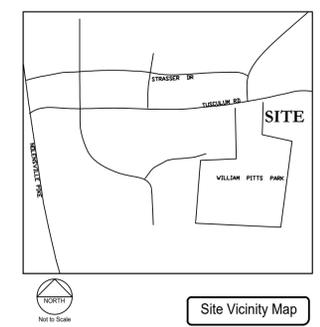
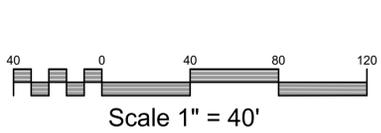




TOTAL AREA = 1.28 ACRES



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	DETACHED MULTIFAMILY
PROPERTY ZONING	RS10
AREA	1.28 AC ACRES (78,400 SF)
UNITS/ DENSITY	2 UNITS/ 1.56 UNITS PER ACRE
BUILDING SQUARE FOOTAGE	6400 SF
FAR	MAX. 0.60
ISR	MAX. 0.70
FRONT YARD SETBACK:	40 FT
SIDE YARD	5 FT
REAR YARD	20 FT
HEIGHT STANDARDS	2 STORIES, 30 ft height
LOT ACCESS	Existing Ramps Tusculum Road

SPECIFIC SP NOTES

1. Permitted uses 2 single family detached structures
2. The front setback shall be consistent with Section 17.12.030, Street setbacks.
3. No structure shall be more than two stories and shall be limited to a maximum height of 30 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan.
4. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. Windows shall be vertically oriented at a ratio of 2:1 or greater.
6. EIFS and vinyl siding shall be prohibited.
7. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 36 inches from the abutting ground elevation.
8. Porches shall provide a minimum of six feet of depth.
9. Vehicular access shall be from a shared parking on Myrtle and from rear alley.
10. For any development standards, regulations and requirements not specifically 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 RS5 zoning district as of the date of the applicable request or application.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
12. The final site plan/building permit 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 the 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.

STORMWATER NOTES

- 1) 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 IS PROPOSED. DESIGN OF THIS FEATURE(S) WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 2) PROPOSED IMPROVEMENTS TO OCCUR ON NATURAL GRADES, CONTOURS TO REMAIN GENERALLY UNDISTURBED THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/ COMMENTS ONLY. THE FINAL LOT COUNT AND THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.

Note:
This Plan was prepared using Metro GIS Data. Approximated Boundary Bearings and Dimensions are referenced to State Plane Coordinate System

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 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 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 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 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 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.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS BUILD TWO SINGLE FAMILY DETACHED STRUCTURES ON ONE PARCEL.
- 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 MAP47037C0242H DATED APRIL 5, 2017.
- 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 ROLL OUT CANS AS 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 ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY 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 RR10 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) ALL BUILDINGS SHALL BE WITHIN 500 FEET OF A FIRE HYDRANT.
- 14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: [HTTP://WWW.ADA.GOV](http://www.ada.gov)

Proposed Plan

GENERAL PLAN CONSISTENCY

THIS PROPERTY IS LOCATED IN SUBAREA #12 (SOUTHEAST NASHVILLE COMMUNITY PLAN) AND IS FURTHER DEFINED WITH THE POLICY OF T3 NM (TRANSECT 3 NEIGHBORHOOD MAINTENANCE). T3 SUBURBAN NEIGHBORHOOD MAINTENANCE AREAS DEMONSTRATE AN ESTABLISHED PATTERN OF MODERATE RESIDENTIAL TO HIGH DENSITY LAND USES. ATTACHED AND DETACHED BUILDINGS ARE REGULARLY SPACED WITH MODERATE TO NARROW SPACING BETWEEN BUILDINGS. LOTS ARE GENERALLY ACCESSED FROM LOCAL SUBURBAN STREETS

THIS PROPERTY IS CURRENTLY ZONED RS10, YET THE LOT IS A LARGE 70,800 SF. THE PROPERTY ABUTS A LARGE METRO PUBLIC PARK. THE LOTS ACROSS THE STREET (TUSCULUM ROAD) ARE MUCH SMALLER WITH HOMES SPACED SIMILARLY AS PROPOSED ON THIS LARGER PARCEL. THIS PROPOSAL LIES WITHIN A TRANSITION AREA AND SHOULD ALLOW SIMILAR ON STREET DEVELOPMENT PATTERNS AS WOULD BE SEEN ON THE OPPOSITE SIDE OF THE STREET.

PUBLIC WORKS NOTES

- 1) 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.
- 2) It is anticipated that the developer install new sidewalk. Sidewalks are constructed they will meet MPW standards for sidewalks (ST-210), curb and gutter (ST-200) and roadway widening if the existing pavement width does not meet MPW standard.
- 3) Final SP Plans will be based upon a Boundary and Topographic Survey that will dimension and label existing right of ways, pavement widths, existing trees, utilities, power poles, water meters, and other physical features. Sidewalks if constructed shall have a 5 foot wide unobstructed path of travel.
- 4) Submit sight distance analysis for each driveway
- 5) Driveway is to be a minimum of 4' off the property line per Code.
- 6) Driveway ramps are to be per MPW standard ST-322

WATER SERVICES

- 1) Developer will be required to pay required capacity fees before Final SP/ Plat approval.

SP Number -2018SP-034-001

Electric Service Nashville Electric Service 1214 Church Street Nashville, Tennessee 37246 615.747.6807	Property Information 291 Tusculum Road Metro Tax Map 162.01, Parcel 39 1.28 Total Acres Council District 27 (Blalock)	Owners of Record Flavio Martinez 343 Willard Drive Nashville, Tennessee 37211
Gas Service Nashville Gas (Piedmont) 615.734.0734	Civil Engineer Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	
Water Service Metro Water Service 1600 2nd Avenue North Nashville, Tennessee 37208 615.862.4598	Telephone Service Bellsouth 866.620.6000	
Sewer Service Metro Water Services 1600 2nd Avenue North Nashville, Tennessee 37208 615.862.4598	Utility Location Tennessee One-Call 800.351.1111	

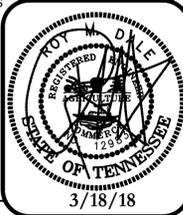
Dale & DD Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture



REVISIONS:

Preparation Date: 3/18/18
Revised 5/14/18

291 TUSCULUM ROAD SP
BEING PARCEL 39 ON TAX MAP 162-01
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



D&A Project #
291 Tusculum Road
C1.0
Sheet 1 of 1

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