

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 4" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 5-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OF MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 10% NUTRIENT COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITH WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIERS 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 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 SHALL 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, 18" HIGH LONG AND AT LEAST 4' 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 SOIL INVESTIGATIVE REPORT) SAND FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOIL, OR ANY OTHER COMPOUNDABLE MATERIAL. SAND FILL IS TO BE COMPACTED TO A MINIMUM OF 96% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOIL REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DIVISION 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 FINISH 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 PURPOSES 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 ORDINANCES 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 TRASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH MI TWG 09-10 & 09-13. LOCATION TO BE COORDINATED WITH THE WPDDES 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 SURFACES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE ROLLER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUIREMENTS 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.

Property Information

6034 Seaberry Road (Map 116-13, Parcel 18)
Nashville, Tennessee 37205
28,749.8 Square Feet or 0.66 Total Acres
Council District 23 (Emily Evans)

6030 Seaberry Road (Map 116-13, Parcel 17)
Nashville, Tennessee 37205
29,620.8 Square Feet or 0.68 Total Acres
Council District 23 (Emily Evans)

Owners of Record

6034 Seaberry Road
Zoretic, Michael A. & Nancy O. & Joe T.
5150 Harford CT
Nashville, Tennessee 37207

6030 Seaberry Road
Topo Investments, LLC
4420 Arno Rd
Nashville, Tennessee 37064

Civil Engineer

Dale & Associates
518 Heather Place
Nashville, Tennessee 37204
Contact: Michael Geringan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0329F. Dated April 20, 2011.

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO ALL 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 SPRAWLED WITH ROUND-UP CONTRACTORS SUPPLY PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STAMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. MULCH RULES 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 120000 LB OF 0-10-10 PLANTER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" 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 SHALL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN PROTECTION 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 NATURAL SCHEDULE.
- 11) ALL DECIDUOUS TREES EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE A MINIMUM CLEAR TRUNK 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 OWNER & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SPECIFICATIONS HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BANNETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL. REMOVE ALL TURF FROM SURROUNDING MATERIALS.
- 15) DURING BEST ALIGNMENT UNLESS REQUIRED BY MINORITY, IF SITE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL REMOVE WRETS IF THEY ARE EXISTING.
- 16) NO CANNOPY TREE SHALL BE LOCATED WITHIN 12' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EMBANKMENT. LOCATING PLANT MATERIALS WITHIN A GRASSY EXEMPTED IS ACCEPTABLE, BUT ONE IF INSTALLED AS NOT TO INTERFERE WITH DRAINAGE FLOW. WHICH HAZARDOUS MATERIALS SHALL BE LOCATED NO CLOSER THAN 10' FROM THE DRAINAGE OF DRAINAGE.
- 17) LIGHTING PLAN IS TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT FIXTURES TO BE LOCATED IN TREE BURLS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS 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 MAINLINES SHALL BE BY CORING AND RESILIENT CONNECTION METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) ON DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (LAMPERS) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 3/4" NOT TO EXCEED A MAXIMUM OF 2" FLOW RATED 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 100 PSI.
- 9) 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 MAP ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 10) THIS DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISES OF THE DEVELOPMENT. THE FINAL LOT COURTYARD DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

GENERAL PLAN CONSISTENCY NOTE

THIS SITE IS LOCATED IN THE (27) WEST NASHVILLE COMMUNITY PLAN WITH A CHARACTER POLICY DESIGNATION OF TRANSECT 3, SUBURBAN NEIGHBORHOOD ENCLAVING (2) NE. THE 23 MI POLICY INTENDS TO CREATE SUBURBAN NEIGHBORHOODS THAT ARE COMPATIBLE WITH THE CHARACTER OF TRADITIONAL SUBURBAN NEIGHBORHOODS WHILE PROMOTING BICYCLE AND PEDESTRIAN ACTIVITY AND CONNECTIONS. RESIDENTIAL DENSITIES SHALL REMAIN MODERATE WITH ZONING DISTRICTS RANGING FROM RS15 UP TO RMD.

AS PROPOSED, THIS SP PROPOSES THE MODERATE RESIDENTIAL DENSITY OF 6 UNITS PER ACRE WITH ALL DWELLINGS BEING DETACHED, SINGLE FAMILY. THE PLAN FURTHER COMPLIES WITH THE POLICY BY CREATING A WALKABLE AND PEDESTRIAN FRIENDLY ATMOSPHERE THROUGH EXTERIOR AND INTERIOR WALKWAYS/BIKEWAYS AS WELL AS LIMITED DRIVEWAY ACCESS FROM THE PUBLIC RIGHTS OF WAY. EXISTING VEGETATION WILL BE PRESERVED AS MUCH AS POSSIBLE TO PRESERVE MATURE TREES AND TO SUPPLEMENT THE LANDSCAPE BUFFERS. PARKING INCLUDES DRIVEWAYS ON PRIVATE PROPERTY WITH LIMITED ON-STREET PARKING. THIS IN CONJUNCTION WITH THE WELL PLANNED SITE LAYOUT AND APPROPRIATE LAND USES, WILL FURTHER ENSURE COMPATIBILITY AND CONSISTENCY WITH THE NE POLICY.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO DEVELOP THE DEVELOPMENT OF A 6 UNIT MULTIFAMILY 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. 25-840 & 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 #17037C0329F DATED APRIL 20, 2011.
- 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 SUBMISSION OF A BUILDING PERMIT.
- 7) SIZE DRAINAGE CURLETS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL, MINIMUM DRAINAGE CURVE IN METRO RIGHT OF WAY IS 12" OMS.
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS TO ALL TIES 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. HOME OWNERS ASSOCIATION SHALL COORDINATE AND CONTRACT WITH PRIVATE HAULER.
- 11) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION APPROVED BY THE METRO PLANNING COMMISSION, WITH A MINIMUM LOT SIZE OF 1,000 SQUARE FEET.
- 12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNER BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE COLLECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, THAT INCREASE THE PERMITTED DENSITY OR ZONE AREA, AND USES NOT OTHERWISE PERMITTED. ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ACCEPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT ON APPROVED.
- 13) 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 MAP ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) THIS DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISES OF THE DEVELOPMENT. THE FINAL LOT COURTYARD DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY
PROPERTY ZONING	RS40
MINIMUM LOT SIZE	SUBORDINATE ZONING REQ. RD. CS
NUMBER OF UNITS/DENSITY	6 DETACHED RESIDENTIAL UNITS ON 1.34 ACRES @ 4.5 UNITS/ACR
FAR	60% MAXIMUM 67% PROPOSED
ISR	70% MAXIMUM 67% PROPOSED
FRONT YARD SETBACK	20' MEASURED FROM RIGHT OF WAY
REAR YARD	5' MEASURED FROM WEST & SOUTH PROPERTY LINES
HEIGHT STANDARDS	30' MEASURED FROM SOUTH PROPERTY LINE
	3 STORIES TO A MAXIMUM OF 35FT

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	1 ACCESS ON SEABERRY RD & 1 ACCESS ON POST RD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	180' TO DRIVEWAY SOUTH & 210' TO DRIVEWAY WEST
REQUIRED PARKING BASED ON USES	18 STALLS
PARKING PROPOSED	18 STALLS
NOTE: SPECIFIC ENGAGEMENTS PERMITTED BY SP:	4 FT - COVERED PORCHES 2 FT - BAY WINDOWS 8 FT - STORIES & BALCONIES

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 20% GLAZING. UNITS 1, 4, AND 5 SHALL PROVIDE A CONTINUOUS COVERED PORCH THAT EXTENDS THE ENTIRE WIDTH OF ONE OF THE CORNER FACADES AND A MINIMUM OF 30% OF THE OTHER CORNER FACADE, WITH A PRINCIPAL ENTRANCE ON ONE OF THE TWO FACADES, OR A COVERED PORCH SHALL BE PROVIDED ON EACH OF TWO FACADES WITH EACH CONTAINING A PRINCIPAL ENTRANCE.
 2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER.
 3. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
 4. FINISH GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES FROM THE ADJUTING AVERAGE GROUND ELEVATION.
 5. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 6. GARAGE OPENINGS SHALL BE RECESSED FROM THE FRONT FACADE BY A MINIMUM OF 5 FEET.

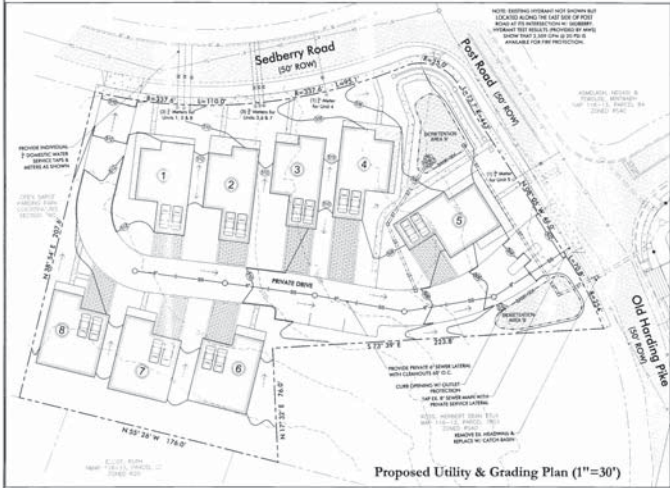
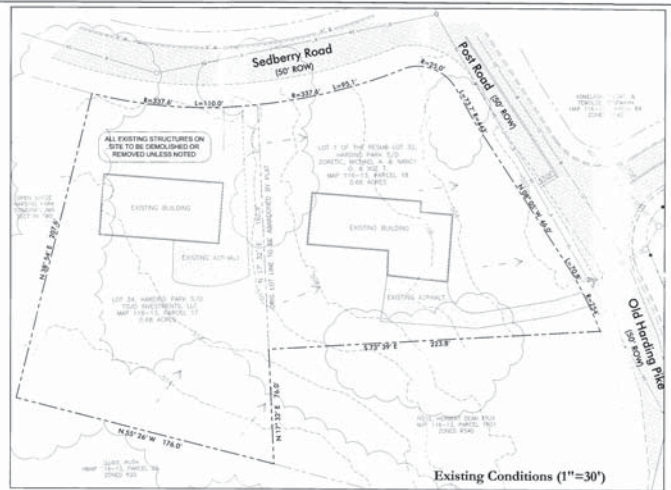
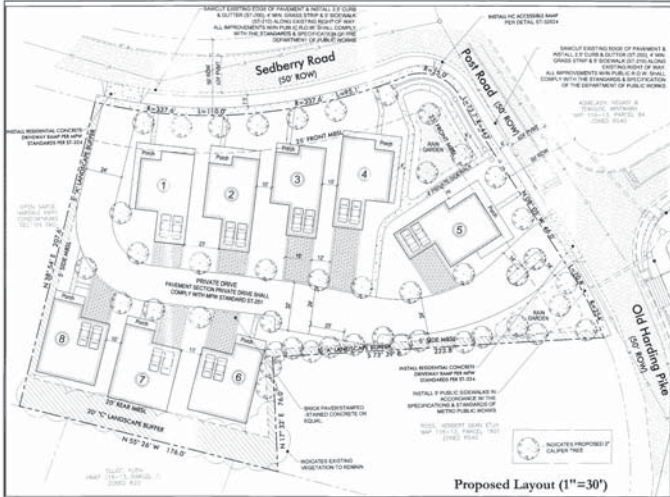
Sheet Schedule

- 1 C1.0 Notes & Project Standards
 - 2 C2.0 Proposed Specific Plan
- Notes & Project Standards

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
2015SP-011-001
D&A Permit #2007
The Post At Rail Station
C1.0
Sheet 1 of 2

2015 Standard Plan
Nashville, Tennessee 37204
(615) 297-5166



WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT 2,872 CF OF WQV STORAGE WILL BE REQUIRED & CONCEPTUALLY WILL BE PROVIDED IN THE PROPOSED POCKET RAIN GARDENS/BIORETENTION BASINS (80% TSS BMP) SHOWN ON THIS PLAN.

PRELIMINARY DESIGN PROPOSES TWO RAIN GARDENS OR BIORETENTION BASINS AND PERVIOUS PAVEMENT MEET THE WATER QUANTITY OR PREPOST DETENTION RELEASE RATE REQUIREMENTS.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
 TOTAL SITE AREA = 1.34 ACRES
 PRE-DEVELOPED IMPERVIOUS = +0.20 AC @ 98
 PRE-DEVELOPED GRASS = +1.14 AC @ 79
 COMPOSITE CUI = 81.8

POST-DEVELOPMENT
 TOTAL SITE AREA = 1.34 ACRES
 POST-DEVELOPED IMPERVIOUS = +0.78 AC @ 98
 POST-DEVELOPED GRASS = +0.56 AC @ 79
 COMPOSITE CUI = 88.8

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. CREDIT MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS AS SHOWN HEREIN.

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.

TREE DENSITY UNITS:
 1.34 AC @ 0.32 AC = 1.02 AC x 14 = 14.3 TDUs REQ'D
 30 PROPOSED 2" CALIPER TREES = 18.0 TDUs PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS MD (MIMOSA-URBAN LAND COMPLEX) WHICH FALLS WITHIN THE "C" 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 IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 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.

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 SERVICE SHALL BE PROVIDED BY A NEW TAP ON THE EXISTING 8" WATER MAIN ON SEDBERRY ROAD. A BANK OF METERS SHALL BE PROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METER.
- 4) SEWER SERVICE SHALL BE PROVIDED VIA A NEW 8" LATERAL SERVICE LINE WITH 4" TIES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE EXISTING 8" SEWER MAIN AS SHOWN.



TOTAL AREA = 1.34 ACRES ±
 = 58,370.4 S.F. ±



Proposed Specific Plan



REGISTRATION NO. 181713 MPC Commission

Preparation Date: Sep 2011

The Post At Rail Station SP Preliminary Specific Plan

Being Parcels 17 & 18 on Tax Map 116-1-3
 6030 & 6034 Sedberry Road
 Nashville, Davidson County, Tennessee



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

100 Heather Place
 Nashville, Tennessee 37204
 (615) 297-1836

MPC Case Number
 2011SP-0441-001
 S&K Project #2011
 The Post At Rail Station
C2.0
 Sheet 2 of 2