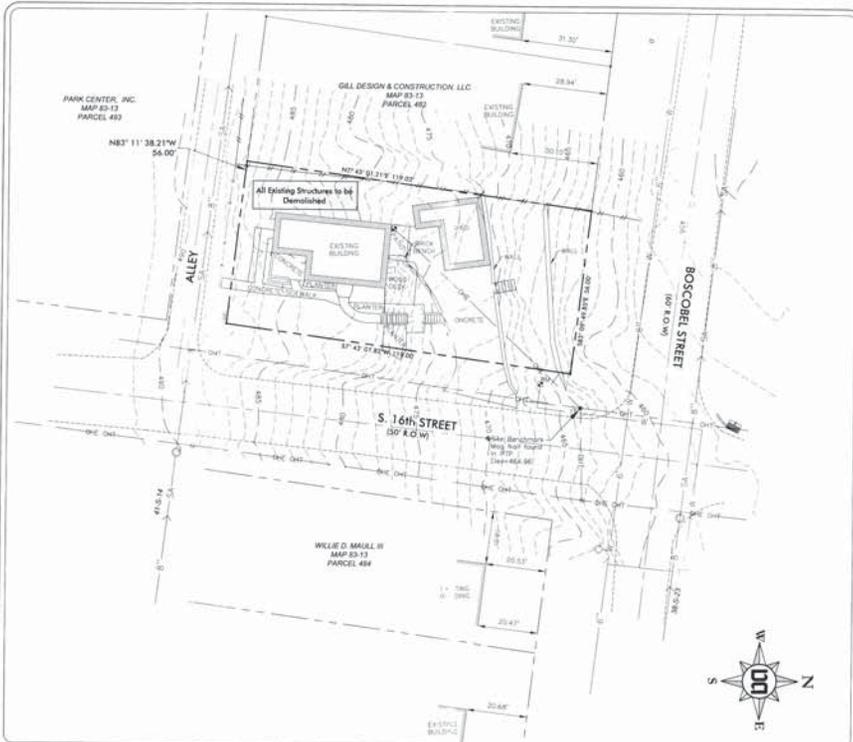
DATE: May 15, 2014

MPC Case Number 2014SP-049-001

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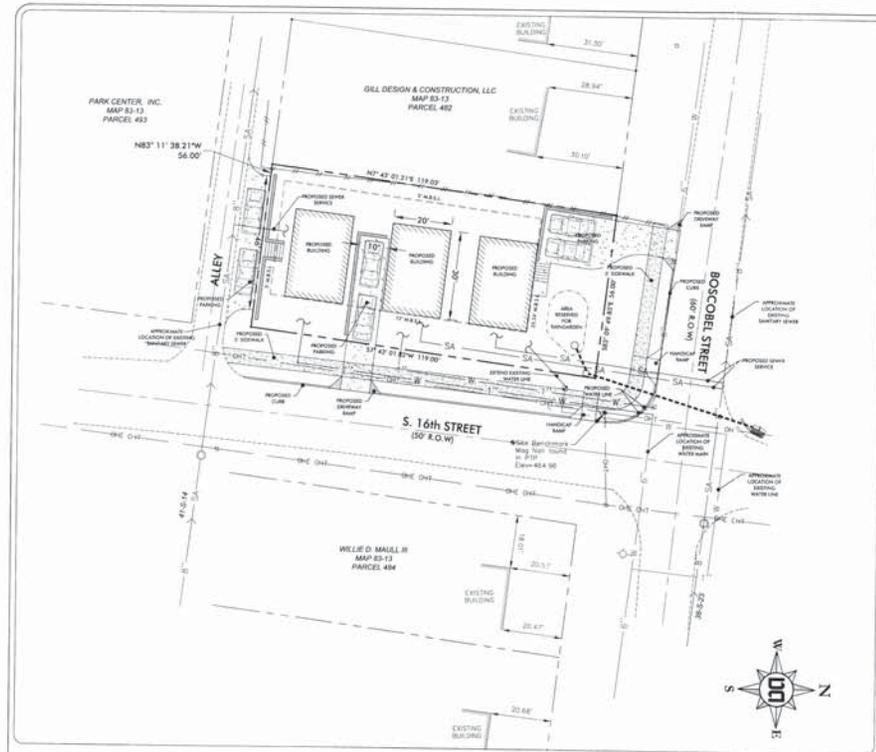
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D&A Project No 14133
16th & Boscobel
Preliminary SP Drawings



Existing Conditions Plan

Scale: 1"=20'



Layout & Utilities Plan

Scale: 1"=20'

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	3 TOTAL UNITS (1.9 U/A)
FAIR	80% MAXIMUM (34% PROVIDED)
STREET YARD SETBACK	70% MAXIMUM (38% PROVIDED)
SIDE YARD	25.34' FROM BOSCOBEL, 12' FROM S. 16TH
REAR YARD	5' FROM WEST PROPERTY LINE
HEIGHT STANDARDS	5' FROM SOUTH PROPERTY LINE (ALLEY) 3 STORES MAXIMUM IN 35 FEET (MEASURED TO EAVE)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	ONE ACCESS ON BOSCOBEL, ONE ACCESS ON S. 16TH
DISTANCE TO NEAREST EXISTING RAMP	±20' ACCESS BOSCOBEL, ±100' (ACCESS ON S. 16TH)
DISTANCE TO INTERSECTION	±55' (ACCESS ON BOSCOBEL), ±100' (ACCESS ON S. 16TH)
REQUIRED PARKING	RESIDENTIAL (2 STALLS/UNIT)=6
PARKING PROPOSED	6 STALLS PROPOSED
*NOTE: SPECIFIC ENCROACHMENTS INTO SETBACKS PERMITTED BY SP: (NOT TO ENCRUCH INTO RIGHT OF WAY)	6 FT. - COVERED PORCHES 2 FT. - BAY WINDOWS 6 FT. - STOOPS & BALCONIES

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY AND ITS IMMEDIATE SURROUNDINGS ARE LOCATED WITHIN SUBAREA 5 (EAST NASHVILLE COMMUNITY PLAN). THE SPECIFIED LAND USE POLICY FOR THE SUBJECT SITE AND ITS SURROUNDINGS IS NEIGHBORHOOD GENERAL (NG).
 THE NG STRUCTURE PLAN IS PRELIMINARILY INTENDED TO ACCOMMODATE RESIDENTIAL DEVELOPMENT 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 MULTIFAMILY 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 SMALLER FOR HIGHER DENSITY USES AND DEEPER FOR LOWER DENSITY USES. ACCESS IS RECOMMENDED TO BE PROVIDED FROM NEAR ALLEYSWAYS WITH FRONT LOADED PRODUCT. ACCESS IS HIGHLY RECOMMENDED ON LOTS OF 50 FEET OR LESS.
 AS PROPOSED, THIS APPLICATION YIELDS A DENSITY THAT FALLS WITHIN THE APPROPRIATE RANGE FOR THE NG POLICY. THE STRUCTURES HAVE BEEN CAREFULLY ARRANGED TO CREATE A UNIQUE LAYOUT THAT PROVIDES APPROPRIATE MASSING FROM ALL STREET FRONTS AND MAINTAINS THE CHARACTER OF THE COMMUNITY. THE SMALLER PRODUCT STEPPED UP THE EXISTING GRADE AFFORDS INCREMENTAL RELIEF ACROSS THE LOT THAT PROVIDES A MORE CREATIVE AND AFFORDABLE PRODUCT THAT IS BLENDS TO BLEND IN WITH THE SURROUNDING AREA.

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 AND SEWER SERVICE MAY BE PARTIALLY PROVIDED BY EXISTING, ONSITE METERS OR LATERALS IF DEEMED APPROPRIATE AT THE TIME OF THE PROJECT'S PERMITTING OR THROUGH THE FINAL SP PROCESS.



SCALE: 1" = 20'
 TOTAL AREA = 0.22 ACRES ±
 = 6,664.0 S.F. ±

Owners of Record
 Sloss, Dan
 338 Baysshore Dr.
 Hendersonville, Tennessee 37075

Civil Engineer
 Dale & Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Adam Seger, PE
 Phone: 615.297.5166
 Email: odom@daleandassociates.net



REVISIONS:
 6/2/2014
 Addressed Comments
 from Planning

**16th & Boscobel
 Preliminary Specific Plan**

Tax. Map 83-13, Parcel 483
 Nashville, Davidson County, Tennessee



DATE: May 15, 2014

MPC Case Number
 2014SP-049-001

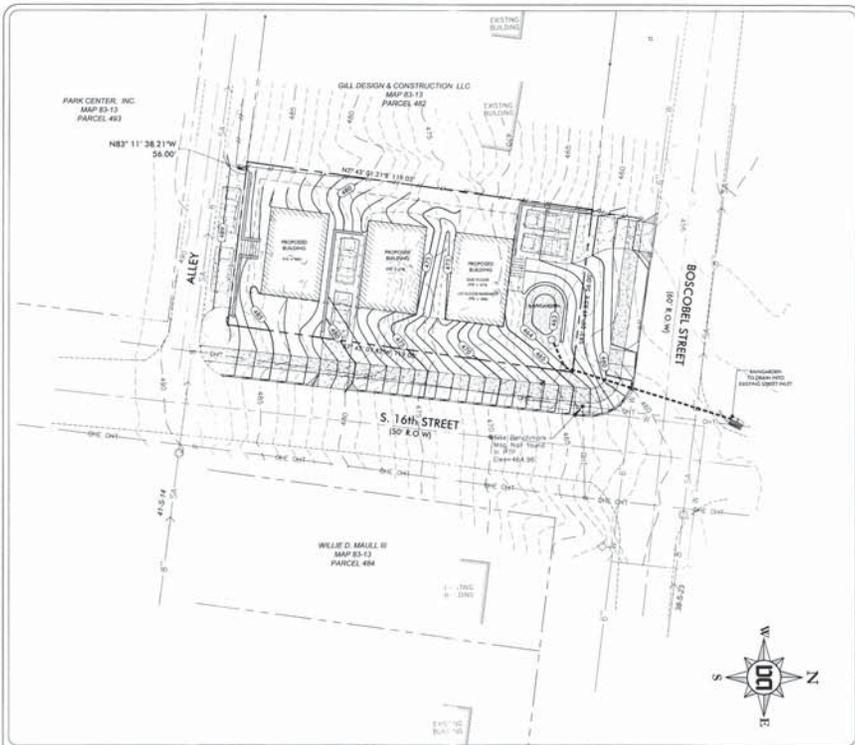


D&A Project No 14133
 16th & Boscobel
 Preliminary SP Drawings

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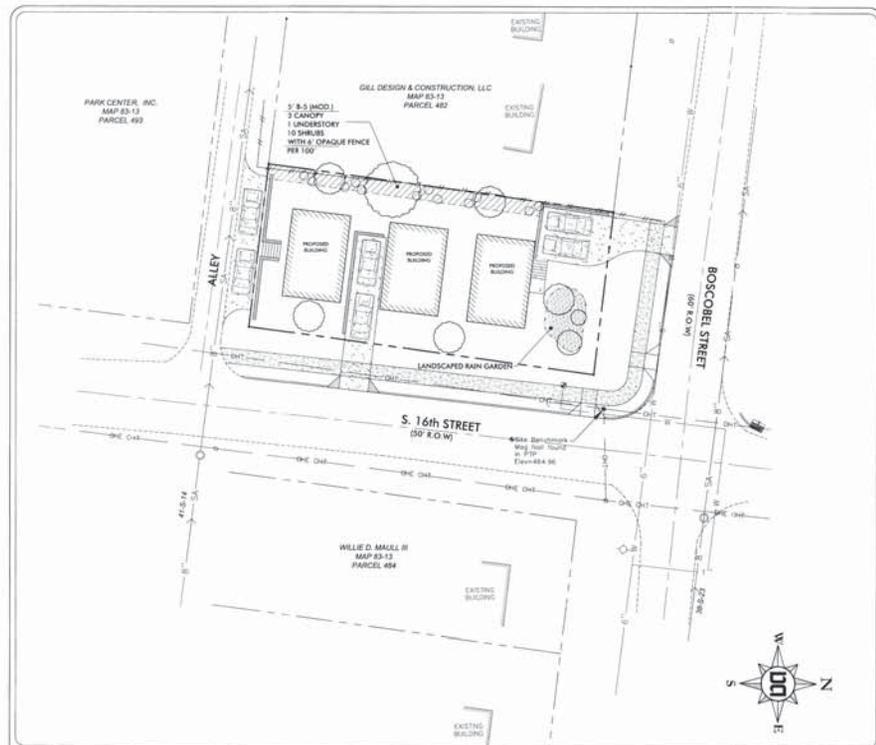
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Existing Conditions, Layout & Utilities Plan



Grading Plan

Scale: 1"=20'



Landscape Plan

Scale: 1"=20'

PRE/POST CALCULATIONS

PRE-DEVELOPMENT DRAINAGE AREA	
TOTAL SITE AREA	= 0.220 ACRES
PRE-DEVELOPED IMPERVIOUS	= 0.083 AC @ 98
PRE-DEVELOPED GRASS "P"	= 0.137 AC @ 69
COMPOSITE CN	= 79.9

POST-DEVELOPMENT DRAINAGE AREA	
TOTAL SITE AREA	= 0.220 ACRES
POST-DEVELOPED IMPERVIOUS	= 0.080 AC @ 98
POST-DEVELOPED GREEN SPACE "P"	= 0.135 AC @ 69
COMPOSITE CN	= 85.2

IN PRESET DEVELOPMENT CONDITIONS, THE WEIGHTED RV (PER METRO THE LID MANUAL) OF THE DRAINAGE AREA IS 0.478 WITHOUT ANY GP TREATMENT. WITH THAT SAID, A PORTION OF THE DRAINAGE AREA (0.173 AC) WILL BE TREATED BY A LEVEL 2 RAINGARDEN WHICH BRINGS THE WEIGHT RV TO 0.176 - MEETING THE REQUIREMENT OF RV 0.2.

THE REQUIRED TV FOR SAID RAINGARDEN IS 379 CU. FT. WHERE THE PROPOSED RAINGARDEN WILL PROVIDE A TV OF APPROXIMATELY 510 CU. FT.

THE RAINGARDEN WILL BE PIPED DIRECTLY INTO AN EXISTING STREET INLET LOCATED AT THE NORTHWEST INTERSECTION OF 16TH AND BOSCOBEL, WHILE BYPASS FLOWS WILL SHEET FLOW INTO THE SAME STREET INLET.

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE M-8 (MAURY URBAN LAND COMPLEX) & S-V0 (STIVERSVILLE URBAN LAND COMPLEX) WHICH FALL WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP(S) IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS. ALL BMP'S SHALL BE LOCATED WITHIN OPEN SPACE/PUBLIC UTILITY & DRAINAGE EASEMENTS
- 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.

WATER QUALITY CALCULATIONS

TO ACCOUNT FOR THE REQUIRED WATER QUALITY TREATMENT LEVELS THIS DEVELOPMENT WILL BE REQUIRED, THE SITE HAS BEEN ANALYZED THROUGH ONE BASIN OUTLINED BELOW:

Basin #1: The Total Basin is 0.220 Acres. 0.173 Acres of the Drainage Area is to be treated by a Level 2 Boretion/Raingarden, while the remaining 0.047 Acres will remain untreated.

The Raingarden shown has a footprint area of 300 square feet at the top of bank and is anticipated to provide 6" of ponding above grade with 3 feet of basalt media below grade. This conceptualized design will provide a total of 510 cubic feet of TV, thus exceeding the requirement (379 cubic feet).

IN SUMMARY, BASIN #1 WAS ENTERED INTO THE LID SPREADSHEET. THE RESULTING WEIGHTED RV FOR THE SITE IS 0.176, WITH A %TSS REMOVAL OF 82.4%.

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.

0.22 AC-0.04 AC = 0.18 AC x 14 = 2.5 TDUs REQ'D @ 0.5 (2" CAL TREE) = 4 TDUs PROP

NOTE: EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE REQUIRED TDU.



SCALE: 1" = 10'

TOTAL AREA = 0.22 ACRES ±
= 6,664.0 S.F. ±



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Dale & Associates
Civil Engineering & Surveying
1100 Harding Avenue
Nashville, Tennessee 37203

D&A Project No 1433
16th & Boscobel
Preliminary SP Drawings

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Grading & Landscape Plan