

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 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS). 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH COVER OF 70%-80% COVER (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED IN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIERS IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCF-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 THE 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 WILL 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, 100 FEET LONG AND AT LEAST 6" 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 SOILS INVESTIGATIVE REPORT. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON 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 FINAL 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 CONTRACTOR FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING MARKING 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 OBTAIN ALL NECESSARY PERMITS, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL COUNTY, CITY AND STATE LAWS AND ORDINANCE 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 TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITS TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EROSION PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.

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 SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS 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.

FIRE HYDRANT FLOW RESULTS:

FORTH-COMING

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD 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 DEVELOPER APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 30" BELOW FINISHED 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 150 PSI.

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO 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 SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES 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 12M/1000 S.F. OF 15-15-15 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS 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 MATERIALS 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 SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 10' OF AN OVER-HEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

GENERAL PLAN CONSISTENCY

THIS PROPERTY FALLS WITHIN THE SUB-AREA #5 OR EAST NASHVILLE COMMUNITY PLAN. THE LAND USE POLICY IS T4 NM (TRANSIENT 4, NEIGHBORHOOD MAINTENANCE). APPROPRIATE USES INCLUDE RESIDENTIAL OR CIVIC BENEFIT WITH DENSITY RANGING UP TO (R20) (20 UNITS/ACRE) IF SUPPORTED BY A SPECIFIC SITE PLAN BASED ZONING REQUEST.

BUILDING SETBACKS, SCALE AND MASS SHOULD BLEND WELL WITH THE EXISTING STREETScape WITH ALLEY ACCESS WHEN AVAILABLE OR SIDE ACCESS WHEN IT IS NOT.

AS THE PROPERTY IS MERELY ONE PARCEL REMOVED FROM THE HEAVILY TRAVELED GALLATIN PIKE, IS CURRENTLY ZONED OFFICE LIMITED (OL) AND CURRENTLY CONSISTS OF AN UNUSED ASPHALT PARKING LOT. THE APPLICANT FEELS THIS TRANSITIONAL PIECE IS APPROPRIATE FOR THE MULTI-FAMILY ZONING AND PLAN PROPOSED. THE DENSITY PROPOSED IS AN APPROPRIATE TRANSITIONAL DENSITY AND THE DESIGN SHOWN HEREIN PROPOSES TO FACE MAYNOR AVENUE WITH ONLY THE FRONT YARD, MATCHING ADJACENT SETBACKS AS WELL AS HEIGHT AND SCALE. ADDITIONALLY, ONE SINGLE ACCESS WITH SIDE (OR REAR) ACCESS IS PROPOSED WITH ALL UNITS FRONTING A SHARED COURTYARD.

IN CLOSING, THE DEVELOPER'S PERCEPTION FROM THE STREET WILL MATCH ITS SUBURBANS AND THE CURRENT BASE ZONING WILL BE REMOVED AND REPLACED WITH A RESIDENTIAL ZONING AND SPECIFIC PLAN THAT NOT ONLY TRANSITIONS FROM A MAJOR ARTERIAL ROADWAY BUT ALSO BLENDS WELL WITH THE LOCAL SIDE STREET.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 6 UNIT MULTIFAMILY RESIDENTIAL 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. 78-840 & 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 47033C2228P, DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMP, 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 ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERT'S PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL, MINIMUM DRIVEWAY CULVERT METRO RIGHT OF WAY IS 15' CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES 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 DUMPSTER SHOWN ON THIS PLAN.
- 11) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-021 METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.
- 12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE 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. MODIFICATIONS 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.
- 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 RM'S ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) THIS DRAWING IS FOR ILLUSTRATION 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. RM'S ZONING SHALL BE USED FOR ANY STANDARDS NOT SPECIFIED IN THIS SP.

ARCHITECTURAL NOTES

- BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:
- A. BUILDING FACADES FRONTING A STREET AND COURTYARD SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 2:1 OR GREATER. SQUARE WINDOWS AND HORIZONTAL TRANSOM WINDOWS MAY BE PERMITTED IF APPROVED AS PART OF THE ELEVATIONS TO BE PROVIDED WITH THE FINAL SP.
 - C. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
 - D. FINISHED GROUND FLOORS AND PORCHES FOR UNITS 1-4 SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 30 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATOR.
 - E. FRONT PORCHES FOR UNITS 1-4 SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - F. HEIGHT STANDARDS TO BE A MAXIMUM HEIGHT OF 30 FEET (MEASURED FROM THE FIRST FLOOR'S FINISHED ELEVATION TO RIDGE OF THE ROOF LINE).



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY
PROPERTY ZONING - OL	SURROUNDING ZONING: R4, MSL-A, RUL-5
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	6 TOTAL UNITS (12.5 UNITS/AC)
FAR	0.90 MAXIMUM / 76% PROPOSED
ISR	0.70 MAXIMUM / 68% PROPOSED
STREET YARD SETBACK:	30' MEASURED FROM ROW
SIDE YARD	5' FROM EAST AND WEST PROPERTY LINE
REAR YARD	5' FROM SOUTH PROPERTY LINE
HEIGHT STANDARDS	2 STORES MAXIMUM (35' MEASURED TO ROOF RICH)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA MAYNOR AVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	=40' EAST
DISTANCE TO INTERSECTION	=200 WEST OF INTERSECTION
REQUIRED PARKING	12 REQUIRED (2 STALLS/UNIT @ 6 UNITS)
PARKING PROPOSED	12 PROPOSED
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP (NOT TO ENCROACH INTO RIGHT OF WAY)	
	4 FT. COVERED PORCHES
	2 FT. BAY WINDOWS
	6 FT. STOODS & BALCONIES

Nashville & Davidson County
 JUL 13 2014
 Metropolitan Planning Commission

Property Information 1032 Maynor Ave Nashville, Tennessee 37216 0.48 Total Acres Council District 5 (Scott Davis)	Developer Daryl Adler Acklen Property Group 3200 West End Ave Ste 500 Nashville, TN 37203 615.997.0940
Owners of Record The Catholic Diocese Of Nashville 2400 21st Ave S Nashville, Tennessee 37212	Civil Engineer Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net

Sheet Schedule

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Existing Conditions & Layout
- 3 C3.0 Utility & Landscape Plans

Notes & Project Standards

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
 2014SP-058-001

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

D&A Project No. 1015
 1032 Maynor Ave
 Preliminary SP Drawings

C1.0

1 of 3



REVISIONS:

Preparation Date: June 2014

1032 Maynor Ave
 Preliminary Specific Plan
 Tax Map 72-06, Parcels 374
 Nashville, Davidson County, Tennessee



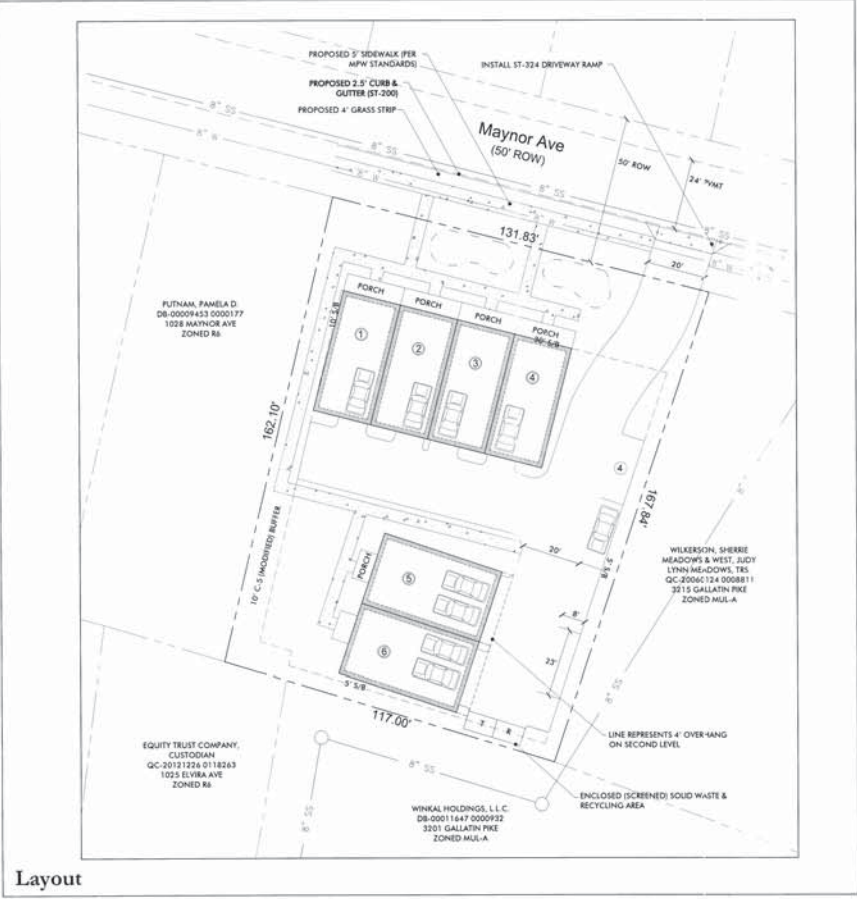


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1032 Maynor Ave Preliminary Specific Plan

Tax Map 72-06, Parcels 374
Nashville, Davidson County, Tennessee

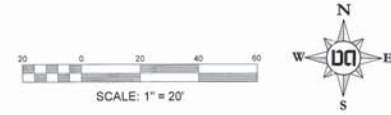


Existing Conditions

Layout

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY
PROPERTY ZONING	OL
MINIMUM LOT SIZE	SUBORDINATING ZONING R4, MUR-A, R37.5
NUMBER OF RESIDENTIAL UNITS/DENSITY	NOT APPLICABLE
FAIR	6 TOTAL UNITS (12.5 UNITS/AC)
ISR	0.90 MAXIMUM/ 76% PROPOSED
STREET YARD SETBACK	0.70 MAXIMUM/ 48% PROPOSED
SIDE YARD	30' MEASURED FROM ROW
REAR YARD	5' FROM EAST AND WEST PROPERTY LINE
HEIGHT STANDARDS	5' FROM SOUTH PROPERTY LINE 2 STORIES MAXIMUM (35' MEASURED TO ROOF PITCH)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA MAYNOR AVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	± 40' EAST
DISTANCE TO INTERSECTION	± 200' WEST OF INTERSECTION
REQUIRED PARKING	12 REQUIRED (2 STALLS/UNIT @ 6 UNITS)
PARKING PROPOSED	12 PROPOSED
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP. (NOT TO ENCR OACH INTO RIGHT OF WAY)	
	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOODS & BALCONIES



TOTAL EXISTING AREA = 0.48 ACRES OR 20908.8 SQUARE FEET

Property Information
1032 Maynor Ave
Nashville, Tennessee 37216
0.48 Total Acres
Council District 5 (Scott Davis)

Developer
Daryl Adler
Acklen Property Group
3200 West End Ave Ste 500
Nashville, TN 37203
615.997.0940

Owners of Record
The Catholic Diocese Of Nashville
2400 21st Ave S
Nashville, Tennessee 37212

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Existing Conditions & Layout Plan

DBA Project No 14136
1032 Maynor Ave
Preliminary SP Drawings
C2.0
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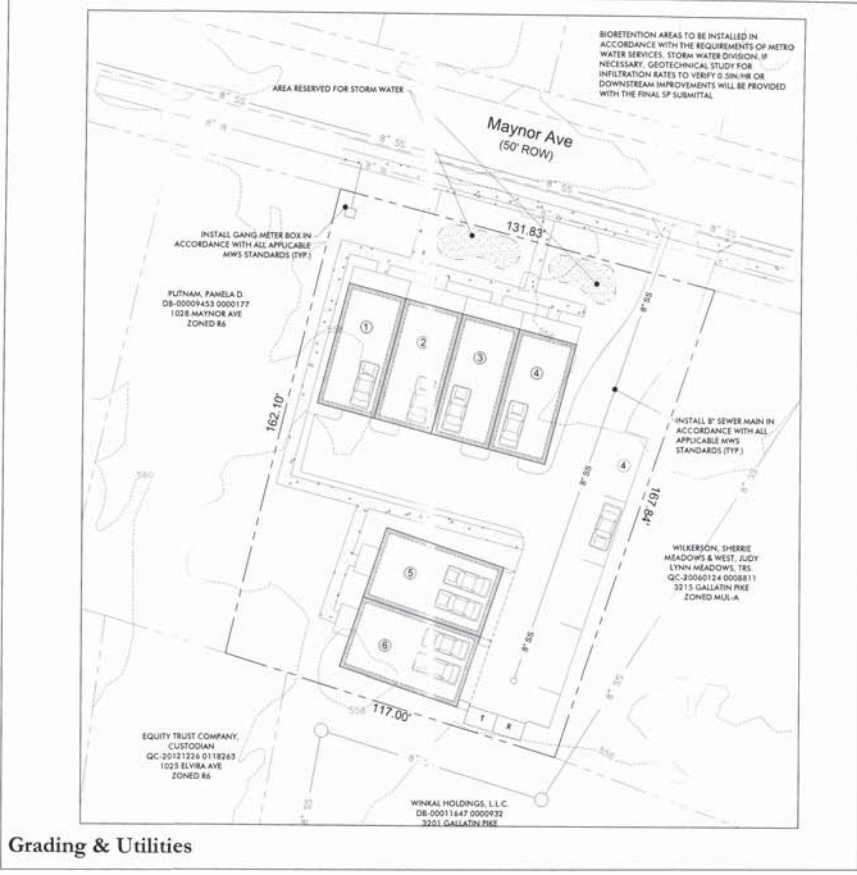
MPC Case Number
2014SP-058-001
116 Heather Place
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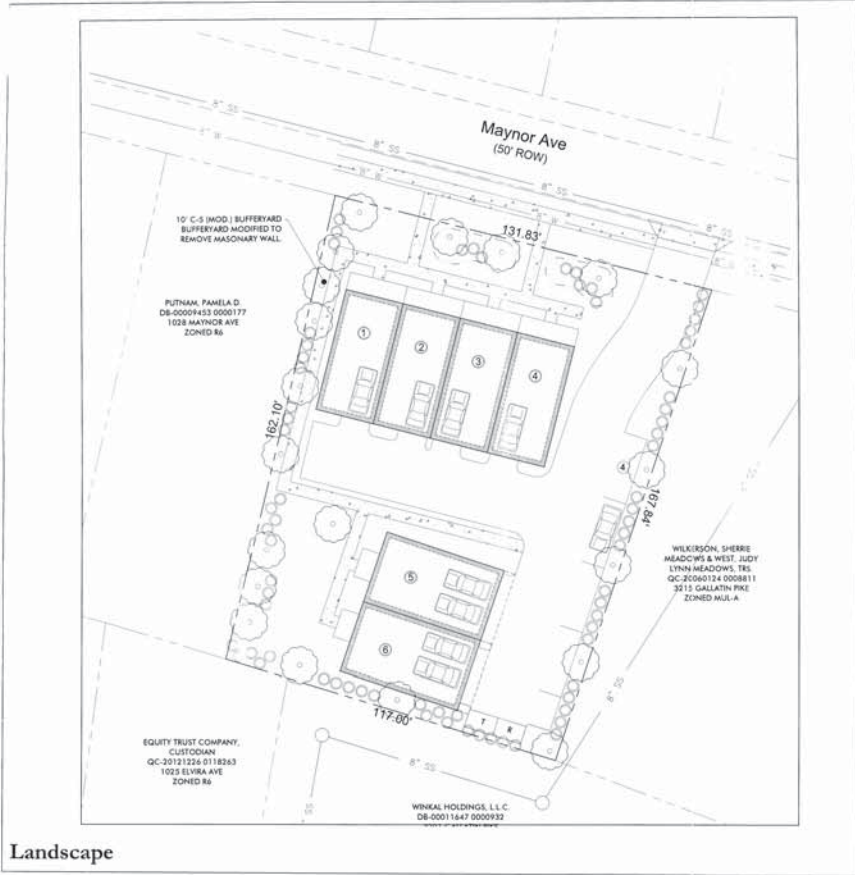
REVISIONS

Preparation Date: June 2014

1032 Maynor Ave
Preliminary Specific Plan
 Tax Map 72-06, Parcels 374
 Nashville, Davidson County, Tennessee



Grading & Utilities



Landscape

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 1204 CF OF WQV STORAGE IN THE PROPOSED RAIN GARDEN/BIORETENTION BASINS (80% TSS BMP) AS SHOWN ON THE ABOVE PLANS. PRELIMINARY DESIGN PROPOSES A RAIN GARDEN 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 MIMOSA-URBAN LAND COMPLEX, 5 TO 25 PERCENT SLOPES, 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(s) IS 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 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.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT	
TOTAL SITE AREA	= 0.48 ACRES
PRE-DEVELOPED IMPERVIOUS	= 0.24 AC @ 98
PRE-DEVELOPED GRASS	= 0.24 AC @ 79
COMPOSITE CN	= 88.5
POST-DEVELOPMENT	
TOTAL SITE AREA	= 0.48 ACRES
POST-DEVELOPED IMPERVIOUS	= 0.32 AC @ 98
POST-DEVELOPED GREEN SPACE	= 0.16 AC @ 79
COMPOSITE CN	= 81.7

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

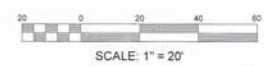
- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER AND SEWER SERVICE MAY BE PARTIALLY PROVIDED BY EXISTING, ONSITE METERS OR LATERALS IF 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.

0.48 AC @ 0.12 AC = 0.36 AC x 14 = 5.04 TDU'S REQ'D
 22 @ 0.5 (2" CAL TREE) = 11 TDU'S PROP

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



TOTAL EXISTING AREA = 0.48 ACRES OR 20908.8 SQUARE FEET

Grading, Utilities, & Landscape Plan

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project No 14116
 1032 Maynor Ave
 Preliminary SP Drawings

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 20145P-058-001

316 Heather Place
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C3.0

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