

REZONING APPLICATION: #2018 SP 073-001

SOUTH HAMILTON & COUNTY HOSPITAL ROAD DEVELOPMENT

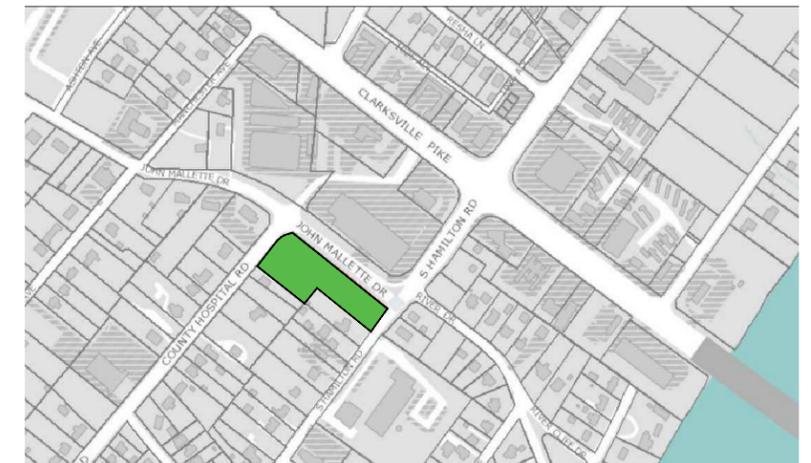
INTERSECTIONS OF S. HAMILTON ROAD / JOHN MALLETTE DRIVE / COUNTY HOSPITAL ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37218

PURPOSE OF THIS SPECIFIC PLAN (SP):

- A. THE PURPOSE OF THIS APPLICATION IS TO PERMIT THE CONSTRUCTION OF 15 RESIDENTIAL UNITS IN TWO PHASES, AS SHOWN ON ATTACHED DRAWINGS.
- B. PHASE ONE HAS SIX (6) 3-BEDROOM UNITS, WITH 2 CAR GARAGE AND ROOF TERRACE.
- C. PHASE TWO HAS NINE (9) 3-BEDROOM UNITS, WITH 2 CAR GARAGE, AND SOME UNITS WITH ROOF TERRACE.
- D. TOTAL OFF-STREET PARKING SPACES ARE 14, WITH THE ABILITY OF ADDITIONAL GUEST PARKING IN THE DRIVEWAYS OF EACH INDIVIDUAL UNIT.
- E. EXISTING CURB CUTS SHALL BE UPGRADED TO DT-324 RAMPS ON S. HAMILTON AND JOHN MALLETTE DRIVE.
- F. DRIVEWAY CULVERETS, IF REQUIRED, SHALL CONFORM TO DESIGN CRITERIRA SET FORTH BY STORM WATEER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT OF 15" CMP).
- G. FINAL CONSTRUCTION PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS AND METROPOLITAN NASHVILLE DAVIDSON COUNTY ADOPTED CODES AT TIME OF FINAL SUBMITTAL.
- H. UPON APPROVAL OF SP, WE WILL HIRE SURVEYOR, CIVIL ENGINEER, AND OTHER CONSULTANTS TO DESIGN THE PROJECT IN CONFORMANCE TO CONDITIONS AS STATED ABOVE.
- I. SITE IS ON PANEL 229H, ZONE X, DATED 04/05/2017. SEE FIRM AND FEMA OVERLAY MAP ON SHEET #6.

INDEX OF DOCUMENTS:

- 1. COVER SHEET - DESCRIPTION
- 2. SITE PLAN
- 3. CIVIL ENGINEERING PLAN / EXISTING CONTOUR PLAN
- 4. STREET ELEVATIONS
- 5. UNIT ELEVATIONS / PERSPECTIVE
- 6. FIRM & FEMA MAPS



VICINITY MAP
NTS

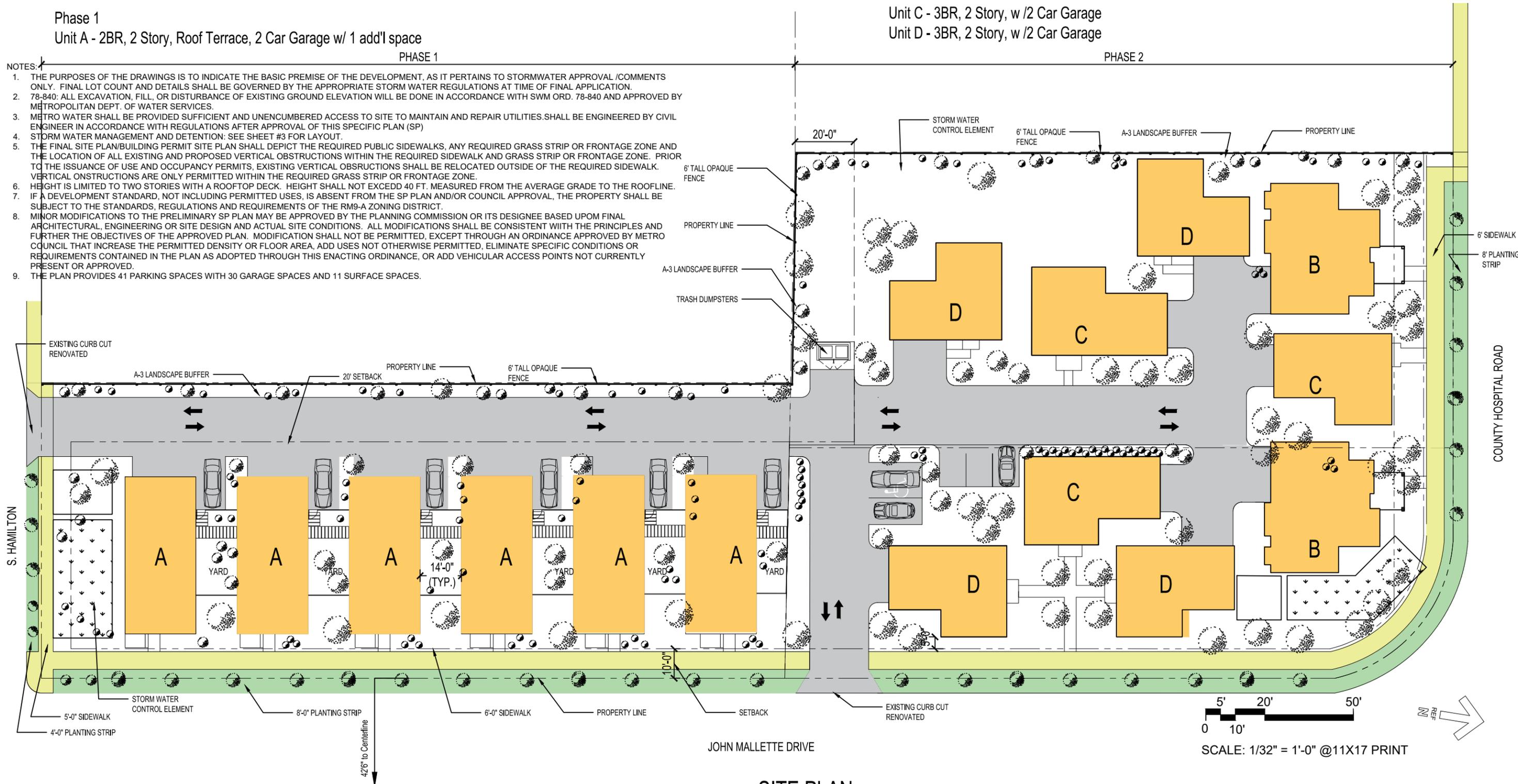


Phase 1
 Unit A - 2BR, 2 Story, Roof Terrace, 2 Car Garage w/ 1 add'l space

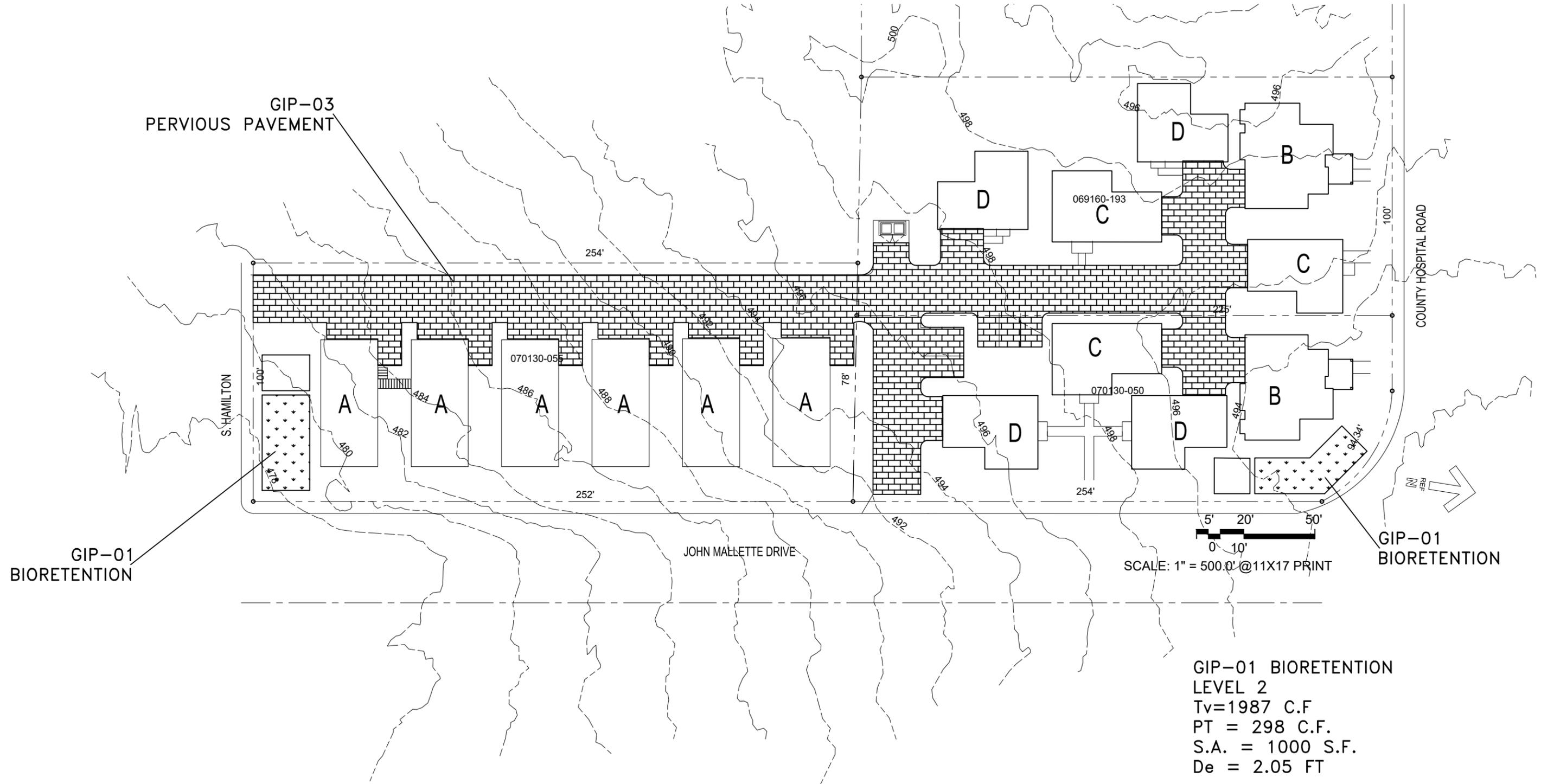
Unit C - 3BR, 2 Story, w/ 2 Car Garage
 Unit D - 3BR, 2 Story, w/ 2 Car Garage

NOTES:

1. THE PURPOSES OF THE DRAWINGS IS TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL /COMMENTS ONLY. FINAL LOT COUNT AND DETAILS SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT TIME OF FINAL APPLICATION.
2. 78-840: ALL EXCAVATION, FILL, OR DISTURBANCE OF EXISTING GROUND ELEVATION WILL BE DONE IN ACCORDANCE WITH SWM ORD. 78-840 AND APPROVED BY METROPOLITAN DEPT. OF WATER SERVICES.
3. METRO WATER SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS TO SITE TO MAINTAIN AND REPAIR UTILITIES. SHALL BE ENGINEERED BY CIVIL ENGINEER IN ACCORDANCE WITH REGULATIONS AFTER APPROVAL OF THIS SPECIFIC PLAN (SP)
4. STORM WATER MANAGEMENT AND DETENTION: SEE SHEET #3 FOR LAYOUT.
5. 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 ONSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
6. HEIGHT IS LIMITED TO TWO STORIES WITH A ROOFTOP DECK. HEIGHT SHALL NOT EXCEED 40 FT. MEASURED FROM THE AVERAGE GRADE TO THE ROOFLINE.
7. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM9-A ZONING DISTRICT.
8. 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. MODIFICATION 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.
9. THE PLAN PROVIDES 41 PARKING SPACES WITH 30 GARAGE SPACES AND 11 SURFACE SPACES.



SITE PLAN

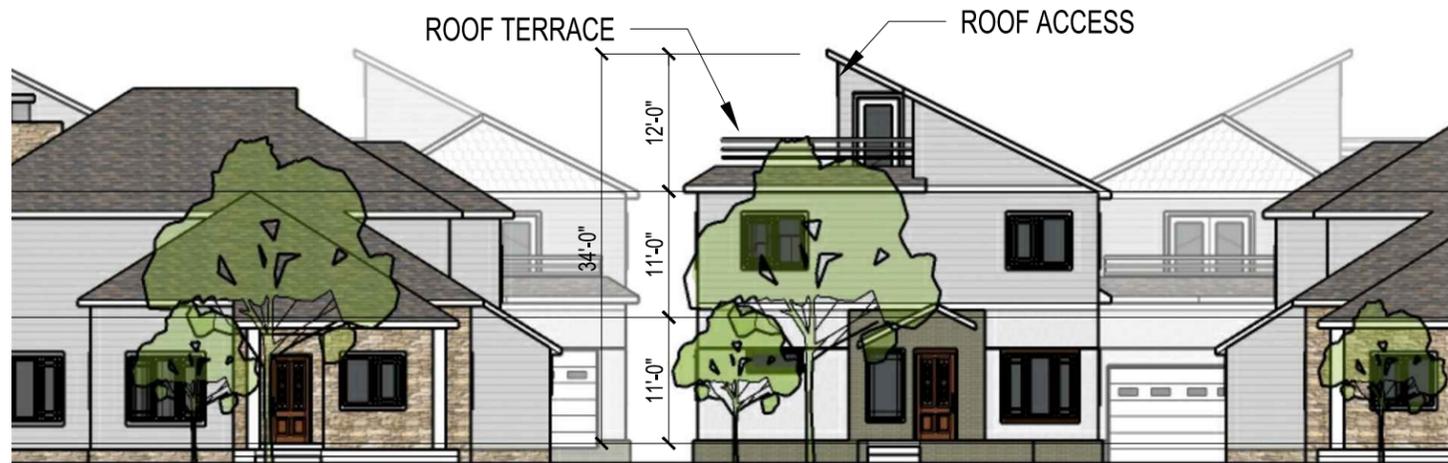


STORMWATER PLAN / EXISTING CONTOURS

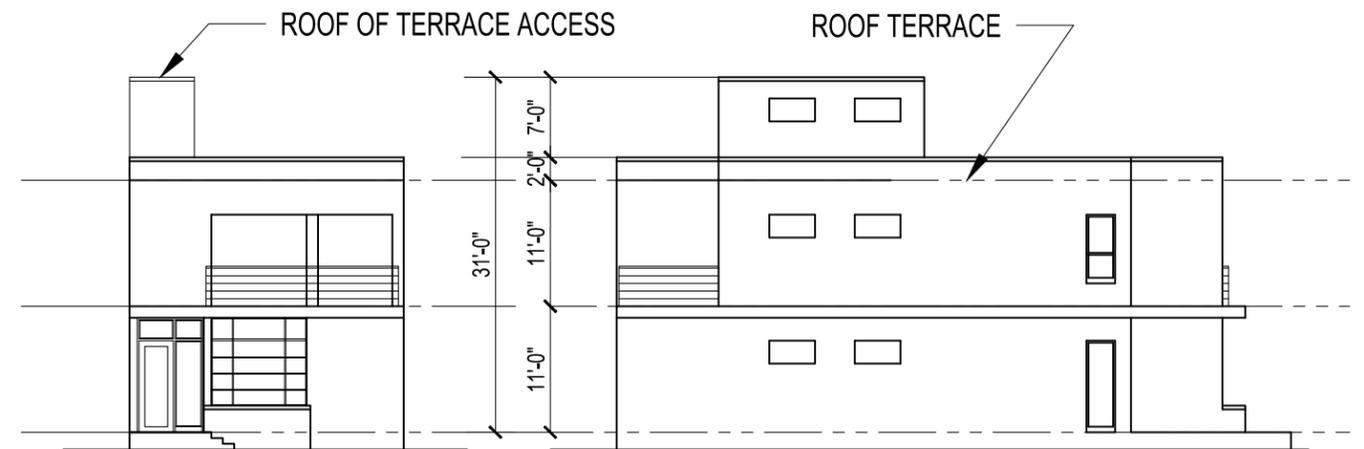
GIP-01 BIORETENTION
 LEVEL 2
 $T_v = 1987$ C.F.
 $PT = 298$ C.F.
 $S.A. = 1000$ S.F.
 $De = 2.05$ FT

GIP-03 PERVIOUS PAVEMENT
 LEVEL 2





UNITS B, C, & D (SIMILAR)
SCALE: 1/16" = 1'-0"



UNIT A
SCALE: 1/16" = 1'-0"



PERSPECTIVE: COUNTY HOSPITAL ROAD / JOHN MALLETTE
LOOKING SOUTHWEST



ELEVATION: CORNER - S. HAMILTON AND JOHN MALLETTE DRIVE

