

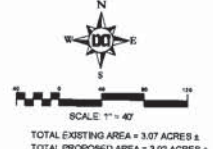
**Property Information**  
 6813 Charlotte Pike (Map 100-11, Parcel 16)  
 Nashville, Tennessee 37209  
 78,230 Square Feet or 2.00 Total Acres  
 Council District 23 (Emily Evans)

**Owners of Record**  
 6813 Charlotte Pike  
 Healy, Charles Melvin & Edwina  
 6812 Charlotte Pike  
 Nashville, Tennessee 37209

**Architect/Landscape Architect**  
 TTTTCoast Design Studio  
 1201 Villa Place, Suite 104B  
 Nashville, Tennessee 37212  
 Contact: Keith Covington/Lee Jones  
 Phone: 615 878 8640  
 Email: keith@ttt.coastdesignstudio.com

**Civil Engineer**  
 Dale & Associates  
 518 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Michael Gierke, PE  
 Phone: 615 297 5180  
 Email: micha@daleandassociates.net

**Floodnote**  
 This property is not located within a Flood Hazard Area as described on the current Flood Insurance Rate Map (FIRM) Number 47031C0194E, Dated April 20, 2001.



Existing Conditions & Site Layout

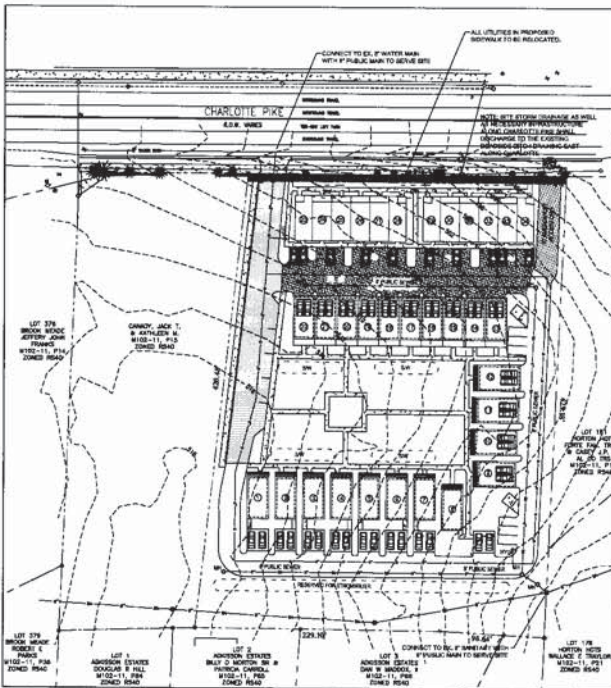
**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying  
 Architecture

7/28/14

MPG Civil Engineer  
 20257-488-001  
 518 Heather Place  
 Nashville, TN 37204  
 C2  
 Sheet 2 of 4

**Hillwood Court at Nashville West**  
 Preliminary Specific Plan  
 Being Placed in, T on Tax Map 102.11  
 Nashville, Davidson County, Tennessee

7/28/14



Grading & Utility Layout (1"=40')

**Property Information**

6813 Charlotte Pike (Map 102-11, Parcel 1b)  
Nashville, Tennessee 37209  
78,230 Square Feet or 2.28 Total Acres  
Council District 23 (Emily Evans)

6808 Charlotte Pike (Map 102-11, Parcel 17)  
Nashville, Tennessee 37209  
42,658.8 Square Feet or 0.98 Total Acres  
Council District 23 (Emily Evans)

**Owners of Record**

6813 Charlotte Pike  
Healy, Charles Melvin & Edwina  
6813 Charlotte Pike  
Nashville, Tennessee 37209

6808 Charlotte Pike  
Bryant, Lois A. & Hill, Wm. T. & Smith, N. et al  
6283 Woodrow Rd C/O Hake Smith  
Rockyvale, Tennessee 37153

**Architect/Landscape Architect**

Trist Coats Group, Inc.  
1201 Villa Place, Suite 104B  
Nashville, Tennessee 37212  
Contact: Keith Covington/Lee Jones  
Phone: 615.875.8840  
Email: keith@tristcoatsdesignstudio.com

**Civil Engineer**

Dale & Associates  
518 Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Garrison, PE  
Phone: 615.287.5168  
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 47037C01947, Dated April 20, 2001.

**STORMWATER NOTES**

- 1) THE SOIL TYPE FOR THIS SITE IS M40 (MADONAN-HURBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY TREATMENT IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL, IN ORDER TO PROVIDE THE FULL WATER QUALITY TREATMENT OF BNP. TSS REMOVAL, A WATER QUALITY BAY IS PROPOSED. DESIGN OF THIS FEATURE(S) WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 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.

**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 SERVICE SHALL BE PROVIDED BY AN IF PUBLIC WATER LINE EXTENSION. INDIVIDUAL WATER METERS SHALL BE PROVIDED FOR EACH UNIT.
- 4) SEWER SERVICE SHALL BE PROVIDED VIA A PROPOSED IF SEWER MAIN WITH IF PUBLIC SEWER MAIN AS SHOWN.

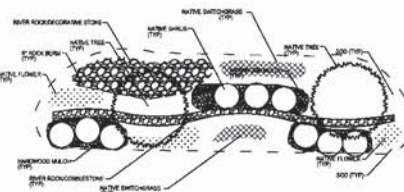
**PRE-POST CALCULATIONS**

EXISTING CONDITIONS	
TOTAL SITE AREA	+4.87 ACRES
EXISTING IMPERVIOUS	+0.28 AC @ 85
PRE-DEVELOPED GRASS	+3.61 AC @ 75
COMPOSITE CUP I.I.	

POST-DEVELOPMENT	
TOTAL SITE AREA	+3.97 ACRES
ROOF TOP	+0.28 AC @ 85
IMPERVIOUS ROADWAY/DRIVE	+0.22 AC @ 85
PERVIOUS PAVEMENT	+0.28 AC @ 75
POST-DEVELOPED GRASS	+3.24 AC @ 75
COMPOSITE CUP I.I.	

PRELIMINARY CALCULATIONS ABOVE SHOW THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. HARD PAVED WATER QUANTITY OR DETENTION REQUIRED AND PROPOSED THROUGH POCKET RAIN GARDENS AS WELL AS PERVIOUS PAVEMENT. PRELIMINARY CALCULATIONS SHOW THAT 7.05 CU YD OF STORAGE IN THE SEVEN PROPOSED RAIN GARDENS (SHOWN EXISTING WITH THE BAY) SHOWN ON THIS PLAN.

THE PRELIMINARY DESIGN PROPOSES THE PRIMARY RAIN GARDEN OR BIOPOND FOR BAY 1 SHOWN THAT WILL PROVIDE THE FULL BAY AS WELL AS BEING AS WATER QUALITY BEST MANAGEMENT PRACTICE. IN ADDITION TO THE BIOPOND, THIS SPACE WITHIN THE BAY OF THE BIOPOND PERVIOUS ALTERNATIVE SHALL PROVIDE ADDITIONAL STORAGE TO ENSURE THAT POST-DEVELOPMENT WATER ARE REDUCED FROM THEIR CURRENT P.E.T. IF ADDITIONAL STORAGE IS AREA IS NECESSARY. THE ABOVE PLAN ALLOCATES FOR ADDITIONAL AREA THAT MAY BE USED FOR STORM WATER DETENTION SUCH AS UNDERGROUND STORAGE.



TYPICAL RAIN GARDEN PLANTING DETAIL



SCALE: 1" = 40'

TOTAL EXISTING AREA = 3.07 ACRES ±  
TOTAL PROPOSED AREA = 3.02 ACRES ±

Grading & Utility Plan

**Dale & Associates**  
Consulting Civil Engineering  
Landscape Architecture  
Surveying

303 East Main Street  
Nashville, Tennessee 37203  
615.259.4444

DATA FROM: R133  
110 Wood Court  
Nashville, TN 37203

**C3**  
Sheet 3 of 4



REVISIONS:  
PC Comments 7/20/18  
PC Comments 7/20/18

Prepared Date: June 2018

Hillwood Court at Nashville West  
Preliminary Specific Plan  
Being Perks 16, 17 on Tax Map 102-11  
Nashville, Davidson County, Tennessee



7/23/18