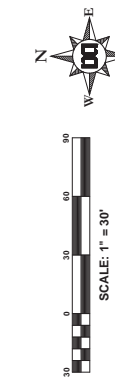


**Layout**



SCALE: 1" = 30'  
TOTAL AREA = 1.01 ACRES ±  
= 43,996.6 S.F. ±

**FORTHCOMING**

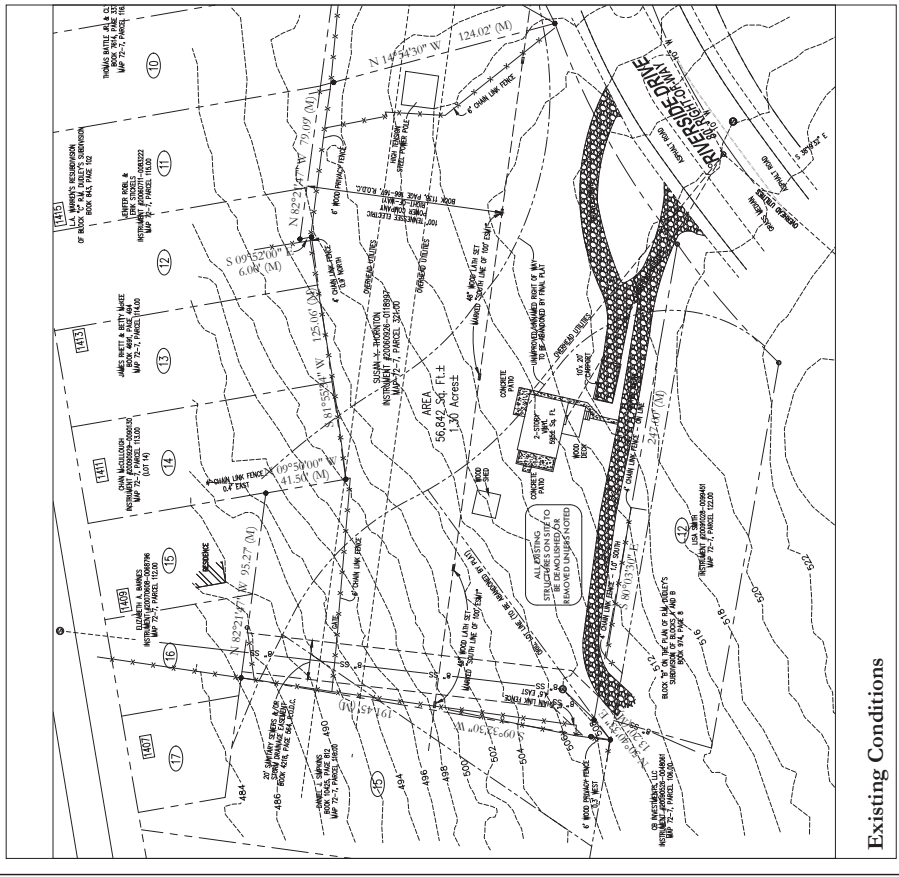
EXISTING FLOOD RESULTS:  
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 4705/0226 - Dated April 20, 2011.

**Property Information**  
2324 Riverside Dr.  
Nashville, Tennessee 37216  
1.01 Total Acres  
Council District 07 (Anthony Davis)

**Owner of Record**  
Therese, Susan Y.  
6111 Murray Ln.  
Brentwood, Tennessee 37027

**Civil Engineer**  
Michael Garrigan, PE  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Garrigan, 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 4705/0226 - Dated April 20, 2011.



**Existing Conditions**

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

|   |   |
|---|---|
| USE   | MULTIFAMILY DETACHED SINGLE FAMILY DWELLINGS                |
| PROPERTY ZONING                                 | RS7.5   |
| MINIMUM LOT SIZE                                | 15,000 SF   |
| 7 TOTAL UNITS / 6.4 UNITS/AC                    |   |
| MINIMUM UNIT DENSITY                            | 60% MAXIMUM (40% PROVIDED)                                  |
| FAK   | 70% MAXIMUM (50% PROVIDED)                                  |
| STREET YARD SETBACK                             | 35' FROM EXISTING RIGHT OF WAY                              |
| REAR YARD                                       | 35' FROM EXISTING RIGHT OF WAY                              |
| HEIGHT STANDARDS                                | 2 STORES MAX<br>NOTE: LIMIT 1 TUDOR & LIMITED TO 1.5 STORES |
| <b>PARKING AND ACCESS</b>                       |   |
| DRIVEWAY LOCATION AND NUMBER                    | ONE ACCESS ON RIVERSIDE DRIVE                               |
| DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30') | 855' NORTH / 1.160' SOUTH                                   |
| DISTANCE TO INTERSECTION                        | 2340' TO RIVERSIDE  |
| REQUIRED PARKING                                | RESIDENTIAL (2 STALLS/UNIT) = 14                            |
| PARKING PROPOSED                                | 14 GARAGE STALLS PROPOSED & 8 ON STREET 8' X 23'            |
| NOT TO ENCROACH INTO RIGHT OF WAY               | 9 FT - 60% WINDOWS<br>6 FT - STOOPS & BALCONIES             |

**GENERAL PLAN CONSIDERATION NOTE**  
THE SUBJECT PROPERTY AND ITS IMMEDIATE SURROUNDINGS ARE LOCATED WITHIN SUB AREA 6 (EAST RIVERSIDE DRIVE) AND ARE ZONED FOR THE SUBJECT USE AND ITS SUBORDINATE USES.  
THE FINAL STRUCTURE PLANS PRESENTED WERE REVIEWED TO ACCOMMODATE RESIDENTIAL DEVELOPMENTS WITH A MIXTURE OF FLOORING TYPES THAT CAREFULLY WORKSHED AND NOT RANDOMLY LOCATED. DWELLING UNITS PER ACRE, BEING APPROPRIATE IN CERTAIN LOCAL NEIGHBORHOODS, SMALL OPEN STRUCTURE FLOORING, BUILDING SETBACKS SHOULD BE MAINTAINED FOR RESIDENTIAL USE AND DEEPER FLOORING RESIDENTIAL USES. ACCESS IS RECOMMENDED TO BE PROVIDED FROM NEAR ALLEYS WITH WITH ALLEY ACCESS IS HIGHLY RECOMMENDED ON LOTS OF 50 FEET OR LESS.  
AS PROPOSED, THIS APPLICATION YIELDS A DENSITY RANGE OF 1.01 UNITS PER ACRE, WHICH IS NEARLY APPROPRIATE FOR THE SUB AREA. THE STRUCTURES PROPOSED HAVE BEEN CAREFULLY REVIEWED AND FOUND TO BE APPROPRIATE FOR THE SUB AREA. THE STRUCTURES PROPOSED HAVE BEEN CAREFULLY REVIEWED AND FOUND TO BE APPROPRIATE FOR THE SUB AREA. THE STRUCTURES PROPOSED HAVE BEEN CAREFULLY REVIEWED AND FOUND TO BE APPROPRIATE FOR THE SUB AREA.



REVISIONS:  
3/27/14 MFC COMMENTS

Preparation Date: Jan 2014

# 2324 Riverside SP Preliminary Specific Plan

Tax Map 72-07, Parcel 321  
Nashville, Davidson County, Tennessee

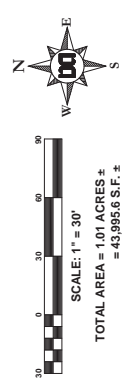
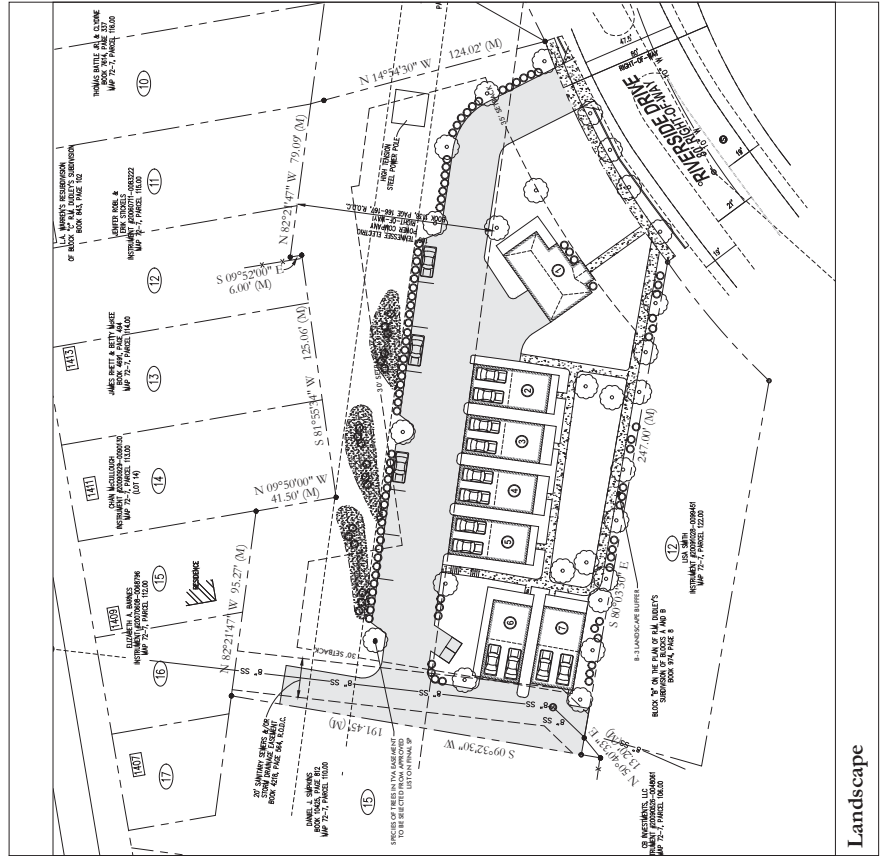


**Dale & Dale Associates**  
Landscape Architecture  
Land Planning & Zoning  
Consulting Civil Engineering  
Surveying

10089  
2324 Riverside SP  
Nashville, Tennessee 37204

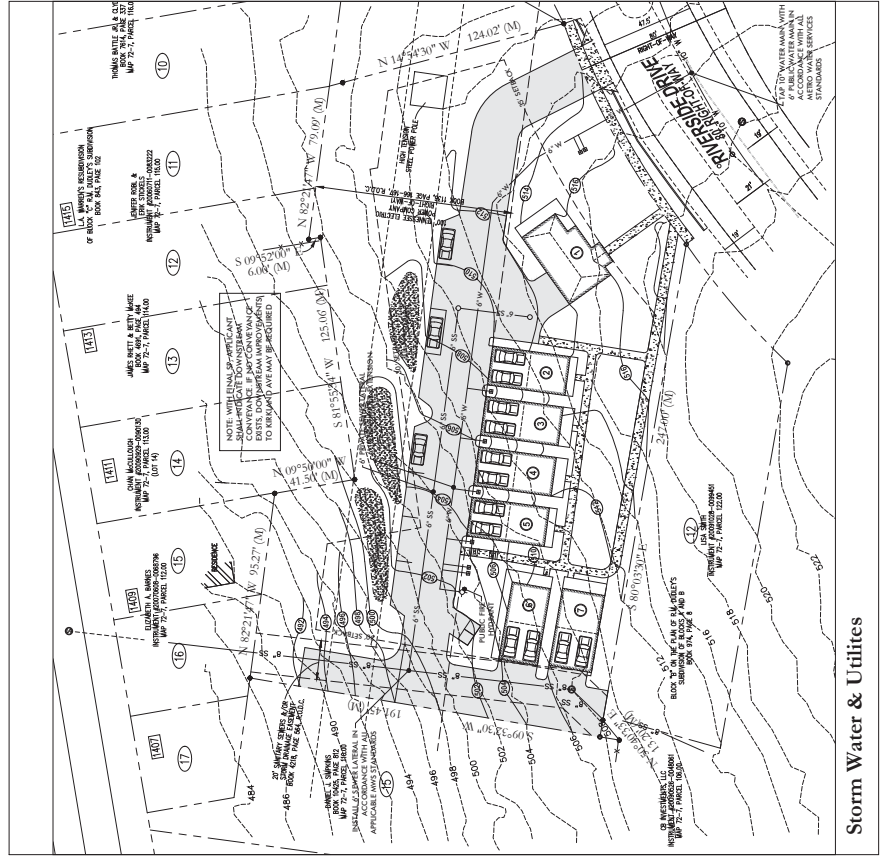
**C2.0**  
3 of 3

MFC Case Number  
2014SP-022-011  
516 1/2 Main Place  
Nashville, Tennessee 37204  
(615) 257-0066



**TREE DENSITY NOTES**  
METRO TREE DENSITY REQUIREMENTS WILL BE MET BY THE PROPOSED LANDSCAPING AND PLANTING DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.  
1.01 AC @ 15 AC = 0.46 AC x 14 = 12.7 TDUs RED  
27 @ 0.5 FT CAL TREES = 13.5 TDUs PROP  
NOTE EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE REQUIRED TDUs.

### Landscape



### Storm Water & Utilities

**PRE/POST CALCULATIONS**

|                            |               |
|----------------------------|---------------|
| PREDEVELOPMENT             | 1.01 ACRES    |
| TOTAL SITE AREA            | 1.01 ACRES    |
| POST DEVELOPED GRADE       | 0.99 AC @ 0.9 |
| POST DEVELOPED GREEN SPACE | 0.02 AC @ 0.9 |
| COMPOSITE                  | 0.99 AC @ 0.9 |
| TOTAL SITE AREA            | 0.99 AC @ 0.9 |
| POST DEVELOPED GREEN SPACE | 0.02 AC @ 0.9 |
| COMPOSITE                  | 0.99 AC @ 0.9 |

**WATER QUALITY CALCULATIONS**  
PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 1,000 GALLONS OF WATER STORAGE IN THE PROPOSED RAIN GARDEN INFILTRATION BASIN (BPM, TSS BMP).  
PRELIMINARY DESIGN PROPOSES A RAIN GARDEN ALONG THE NORTHERN PARKING AREA TO PROVIDE WATER QUALITY. THE SITE WILL DRAIN TO THE NORTH AT THE NATURAL ELEVATION OF THIS SITE.

### STORMWATER NOTES

1. THE SOIL TYPES FOR THIS SITE ARE MAINLY (B) AND (C) WHICH FALLS WITHIN THE "B" 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 QUALITY (BPM) IS PROPOSED. DESIGN OF THIS FEATURE WILL BE OPEN SPACE/PUBLIC UTILITY & DRAINAGE ELEMENTS.
3. STORMWATER 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 AND SEWER SERVICE MAY BE PARTIALLY PROVIDED BY EXISTING. EXISTING UTILITIES SHALL BE IDENTIFIED AND SHOWN ON THE TIME OF THE PROJECT'S PERMITTING OR THROUGH THE FINAL SP PROCESS.
4. WATER SHALL BE PROVIDED BY A 4" PUBLIC WATER MAIN/STATION AS SHOWN WITH A FIRE HYDRANT PROVIDED AT THE END OF THE PROPOSED MAIN.
5. SEWERS SHALL BE PROVIDED BY A 4" 30" PRIVATE LATERAL LINE WITH 1/4" SERVICE TO EACH UNIT.

**PRE/POST CALCULATIONS**  
TOTAL SITE AREA = 1.01 ACRES  
POST DEVELOPED GRADE = 0.99 AC @ 0.9  
POST DEVELOPED GREEN SPACE = 0.02 AC @ 0.9  
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## Grading, Utilities, & Landscape Plan