





REVISIONS:  
10/17/14: NYC Comments

Preparation Date: Oct 2014

1614 & 1616 4th Ave North SP  
Preliminary Specific Plan  
Tax Map 82-05, Parcels 106, 107  
Nashville, Davidson County, Tennessee



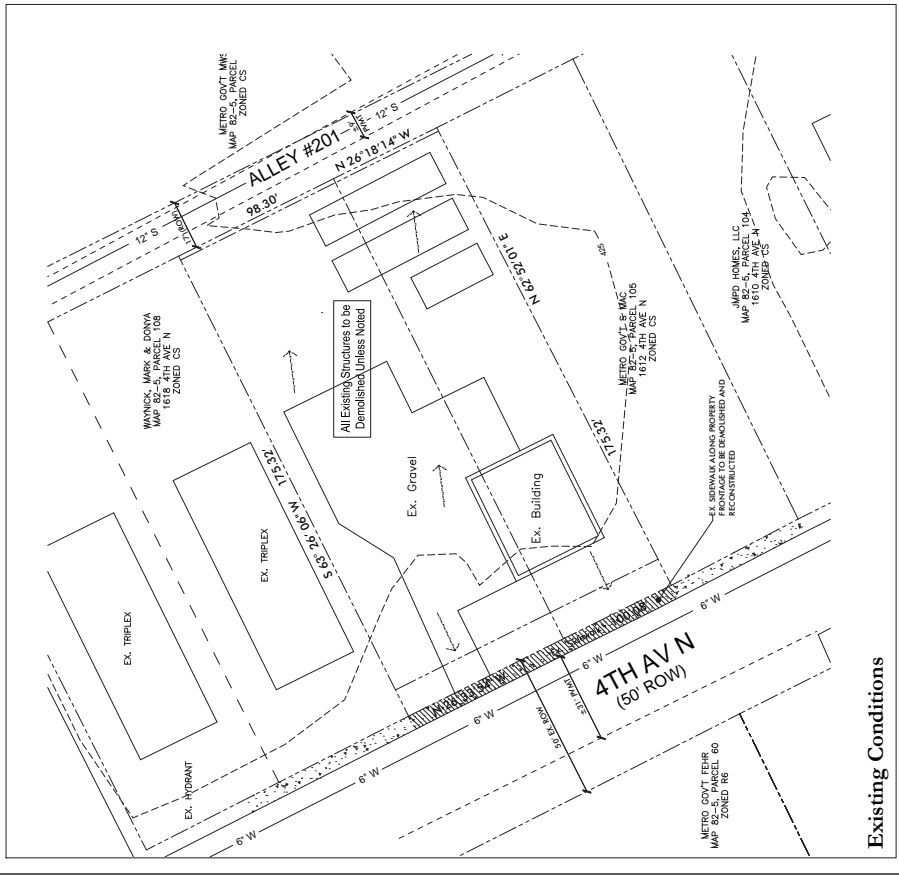
10/17/14

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

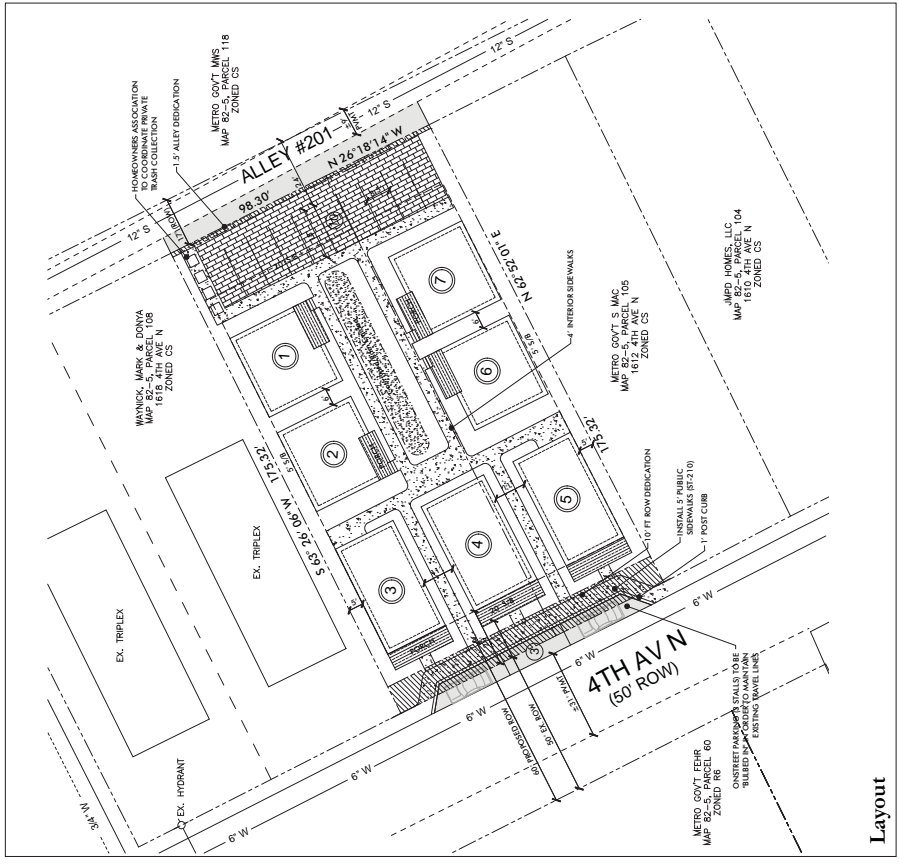
TMA Project No. 1087  
1614 & 1616 4th Ave North SP  
Prepared by SP Barings

**C1.0**  
2 of 3

NPC Case Number:  
2014SP-179-011  
516 Heather Place  
Nashville, Tennessee 37204  
(615) 237-5166



Existing Conditions

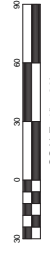


Layout

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	MULTI-FAMILY (SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6
SUBORDINATING ZONING	CS
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	7 TOTAL UNITS (18.4 UNITS/AC)
FAR	0.80 MAXIMUM (0.72 PROPOSED)
ISR	0.70 MAXIMUM (0.53 PROPOSED)
SIDE YARD SETBACK	20' MEASURED FROM EX. ROW (4 FT AVE)
REAR YARD	5' FROM PROPERTY LINE (NORTH & SOUTH)
HEIGHT STANDARDS	20' MEASURED FROM ALLEY ROW 2 STORES MAX. W/IN 35 FT (MEASURED TO ROOF PITCH)
PARKING AND ACCESS	SINGLE UNIT ACCESS VIA ALLEY 201 RAMP LOCATION AND NUMBER: 1 775 SOUTH INTERSECTION OF GARFIELD & 4TH AVE DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 50') 10.5' REQUIRED (RESIDENTIAL UOZ) 1.5 STALLS/UNIT @ 7 UNITS REQUIRED PARKING: 10 OFF-STREET AND 1.5 ON-STREET PROPOSED = 11.5 SPACES PARKING PROPOSED: 6 FT - COVERED PORCHES 6 FT - STOPS & BALCONIES (NOT TO ENCHANCE INTO RIGHT OF WAY)

*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:  
6 FT - COVERED PORCHES  
6 FT - STOPS & BALCONIES  
(NOT TO ENCHANCE INTO RIGHT OF WAY)*



SCALE: 1" = 20'

TOTAL AREA = 0.40 ACRES ±  
= 17,424 S.F. ±  
LESS ROW DEDICATION = 993.3 SF ±  
NET AREA = 0.38 ACRES ±  
= 16,430.7 SF ±

**Developer**  
City Limits Construction  
Contact: Ken Wade  
517 Southorn Turf Drive  
Nashville, Tennessee 37211

**Civil Engineer**  
Dale & Dale Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Gerrigan, PE  
Phone: 615.237.5166  
Email: michael@daleandassociates.net

**Property Information**  
1614 & 1616 4th Ave North  
Nashville, Tennessee 37208  
0.4 Total Acres  
Council District 18 (Eric Gilmore)

**Owners of Record**  
1614 & 1616 4th Ave N  
18 J Holdings IV, LLC  
2000 17th Avenue S  
Greenville, Tennessee 37073

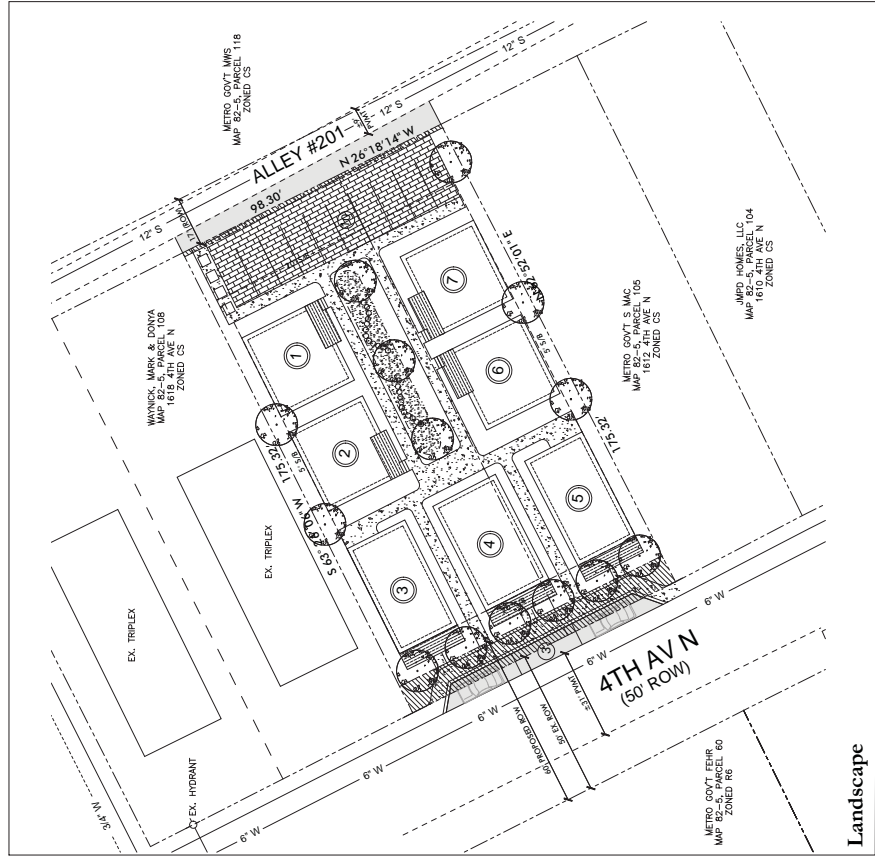


REVISIONS  
10/17/14: RMC Comments

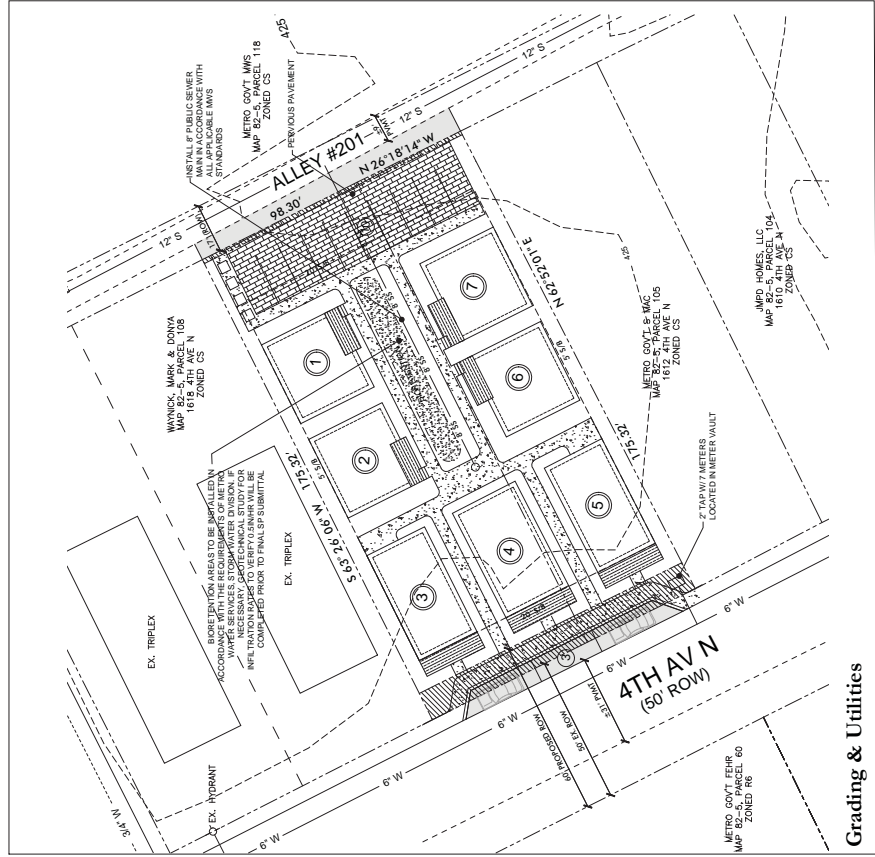
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Preparation Date: Oct 2014



10/17/14  
Dale & Dale Associates  
Landscape Architecture  
Land Planning & Engineering  
C2.0  
3 of 3  
MPC Case Number  
2014SP-079-001  
516 Hatcher Place  
Nashville, Tennessee 37204  
(615) 257-0104



Landscape



Grading & Utilities

**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.  
0.40 AC @ 0.15 AC = 0.23 AC x 14 = 3.5 TDUs REQD  
14 @ 0.5 (2' CAL TREE) = 7.0 TDUs PROP  
NOTE: EXISTING TREES TO BE PRESERVED HAVE NOT BEEN INCLUDED IN THE REQUIRED TDU.

**PRE/POST CALCULATIONS**

PRE-DEVELOPMENT	= 0.40 ACRES
TOTAL	= 0.06 AC @ 88
PRE-DEVELOPED IMPERVIOUS	= 0.23 AC @ 89
GRAVEL/BIOTEC ON	= 0.08 AC @ 89
POST-DEVELOPMENT	= 0.31
TOTAL SITE AREA	= 0.40 ACRES
POST-DEVELOPED IMPERVIOUS	= 0.21 AC @ 88
POST-DEVELOPED GREEN SPACE	= 0.19 AC @ 89
COMPOSITE ION	= 82.5

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF PROPOSED RAIN GARDENS TO ENSURE NO ADVERSE IMPACTS & ALL WATER QUANTITY REQUIREMENTS ARE MET.

**WATER QUALITY CALCULATIONS**

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 37% OF VOLUME STORAGE IN THE PROPOSED RAIN GARDEN/BIORETENTION BASINS (80% TSS BMP AS SHOWN ON THE ABOVE PLANS. PRELIMINARY DESIGN PROPOSES THE COURTYARD RAIN GARDEN & PERMEABLE PAVEMENT AREAS TO BE DESIGNED AND PERMITTED WITH THE FINAL SP AND SHALL BE IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL.  
BIORETENTION AREAS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF METRO WATER SERVICES, STORM WATER DIVISION, IF NECESSARY, GEOTECHNICAL STUDY FOR INFILTRATION RATES TO VERIFY G/S INHR RATE WILL BE COMPLETED PRIOR TO FINAL SP SUBMITTAL.

**STORMWATER NOTES**

- 1) THE SOIL TYPES FOR THIS SITE ARE MB (MURPHY/URBAN LAND COMPLEX, 2 TO 7 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, A WATER QUANTITY (QUALITY BMP) IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL.
- 3) STORM SEWERS 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.

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