APPLICATION NUMBER: 155-74P-006

VICINITY MAP

CURRENT OWNER:
MOREA, INC.
750 PARK OF COMMERCE BLVD, #310
BOCA RATON, FL 33487
PHONE: 561-613-6713

DEVELOPER:
MODERN MARINE
1000 8TH AVE. SOUTH
NASHVILLE, TN 37203
JASON PADGETT
PHONE: 615-255-3437

DEED REFERENCE:
OWNER DOCUMENT: 20080807-0081304
MAP 97-13, PARCEL 34.00
13TH COUNCIL DISTRICT
JOSH STITES, COUNCILMAN

SITE INFORMATION:
ZONING: CL-COMMERCIAL LIMITED, PUD OVERLAY
PHASE 2 LOT AREA: 212,314.7 S.F. = 4.874 ACRES (PART OF EXISTING PARCEL)
MIN. LOT AREA: NONE
MAX. FAR: 0.60
MAX. ISR: 0.90
MIN. REAR SETBACK: 7 FEET
MIN. SIDE SETBACK: NONE REQUIRED
MAX BUILDING HEIGHT: 30 FEET AT SETBACK
NEW MAX. ROOF HEIGHT = ±16'-1"
PHASE 2 BUILDING AREA = 63,507 S.F.
PHASE 2 PAVED AREA = ±96,956 S.F.
PHASE 2 BUILDING COVERAGE = 30.3%
PHASE 2 IMPERVIOUS COVERAGE = 76.0%
PHASE 2 OPEN SPACE = ±51,012 S.F. = ±1.17 AC.

SITE PARKING:
REQUIRED SPACES
SELF STORAGE: 8 SPACES

SPACES PROVIDED
STANDARD SPACES: 7 SPACES
HANDICAP SPACES: 2 SPACES

GENERAL NOTES:
1. PRIOR TO BEGINNING CONSTRUCTION ON THIS SITE THE LOCATION OF UTILITIES MUST BE IDENTIFIED BY CALLING THE TOLL-FREE TENNESSEE ONE CALL REFERENCE NUMBER 1-800-351-1111.
2. ALL CONSTRUCTION ON THIS SITE SHALL COMPLY WITH APPLICABLE REGULATIONS AS SPECIFIED BY NASHVILLE/DAVIDSON COUNTY AND THE STATE OF TENNESSEE.
3. TOPSOIL SHALL BE PLACED ON EXCAVATED AREAS WHICH REQUIRE NEW VEGETATION. GROUND COVER SHALL BE REESTABLISHED WITH EITHER SOD OR KENTUCKY 31 FESCUE SEEDED AT A MINIMUM OF 250 LBS. PER ACRE. SOD SHALL BE PLACED ON ALL SLOPES STEEPER THAN 3:1 AND AS SPECIFIED. AS SPECIFIED ON DRAWING, REINFORCED GRASS MATTING OR RIPRAP SHALL BE INSTALLED IN AREAS PRONE TO EROSION.
4. ALL REINFORCED GRASS MATTING SHALL BE NORTH AMERICAN GREEN C-125 OR EQUAL.
5. SILT FENCE SHALL BE INSTALLED IN ALL EROSION AREAS WHICH COULD ALLOW UNTREATED STORMWATER RUNOFF TO BE DISCHARGED FROM THE PROPERTY. ALL EROSION CONTROL MEASURES SHALL BE CONSISTENT WITH THE PROVISIONS DESCRIBED IN THE MOST CURRENT EDITION OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
6. THE STORMWATER RUNOFF CALCULATIONS ON THIS SITE HAVE BEEN PERFORMED USING THE TR-55 AND RATIONAL METHODS. RAINFALL DATA WAS OBTAINED FROM THE STORMWATER MANAGEMENT MANUAL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A SURVEY BY CHANDLER SURVEYING OF PLEASANT VIEW, TN.
8. 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 PRE-CONSTRUCTION MEETING.

MWS AS-BUILT NOTE:
IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL VISIT WWW.NASHVILLE.GOV/STORMWATER/ASBUILT.HTM FOR SUBMITTAL REQUIREMENTS.

NOTE: ALL EROSION CONTROL MEASURES TO BE REMOVED PRIOR TO AS-BUILT APPROVALS

ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE CURRENT STORMWATER MANAGEMENT MANUAL AS AUTHORIZED BY ORDINANCE NO. 78-840 AND ANY APPLICABLE METRO CODE PROVISIONS AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

NPDES PERMIT NUMBER:
THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS WILL BE COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR-.

JOSHUA M. LYON, P.E.
PROJECT MANAGER

DATE

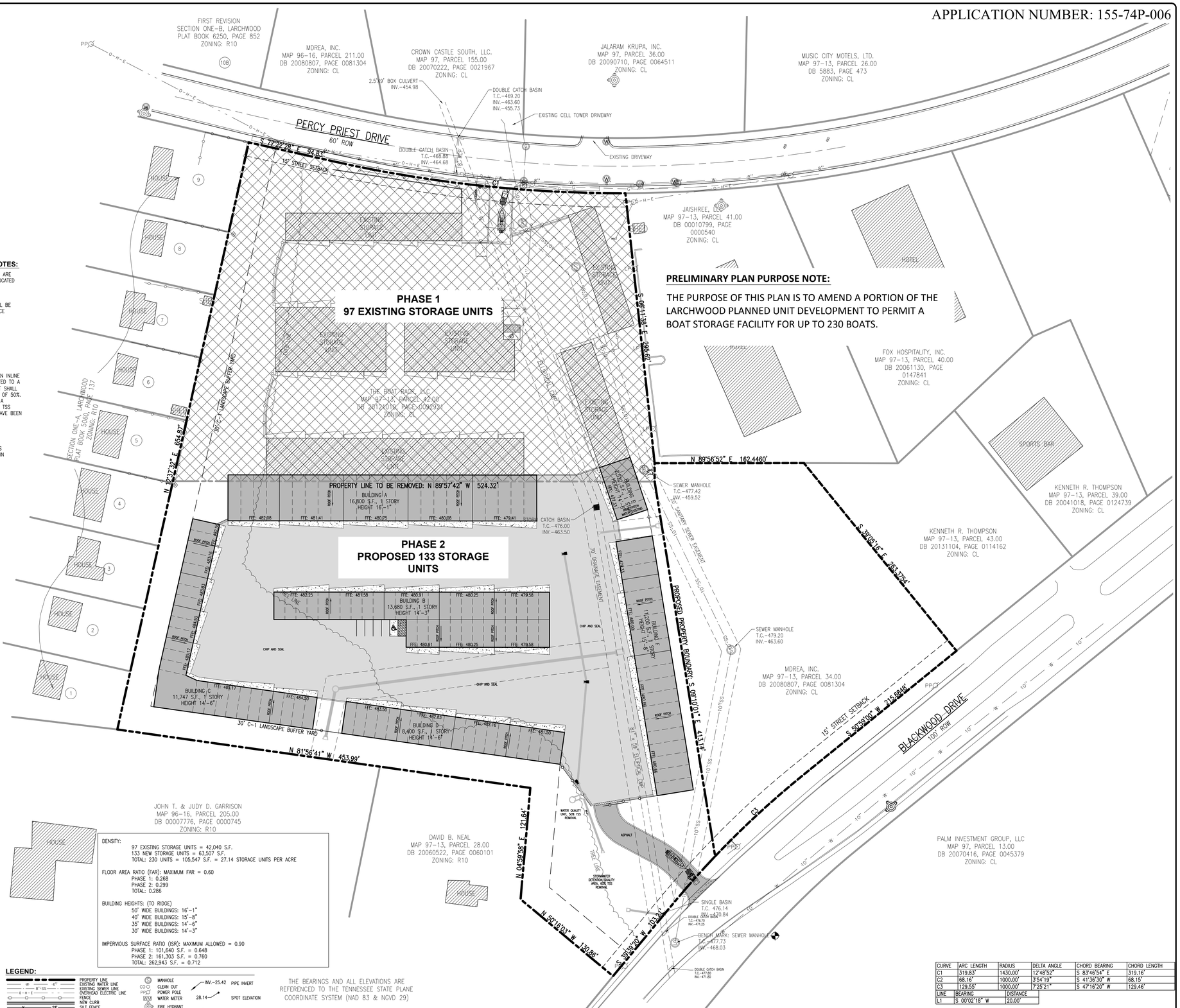
SANITARY SEWER SERVICE NOTES:
THE LOCATION OF CLEAN-OUTS AS SHOWN ARE APPROXIMATE. CLEAN-OUTS SHOULD BE LOCATED AT POINTS OF CHANGING DIRECTION OR CHANGING SLOPE. THE CONTRACTOR IS RESPONSIBLE FOR CORRECT LOCATION OF CLEAN-OUTS. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH METRO WATER SERVICE APPROVED PLANS AND SPECIFICATIONS.

WATER SUPPLY NOTES:
DOMESTIC INSTALLATION SHALL BE IN ACCORDANCE WITH METRO WATER SERVICE APPROVED PLANS AND SPECIFICATIONS.

STORMWATER TREATMENT:
STORMWATER WILL BE TREATED THROUGH AN INLINE TREATMENT TRAIN. RUNOFF WILL BE DIRECTED TO A CST (OR EQUAL) WATER QUALITY UNIT THAT SHALL HAVE A MINIMUM TSS REMOVAL EFFICIENCY OF 50%. STORMWATER WILL THEN BE CONVEYED TO A DETENTION FACILITY TO ACHIEVE THE TOTAL TSS REMOVAL OF 80%. TREATMENT FACILITIES HAVE BEEN SIZED AND DESIGNED FOR THE COMPLETE BUILD-OUT.

PURPOSE NOTE:
THE PURPOSE OF THIS PUD AMENDMENT IS TO PERMIT A BOAT STORAGE FACILITY WITHIN A PORTION OF THE PUD.

TRASH COLLECTION:
A DUMPSTER PAD WAS INSTALLED DURING PHASE 1 CONSTRUCTION



PRELIMINARY PLAN PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO AMEND A PORTION OF THE LARCHWOOD PLANNED UNIT DEVELOPMENT TO PERMIT A BOAT STORAGE FACILITY FOR UP TO 230 BOATS.

DENSITY:
97 EXISTING STORAGE UNITS = 42,040 S.F.
133 NEW STORAGE UNITS = 63,507 S.F.
TOTAL: 230 UNITS = 105,547 S.F. = 27.14 STORAGE UNITS PER ACRE

FLOOR AREA RATIO (FAR): MAXIMUM FAR = 0.60
PHASE 1: 0.268
PHASE 2: 0.299
TOTAL: 0.286

BUILDING HEIGHTS: (TO RIDGE)
50' WIDE BUILDINGS: 16'-1"
40' WIDE BUILDINGS: 15'-8"
35' WIDE BUILDINGS: 14'-6"
30' WIDE BUILDINGS: 14'-3"

IMPERVIOUS SURFACE RATIO (ISR): MAXIMUM ALLOWED = 0.90
PHASE 1: 101,640 S.F. = 0.648
PHASE 2: 161,303 S.F. = 0.760
TOTAL: 262,943 S.F. = 0.712

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	319.83'	1430.00'	12°48'52"	S 83°46'54" E	319.16'
C2	68.16'	1000.00'	3°54'19"	S 41°36'30" W	68.15'
C3	129.55'	1000.00'	7°25'21"	S 47°16'20" W	129.46'

LINE	BEARING	DISTANCE
L1	S 00°02'18" W	20.00'

LEGEND:
PROPERTY LINE
EXISTING WATER LINE
EXISTING SEWER LINE
OVERHEAD ELECTRIC LINE
FENCE
NEW CURB
SILT FENCE
EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
NEW 1' CONTOUR
DEMO LINE
MANHOLE
CLEAN OUT
POWER POLE
WATER METER
FIRE HYDRANT
IR(O) IRON ROD OLD
IR(N) IRON ROD NEW
INV.-25.42 PIPE INVERT
28.14 SPOT ELEVATION
SLOPE DIRECTION

THE BEARINGS AND ALL ELEVATIONS ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83 & NGVD 29)

THIS PROPERTY IS NOT IN AREAS DESIGNATED AS A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA MAP NO. 47037C0244F, DATED 4/20/2001.

N W E S
0' 50' 100' 150'

CALL BEFORE YOU DIG
811 CALL NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

ISSUED FOR: ☐ PRELIMINARY ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3506 TOM AUSTIN HWY. SUITE 7, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com

NO.	BY	DATE	DESCRIPTION

REVISIONS

JOSHUA M. LYON, P.E. TN#112331

THE BOAT RACK
PUD AMENDMENT
-
BLACKWOOD DRIVE
NASHVILLE, TN 37214
DAVIDSON COUNTY

DRAWN BY:	JML
CHECKED BY:	JML
DATE:	2/13/15
PROJECT NO.:	C01815

OVERALL LAYOUT

SHEET NUMBER
C1.00

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