

PRELIMINARY SPECIFIC PLAN (SP) FOR MCGAVOCK PLACE

PURPOSE NOTE

The purpose of this SP is to receive preliminary approval for a 37 unit (single family and multi-family) residential development within the T3-NM Land Use Policy District.

PROPERTY INFORMATION

APPLICATION DATE: DECEMBER 27, 2017
 SP NUMBER: 2018SP-020-001
 COUNCIL DISTRICT NUMBER: 13
 DISTRICT COUNCIL MEMBER: HOLLY HUEZO
 PROPERTY OWNERS: AIRWAYS PARK, LLC
 PARCEL ACREAGE: 6.05± AC (263,390± SF)
 EX. BUILDING SF: N/A
 TAX MAPS: 120
 PARCELS: 49
 METRO GIS ID: 120000049
 STREET ADDRESSES: 3325 MCGAVOCK PIKE

DEVELOPMENT SUMMARY

EXISTING ZONING: R6
 LAND USE: SINGLE FAMILY, TWO FAMILY RESIDENTIAL DISTRICTS
 COMMUNITY PLAN: ANTIOCH-PRIEST LAKE
 POLICY AREA: T3-NM / CO
 LAND USE OVERLAY: AIRPORT OVERLAY

PROPOSED R.O.W. DEDICATION: 0± AC (AREA TO BE FINALIZED WITH FINAL SP PLANS)
ADJ. SITE ACREAGE: 6.05± AC (AREA TO BE FINALIZED WITH FINAL SP PLANS)

ZONING: SP (RESIDENTIAL)
LAND USE(S): SINGLE FAMILY, S. F. COTTAGE, MULTI-FAMILY RESIDENTIAL, AND OTHER USES PERMITTED UNDER R6
LAND USE SF: 263,390± SF (BASED ON LAND, NOT BUILDING)

TOTAL OPEN SPACE: 2.00 AC (87,120 SF)
ACTIVE: 0± AC
PASSIVE: 0.29± AC (12,650 SF)

ISR:
 MAX ALLOWED: .70
 PROPOSED: 0.56 (NOT TO EXCEED MAX ALLOWED)
 ROADWAY: (79,145 SF)
 DRIVEWAYS: (11,710 SF)
 BUILDINGS: (45,000 SF)
 SIDEWALKS: (11,140 SF)
 TOTAL: (146,995 SF) / 3.38 AC

FAR:
 MAX ALLOWED: N/A (SEE PROPOSED DENSITY)
 PROPOSED: N/A (SEE PROPOSED DENSITY)

DENSITY: 6.12 UNIT / AC
 S.F. COTTAGE: 20 UNITS
 SINGLE FAMILY: 04 UNITS
 MULTI-FAMILY: 13 UNITS
 TOTAL: 37 UNITS

BUILDING SETBACKS:
 FRONT: 45'
 SIDE (NORTH): 5'
 SIDE (SOUTH): 20'
 REAR: 10'
 *NOTE: INTERNAL MBSL= 0'

BUILDING STORIES & HEIGHT (MAXIMUM):
 S.F. COTTAGE: 2 STORIES OR 30' HT. MAX. (SEE LAYOUT PLAN)*
 SINGLE FAMILY: 3 STORIES OR 38' HT. MAX. (SEE LAYOUT PLAN)*
 MULTI-FAMILY: 2 STORIES OR 37' HT. MAX TO ROOF RIDGE*
 MULTI-FAMILY: 3 STORIES OR 38' HT. MAX. (SEE LAYOUT PLAN)*

*NOTE: Additional height may be allowed for architectural features and rooftop mechanical equipment.
 Height of structures may be less than the maximum stories shown. Basements may be allowed in addition to the maximum stories specified in this SP.

PARKING SUMMARY

REQUIRED PARKING STATEMENT: BASED ON METRO REQUIREMENTS FOR USES [17.20.030]

PARKING REQUIREMENTS:
 SINGLE FAMILY: 8 (2 SPACES PER UNIT)
 MULTI-FAMILY: 82.5 (2.5 SPACES PER EA 3-BDRM UNIT)*
TOTAL: 90.5 SPACES*
 *TO BE BASED ON FINAL SP, BEDROOM COUNT

PROPOSED PARKING:
 SURFACE: 12 SPACES
 DRIVEWAY: 48 SPACES
 GARAGE: 74 SPACES
TOTAL: 134 SPACES (INCLUDES GARAGE SPACES)

REQUIRED BICYCLE PARKING: BASED ON METRO REQUIREMENT [17.20.135]

PLANNING NOTE

The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

DEVELOPMENT STANDARDS

Architectural Standards

Architectural features and treatments shall be consistent with the architectural renderings submitted. Roofs shall be clad in asphalt dimensional shingles. Structures shall have a complementary design with regards to color and architectural design elements. The following standards shall apply:

- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
- Front building facades shall be finished in fiber cement shakes/siding, vertical and/or lap siding, brick, stone, or other masonry product. Vinyl siding along front building facade is prohibited.
- Side and rear building facades shall provide a minimum 36" height masonry base from finish grade. Vinyl siding shall be allowed above the 36" height masonry base on side and rear building facades only.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- EIFS & untreated wood shall be prohibited.
- Porches shall provide a minimum of six feet of depth if porches are provided. Porches may encroach minimum setback lines shown.
- A raised foundation of 18"-36" is required for all residential structures.

GENERAL PLAN CONSISTENCY

LAND USE POLICY

The proposed development is located within the Antioch-Priest Lake Community Plan and is consistent with the principles, policies, and objectives of the general plan T3 Suburban Neighborhood Maintenance (T3-NM). The proposed development adds housing diversity compatible with the general character of the suburban neighborhood and future development of this corridor.

COMMUNITY PLAN COMPLIANCE

The proposed development will provide residential land uses and will offer diverse residential housing types to the community. Access within the overall development is designed to be pedestrian friendly with sidewalks connecting to a common passive open space. The development provides an effective transition from the District Office Concentration policy to the north to the single-family homes to the south. Building form correlates with the curvilinear roadway network to the south and transitions to the grid parking lot center directly north of the site. Single family homes separate/buffer the multifamily townhomes and single family cottages from McGavock Pike. Building setbacks from McGavock Pike are consistent with adjacent residential contextual setbacks along McGavock Pike.

GENERAL NOTES

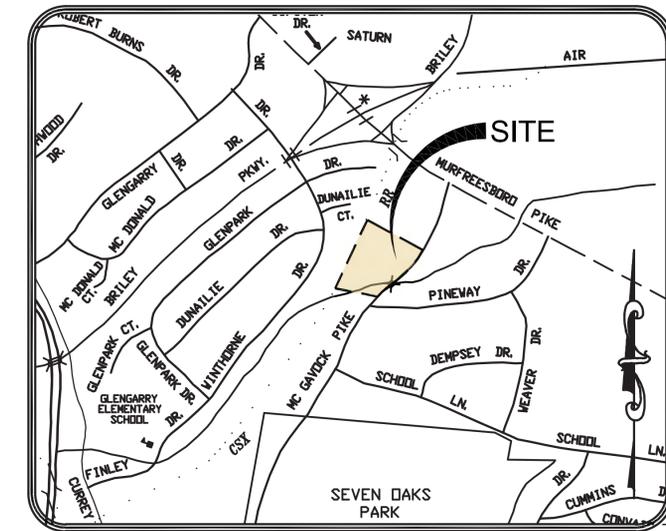
- Federal Compliance:** all development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov>
 US Justice Dept: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingreport.html
- 78-840 Note:** 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 Dept. of Water Services.
- Access Note:** Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
- Fire Dept. Note:** Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition; as amended.
- Preliminary Plan Note:** Minor modifications to this 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 ordinance, or add vehicular access points not currently present or approved.
- Stormwater Preliminary Plan Note:** Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final unit/lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Development Schedule:** It is anticipated that the project will be constructed in one phase, and will begin in the 2nd quarter of 2018 and will take 36-48 months to be completed, based on market conditions.
- FEMA Note:** No portion of this parcel described hereon lies within flood hazard area in accordance with "Insurance Rate Map Panel No. 47037C0377H", dated: 04/05/2017.
- Survey Note:** Preliminary boundary information and topographic information taken from survey prepared by 4SITE, Inc., dated 05/27/2017.
- Stream Buffer Note:** Stream buffers shall be provided per state/local requirements. Preliminary hydrological determination provided by TTL, Inc., dated 05/31/2017.
- Culvert/Driveway Note:** Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (Minimum Driveway culvert in Metro ROW is 15" CMP).

PUBLIC WORKS NOTES

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

TRAFFIC IMPACT STUDY NOTES

A traffic impact study prepared by Fischbach Transportation Group, LLC on December 2017 has been submitted to Public Works with the Preliminary SP.



LOCATION: 3325 MCGAVOCK PIKE NASHVILLE, TN
 NTS

INDEX OF SHEETS

SHEET DESCRIPTION

CVR COVER SHEET

CIVIL PLANS

C0.1 EXISTING CONDITIONS PLAN
 C1.0 RENDERED SITE LAYOUT PLAN
 C1.1 SITE LAYOUT PLAN
 C2.0 GRADING AND DRAINAGE PLAN
 C3.0 UTILITIES PLAN

LANDSCAPE ARCHITECTURAL PLANS

L1.0 LANDSCAPE PLAN

ARCHITECTURAL IMAGERY

A1.0 ARCHITECTURAL IMAGERY

CONTACTS

OWNER/DEVELOPERS

CALEB FUQUA / BRANDON KNOX
 L.A.N.D. GROUP LLC
 277 MALLORY STATION ROAD, SUITE 102
 FRANKLIN, TN 37067
 (615) 881-3856
fuqua.square1construction@gmail.com

CIVIL ENGINEER

MATT LACKEY, PE
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
mlackey@ragansmith.com

LANDSCAPE ARCHITECTURE

SCOTTY BERNICK, RLA
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
sbernick@ragansmith.com

RAGAN SMITH
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 NASHVILLE, TENNESSEE
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
www.ragansmith.com
 CHATTANOOGA, TN 37420
 (423) 890-9400



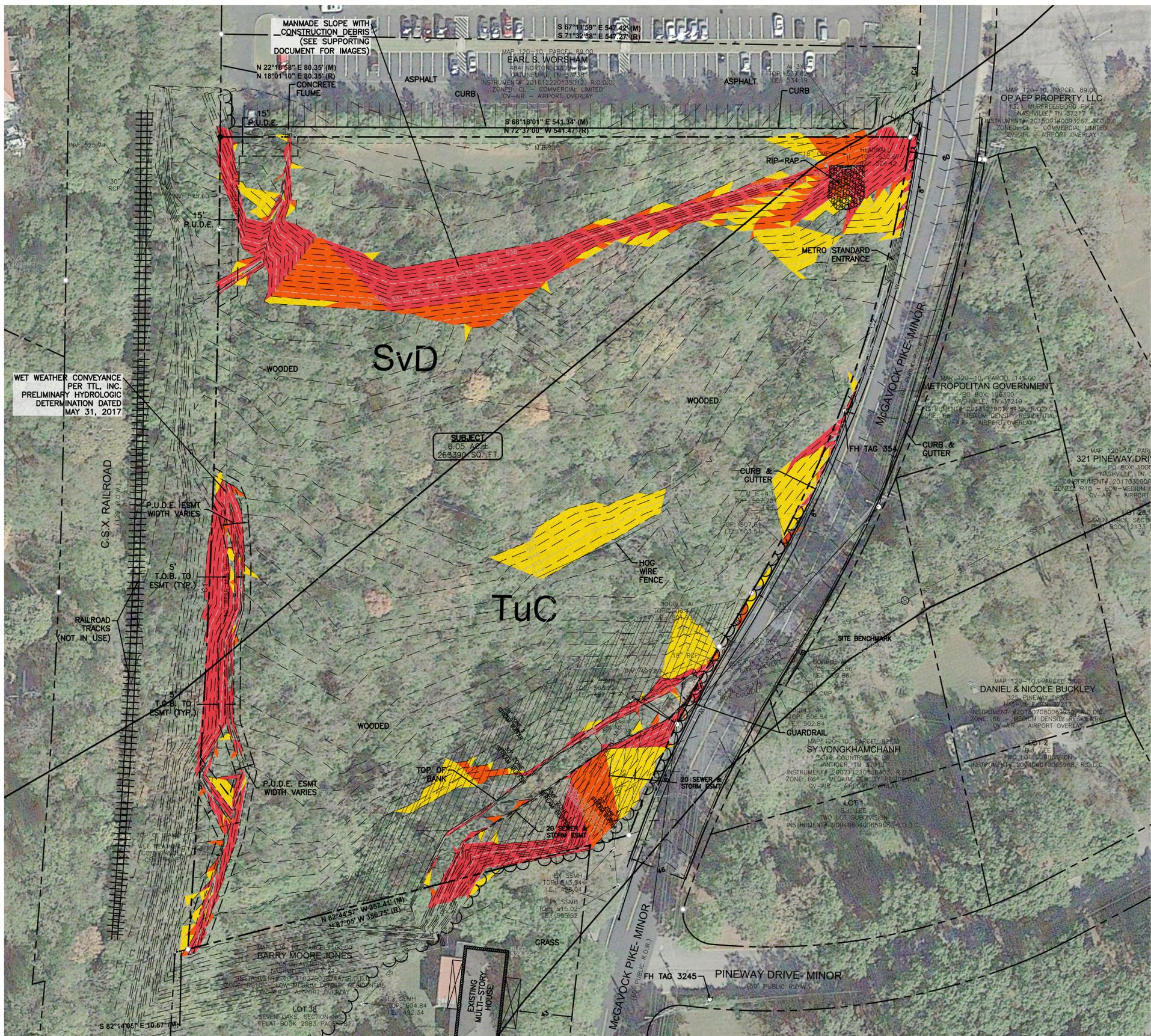
MCGAVOCK PLACE
 FOR
L.A.N.D. GROUP LLC
 COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0919	SMB	KLC	02-20-18 (KLC) Rev. Per City Comments.
JOB NO.	17099	DESIGNED:	KLC	02-13-18 (SMB) Rev. Per City Comments.
		DRAWN:	KLC	01-30-18 (SMB) Rev. Per City Comments.
		SCALE:	1"=40'	REVISIONS
		DATE:	DECEMBER 27, 2017	
COVER SHEET				
CVR				



Know what's below.
 Call before you dig.

METRO CASE # 2018SP-020-001



LEGEND

○	CONCRETE MONUMENT FOUND
●	CONCRETE MONUMENT SET (4SITE)
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET (4SITE)
○	CALCULATED POINT
---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	MINIMUM BUILDING / SETBACK LINE
X	FENCE
□	ELECTRIC BOX
F/O	FIBER OPTIC LINE
OHE	OVERHEAD ELECTRIC LINE
SS	STORM SEWER LINE
SS	SANITARY SEWER LINE
U	UTILITY POLE
L	LIGHT POLE
W	WATER LINE
W	WATER VALVE
H	FIRE HYDRANT
M	WATER METER
G	NATURAL GAS LINE
G	GAS VALVE
S	SIGN
→	GUY WIRE
~	EXISTING TREELINE

ABBREVIATIONS

AI	AREA INLET
(C)	CALCULATED
CIPF	CAPPED IRON PIN FOUND
CIPS	CAPPED IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
CM	CORRUGATED METAL PIPE
CO	CLEAN OUT
ELEV	ELEVATION
ESMN'T	EASEMENT
EX	EXISTING
F.F.E	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
I.E.	INVERT ELEVATION
(M)	MEASURED
M.B.L	MINIMUM BUILDING LINE
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
(R)	RECORDED
RCP	REINFORCED CONCRETE PIPE
R.O.D.C	REGISTER'S OFFICE DAVIDSON COUNTY
R.O.W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
TBM	TEMPORARY BENCHMARK

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
SvD	STIVERSVILLE-URBAN LAND COMPLEX, 3-25% SLOPES
TuC	TALBOT-URBAN LAND COMPLEX, 3-12% SLOPES

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	15.00%	19.99%	Yellow
2	20.00%	24.99%	Orange
3	25.00%	100.00%	Red

- GENERAL NOTES (PROVIDED BY 4SITE, INC., DATED 05/27/2017)**
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83.
 - ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
 - ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
 - SUBJECT TO EASEMENTS, RESTRICTIONS, & RIGHTS-OF-WAYS WHICH MAY OR MAY NOT BE OF RECORD.
 - ENCROACHMENTS ABOVE GROUND ARE AS SHOWN.
 - THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
 - CONTROLS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD '83, (GEOID 124).
 - SANITARY SEWER, WATER OR ELECTRICAL POWER SERVICE TO SUBJECT PROPERTY IS AS SHOWN.
 - SOURCES OF INFORMATION: INSTRUMENT# 200607060080556, INSTRUMENT# 200406040065968, PLAT BOOK 2083 PAGE 78, DEED BOOK 3500 PAGE 54, PLAT BOOK 3600 PAGE 36.

PROPERTY DESCRIPTION (PROVIDED BY 4SITE, INC., DATED 05/27/2017)

A LOT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 38, SEVEN OAKS, SECTION NO. 3 AS RECORDED IN PLAT BOOK 2083 PAGE 78, IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), POINT IS MORE PARTICULARLY DESCRIBED AS BEING A CONCRETE MONUMENT MARKING A CHANGE IN THE EAST RIGHT-OF-WAY MARGIN FOR THE C.S.X. RAILROAD (120 FOOT RIGHT-OF-WAY); THENCE ALONG SAID CHANGE IN RIGHT-OF-WAY, SOUTH 82 DEGREES 14 MINUTES 5 SECONDS EAST A DISTANCE OF 10.57 FEET TO A 3/4-INCH IRON PIN FOUND AND MARKING THE TRUE BEGINNING OF THE HERIN DESCRIBED PROPERTY; THENCE ALONG SAID EAST MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 8,874.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 11 MINUTES 57 SECONDS EAST 563.56 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE NORTH 22 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 71.54 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED 4SITE), MARKING THE SOUTHWEST CORNER OF THE EARL S. WORSHAM PROPERTY (INSTRUMENT NUMBER 201612220115012, R.O.D.C.); THENCE ALONG THE SOUTH LINE OF THE WORSHAM PROPERTY, SOUTH 68 DEGREES 18 MINUTES 1 SECOND EAST A DISTANCE OF 541.34 FEET TO A 5/8-INCH IRON PIN FOUND LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF MCGAVOCK PIKE (60 FOOT RIGHT-OF-WAY); THENCE WITH SAID WEST MARGIN, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 924.93 FEET, AN ARC LENGTH OF 70.18 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 58 MINUTES 43 SECONDS WEST 377.43 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE SOUTH 52 DEGREES 46 MINUTES 47 SECONDS WEST A DISTANCE OF 48.90 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 911.45 FEET, AN ARC LENGTH OF 163.61 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 21 MINUTES 13 SECONDS WEST 163.39 FEET TO A 3/4-INCH IRON PIN FOUND LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF MCGAVOCK PIKE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 82 DEGREES 44 MINUTES 57 SECONDS WEST PASSING THE NORTHEAST CORNER OF LOT 38 SEVEN OAKS, SECTION NUMBER 3 AND CONTINUING FOR A TOTAL DISTANCE OF 357.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.05 ACRES MORE OR LESS.

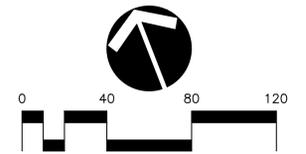
FLOOD INFORMATION (PROVIDED BY 4SITE, INC., DATED 05/27/2017)

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OUT-UNSHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), DAVIDSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47037C0377H MAP REVISED APRIL 5, 2017. ZONE "X" (OUT-UNSHADED) DENOTES NO SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

STATEMENT OF POTENTIAL ENCROACHMENTS (PROVIDED BY 4SITE, INC., DATED 05/27/2017)

A. NONE FOUND AT TIME OF SURVEY

SURVEYOR
BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY 4SITE, INC., PREPARED ON MAY 27, 2017.



CURVE TABLE (R)

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	562.72'	8874.50'	----	----	----
C2	467.40'	924.93'	----	----	----
C3	164.11'	911.45'	----	----	----
C4	70.42'	924.93'	----	70.407'	S 22'45'54" W

LINE TABLE (R)

NUMBER	LENGTH	DIRECTION
L1	80.05'	N 17'58" E
L2	49.18'	S 43'25" W

CURVE TABLE (M)

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	563.66'	8874.50'	3'38'21"	563.56'	N 24'11'57" E
C2	380.04'	924.93'	2'32'31"	377.37'	S 40'58'43" W
C3	163.61'	911.45'	10'17'06"	163.39'	S 47'21'13" W
C4	70.18'	924.93'	4'20'51"	70.17'	S 27'17'50" W

LINE TABLE (M)

NUMBER	LENGTH	DIRECTION
L1	71.54'	N 22'18'58" E
L2	48.90'	S 52'46'47" W

OWNER OF RECORD:
AIRWAYS PARK, LLC
1101 KERMIT DR #105
NASHVILLE, TN 37217
INSTRUMENT# 200607060080556, R.O.D.C.

MAP 120 PARCEL 49.00
ZONED: R6 - MEDIUM DENSITY RESIDENTIAL
OV-AIR - AIRPORT OVERLAY

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
1000 W. MARKET STREET
NASHVILLE, TN 37203
TEL: 615.244.8591
WWW.RAGANSMITH.COM



MCGAVOCK PLACE
FOR
L.A.N.D. GROUP LLC

COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

01-10-18 (SMB) Rev. Per City Comments.

WK. ORDER	0919
DESIGNED:	SMB
DRAWN:	KLC
SCALE:	1"=40'
DATE:	DECEMBER 27, 2017

EXISTING CONDITIONS PLAN

C0.1

METRO CASE # 2018SP-020-001



BUILDING HEIGHT:
 1-13 3 STORY (38' HT.)
 14-26 2 STORY (30' HT.)
 27-37 3 STORY (38' HT.)

NOTE:
 BUILDING HEIGHTS SHOWN ARE MAXIMUMS. BUILDINGS MAY BE CONSTRUCTED LESS THAN MAX. HEIGHT SHOWN. BASEMENTS MAY BE ALLOWED AND ARE IN ADDITION TO THE MAXIMUM STORIES SHOWN.

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
 1000 SOUTH STREET
 CHATTANOOGA, TN 37405
 (423) 498-8800



MCGAVOCK PLACE
 FOR
L.A.N.D. GROUP LLC

COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



Know what's below.
 Call before you dig.

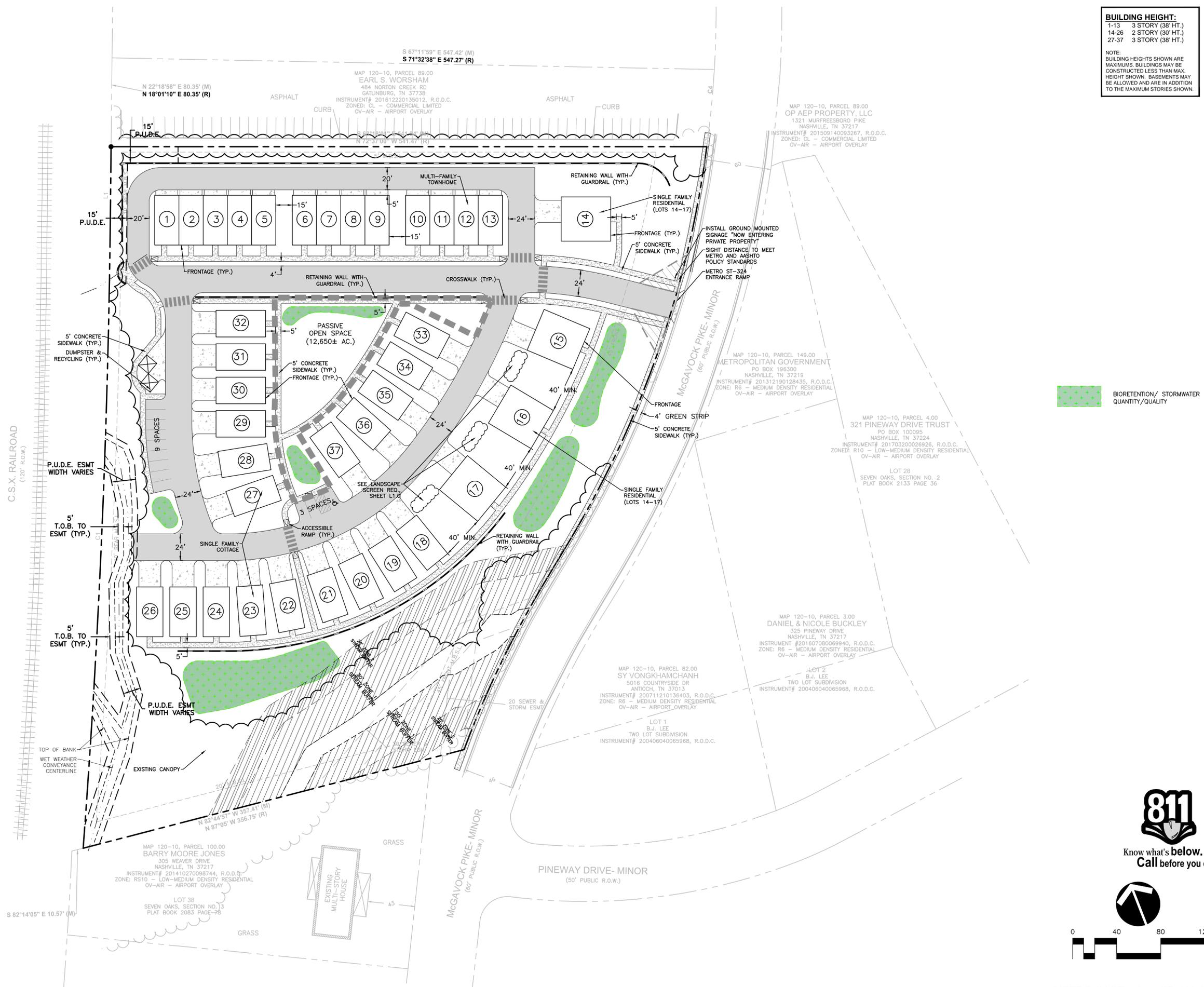


METRO CASE # 2018SP-020-001

WK. ORDER	0919	SMB	KLC	02-13-18 (SMB) Rev.
JOB NO.	17099	DESIGNED:	DRAWN:	Per City Comments Rev.
		SCALE:	DATE:	Per City Comments.
			DECEMBER 27, 2017	REVISIONS
RENDERED SITE LAYOUT PLAN				
C1.0				

C:\17099\PROJECTS\2018\SP\020\001\2018SP-020-001\2018SP-020-001-001.dwg
 PLOTTED BY: PATEL, D. 2/20/18 10:58 AM LAST UPDATED BY: PATEL, D. 2/20/18 10:58 AM

CL: 1/20/2018 10:51 AM, N:\PROJECTS\2018\2018SP-020\CADD\2018SP-020-01.dwg, PLOTTED BY: J. W. HARRIS, DATE: 12/27/2017 10:51 AM, LAST UPDATED BY: J. W. HARRIS, DATE: 12/27/2017 10:51 AM



BUILDING HEIGHT:
1-13 3 STORY (38' HT.)
14-26 2 STORY (30' HT.)
27-37 3 STORY (38' HT.)

NOTE:
BUILDING HEIGHTS SHOWN ARE MAXIMUMS. BUILDINGS MAY BE CONSTRUCTED LESS THAN MAX. HEIGHT SHOWN. BASEMENTS MAY BE ALLOWED AND ARE IN ADDITION TO THE MAXIMUM STORIES SHOWN.

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA COUNTY, TENNESSEE
1000 MARKET STREET
PO BOX 6000
CHATTANOOGA, TN 37402
(615) 244-8591
www.ragan-smith.com



MCGAVOCK PLACE
FOR
L.A.N.D. GROUP LLC

COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BIORETENTION/ STORMWATER QUANTITY/QUALITY



Know what's below.
Call before you dig.

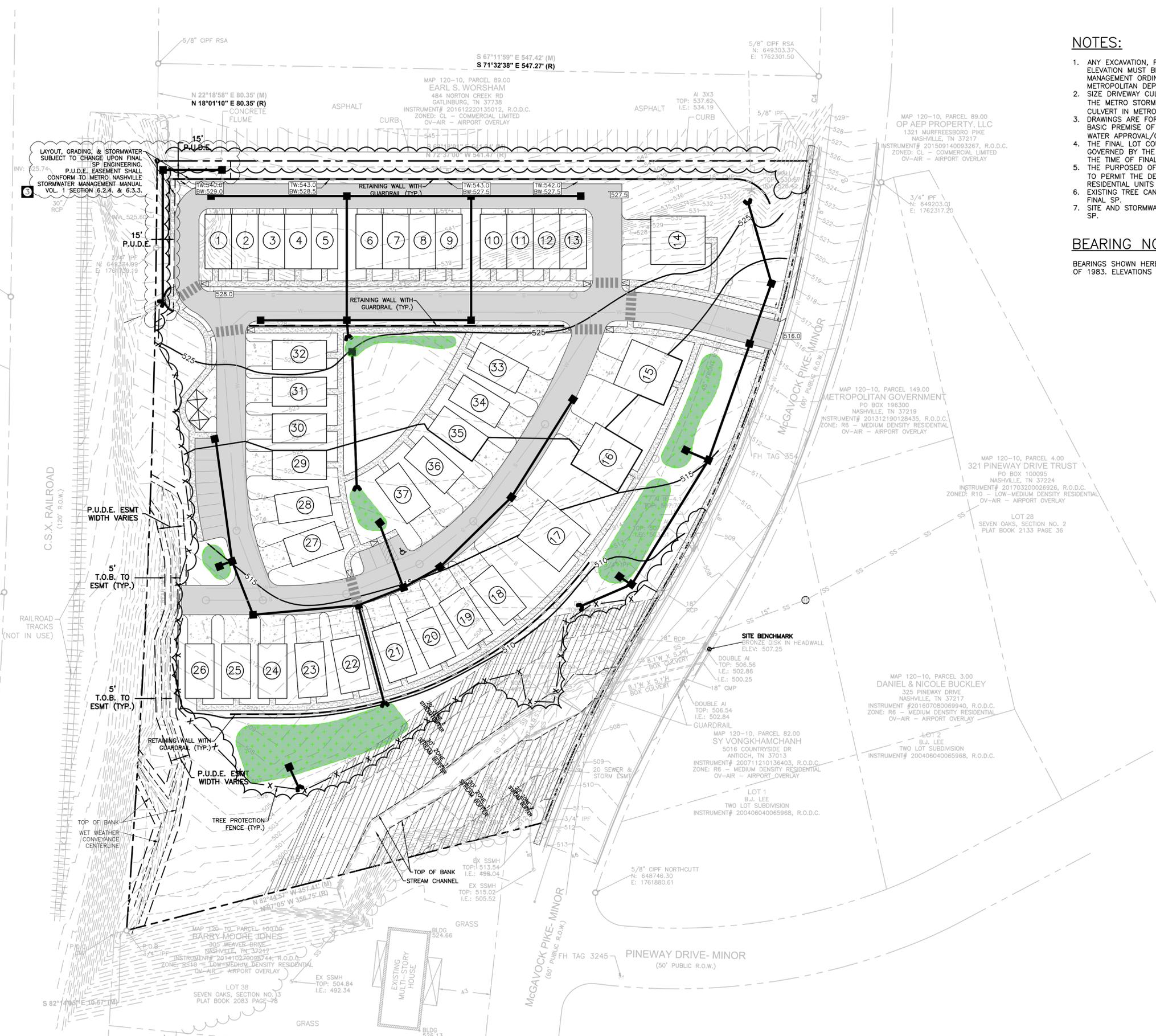


METRO CASE # 2018SP-020-001

REV.	DATE	DESCRIPTION
02	12-13-18	(SMB) Rev. Per City Comments.
01	12-13-18	(SMB) Rev. Per City Comments.
00	12-13-18	(SMB) Rev. Per City Comments.

SITE LAYOUT PLAN

C1.1



NOTES:

1. 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 SERVICE.
2. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
3. DRAWINGS ARE FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY.
4. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
5. THE PURPOSED OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF UP TO THIRTY-SEVEN (37) RESIDENTIAL UNITS AS SHOWN.
6. EXISTING TREE CANOPY SHOWN TO REMAIN MAY BE ADJUSTED AT FINAL SP.
7. SITE AND STORMWATER LAYOUT TO ADJUST AS REQUIRED AT FINAL SP.

BEARING NOTE:

BEARINGS SHOWN HERE ON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.

BIORETENTION/ STORMWATER QUANTITY/QUALITY

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 1000 W. MARKET STREET
 NASHVILLE, TN 37203
 (615) 244-8591



MCGAVOCK PLACE
 FOR
L.A.N.D. GROUP LLC
 COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



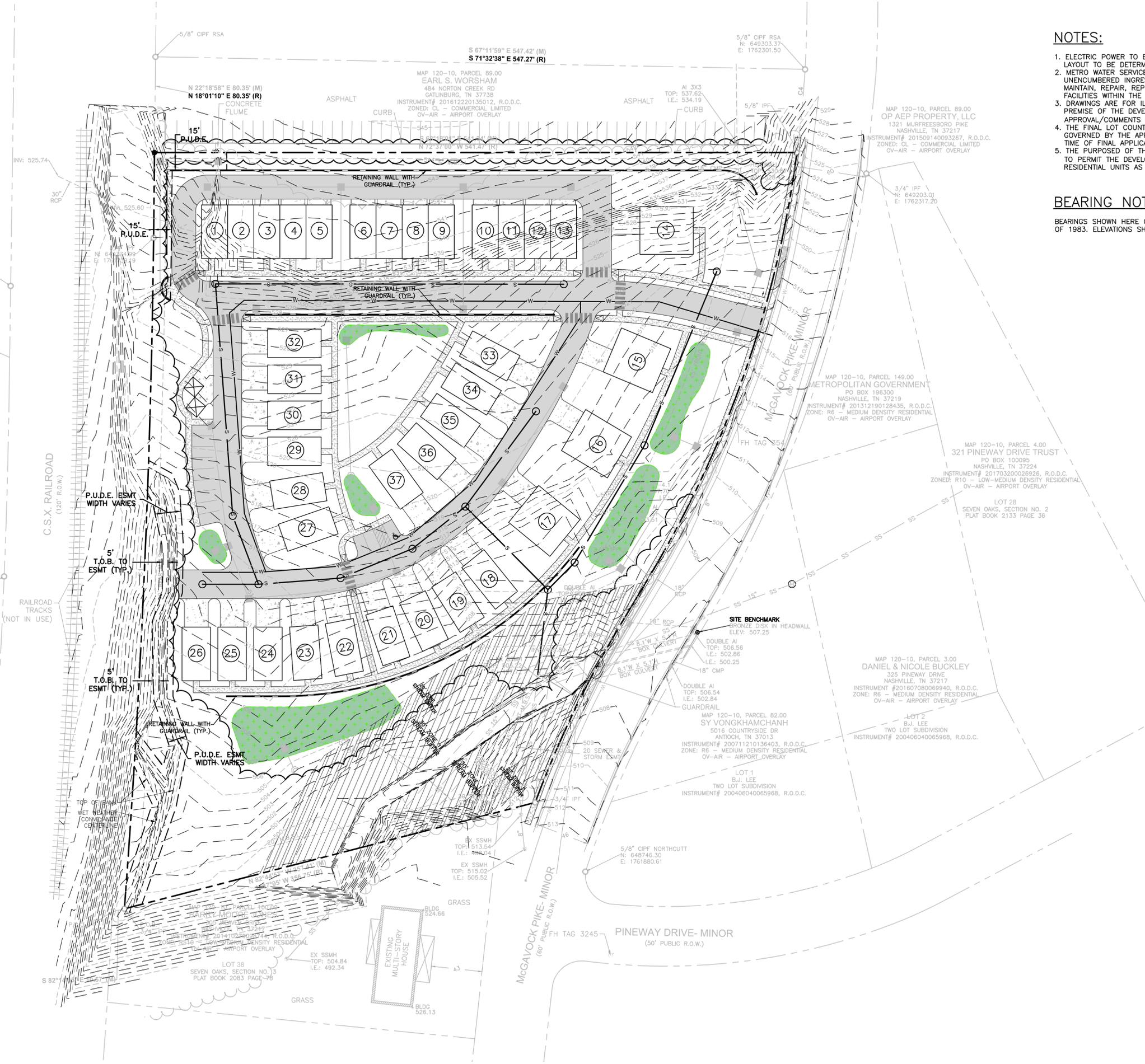
Know what's below.
 Call before you dig.



METRO CASE # 2018SP-020-001

WK. ORDER	0919	SMB	KLC	02-20-18 (KLC) Rev. Per City Comments.
JOB NO.	17099	DESIGNED:	DRAWN:	02-13-18 (SMB) Rev. Per City Comments.
				01-27-18 (KLC) Rev. Per City Comments.
				11-14-17 (SMB) Rev. Per City Comments.
DATE:	DECEMBER 27, 2017	SCALE:	1"=40'	REVISIONS
GRADING AND DRAINAGE PLAN				
C2.0				

DATE PLOTTED: 01/04/2018 10:05:11 AM
 PLOTTED BY: PATEL, D. 20180104 10:05:11 AM
 LAST UPDATED BY: PATEL, D. 20180104 10:05:11 AM



NOTES:

1. ELECTRIC POWER TO BE SERVED FROM MCGAVOCK PIKE WITH EXACT LAYOUT TO BE DETERMINED DURING ENGINEERING DESIGN AT FINAL SP.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
3. DRAWINGS ARE FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY.
4. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
5. THE PURPOSED OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF UP TO THIRTY-SEVEN (37) RESIDENTIAL UNITS AS SHOWN.

BEARING NOTE:

BEARINGS SHOWN HERE ON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.



BIORETENTION/ STORMWATER QUANTITY/QUALITY



Know what's below. Call before you dig.



METRO CASE # 2018SP-020-001

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA COUNTY, TENNESSEE
 1000 MARKET STREET
 NASHVILLE, TN 37203
 P.O. BOX 60070
 CHATTANOOGA, TN 37402
 (615) 244-8591
 www.ragan-smith.com



MCGAVOCK PLACE
 FOR
L.A.N.D. GROUP LLC

COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0919	SMB	KLC	02-13-18 (SMB) Rev. Per City Comments
JOB NO.	17099	DESIGNED:	DRAWN:	1"=40' Rev. Per City Comments
DATE:	DECEMBER 27, 2017	REVISIONS		

UTILITIES PLAN

C3.0

DATE PLOTTED: 12/27/17 10:44 AM
 PLOTTED BY: PATEL, D. 20171227 10:44 AM
 LAST UPDATED BY: PATEL, D. 20171227 10:44 AM



COTTAGE IMAGERY

"Image is to show architectural intent only and is not meant to convey a final rendition of the design. Plans and elevations have not yet been designed for this project. The architect will submit plans and elevations to planning for review prior to final SP submittal"

McGAVOCK PLACE
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE
A1.0 - ARCHITECTURAL IMAGERY
DATE: 12/21/17