

PRELIMINARY SPECIFIC PLAN

OCEOLA PLACE

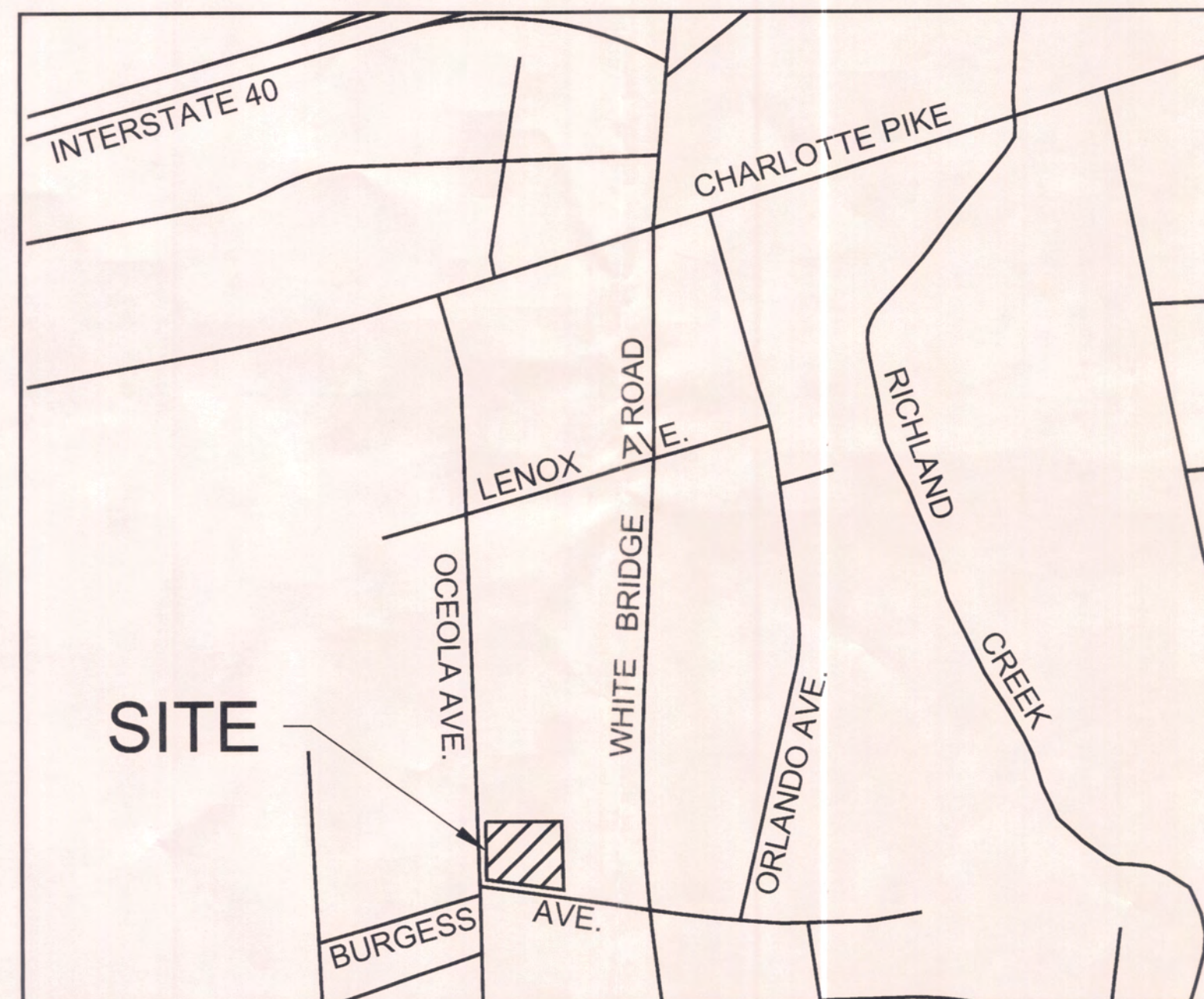
200 & 202 OCEOLA AVENUE
 NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2014SP-014-002
 ORDINANCE NO. BL ____ - ____

SHEET INDEX

C0.01	COVER
C1.00	EXISTING CONDITIONS
C1.00	PRELIMINARY DEVELOPMENT PLAN
C2.00	GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN
L1.00	LANDSCAPE PLAN
A4.0	EXTERIOR ELEVATIONS

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO AMEND EXISTING
 SP 2012SP-014-001, AND TO PERMIT A RESIDENTIAL
 DEVELOPMENT TO INCLUDE 13 UNITS.



VICINITY MAP

N.T.S.



OWNER

DHJ ASSOCIATES
 637 RIVER ROUGE DRIVE
 NASHVILLE, TN 37209
 CONTACT: CHUCK HOLMES
 PHONE: (615) 642-2995

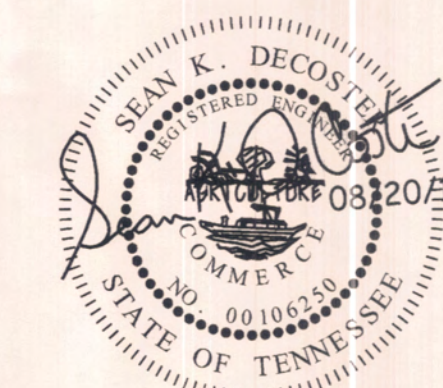
DEVELOPER

PLACE DEVELOPMENT CO.
 P.O. BOX 1502 04
 NASHVILLE, TN 37215
 CONTACT: DEREK LISLE
 PHONE: (615) 543-5535
 EMAIL: derek.lisle@placedevelopment.com

PLANNER/CIVIL ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
 630 SOUTHGATE AVE., SUITE A
 NASHVILLE, TN 37203
 CONTACT: SEAN DECOSTER, P.E.
 PHONE: (615)248-9999
 EMAIL: seand@civil-site.com

MAP 103.02 PARCELS 32.00 & 33.00



Nashville & Davidson County
 AUG 20 2014
 Metropolitan Planning Department

METRO COMMENTS: 08-20-2014
 PRELIMINARY SP SUBMITTAL: 07-31-2014
 JOB NO.: 14-071-01

Aug 20, 2014 - 2:23pm T:\CAD\2014\14-071-01\CAD\Civil\Primary\SP14-071-01-001 Existing Conditions Plan.dwg



VICINITY MAP
N.T.S.

PARCEL ID 10302003400
PAUL SOMERS, JR., ETUX
INSTRUMENT #20040116-0007146, R.O.D.C., TN.
W. N. PRICE'S SUBDIVISION OF LOT 19
OF THE C. C. VERNON FARM
BOOK 421, PAGE 36, R.O.D.C., TN.

PARCEL ID 10302003200 &
PARCEL ID 10302003300
24,215± S.F.,
OR 0.56± AC.

ALLEY #1527
(16' R/W)
BOOK 421, PG. 36, R.O.D.C., TN.

BURGESS AVENUE
(30' R/W)
BOOK 421, PG. 36, R.O.D.C., TN.

BENCHMARK
5/8" IRON ROD WITH
ALUMINUM CAP
ELEV. = 477.12

RIM = 478.2
I.E. IN N = 470.6
I.E. IN S = 470.6
I.E. OUT = 470.1

RIM = 484.5
I.E. OUT = 478.1

GRATE = 472.0
I.E. = 462.7

RIM = 469.1
I.E. OUT = 463.1

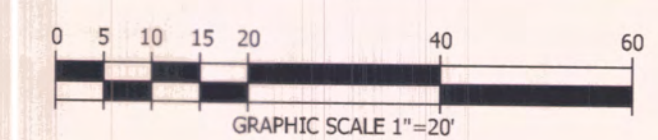
RIM = 474.3
I.E. IN = 466.7
I.E. OUT = 466.3

I.E. BOX = 467.6

MAP 103.02 PARCELS 32.00 & 33.00



PROJECT BENCHMARK:
DESCRIPTION: 5/8" IRON ROD WITH
ALUMINUM CAP
ELEVATION: 477.12 (NAVD88)
NAVD - 88



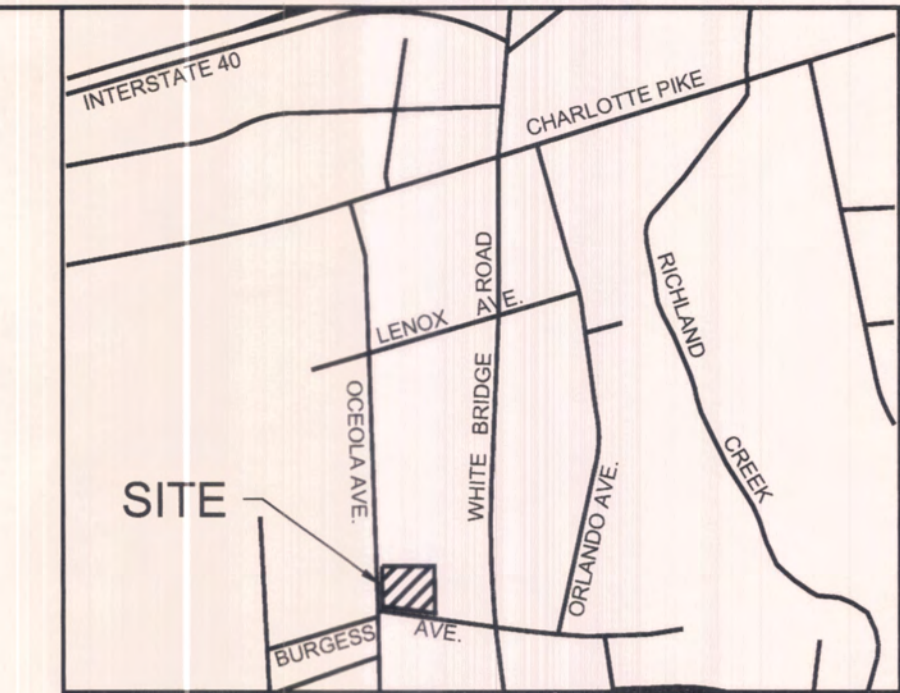
EXISTING CONDITIONS PLAN
PRELIMINARY SPECIFIC PLAN
OCEOLA PLACE
200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS
	INITIAL SUBMITTAL
	METRO COMMENTS

DATE	CHKD	BY:
07-31-14	SKD	SKD
08-20-14	SKD	SKD

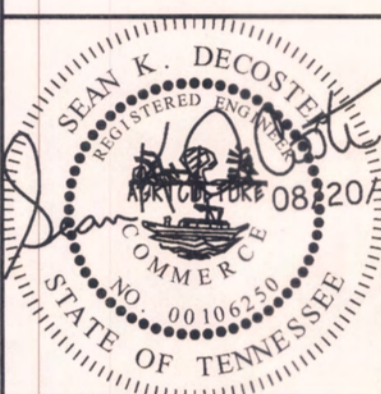
DRWN BY: LEB
DATE: 08-20-14
C0.01
JOB NO.: 14-071-01

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.246.4288 WWW.CIVILSITE.COM



VICINITY MAP
N.T.S.

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830 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37203
615.748.9959 www.civilsite.com



SITE DATA TABLE	
SITE AREA	0.48 AC
ROW DEDICATION	0.08 AC
TOTAL	0.56 AC
BUILDING AREA	0.21 AC (43.7%)
SIDEWALK AREA	0.02 AC (4.2%)
PAVED AREA	0.15 AC (31.3%)
OPEN SPACE AREA	0.10 AC (20.8)
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 14 RESIDENTIAL UNITS.
PROPOSED BUILDING TYPE	TOWN HOMES
PROPOSED BUILDING AREA	1,200 - 1,300 S.F. UNITS
MAXIMUM BUILDING COVERAGE	80%
MINIMUM SETBACKS	<ul style="list-style-type: none"> FRONT 4' SIDE 5' REAR 5'
PARKING REQUIRED	20 SPACES (1.5 SPACES/UNIT)
PARKING PROVIDED	31 TOTAL SPACES (2.14/UNIT RATIO) 5 SURFACE / 26 GARAGE
MAX HEIGHT	35'

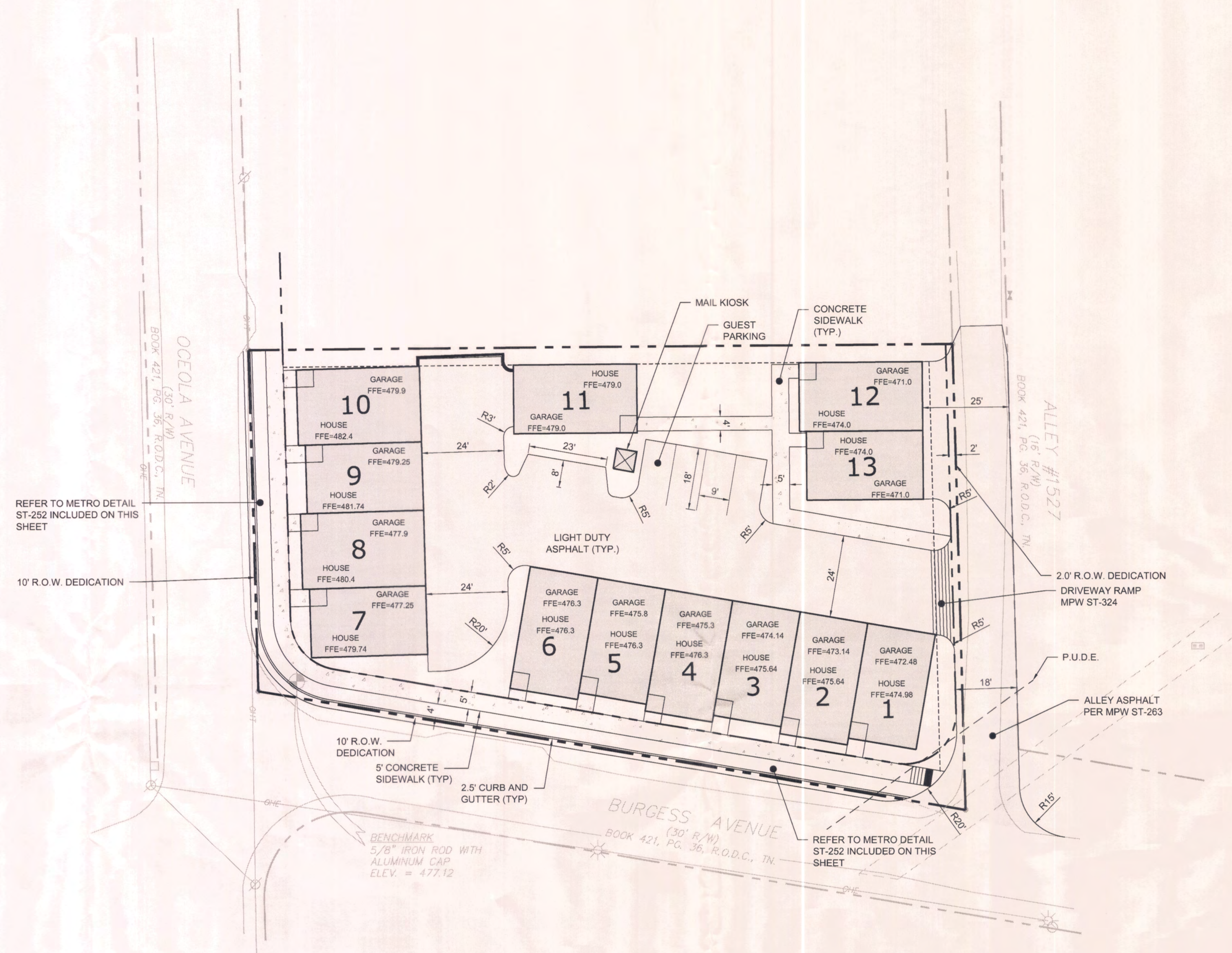
Development Summary

Council District Number: 20
Council Member Name: Buddy Baker
Owner of Record: DHJ Associates
637 River Rouge Drive
Nashville, TN 37209

SP Name: Ocoola Townhomes
SP Number: 2014SP-014-001

Designer: Civil Site Design Group, PLLC
630 Southgate Avenue, Suite A
Nashville, TN 37203
p 615-248-9959
Contact: Sean DeCoster
seand@civil-site.com

- NOTES:**
- 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.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).



REFER TO METRO DETAIL ST-252 INCLUDED ON THIS SHEET

10' R.O.W. DEDICATION

REFER TO METRO DETAIL ST-252 INCLUDED ON THIS SHEET

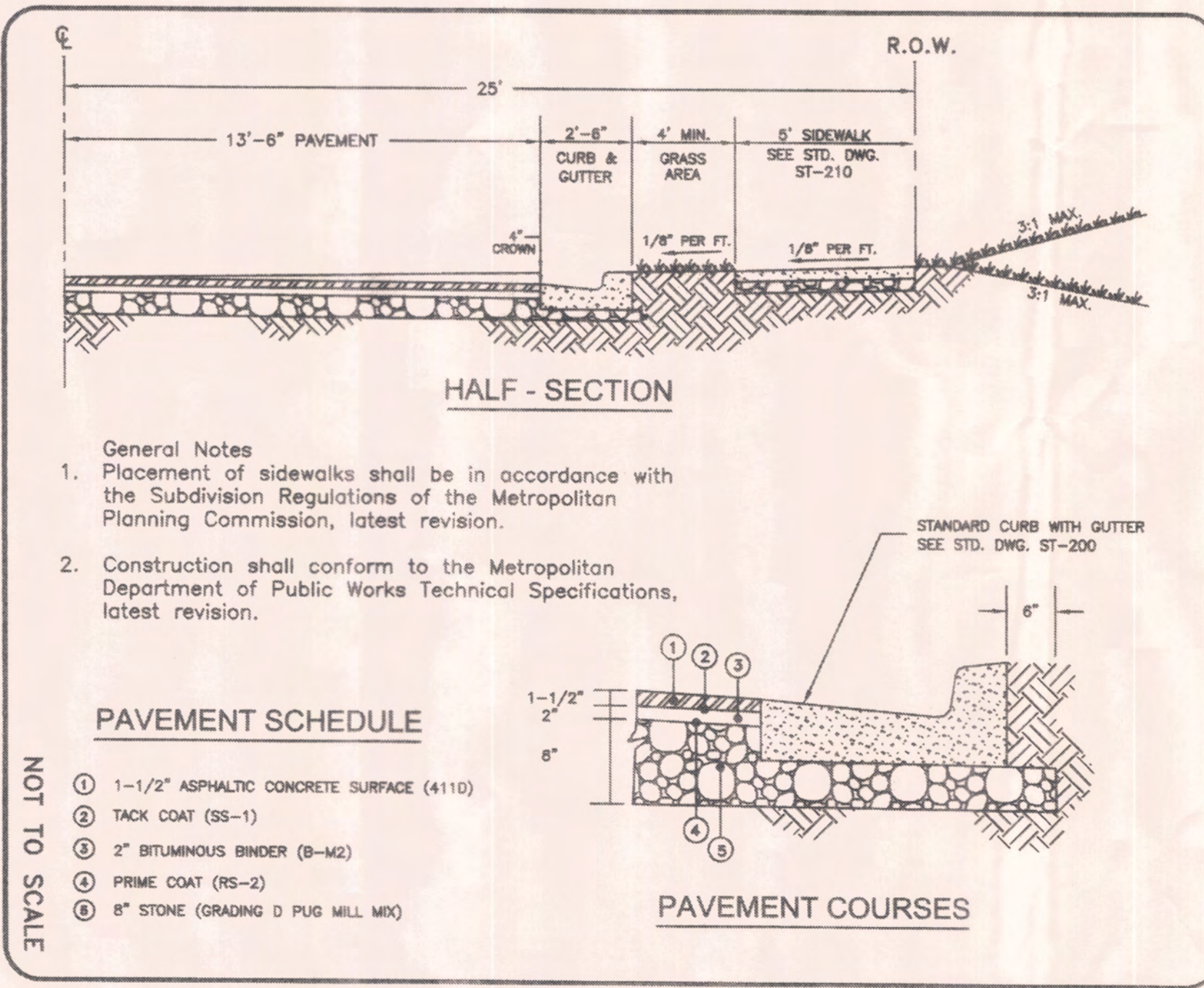
BENCHMARK
5/8" IRON ROD WITH ALUMINUM CAP
ELEV. = 477.12

PRELIMINARY SPECIFIC PLAN NOTES:

- Purpose and Intent:**
The purpose of this specific plan is to permit a residential development to include 13 units.
- Development Plan:**
The developer of this project intends to develop a 13 unit, Townhome residential project.
- Existing Conditions:**
The property is currently vacant.
- Applicability to the General Plan:**
This property is within the West Nashville Community Planning area. The structure plan for this property identifies this area as Suburban Neighborhood Evolving Maintenance Policy.
- Permitted Uses:**
Uses permitted in this development shall be limited to attached residential.
- Development Standards:**
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based 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.
 - The required fire flow shall be determined by the Metro/Nashville Fire Marshal's office prior to the issuance of a building permit.
 - Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.

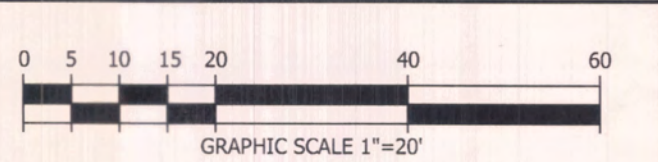
- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
- Individual water and sewer service lines are required for each unit.
- The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
- 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.
- All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (47037C0213F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- There are no known existing wetlands within the SP boundary.
- According to the NRCS Soils Map, the soils on the property are Mnd (Mimosa-Urban land complex, 5-25% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- Site slopes range from 2-8%. There are no naturally occurring slopes over 15%.
- Existing alley to be improved to provide adequate access and circulation.
- Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
- All development with the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- All proposed public utilities and services shall be installed underground.
- 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 R6 zoning district as of the date of the applicable request or application.
- The owner/developer agrees to maintain private trash & recycling service for the units as long as the development remains in place. The responsibility shall be transferred to the homeowner association for the development upon its establishment.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF PUBLIC WORKS
LOCAL STREET (50' R.O.W.)
RESIDENTIAL - MEDIUM DENSITY MINOR
DATE: 04/09/01
REVISED: 04/09/01
DWG. NO. ST-252



MAP 103.02 PARCELS 32.00 & 33.00

PROJECT BENCHMARK:
DESCRIPTION: 5/8" IRON ROD WITH ALUMINUM CAP
ELEVATION: 477.12 (NAVD88)
NAVD - 88



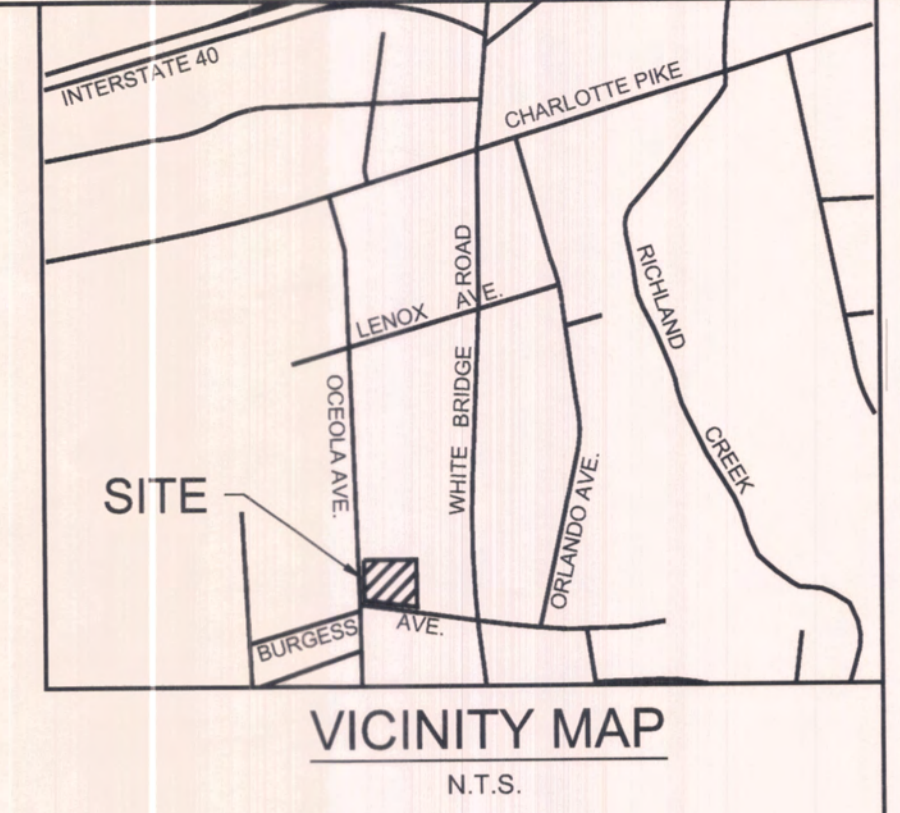
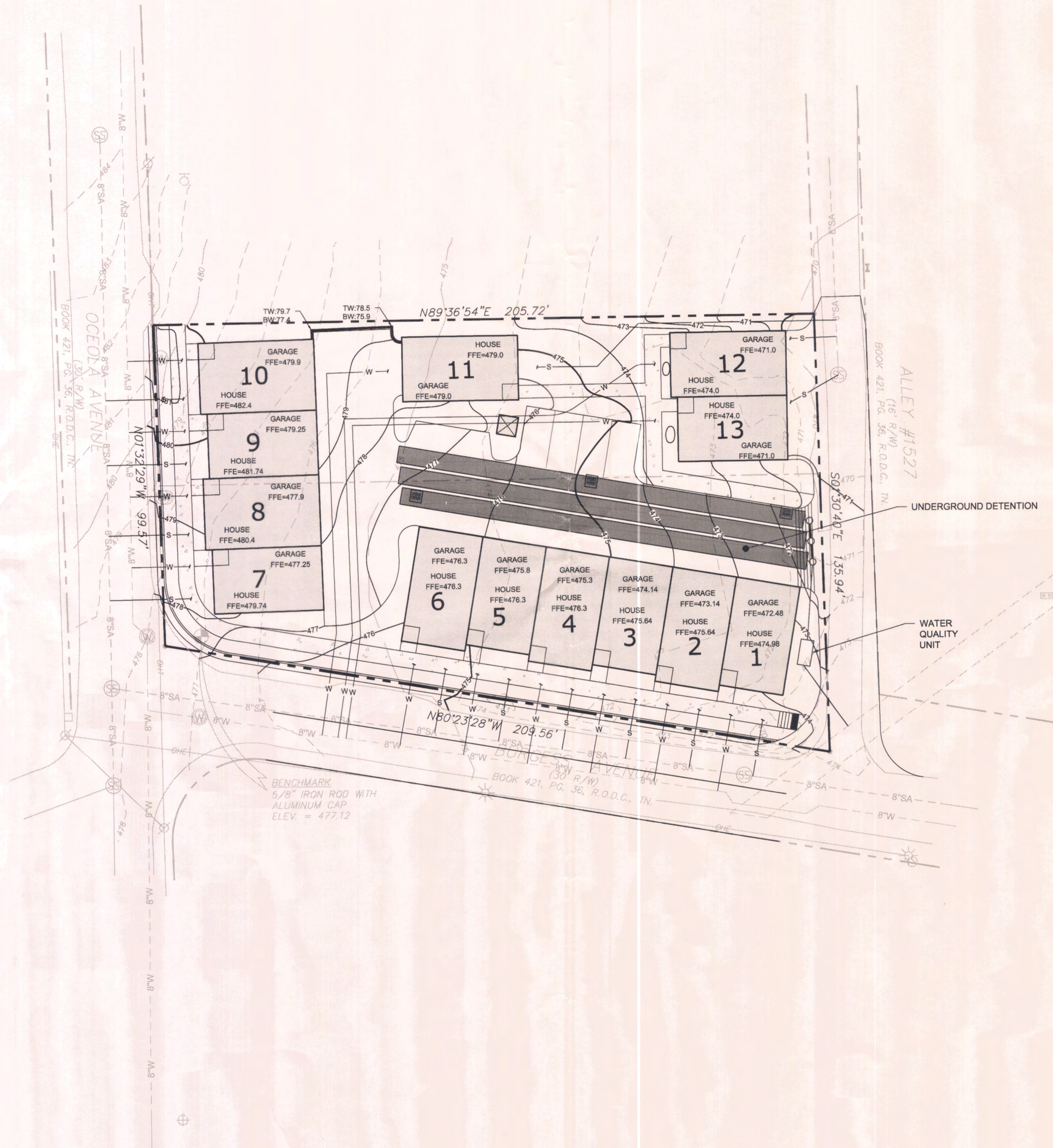
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY SPECIFIC PLAN
OCEOLA PLACE
200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE
01	INITIAL SUBMITTAL	07-31-14
02	METRO COMMENTS	08-20-14

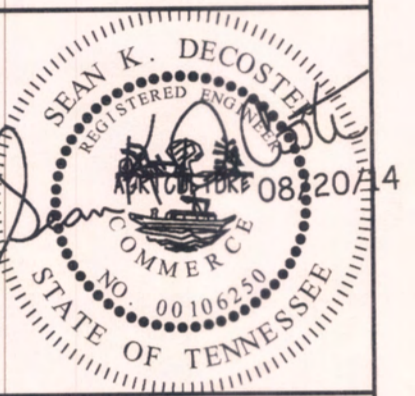
CHKD BY: SKD
BY: LEB, DG
DATE: 07-31-14

C1.00

JOB NO.: 14-071-01



CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
810 DOUTHETT BLVD. NASHVILLE, TN 37203
615.248.9989 WWW.CIVILSITE.COM



GRADING, DRAINAGE AND INFRASTRUCTURE PLAN
PRELIMINARY SPECIFIC PLAN
OCEOLA PLACE
200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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	INITIAL SUBMITTAL
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MAP 103.02 PARCELS 32.00 & 33.00

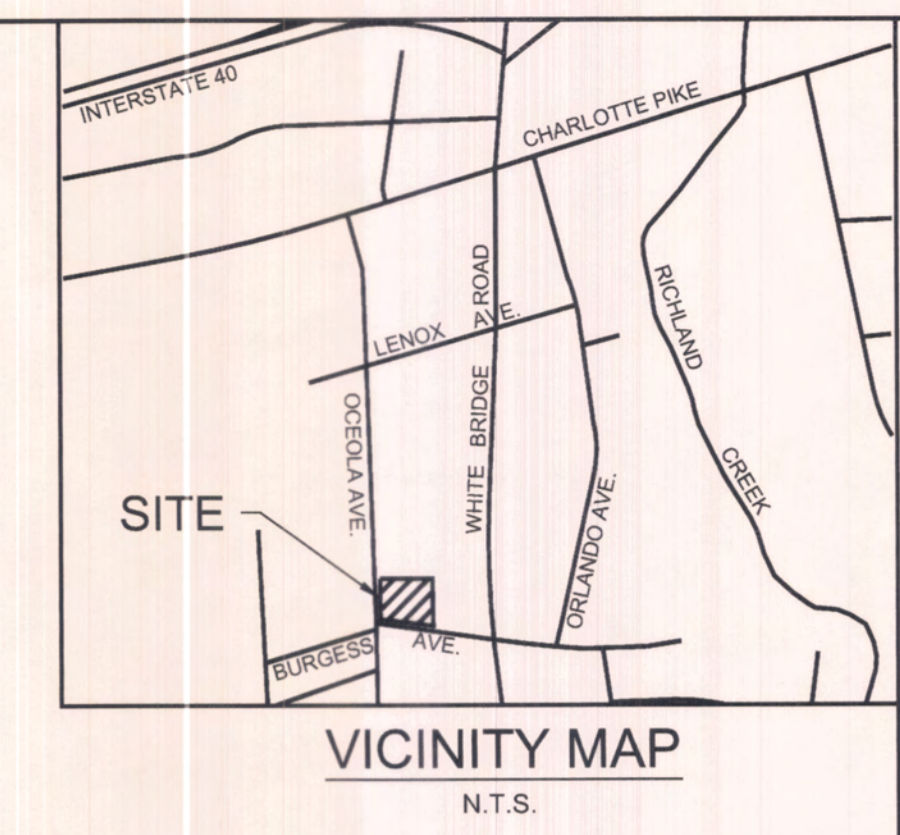
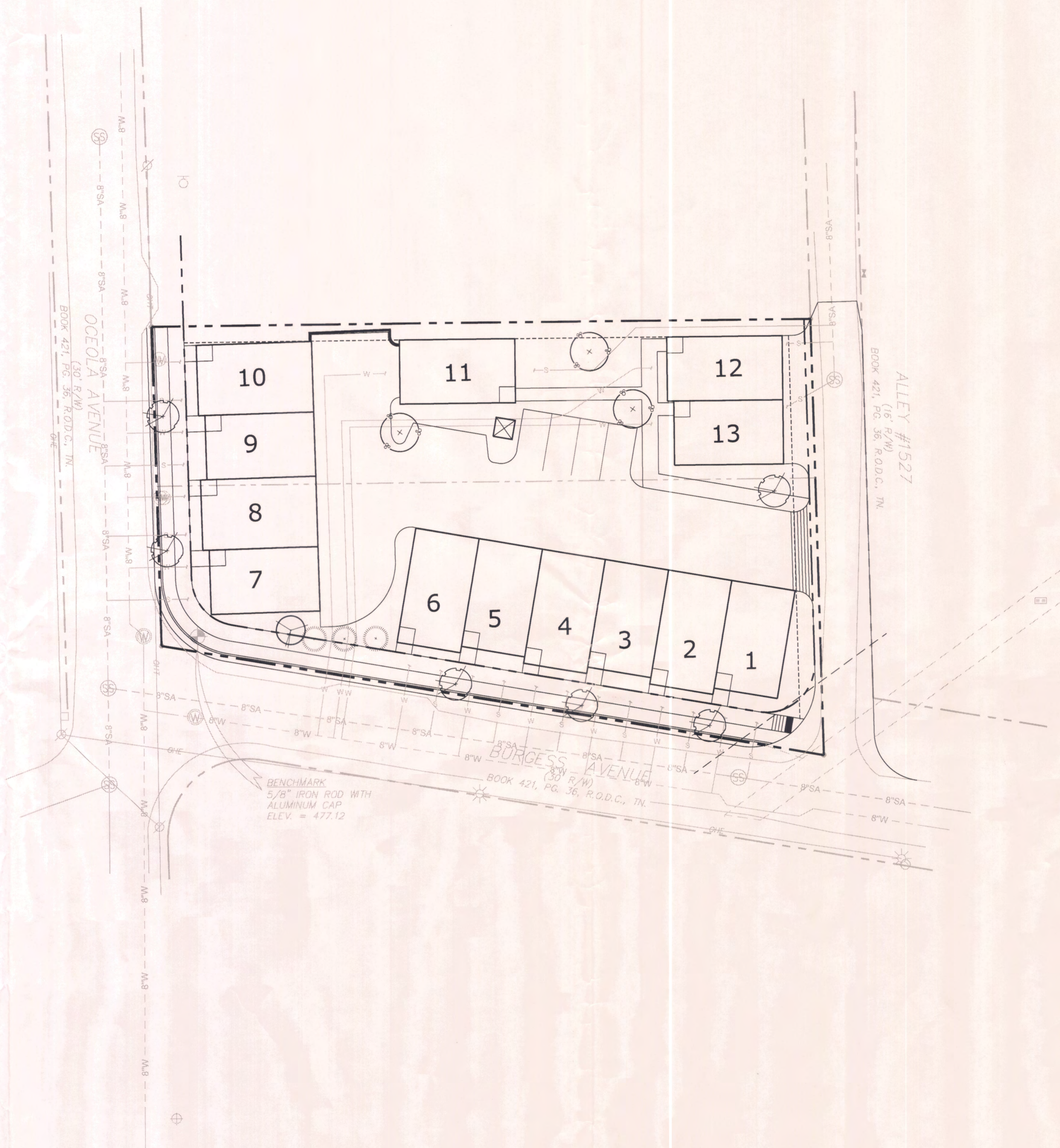
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DATE	CHKD BY:	DATE	CHKD BY:
07-31-14	SKD	07-31-14	SKD
08-20-14	SKD	08-20-14	SKD

C2.00

JOB NO.: 14-071-01

Aug 20, 2014 - 2:28pm T:\CADD\2014\14-071-01\CAD\Civil\Preliminary SPl\14-071-01.L100.Landscape Plan.dwg



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
830 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37203
615.748.1999 www.civilsite.com



CONCEPTUAL LANDSCAPE PLAN
PRELIMINARY SPECIFIC PLAN
OCEOLA PLACE
200 & 202 OCEOLA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TREE SCHEDULE							
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	1	Carpinus betulus 'fastigiata'	Columnar Hornbeam	8'-10'	4'-5'	2"	4' Clear Trunk
	3	Cornus florida	Flowering Dogwood	8'-10'	4'-5'	2"	4' Clear Trunk
	7	Quercus robur 'Fastigiata'	Fastigate English Oak	12'-14'	4'-5'	2"	5' Clear Trunk
	3	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6'-7'	3'-4'	2"	Full to bottom

PLANTING BEDS TO BE PROVIDED IN FRONT OF EACH UNIT

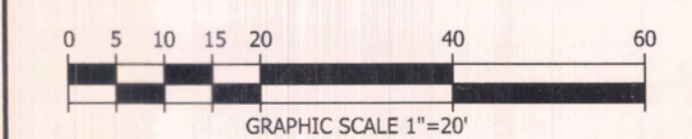
LANDSCAPE NOTES:

The development of this project shall comply with or exceed the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article x. Tree protection and replacement procedures. Landscape ordinance plan to be submitted with the final sp submittal.

MAP 103.02 PARCELS 32.00 & 33.00



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NAVD - 88



REV.	DATE	COMMENTS
	07-31-14	INITIAL SUBMITTAL
	08-20-14	METRO COMMENTS

L1.00
JOB NO.: 14-071-01



F1 ELEVATION ALONG OCEOLA AVENUE (CONT)



F11 SIDE ELEVATION FACING BURGESS AVENUE



A1 ELEVATION ALONG BURGESS AVENUE

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 T 615.292.2142
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REV: 0
 DATE: 07.31.14
 DESC: SP APPROVAL

URBAN INFILL:
OCEOLA townhomes
 OCEOLA AVENUE AND
 NASHVILLE, TENNESSEE