

STANDARD SP NOTES:

- 1) THE PURPOSE OF THIS SP IS TO PERMIT UP TO TWO (2) ATTACHED RESIDENTIAL 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 47037C0219F 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 CULVAT 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) A MASTER SERVICE FOR WATER AND/OR SANITARY SEWER SERVICES ARE REQUIRED.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS PLACED ON A SCREENED CONCRETE PAD 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 THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDNANCE, OR ADD VEHICULAR 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 RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) ACCESS SHALL BE LIMITED TO THE ALLEY.
- 14) THE FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- 15) RAISED FOUNDATIONS OF 18"-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.



YORKE PLACE, LLC

Case No. 2018SP-072-001

728 Due West

MAP & PARCEL NO. 051010082.00

728 DUE WEST
BEING MAP/PARCEL NO. 05151008200
MADISON, TENNESSEE 37115
METRO COUNCIL DISTRICT- 8
COUNCILMEMBER- NANCY VANREECE

DEVELOPER/OWNER
YORKE PLACE, LLC
CONTACT: RICHARD A. YORKE
628 MALTA DRIVE
NASHVILLE, TENNESSEE 37207
PHONE: (615) 573-4976
EMAIL: yorke@netgear.net

FLOOD NOTE
NO PORTION OF THIS PROPOERTY LIES WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47037C0219F. DATED APRIL 20, 2001.

INDEX OF DRAWINGS

- SHEET A1 COVER SHEET
- SHEET A2 SITE PLAN OF PROPOSED
- SHEET A3 FLOOR PLANS, EXT. ELEVATIONS



VACINITY MAP

GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, THE OWNER'S REPRESENTATIVE, THE GENERAL CONTRACTOR, TO GRADE EACH LOT SO THAT THE STORM WATER RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE METROPOLITAN NASHVILLE, DAVID SON COUNTY PUBLIC WORKS DIRECTOR. CONTOURS SHOWN ARE THOSE EXISTING PRIOR TO CONSTRUCTION AND ALL CONSTRUCTION PROJECTS SHALL BE PRECEDED BY PROPER SITE INVESTIGATION PRIOR TO DESIGN.

1. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOR ELEVATION SHOULD BE VERIFIED WITH THE FLOOD PLAIN ADMINISTRATOR FOR THIS AREA.
2. THIS SUBDIVISION IS A CLOSED DRAINAGE SYSTEM.

SEWERAGE NOTES:

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OR ACCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT OR DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH FOR THIS SUBDIVISION.

SURFACE WATER DRAINAGE NOTES:

A SURFACE WATER DRAINAGE SYSTEM SHALL BE USED TO DIRECT WATER TO A RETENTION PONDS. THE DETENTION POND SHALL PROVIDE THE CONTROL NEEDED TO MAINTAIN AN APPROPRIATE RUN-OFF VOLUME AS DETERMINED BY A DRAINAGE IMPACT STUDY WITH THE APPROVAL OF THE DRAINAGE BOARD.

REFERENCE MAPS:

MAP SHOWING A 1.34 ACRE TRACT OF LAND LOCATED ON 728 DUE WEST AVENUE, NASHVILLE, TENNESSEE, 37115. THE MAP CORRESPONDS TO PARCEL NO. 05105008200 AS SHOWN ON THE NASHVILLE "METRO MAP" WEBSITE. IMPACT STUDY WITH THE APPROVAL OF THE DRAINAGE BOARD.

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (ATTACHED & DETACHED SINGLE FAMILY DWELLING)
PROPERTY ZONING: RS5 (OV-UZO, URBAN)	SURROUNDING ZONING RS5)
MINIMUM LOT SIZE 6,000 S.F.	
NUMBER OF UNITS	16 TOTAL DWELLING UNITS
FAR	60% MAXIMUM 18% PROPOSED
ISR	70% MAXIMUM 72% PROPOSED
FRONT YARD SETBACK:	35' FROM DUE WEST AVENUE
SIDE YARD (SOUTH & NORTH PROPERTY LINE)	5.0' MIN. FROM EACH OTHER
REAR YARD	5' FROM NORTH PROPERTY LINE
HEIGHT STANDARDS	MAX. HEIGHT FOR UNITS (2 STORIES IN 35 FEET TO TOP OF ROOF)
DENSITY	PROPOSED DENSITY PER ACRE = 12 (16 UNITS/1.34)
PARKING AND ACCESS	
RAMP LOCATIONS AND NUMBER	ONE PRIVATE DRIVE ACCESS ON DUE WEST
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	32'
DISTANCE TO INTERESTION	ALLEY IS 161.07' FROM S 13TH STREET
REQUIRED PARKING BASED ON USES	24 STALLS (16 UNITS @ 1.5 STALLS PER UNIT)
PARKING PROPOSED	16 PARRALLEL SPACES AND 16 GARAGES = 32 SPACES
* NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: 5 FT. COVERED PORCHES; 5' COVERED STOOPS; HVAC UNITS	

GENERAL PLAN CONSISTENCY

THIS PROPERTY FALLS WITHIN THE NEIGHBORHOOD GENERAL CLASSIFICATION. APPROPRIATE USES INCLUDE SINGLE FAMILY & MULTIFAMILY W/ DENSITIES AS INTENSE AS 20 UNITS/ACRE. BUILDINGS WITH SHALLOW TO DEEP SETBACKS WITH MEDIUM DENSITY HOUSING CLOSER TO THE STREET AND LOWER DENSITY HOUSING AWAY FROM THE STREET, PEDESTRIAN CONNECTIVITY, ARE LOCATED WITHIN CLOSE PROXIMITY TO NEIGHBORHOOD CENTER OR COMMUNITY CENTER, AND THE STREET NETWORKS HAVE A HIGH LEVEL OF CONNECTIVITY ARE SOME DESIGN PARAMETERS OF THE NG CLASSIFICATION.

AS PROPOSED, THIS SP PROPOSES TWO- THREE ATTACHED RESIDENTIAL UNITS, AND 10 DETACHED UNITS ON 1.34 ACRES OF LAND, FOR A DENSITY YIELD OF 12 UNITS/ACRE WHICH FALLS WITHIN THE DESIRED RANGE OF THE SITE'S DEFINED LAND USE. SHALLOW SETBACKS ARE PROPOSED FOR THE MEDIUM DENSITY SHOWN HEREIN. ADDITIONALLY SIDEWALKS AND ROAD IMPROVEMENTS ARE PROPOSED TO INCREASE PEDESTRIAN ACCESS AND CONNECTIVITY.

Case No. 2018SP-072-001



A PROPOSED DEVELOPMENT FOR:
YORKE PLACE, LLC
728 DUE WEST AVENUE
MAP/PARCEL NO: 05101008200
MADISON, DAVIDSON COUNTY, TENNESSEE 37115

THE LARKIN GROUP



HENRY A. WATKINS, JR.
architect

3401 John Mallette Drive
Nashville, TN 37218
(615) 732-3722
FAX: (615) 876-7984

email: hwalkins@thelarkingrouponline.com

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. 18-072	ISSUED DATE October 12, 2018
DRAWN BY: JHW	REVIEWED BY:

SHEET TITLE
COVER SHEET
SHEET NO.
A1



A PROPOSED DEVELOPMENT FOR:
YORKE PLACE, LLC
 728 DUE WEST AVENUE
 MAP/PARCEL NO: 05101008200
 MADISON, DAVIDSON COUNTY, TENNESSEE 37115

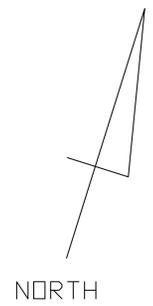
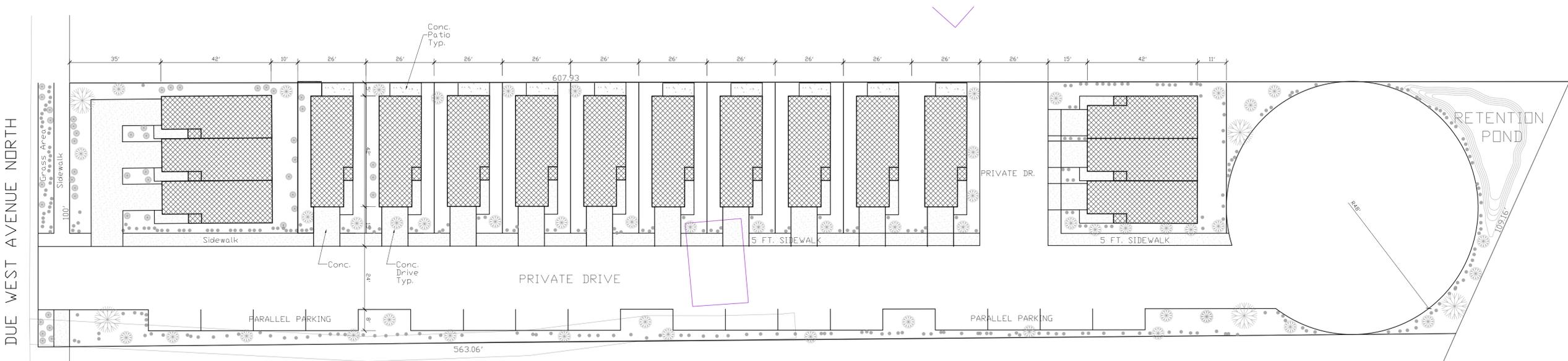


HENRY A. WATKINS, JR.
 architect
 3401 John Mallette Drive
 Nashville, TN 37218
 (615) 732-3722
 FAX: (615) 876-7984
 email: h.watkins@thelarkingrouponline.com

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. 18-014	ISSUED DATE October 12, 2017
DRAWN BY: JHW	REVIEWED BY:

SHEET TITLE	SITE PLAN
SHEET NO.	A2



DUE WEST AVENUE NORTH

Case No. 2018SP-072-001

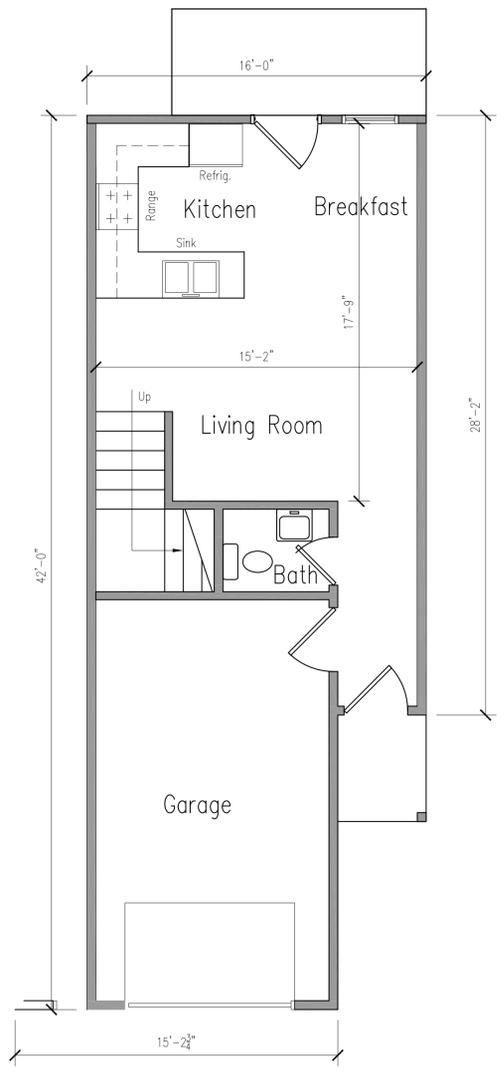
D
C
B
A



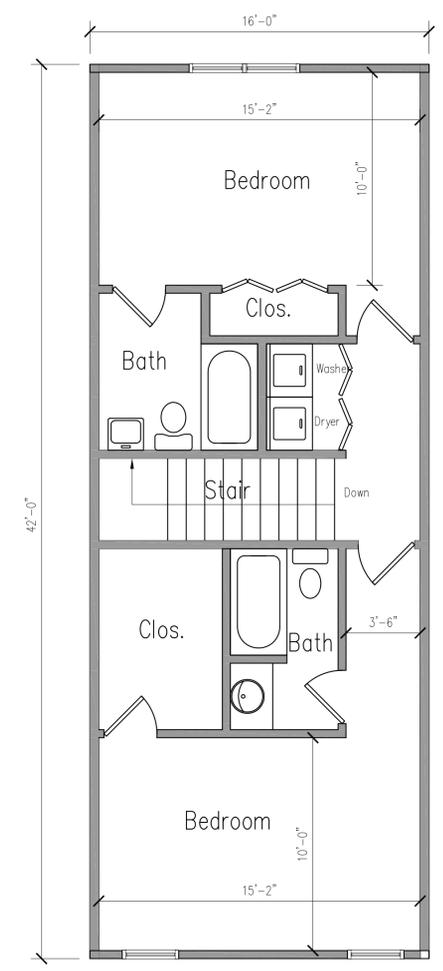
FACING DUE WEST ELEVATION
SCALE: 1/4" = 1'-0"



TYP. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



A PROPOSED DEVELOPMENT FOR:
YORKE PLACE, LLC
728 DUE WEST AVENUE
MAP/PARCEL NO: 05101008200
MADISON, DAVIDSON COUNTY, TENNESSEE 37115



HENRY A. WATKINS, JR.
architect
3401 John Mallette Drive
Nashville, TN 37218
(615) 732-3722
FAX: (615) 676-7984
email: hwatkins@thelarkingrouponline.com

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. 18-214
ISSUED DATE October 12, 2018
DRAWN BY: JHW
REVIEWED BY:

SHEET TITLE
FLOOR PLANS/ELEVATION
SHEET NO. **A3**

Case No. 2018SP-072-001

8 7 6 5 4 3 2 1