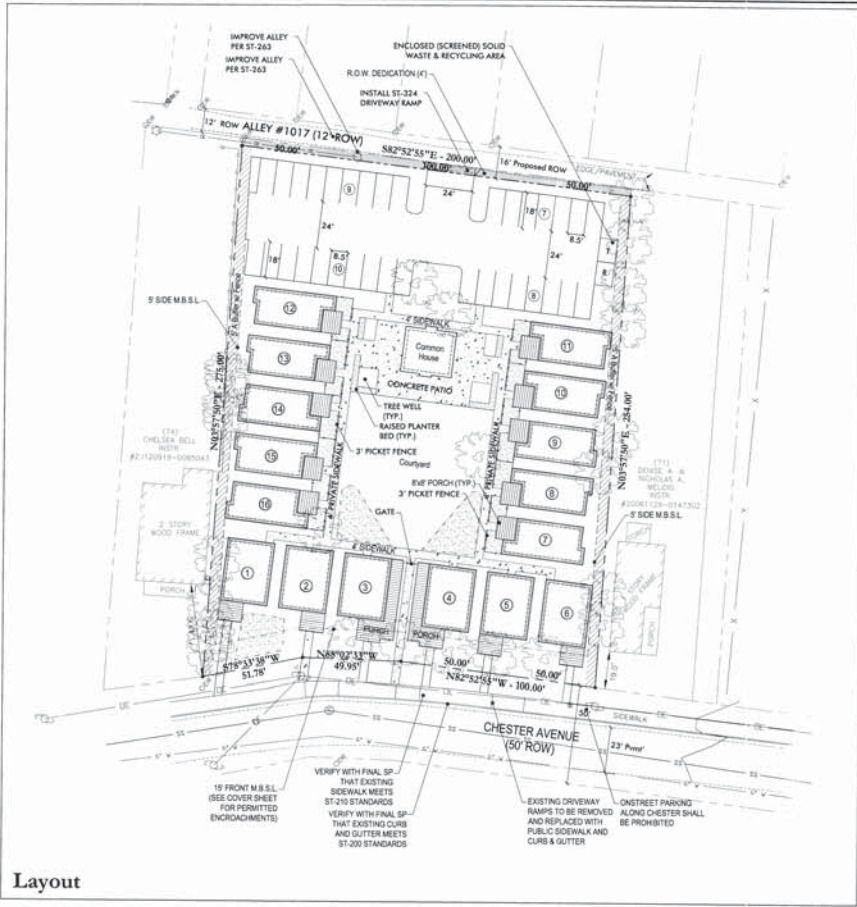




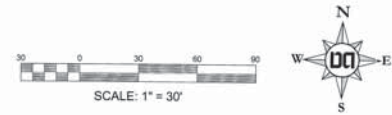
Existing Conditions



Layout

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY
PROPERTY ZONING	R8
SURROUNDING ZONING	MUL-A, CS
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	16 TOTAL UNITS (13.6 UNITS/AC)
FAR	0.90 MAXIMUM/ 46% PROPOSED
ISR	0.70 MAXIMUM/ 62% PROPOSED
STREET YARD SETBACK	15' MEASURED FROM ROW
SIDE YARD	5' FROM EAST AND WEST PROPERTY LINE
REAR YARD	NOT APPLICABLE
HEIGHT STANDARDS	2 STORES - MAXIMUM HEIGHT OF 30' MEASURED FROM THE FIRST FLOOR'S FINISHED ELEVATION TO THE RIDGE OF THE ROOF LINE
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA ALLEY #1017
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	140' NORTH
DISTANCE TO INTERSECTION	1140' WEST OF INTERSECTION
REQUIRED PARKING	24 REQUIRED (RESIDENTIAL U20 1.5 STALLS/UNIT @ 16 UNITS)
PARKING PROPOSED	34 PROPOSED
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: (NOT TO ENCROACH INTO RIGHT OF WAY)	
	6 FT - COVERED PORCHES
	2 FT - BAY WINDOWS
	6 FT - STOOPS & BALCONIES

PARCEL 72 = 12,680 SQUARE FEET OR 0.291 ACRES
 PARCEL 73 = 13,316 SQUARE FEET OR 0.305 ACRES
 PARCEL 73.01 = 25,473 SQUARE FEET OR 0.584 ACRES
 TOTAL EXISTING AREA = 51,471 SQUARE FEET OR 1.181 ACRES
 TOTAL PROPOSED AREA = 50,671 SQUARE FEET OR 1.16 ACRES



REVISIONS:
 MPC Comments: 6/23/14

Preparation Date: June 2014

Woodland Grove

Preliminary Specific Plan

Tax Map 72-14, Parcels 72, 73, & 73.01
 Nashville, Davidson County, Tennessee

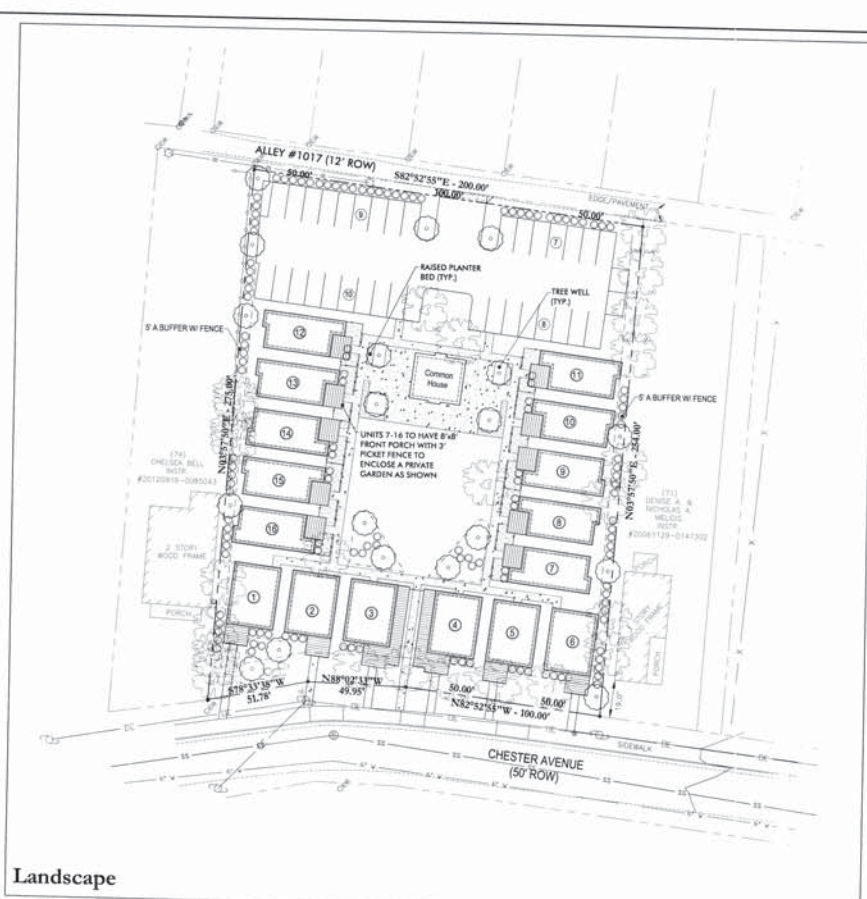
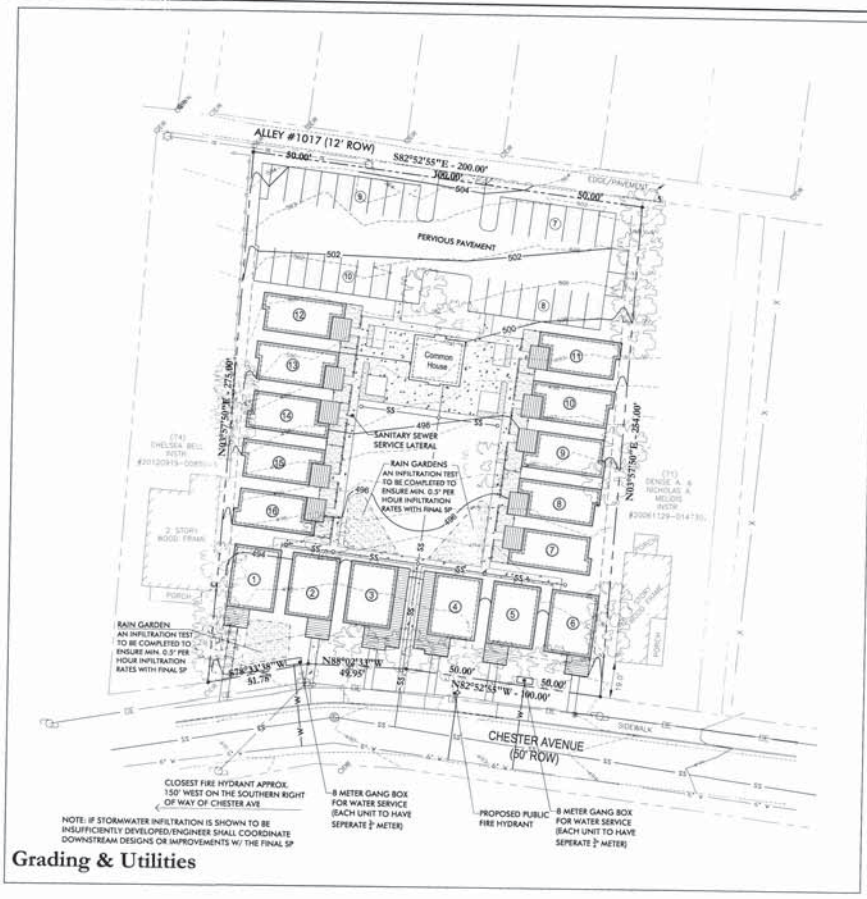


Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 Surveying

DBA Project No 10417
 Woodland Grove
 Preliminary SP Drawings
C2.0

MPC Case Number
 2014SP-054-001
 316 Heather Place
 Nashville, Tennessee 37204
 (615) 297-3366

Existing Conditions & Layout Plan



WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 2714 CF OF WQV STORAGE IN THE PROPOSED RAIN GARDEN/BIORETENTION BASINS (80% TSS BMP) AS SHOWN ON THE ABOVE PLANS. PRELIMINARY DESIGN PROPOSES 3 RAIN GARDENS & PERVIOUS PAVEMENT TO BE DESIGNED AND PERMITTED WITH THE FINAL SP AND SHALL BE IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL. ALL STORMWATER FEATURES ARE DESIGNED TO MEET THE MINIMUM 0.50 IN/HR INFILTRATION REQUIREMENTS. AN INFILTRATION TEST SHALL BE COMPLETED PRIOR TO SUBMITTING THE FINAL SP AND TO METRO STORMWATER. IF TEST RESULTS SHOW INADEQUATE INFILTRATION RATES, AN OFFSITE EXTENSION MAY BE REQUIRED.

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE MAURY-URBAN/LAND COMPLEX, 2 TO 7 PERCENT SLOPES (PERCENT SLOPES) 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, TWO WATER QUALITY (BMP) ARE PROPOSED. DESIGN OF THESE FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS. BMPs SHALL BE LOCATED WITHIN OPEN SPACE/PUBLIC UTILITY & DRAINAGE EASEMENTS.
- 3) STORM SEWER SYSTEM AND INFLUENT IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

PRE/POST CALCULATIONS

PRE DEVELOPMENT	
TOTAL SITE AREA	+ 1.16 ACRES
PRE DEVELOPED IMPERVIOUS	+ 0.02 AC @ 96
PRE DEVELOPED GRASS	+ 1.07 AC @ 99
COMPOSITE CN	= 71.3
POST DEVELOPMENT	
TOTAL SITE AREA	+ 1.16 ACRES
POST DEVELOPED IMPERVIOUS	+ 0.72 AC @ 96
POST DEVELOPED GREEN SPACE	+ 0.44 AC @ 99
COMPOSITE CN	= 87.8

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDEN TO ENSURE NO ADVERSE IMPACTS & ALL WATER QUANTITY REQUIREMENTS ARE MET.

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, ONSITE METERS OR LATERALS IF DEEMED APPROPRIATE AT THE TIME OF THE PROJECT'S PERMITTING OR THROUGH THE FINAL SP PROCESS.

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.

1.16 AC @ 27 AC = 0.89 AC + 14 = 12.48 TDU's REQ'D
16 @ 0.5 (2" CAL TREE) = 8 TDU's PROP

NOTE: EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE PROPOSED TDU.

Grading & Utilities

Landscape



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Grading, Utilities, & Landscape Plan

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 Consulting, Civil Engineering
 Land Planning & Zoning
 Surveying
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 MPC Case Number
 201-ASP-054-001
 516 Heather Place
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 3 of 3



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