



TOTAL AREA: 166,421 SQ. FT. OR 3.82 AC.



LEGEND

[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	SPRINKLER CONTROL VALVE
[Symbol]	UTILITY POLE
[Symbol]	STORM DRAIN
[Symbol]	GRINDER PUMP
[Symbol]	OVERHEAD ELECTRIC LINE
[Symbol]	FENCE LINE
[Symbol]	IRON PIPE (OLD)
[Symbol]	IRON ROD (NEW)
[Symbol]	FENCE POST (OLD)

SITE DATA

1. PURPOSE:	TO CREATE A SITE FOR THE CONSTRUCTION OF UP TO 28 TOWN HOMES WITH OPEN AREA.
2. SP NUMBER:	Case No. 2014SP-002-01
3. PARCEL NUMBER:	0600000030
4. SITE SIZE:	3.82 ACRES (166,421 SF)
5. CURRENT ZONING:	R37.5
6. REQUESTED ZONING:	SP
7. OWNERS:	JAMES T. MCLEAN, SR., WILLIAM G. WALLIS, SR. 615 NAPOLEON AVE. 1720 WEST END AVE. NASHVILLE, TN, 37211 STE 350 256-1400 (O) NASHVILLE, TN, 37203 291-3118 (O)
8. APPLICANT:	GERALD G. BUCY GERALD G. BUCY, CONSULTING ENGINEER P.O. BOX 1521 FRANKLIN, TN, 37065 794-0323 (O) 791-6690 (F) gbc@geraldgbc.com
9. COUNCIL DISTRICT:	2
10. COUNCILMAN:	FRANK HARRISON
11. DISTRICT:	URBAN SERVICES
12. OVERLAY:	OV-FLD
13. LAND USE POLICY:	RESIDENTIAL MEDIUM DENSITY 4+ UNITS/AC AND NATURAL CONSERVATION
14. COMMUNITY PLAN #:	3
15. TOTAL UNITS AS REQUESTED:	28 (MAX)
16. FEMA MAP:	059040A04500 CO (PORTION OF THIS PARCEL IS WITHIN THE 100 YR. FLOOD PLAIN)
17. FEDERAL COMPLIANCE:	ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT ADA http://www.ada.gov/ U.S. JUSTICE DEPT. http://justice.gov/cr/boisjain/boisjain_about_fairhousing.htm

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-940 and approved by the Metropolitan Department of Water Services.

The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.

This drawing is for illustrative purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

Memo Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	25.00'	38.69'	34.54'	S 42°02'10" W	89°40'17"

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REVISIONS
5/1/14 PER PC COMMENTS

North Arrow
Scale: 1" = 40'

CONCEPT PLAN
EWING DRIVE TOWNHOMES
EWING DRIVE AT GWYNNWOOD DR.,
NASHVILLE, TN.
Case No. 2014SP-032-001

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ISSUE DATE - February 2014
JOB NO.:
CAD NAME: *

CONCEPT PLAN 476 (1:00)