

SPECIFIC PLAN

Case No. 2015SP-008-001

821 PORTER ROAD MULTI FAMILY

COLLEY FAMILY PROPERTY

Nashville, Davidson County, Tennessee

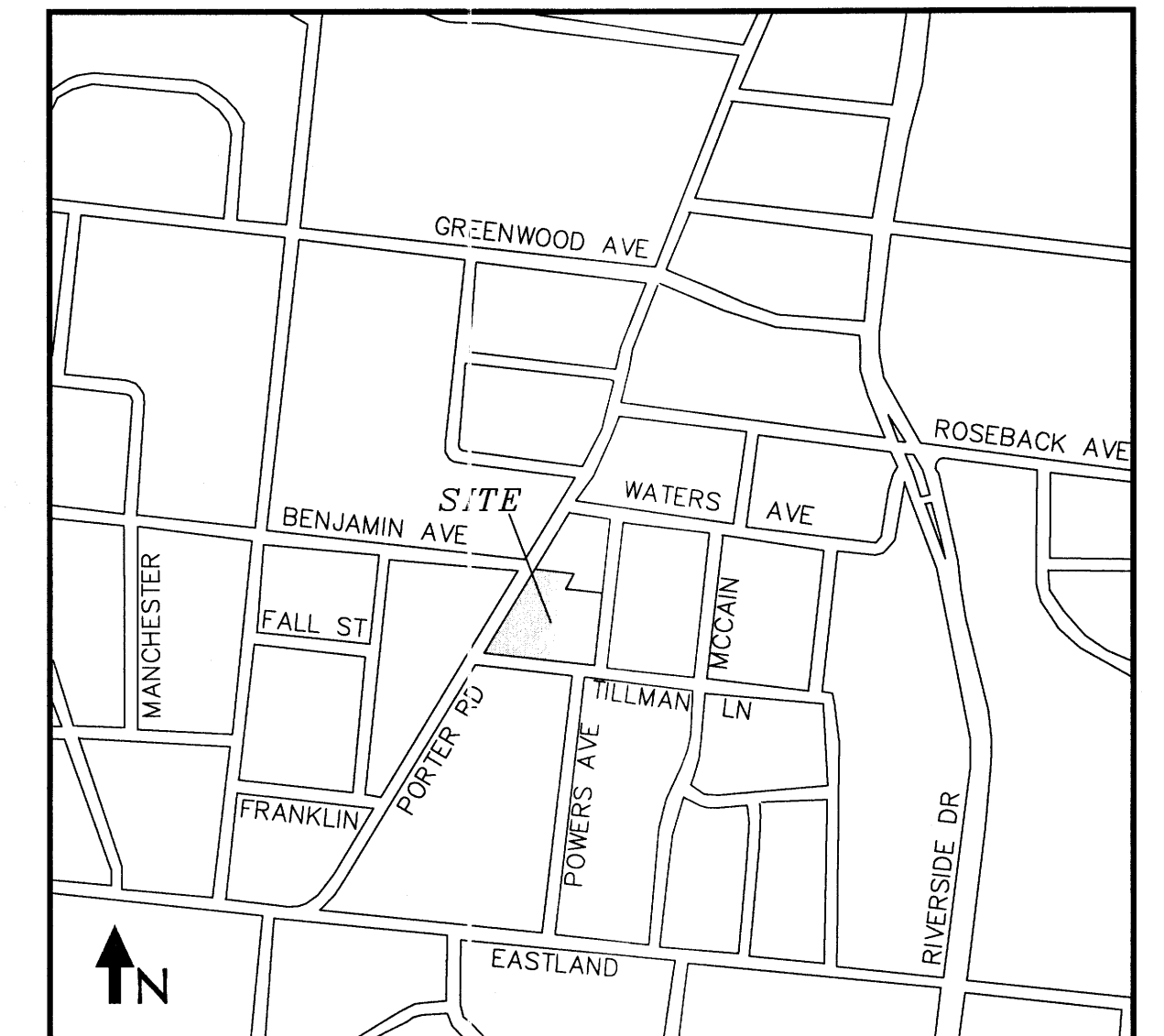
November 25, 2014
December 16, 2014 (Metro Comments)

SITE DATA

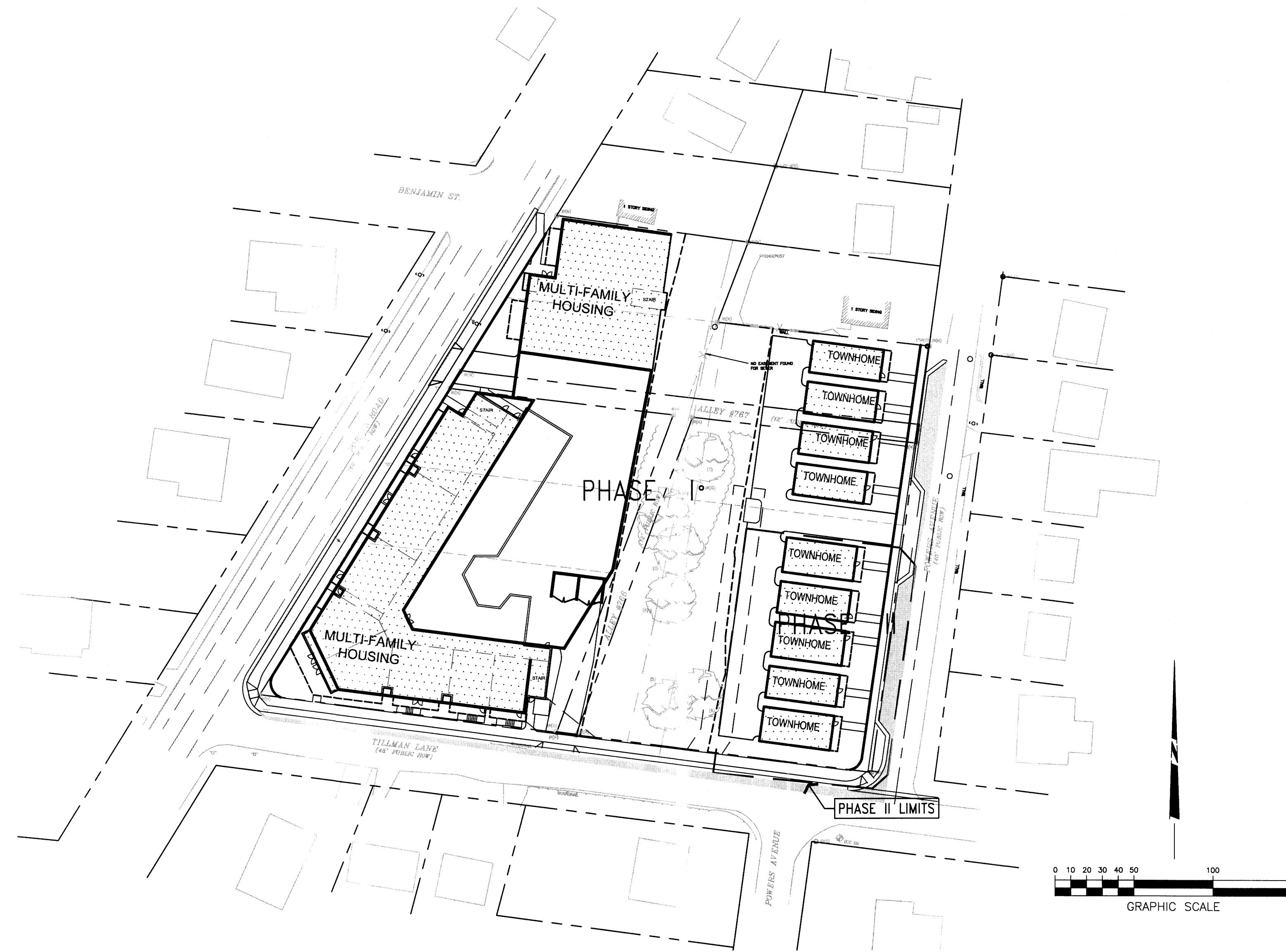
PROJECT NAME: 821 PORTER ROAD MULTI FAMILY
 PROJECT NUMBER: 2015SP-008-001
 SUBDIVISION: ROBERT E. POWERS LAND SUBDIVISION
 LOT NUMBER: 1-5, P/O LOT 6, & 11-14
 ADDRESS: 821 PORTER RD. (PARCEL 36)
 CITY: NASHVILLE
 COUNTY: DAVIDSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 6TH
 MAP, GROUP AND PARCEL NUMBERS: DAVIDSON COUNTY TAX MAP 83-07, PARCELS 32-39
 EXISTING ZONING: R6 (RESIDENTIAL)
 REZONING BEING REQUESTED: SP (SPECIFIC PLAN)
 PROPOSED ZONING: SP (SPECIFIC PLAN)
 CHARACTER AREA OVERLAY: URBAN SERVICES DISTRICT
 APPLICABLE DEVELOPMENT STANDARD: -
 ACREAGE AND SQUARE FOOTAGE OF SITE:
 PARCEL 08307003200 0.14 Ac.
 PARCEL 08307003300 0.16 Ac.
 PARCEL 08307003400 0.18 Ac.
 PARCEL 08307003500 0.18 Ac.
 PARCEL 08307003600 0.41 Ac.
 PARCEL 08307003700 0.64 Ac.
 PARCEL 08307003800 0.17 Ac.
 PARCEL 08307003900 0.16 Ac.
 TOTAL: ±2.20 Ac.
 MINIMUM REQUIRED SETBACK LINES:
 YARD FRONTING ON ANY STREET: 5' MIN.
 SIDE YARD: 0 or 5'
 REAR YARD: 30'
 OWNER: John Colley and Josephine Lyn Colley
 ADDRESS: -
 PHONE NO.: (615) 467-2640
 CONTACT NAME: Mr. MATT GARDNER
 E-MAIL ADDRESS: mattgardner@imagine1co.com
 APPLICANT: LITTLEJOHN
 ADDRESS: 1935 21ST AVE. SOUTH
 PHONE NO.: (615) 385-4144
 FAX NO.: (615) 385-4020
 CONTACT NAME: Mr. JASON BROUILLETTE
 E-MAIL ADDRESS: jbrouillette@leinc.com
 BUILDING SQUARE FOOTAGE (GROSS): 66,125 S.F. APARTMENTS, 25,000 S.F. TOWNHOMES
 BUILDING HEIGHT (MULTIFAMILY): 4 STORIES MAX. 60' HEIGHT TO ROOF RIDGELINE OR LOFT ROOF
 BUILDING HEIGHT (TOWN HOMES): 3 STORIES MAX. 41' HEIGHT TO ROOF RIDGELINE
 FLOOR AREA RATIO OF SITE: 0.50 (47,780 S.F./96,038 S.F.)
 MINIMUM IMPERVIOUS SURFACE RATIO: 0.20 (19,208 S.F.)
 PROVIDED IMPERVIOUS SURFACE RATIO: 0.57 (55,440 S.F./96,038 S.F.)
 MINIMUM PARKING DETERMINATION: 1.5 SP. / APARTMENT UNIT (UNIT MIX TBD AT FINAL SP)
 2 SP. / TOWNHOME (PROVIDED AS BASEMENT-LEVEL GARAGE)
 PARKING REQUIRED: 81 SP. (64 MULTI-FAMILY UNITS), 18 SP. (TOWNHOMES)
 MINIMUM PARKING PROVIDED: 99 SP. IN TWO-LEVEL PARKING DECK FOR MULTI-FAMILY UNITS
 18 SP. PROVIDED AS BASEMENT-LEVEL GARAGES FOR TOWNHOMES
 16 BICYCLE SPACES (MIN) TO BE PROVIDED IN FINAL SP PLANS
 PROPOSED RESIDENTIAL DENSITY: 30.8 DUA

NOTES:

1. RAISED FOUNDATIONS OF 18-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.
2. BICYCLE PARKING TO BE PROVIDED PER BL2014-714 (MIN 16 SPACES)

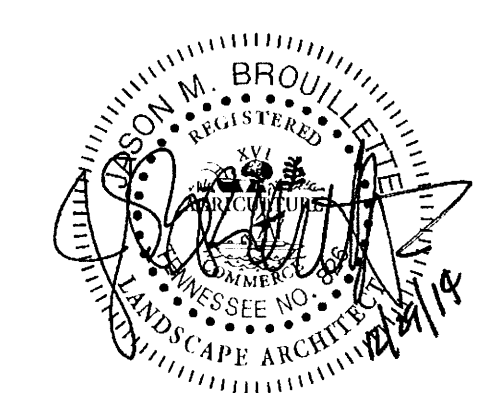
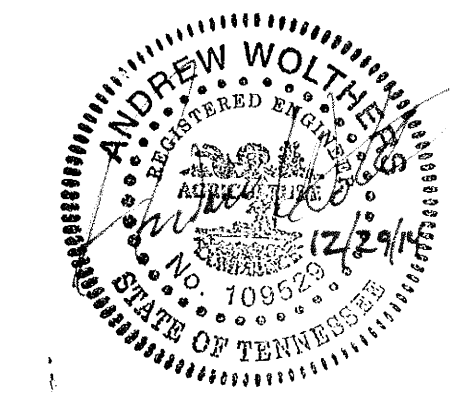


VICINITY MAP
NOT TO SCALE



SHEET INDEX

- Cover Sheet
- C1.0 Existing Conditions
- C2.0 Site Demolition Plan
- C3.0 Site Layout Plan - Lower Level (Basement)
- C3.1 Site Layout Plan - Upper Level (Ground/First Floor)
- C4.0 Site Grading Plan
- C5.0 Site Utility Plan
- L1.0 Site Landscape
- Architectural Palette Summary
- Architectural Elevations
- Architectural Elevations
- Architectural Elevations
- Architectural/Site Cross-Section



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c/o Matt Gardener
3901 Wallace Lane
Nashville, TN 37215
(615) 467-2640



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NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 83-07, DAVDSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 4703700236F, DATED APRIL 20, 2001.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).
10. SURVEY FIELD DATA COLLECTED ON 11-18-14.

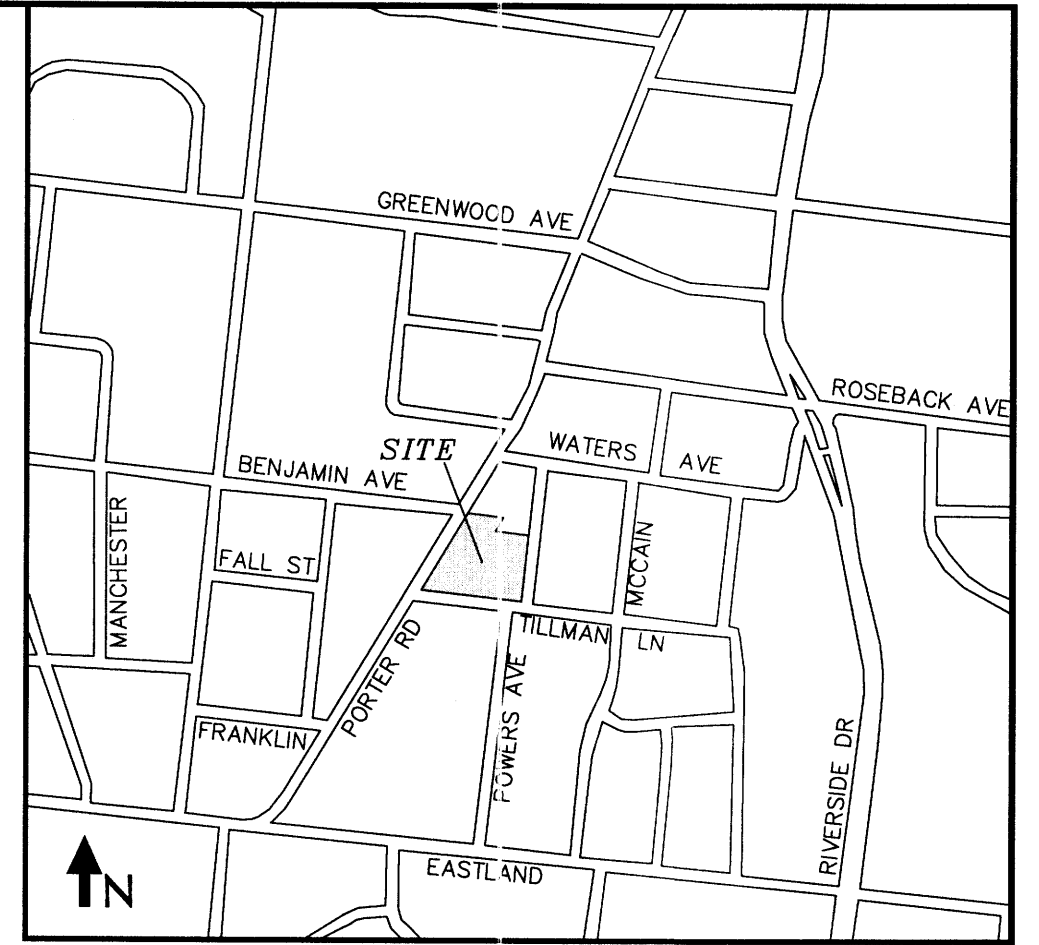
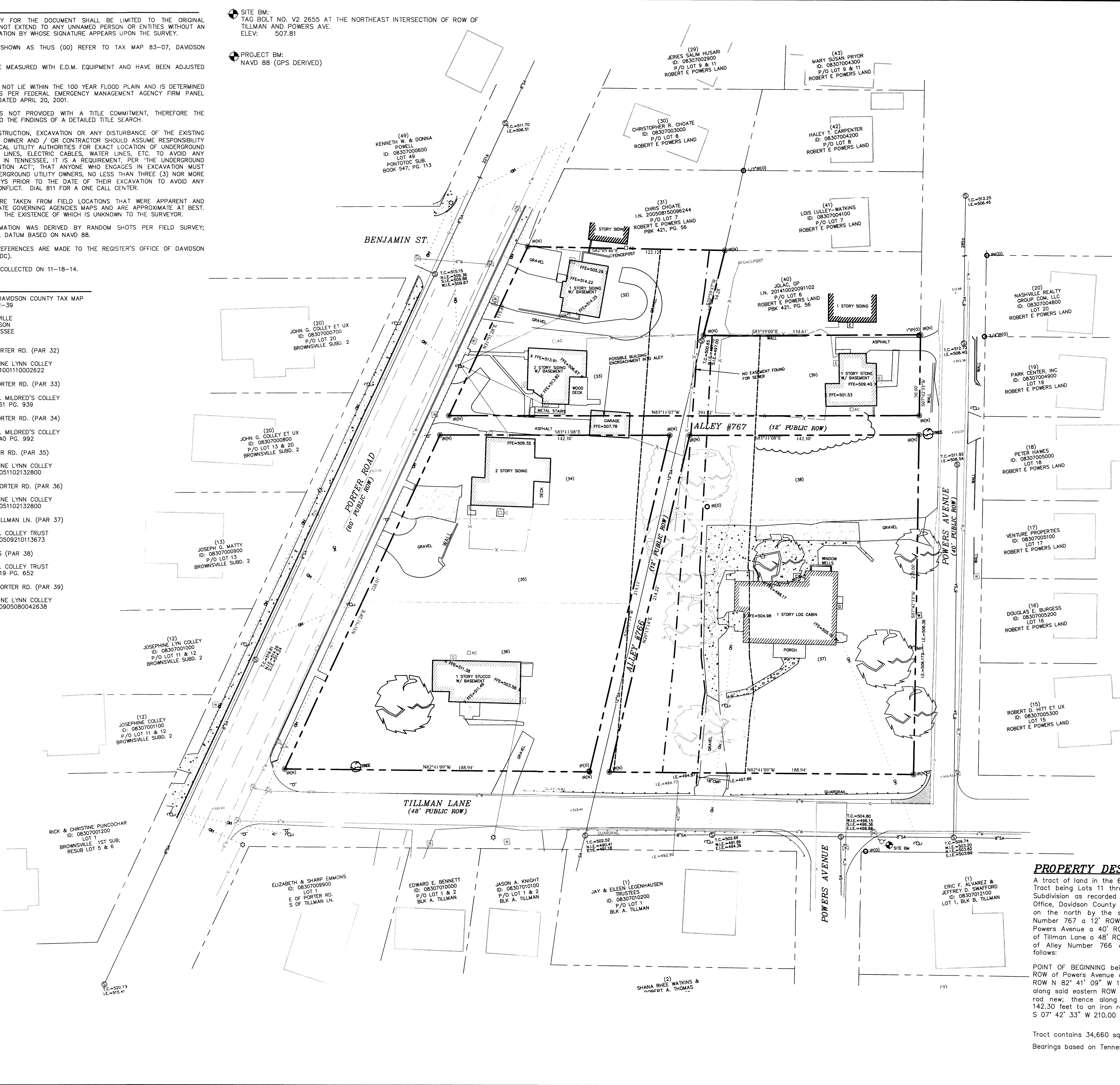
SITE BM:
TAG BOLT NO. V2 2655 AT THE NORTHEAST INTERSECTION OF ROW OF TILLMAN AND POWERS AVE.
ELEV: 507.81

PROJECT BM:
NAVD 88 (GPS DERIVED)

SITE DATA

PROPERTY LOCATED ON DAVDSON COUNTY TAX MAP MAP 83-07, PARCELS 32-39

- | | |
|---------------|---|
| CITY: | NASHVILLE |
| COUNTY: | DAVIDSON |
| STATE: | TENNESSEE |
| DISTRICT: | 6 |
| SITE ADDRESS: | 831 PORTER RD. (PAR 32) |
| OWNER: | JOSEPHINE LYNN COLLEY
I.N. 201001110002622 |
| SITE ADDRESS: | 829 PORTER RD. (PAR 33) |
| OWNER: | JOHN G. MILDRED'S COLLEY
BK. 5161 PG. 939 |
| SITE ADDRESS: | 827 PORTER RD. (PAR 34) |
| OWNER: | JOHN G. MILDRED'S COLLEY
BK. 5140 PG. 992 |
| SITE ADDRESS: | PORTER RD. (PAR 35) |
| OWNER: | JOSEPHINE LYNN COLLEY
I.N. 20051102132800 |
| SITE ADDRESS: | 821 PORTER RD. (PAR 36) |
| OWNER: | JOSEPHINE LYNN COLLEY
I.N. 20051102132800 |
| SITE ADDRESS: | 2109 TILLMAN LN. (PAR 37) |
| OWNER: | JOHN G. COLLEY TRUST
I.N. 200509210113673 |
| SITE ADDRESS: | POWERS (PAR 38) |
| OWNER: | JOHN G. COLLEY TRUST
BK. 8219 PG. 652 |
| SITE ADDRESS: | 809 PORTER RD. (PAR 39) |
| OWNER: | JOSEPHINE LYNN COLLEY
I.N. 20090500042638 |



LEGEND

PARCEL NO.	()	ELECTRIC METER	(E)
IRON ROD (OLD)	○(R)(O)	UTILITY POLE	⊕
IRON ROD (SET)	⊙(R)(N)	GUY WIRE	↑
IRON PIPE (OLD)	○(P)(O)	LIGHT POST	⊕
PROPERTY LINE	---	TRAFFIC SIGNAL BOX	⊕
CONTOUR LINE	- - -	SANITARY SEWER MANHOLE	⊕
FENCE	X - X	FIRE HYDRANT	⊕
OVERHEAD POWER LINE	OH	WATER METER	⊕
SANITARY SEWER LINE	8"SA	WATER VALVE	⊕
STORM SEWER LINE	15"RCP	GAS METER	⊕
WATER LINE	8"W	GAS VALVE	⊕
GAS LINE	2"G	SIGN	⊕
GUARDRAIL	---	CONCRETE	⊕

PROPERTY DESCRIPTION TRACT 1

A tract of land in the 6th District, Davidson County Tennessee. Tract being Lot 5 and part of Lot 6 of the Robert E. Powers Land Subdivision as recorded in Plat Book 421, Page 56, Register's Office, Davidson County Tennessee (RODC). Tract being bounded on the north part of Lot 7 on the east by part of Lot 6 of said Subdivision and by the western Right of Way (ROW) of Powers Avenue a 60' ROW on the south by the northern ROW of Alley Number 767 a 12' ROW and on the west by the eastern ROW of Porter Road a 40' ROW. Tract being described as follows:

POINT OF BEGINNING being at the northwestern intersection of ROW of said Alley Number 767 and Porter Road; thence along said eastern ROW N 31° 51' 28" E 115.49 feet to an iron rod new; thence with the common line of said Lot 7 S 82° 05' 46" E 122.12 feet to an iron rod new; thence with the common line of said Lot 6 S 20° 52' 47" W 14.28 feet to an iron rod new; thence S 83° 19' 00" E 134.61 feet to an iron rod new; thence with said western ROW S 07° 42' 33" W 50.00 feet to an iron rod new; thence with said northern ROW N 83° 11' 07" W 291.52 feet to the point of beginning.

Tract contains 20,870 square feet or 0.46 acres.
Bearings based on Tennessee State Plane Coordinate System.

PROPERTY DESCRIPTION TRACT 2

A tract of land in the 6th District, Davidson County, Tennessee, Tract being Lots 1 through 4 of the Robert E. Powers Land Subdivision as recorded in Plat Book 421, Page 56, Register's Office, Davidson County Tennessee (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley number 767 a 12' ROW, on the east by the western ROW of Tillman Lane a 48' ROW and on the south by the eastern ROW of Porter Road a 60' ROW. Tract being described as follows:

POINT OF BEGINNING being at the northeastern intersection of ROW of Tillman Lane and Porter Road; thence along said eastern ROW N 31° 51' 28" E 228.01 feet to an iron rod new; thence along said southern ROW S 63° 11' 08" E 142.30 feet to an iron rod new; thence along said western ROW S 20° 17' 14" W 214.11 feet to an iron rod new; thence along said northern ROW N 82° 41' 09" W 188.94 feet to the point of beginning.

Tract contains 34,408 square feet or 0.79 acres.
Bearings based on Tennessee State Plane Coordinate System.

PROPERTY DESCRIPTION TRACT 3

A tract of land in the 6th District, Davidson County, Tennessee, Tract being Lots 11 through 14 of the Robert E. Powers Land Subdivision as recorded in Plat Book 421, Page 56, Register's Office, Davidson County Tennessee (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley Number 767 a 12' ROW, on the east by the western ROW of Powers Avenue a 40' ROW, on the south by the northern ROW of Tillman Lane a 48' ROW and on the west by the eastern ROW of Alley Number 766 a 12' ROW. Tract being described as follows:

POINT OF BEGINNING being at the northwestern intersection of ROW of Powers Avenue and Tillman; thence along said northern ROW N 82° 41' 09" W 188.94 feet to an iron rod new; thence along said eastern ROW N 20° 17' 14" E 214.22 feet to an iron rod new; thence along said southern ROW S 83° 11' 08" E 142.30 feet to an iron rod new; thence along said western ROW S 07° 42' 33" W 210.00 feet to the point of beginning.

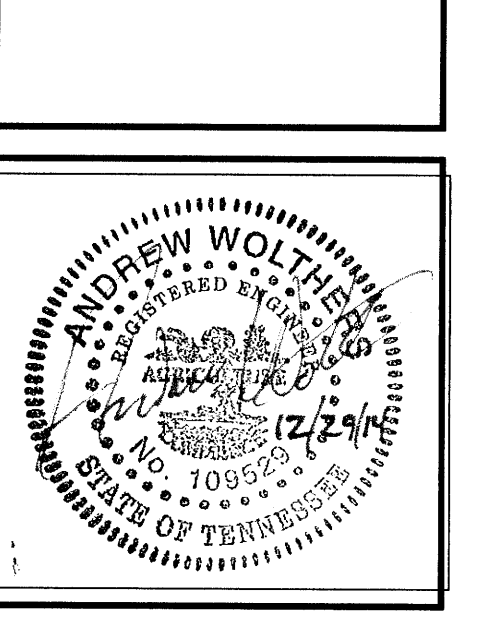
Tract contains 34,660 square feet or 0.80 acres.
Bearings based on Tennessee State Plane Coordinate System.



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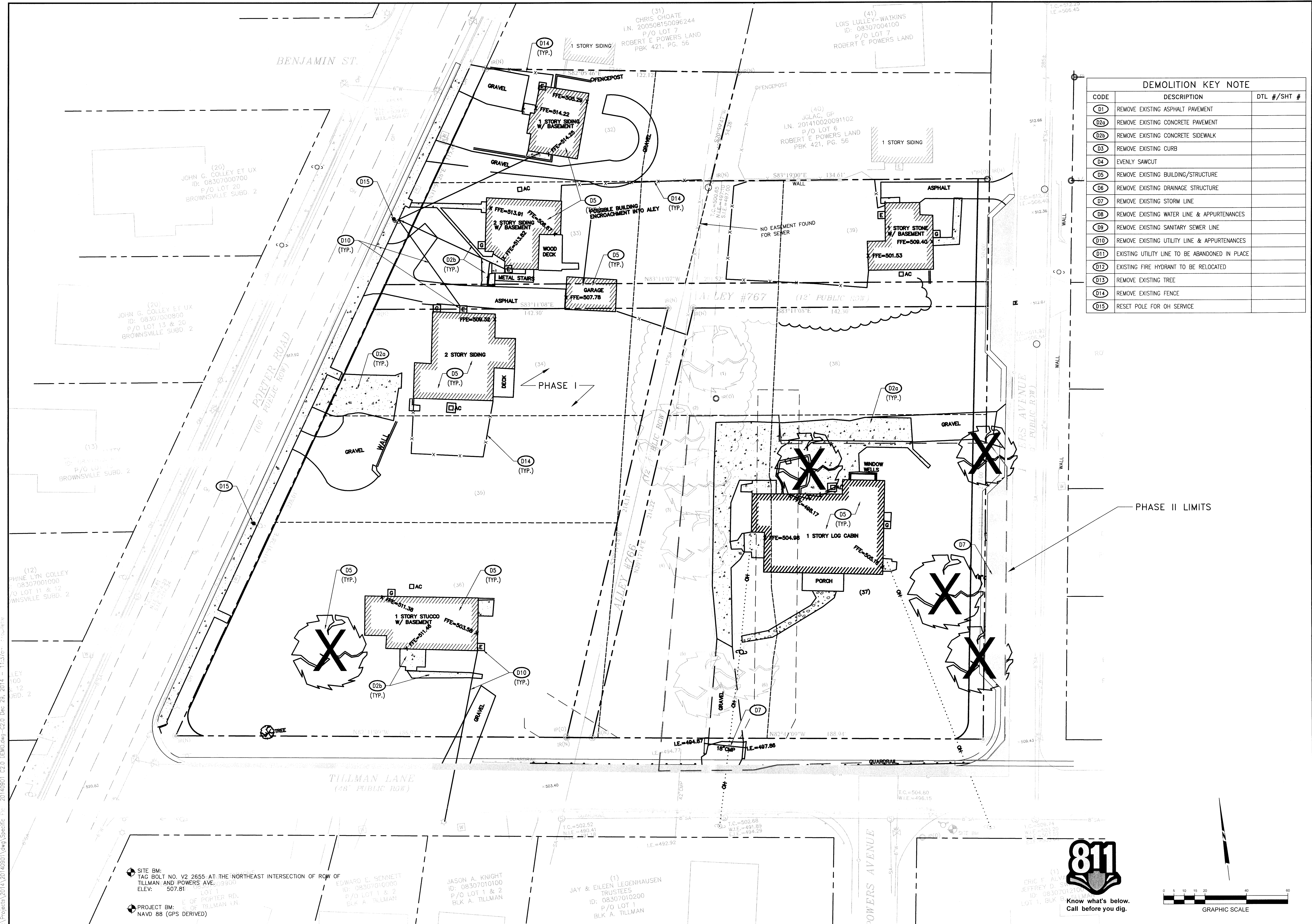
SPECIFIC PLAN
Case No: 2015SP-008-001
821 PORTER ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

IMAGINE I CO.
P.O.C. MATT GARDNER
(615) 467-2640



12.29.14	PUBLIC WORKS COMMENTS
12.16.14	PER CITY COMMENTS
DATE	REVISIONS
11.25.2014	20140901

C1.0
EXISTING CONDITIONS

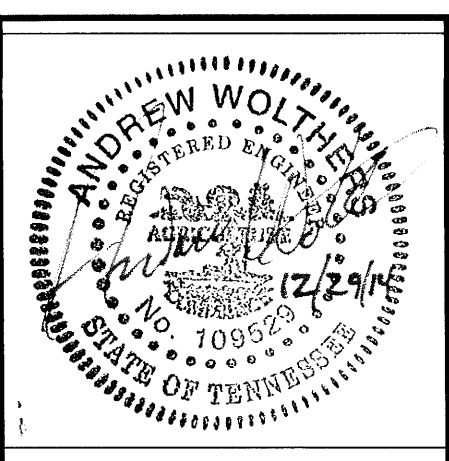


DEMOLITION KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
D1	REMOVE EXISTING ASPHALT PAVEMENT	
D2a	REMOVE EXISTING CONCRETE PAVEMENT	
D2b	REMOVE EXISTING CONCRETE SIDEWALK	
D3	REMOVE EXISTING CURB	
D4	EVENLY SAWCUT	
D5	REMOVE EXISTING BUILDING/STRUCTURE	
D6	REMOVE EXISTING DRAINAGE STRUCTURE	
D7	REMOVE EXISTING STORM LINE	
D8	REMOVE EXISTING WATER LINE & APPURTENANCES	
D9	REMOVE EXISTING SANITARY SEWER LINE	
D10	REMOVE EXISTING UTILITY LINE & APPURTENANCES	
D11	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE	
D12	EXISTING FIRE HYDRANT TO BE RELOCATED	
D13	REMOVE EXISTING TREE	
D14	REMOVE EXISTING FENCE	
D15	RESET POLE FOR OH SERVICE	

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821 PORTER ROAD
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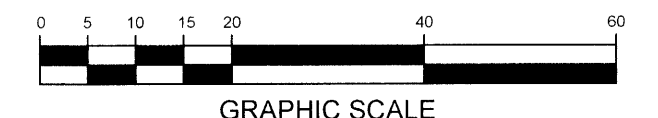
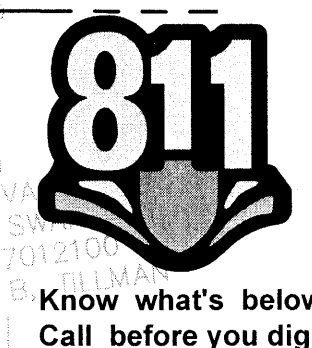
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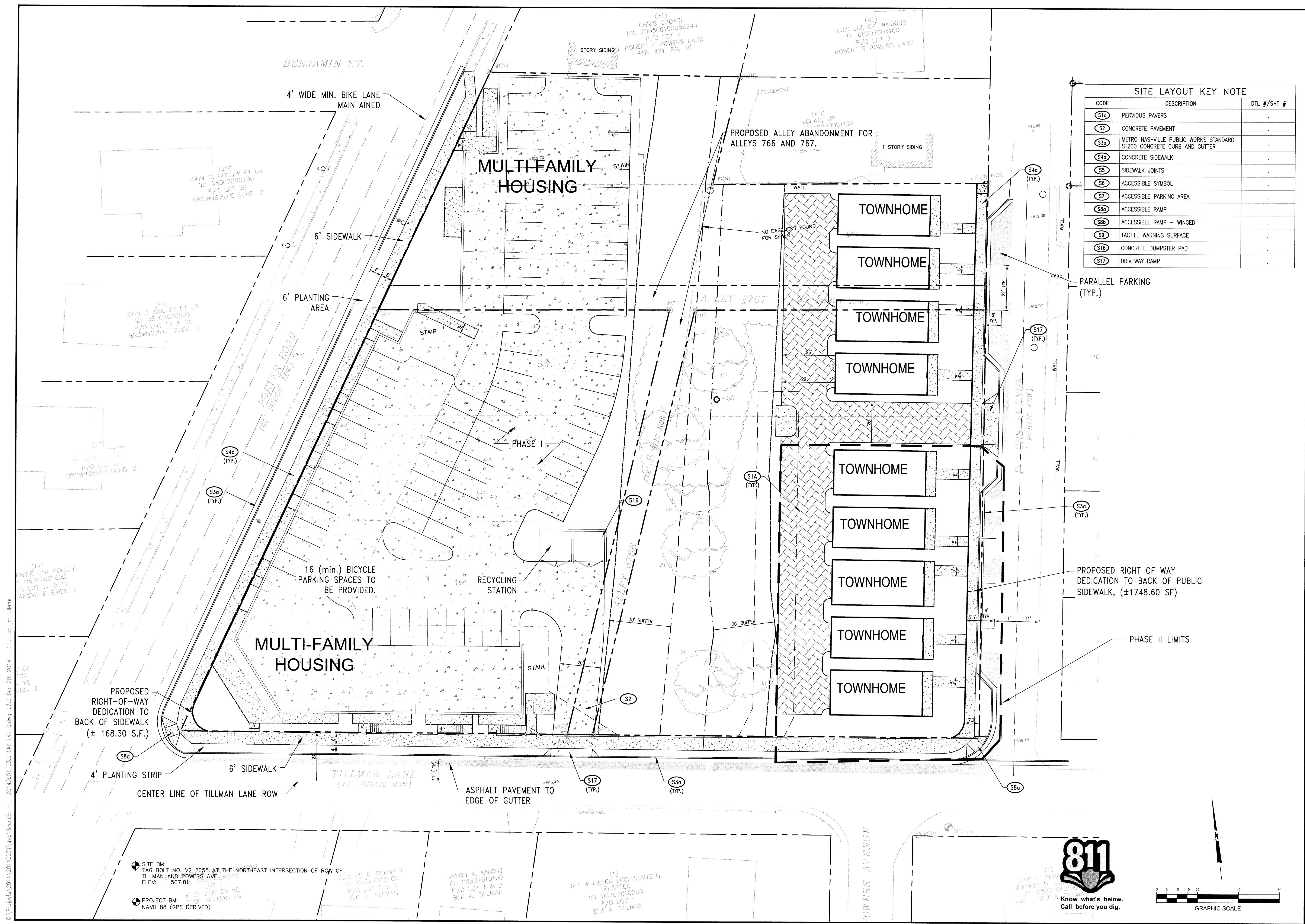
DATE	REVISIONS
12.29.14	PUBLIC WORKS COMMENTS
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11.25.2014	20140901

C2.0
 SITE DEMOLITION

SITE BM:
 TAG BOLT NO. V2 2655 AT THE NORTHEAST INTERSECTION OF ROW OF
 TILLMAN AND POWERS AVE.
 ELEV: 507.81
 PROJECT BM:
 NAVD 88 (GPS DERIVED)



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SITE LAYOUT KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
(S10)	PERVIOUS PAVERS	
(S2)	CONCRETE PAVEMENT	
(S30)	METRO NASHVILLE PUBLIC WORKS STANDARD S1200 CONCRETE CURB AND GUTTER	
(S40)	CONCRETE SIDEWALK	
(S5)	SIDEWALK JOINTS	
(S6)	ACCESSIBLE SYMBOL	
(S7)	ACCESSIBLE PARKING AREA	
(S80)	ACCESSIBLE RAMP	
(S80)	ACCESSIBLE RAMP - WINGED	
(S9)	TACTILE WARNING SURFACE	
(S16)	CONCRETE DUMPSTER PAD	
(S17)	DRIVEWAY RAMP	

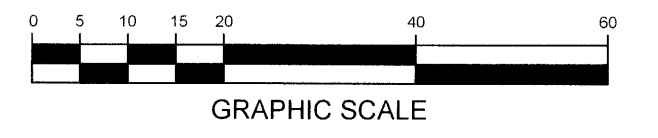
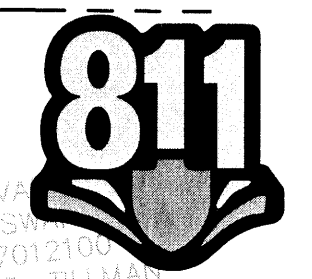
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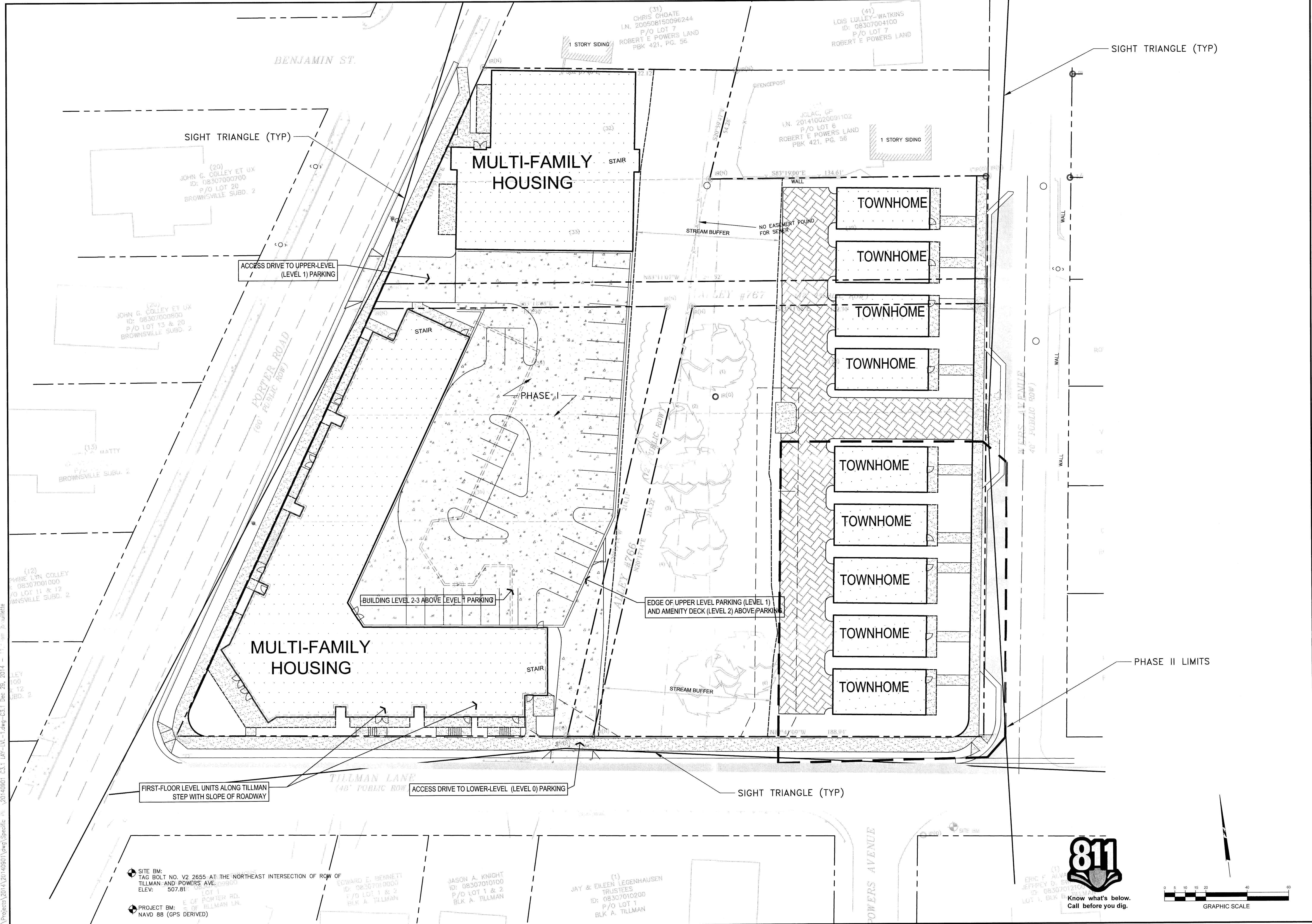
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DATE	REVISIONS
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C3.0
 SITE LAYOUT
 LOWER LEVEL

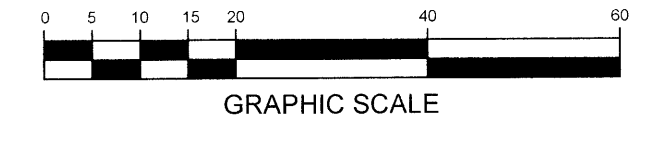
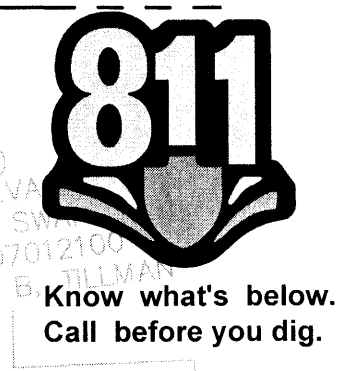


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 12/16/14 PER CITY COMMENTS
 DATE REVISIONS
 11.25.2014 20140901

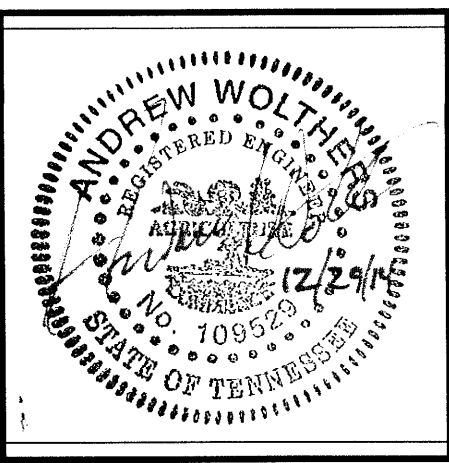
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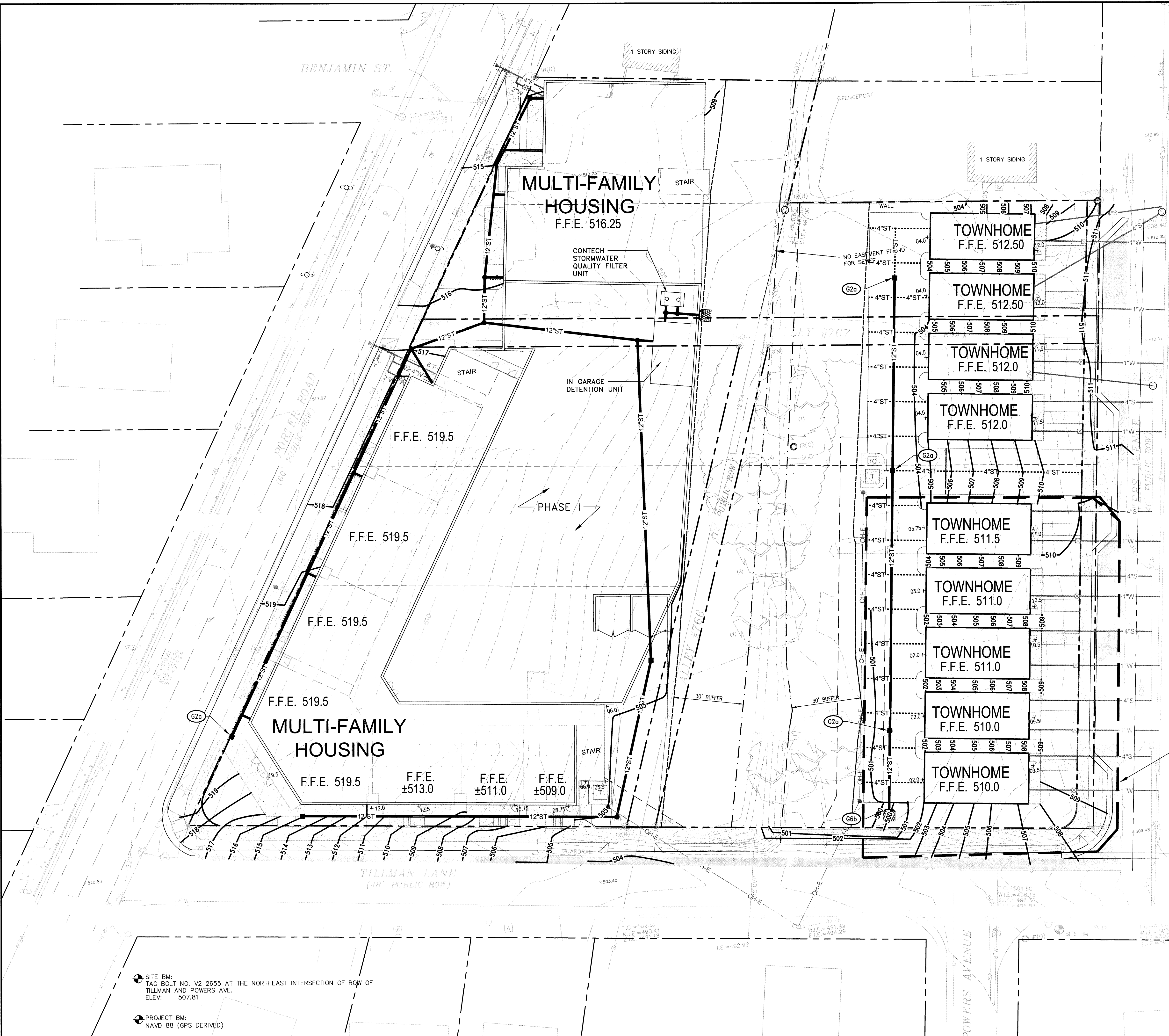
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DATE	REVISIONS
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11.25.2014	20140901

C3.1
 SITE LAYOUT
 LEVEL 1

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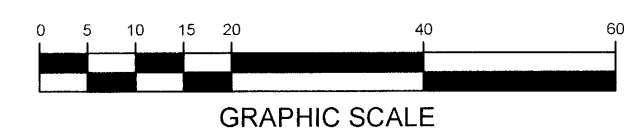
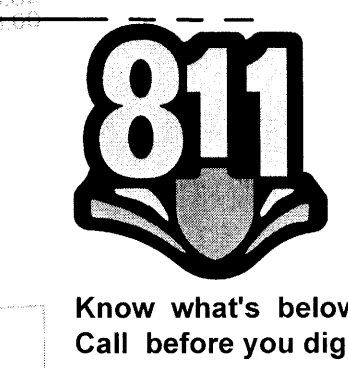


GRADING & DRAINAGE KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
G2a	SINGLE CATCH BASIN	
G2b	DOUBLE CATCH BASIN	
G3	JUNCTION MANHOLE	
G4	NDS DRAIN INLET	
G5	CLEANOUT	
G6b	CONCRETE HEADWALL WINGED	
G7	BUILDING DOWNSPOUT CONNECTION	
G8	DETENTION POND OUTLET STRUCTURE	
G10	WATER QUALITY STRUCTURE	

- NOTES:
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 2. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
 3. 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.
 4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

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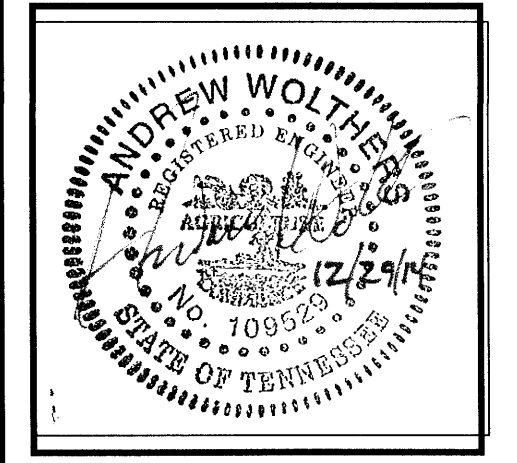
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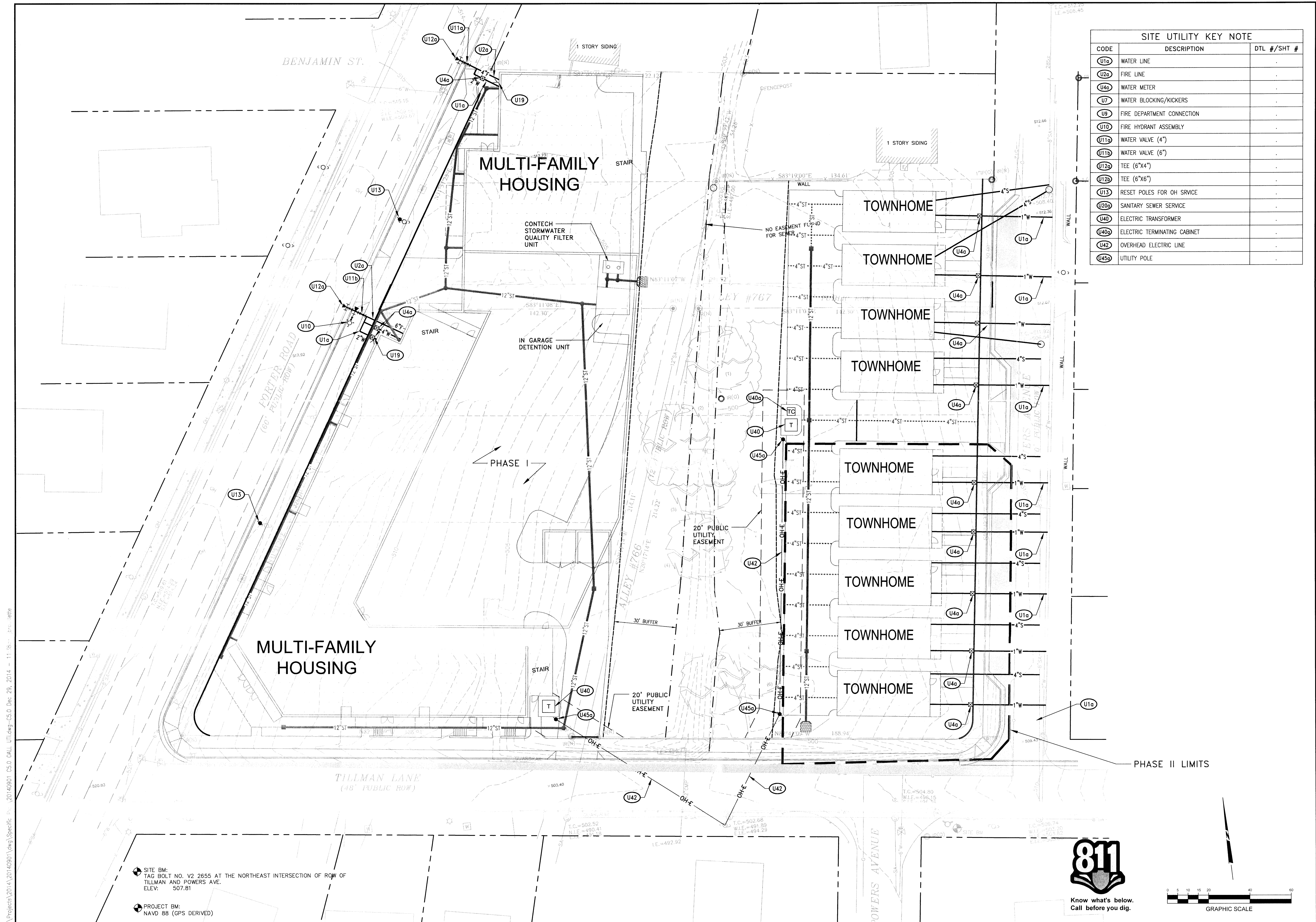
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 (615) 467-2640



DATE	REVISIONS
12.29.14	PUBLIC WORKS COMMENTS
12.16.14	PER CITY COMMENTS
11.25.2014	20140901

C4.0

SITE GRADING & DRAINAGE



SITE UTILITY KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
U1a	WATER LINE	
U2a	FIRE LINE	
U4a	WATER METER	
U7	WATER BLOCKING/KICKERS	
U9	FIRE DEPARTMENT CONNECTION	
U10	FIRE HYDRANT ASSEMBLY	
U11a	WATER VALVE (4")	
U11b	WATER VALVE (6")	
U12a	TEE (6"x4")	
U12b	TEE (6"x6")	
U13	RESET POLES FOR OH SERVICE	
U20a	SANITARY SEWER SERVICE	
U40	ELECTRIC TRANSFORMER	
U40a	ELECTRIC TERMINATING CABINET	
U42	OVERHEAD ELECTRIC LINE	
U45a	UTILITY POLE	

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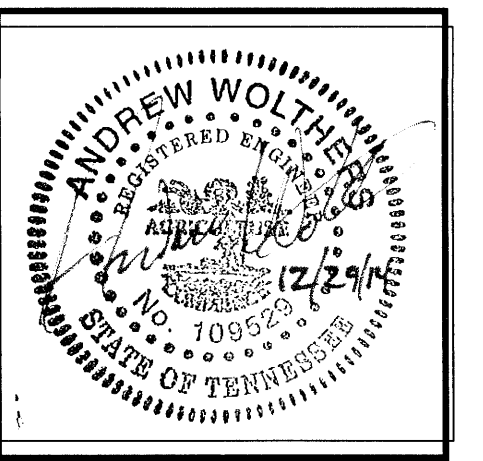
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
 T 615.385.4144 F 615.385.4020 www.littlejohn.com

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

SPECIFIC PLAN
 Case No: 2015SP-008-001

821 PORTER ROAD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

IMAGINE I CO.
 P.O.C. MATT GARDNER
 (615) 467-2640



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11.25.2014	20140901

C5.0

SITE UTILITIES

SITE BM:
 TAG BOLT NO. V2 2655 AT THE NORTHEAST INTERSECTION OF ROW OF
 TILLMAN AND POWERS AVE.
 ELEV: 507.81

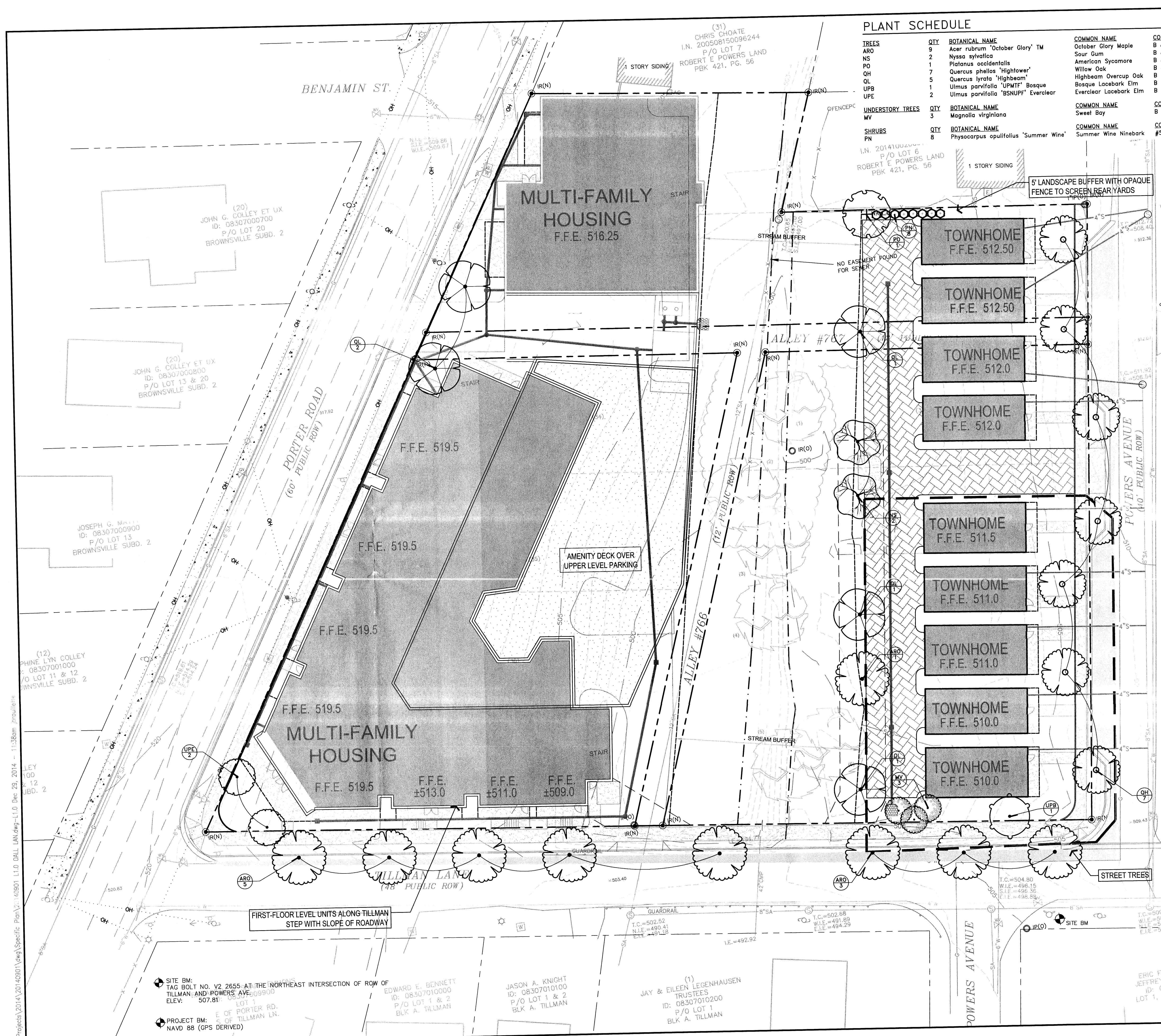
PROJECT BM:
 NAVD 88 (GPS DERIVED)

811

Know what's below.
 Call before you dig.

0 5 10 15 20 30 40 50
 GRAPHIC SCALE

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
ARO	9	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	3"	13-15' Ht.	4-5'	Well branched	
NS	2	Nyssa sylvatica	Sour Gum	B & B	3"	14-15'	5'		
PO	1	Platanus occidentalis	American Sycamore	B & B	2.5" Cal	10'-12'	4-4.5'		
OH	7	Quercus phellos 'Hightower'	Willow Oak	B & B	3"	14-16'	5-6'		
OL	5	Quercus lyrata 'Highbeam'	Highbeam Overcup Oak	B & B	3"	14-16'	4-5'	Matched; Well formed & balanced	
ULB	1	Ulmus parvifolia 'UPMTF' Bosque	Bosque Lacebark Elm	B & B	3"	12-14'	4.5-5'	matched	
UPB	1	Ulmus parvifolia 'BSNUPF' Everclear	Everclear Lacebark Elm	B & B	3"	12-15'	3-4'		
UPE	2	Ulmus parvifolia 'BSNUPF' Everclear	Everclear Lacebark Elm	B & B	3"	12-15'	3-4'		
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
MV	3	Magnolia virginiana	Sweet Bay	B & B	2" Cal	10-12'	3'-4'		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
PN	8	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	#5 Cont.		24-30"	21-24"	48" o.c.	

SITE TREE DENSITY CALCULATIONS

ZONED:	SPECIFIC PLAN (SP)
ACREAGE:	2.20 Ac.
BUILDING ACREAGE:	1.10 Ac.
ADJUSTED ACREAGE:	1.10 Ac.
TREE DENSITY UNITS REQUIRED: (14 TDU/Ac. x 0.79 Ac.)	15.4 TDU
TREE DENSITY UNITS PROVIDED:	
PROTECTED TREES:	28.8 TDU
EXISTING STREET TREES:	7.8 TDU
PROPOSED TREES:	
2" 6 x 0.5 = 3.0	
3" 8 x 0.6 = 4.8	
TOTAL	7.8
TOTAL DENSITY UNITS PROVIDED	36.6 TDU

LANDSCAPE DATA

OVERALL SITE ACREAGE	2.20 ACRES
MAP AND PARCEL	SEE COVER SHEET
ZONING	SPECIFIC PLAN (SP)
LAND USE:	MULTI FAMILY APARTMENTS
IMPERVIOUS SURFACE RATIO (ISR)	
MAX. ALLOWED	0.20
PROPOSED	0.57

EXISTING TREES TO BE PRESERVED

PT. NO.	SIZE/TYP	HEALTH	TDU
1	18"		
2	20"		
3	18"		
4	24" HALEZIA		
5	26" POPULAR		
6	26" POPULAR		

132 TOTAL INCHES PRESERVED
6 TOTAL TREES

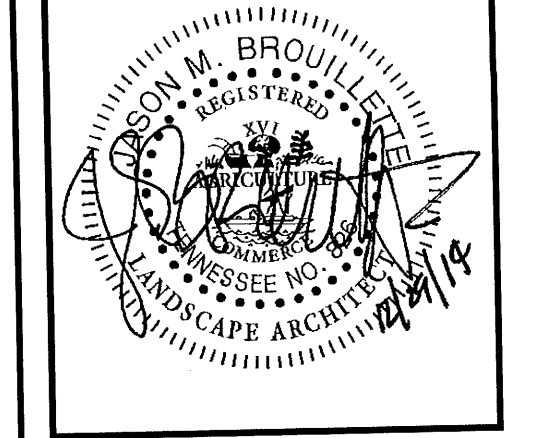
LANDSCAPE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
(11)	PLANTING BED LIMITS	
(12)	IRRIGATION LIMITS	
(13)	AREA TO BE SEEDED	
(14)	AREA TO BE SODDED	

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L1.0
 OVERALL SITE LANDSCAPE

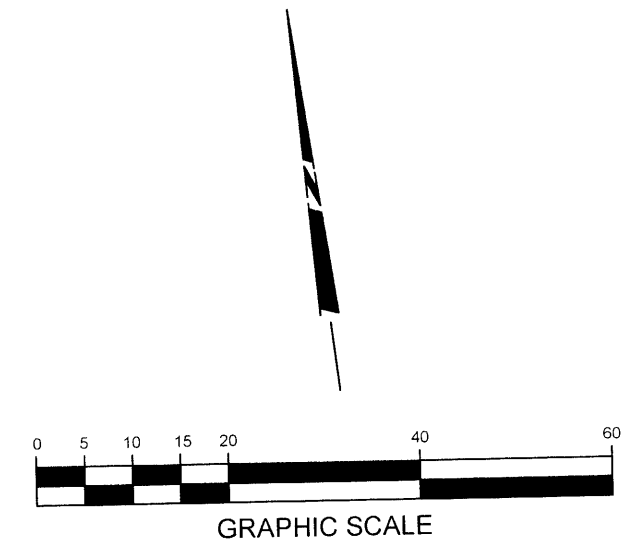
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SITE BM:
 TAG BOLT NO. V2 2655 AT THE NORTHEAST INTERSECTION OF ROW OF
 TILLMAN AND POWERS AVE.
 ELEV: 507.81

PROJECT BM:
 NAVD 88 (GPS DERIVED)

JAY & EILEEN LEGENHAUSEN
 TRUSTEES
 ID: 08307010200
 P/O LOT 1
 BLK A. TILLMAN

ERIC F. ALVAREZ &
 JEFFREY D. SWAFFORD
 ID: 08307012100
 LOT 1, BLK B, TILLMAN



ARCHITECTURAL PALETTE

ARCHITECTURAL STYLES

East Nashville is a neighborhood with a long and memorable history. It is known for its recognizable building styles and architectural language dating back to the 1800s. Eastwood Neighbors is the site of this project and has been in the ownership of the Colley family for over 100 years.

The plan set forth in this document demonstrate the desire to portray a consistent architectural character in line with the surrounding neighborhood's heavy Arts and Crafts presence. The buildings will be scaled appropriately to fit with adjacent properties and continue the rhythm of the neighborhood as one moves down the sidewalks.

ARCHITECTURAL DETAILS

Buildings will be articulated to create a scale and diversity that activate the sidewalk and promote the walkable neighborhood that much of East Nashville is accustomed to. Building masses will be broken up by porches, landscaping, and glazing to create points of interest.

ARCHITECTURAL STANDARDS

FRONTAGE:

Architectural features shall be incorporated to provide interest to the streetscape elevations and rhythm.

ROOFS:

All roofs will have architectural shingles with certain accent porches and elements potentially using a metal roof. The parking deck roof will be utilized as an outdoor recreation area with planters and lounge seating.

SITE UTILITIES:

Site utilities will be located as much as possible in areas not visible from the road. These areas will be screened as needed.

LIGHTING:

All porch lighting will be metal halide, LED, or other high quality light source.

WINDOWS & DOORS:

The windows and doors will be consistent with the surrounding neighborhood structures.

MATERIALS:

The predominant material used at the exterior walls of the buildings will be cementitious lap siding. It will mimic size and profile of adjacent structures in the surrounding neighborhood. Accent walls will be composed of masonry (brick or stone), mostly relating to the porch areas. Wood columns will be incorporated at each porch area with a mixture of concrete and wood stairs leading up to each porch and entryway. Window trim and siding will be painted.

COLORS:

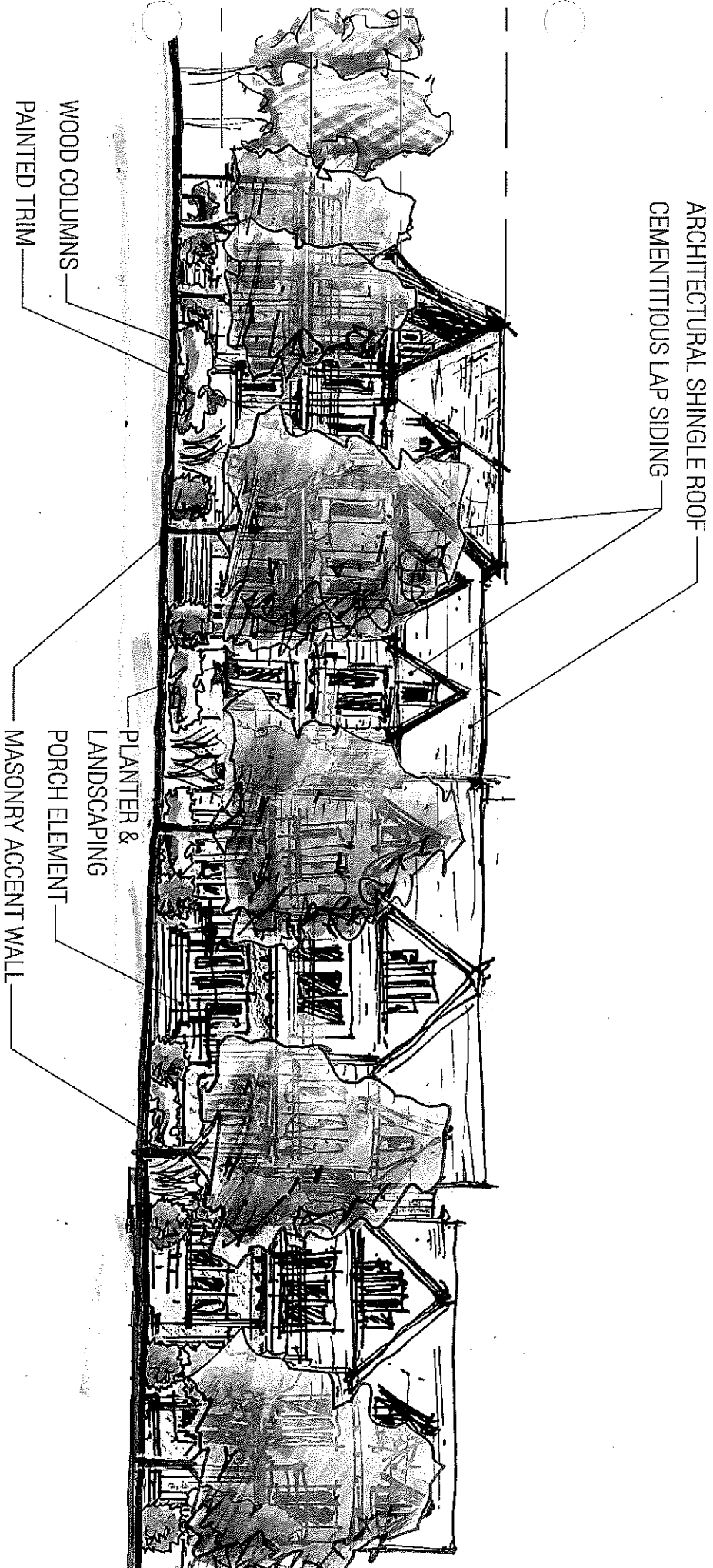
Color selections will be neutral and will be selected to relate to the surrounding structures.



ELEVATION AT PORTER ROAD
PORTER ROAD DEVELOPMENT



MULTIFAMILY ELEVATION AT CORNER OF PORTER RD & TILLMAN LN
PORTER ROAD DEVELOPMENT



ARCHITECTURAL SHINGLE ROOF
CEMENTITIOUS LAP SIDING

WOOD COLUMNS
PAINTED TRIM

PLANTER &
LANDSCAPING
PORCH ELEMENT
MASONRY ACCENT WALL

ARCHITECTURAL SHINGLE ROOF
ACCENT METAL ROOF

CEMENTITIOUS LAP SIDING



31'
21'
11'
0'

PLANTER &
LANDSCAPING
PORCH ELEMENT
MASONRY ACCENT WALL

WOOD COLUMNS
PAINTED TRIM

SINGLE FAMILY RESIDENTIAL ELEVATION AT POWERS AVENUE
PORTER ROAD DEVELOPMENT

CENTRIC
ARCHITECTURE



SITE SECTION THROUGH PORTER ROAD AND POWERS AVENUE
PORTER ROAD DEVELOPMENT