

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUTFILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER AREAS DRESSED WITH OTHER TOPSOIL SHALL RECEIVE 1200 POUNDS PER 1000 SQUARE FEET OF 6-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED). 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET. A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN MINERAL OR OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% PROCTOR OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR DIMENSIONS OF THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THIS PROJECT. HIS SUB-CONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE TO METRO WATER SERVICES PRIOR TO THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLETELY REPAIR ALL DAMAGE TO METRO WATER SERVICES PROPERTY AND THE PUBLIC DURING THE CONSTRUCTION MEETING.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTORS SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO DP-10 & DP-13. LOCATION TO BE COORDINATED WITH THE PDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

PUBLIC WORKS NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) PRIOR FOLLOING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE. HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAVED WITH ROUND-UP (CONTRACTORS OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12N/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES, IN TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS FOR THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE A MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURIAL SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURIED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 4 UNIT RESIDENTIAL DEVELOPMENT AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT MANUAL (NO. 78-540 & ON MAP 47037020219F DATED APRIL 20, 2001).
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037020219F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE E CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRAINAGE CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CULVERT).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY INDIVIDUAL ROLL-AWAY CANS.
- 11) 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.
- 12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS STAFF. THE FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS AND CONDITIONS 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.
- 13) 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 RM15-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) THIS DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT LAYOUT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

GENERAL PLAN CONSISTENCY NOTE

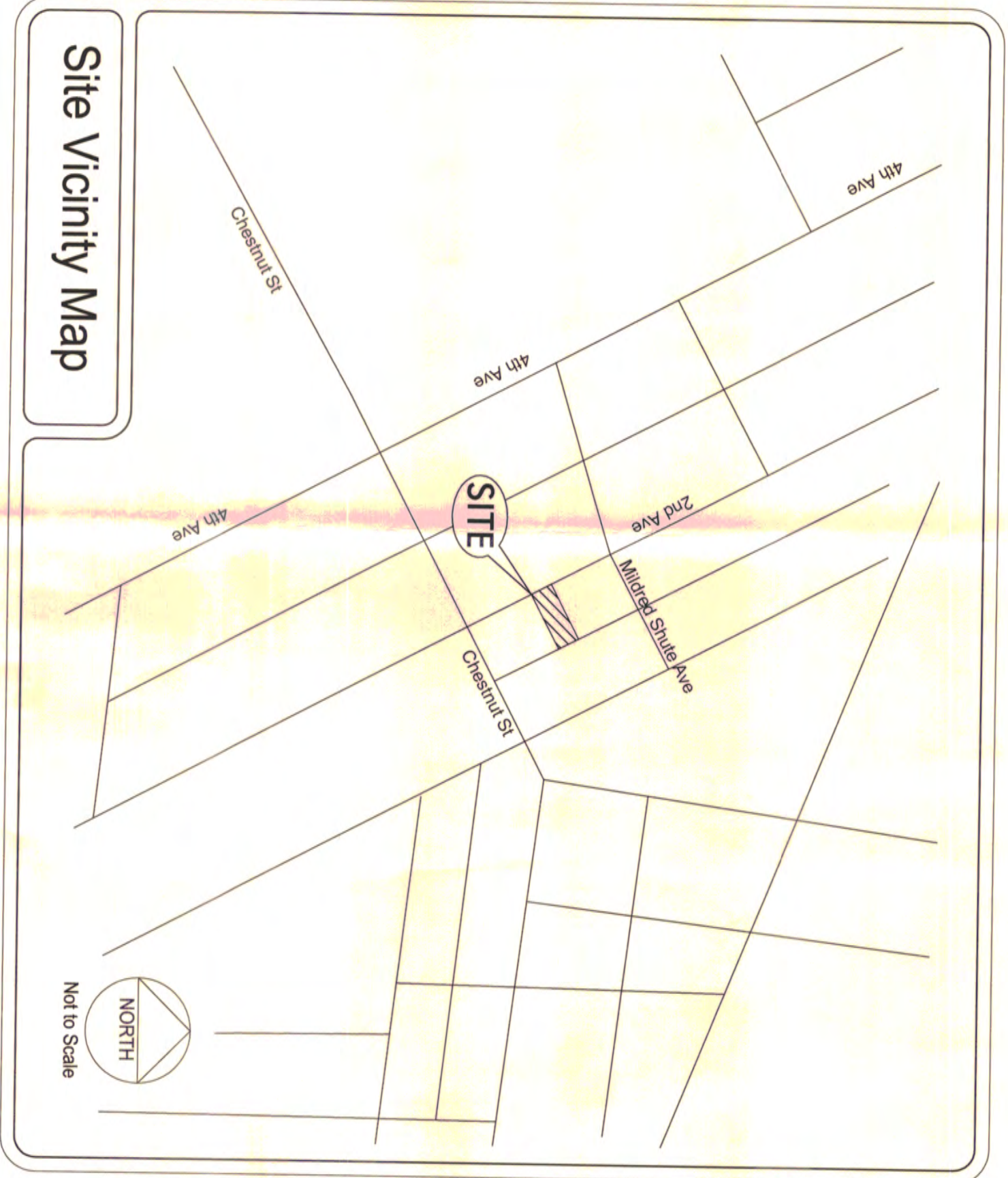
The Specific Plan District proposed herein is located within Subarea #11, the South Nashville Community Plan. The current specified land use policy for this site is a Transit 4 (T4) Neighborhood Maintenance policy (or T4 NM). The primary goal of the T4 NM policy is to preserve the character of urban neighborhoods, specifically as that character pertains to development patterns, form and mixing of new construction and land uses. As part of the Nashville Next Plan Update, this site is proposed to transition to a T4 Urban Neighborhood Evolving (T4 NE) land use policy. The primary goal of the T4 NE policy is to create and enhance urban neighborhoods with higher density residential development while providing additional housing options and maintaining the existing character of the surrounding community.

This Specific Plan District, as proposed, will enhance the streetscape and pedestrian zone along 2nd Avenue South by providing a 6 foot wide Public Sidewalk as well as a 4 foot grass planting strip. The units as proposed in this Specific Plan District will match the existing contextual front setbacks of the residential units adjacent to the site along 2nd Avenue. Five foot side yard setbacks are also to be provided with this Specific Plan, as is the requirement under the current base zoning. With this Specific Plan, additional right-of-way is to be dedicated along both 2nd Avenue South and Alley # 205. Finally, this Specific Plan District will provide for additional housing options in this Community that are not currently possible under the existing base zoning of the site.

ARCHITECTURAL NOTES

- BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:
 - A. BUILDING FACADES FRONTING A STREET AND COURTYARD SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER.
 - C. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
 - D. FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 36 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.
 - E. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

Property Information	Developer
1114 2nd Ave S Nashville, Tennessee 37210 0.16 Tidal Acres Council District 17 (Sandra Moore)	City Limits Construction Contact: Ken Wade 517 Southern Turf Drive Nashville, Tennessee 37211
Owners of Record	Civil Engineer
1114 2nd Ave S Wade Properties, LLC 4910 Almond Dr Nashville, Tennessee 37220	Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Gargan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net
124 Rains Ave Shiloh Missionary Baptist Church, TRS. 1117 Second Avenue, South Nashville, Tennessee 37210	



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTI-FAMILY (SINGLE FAMILY DWELLINGS)
PROPERTY ZONING (R6 (UZ0))	SUBROUTING ZONING R6
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	4 TOTAL UNITS (13.8 UNITS/AC)
FAR	0.65 MAXIMUM/ 0.73 PROPOSED
ISR	0.70 MAXIMUM/ 0.41 PROPOSED
STREET YARD SETBACK	5' MEASURED FROM ROW ALONG PROP. 2ND AVE
REAR YARD	20' (ALLEY #169)
HEIGHT STANDARDS	3 STORES MAX. IN 35 FEET (MEASURED TO ROOF LINE)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA ALLEY 169
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	416' NORTH TO DRIVEWAY ALONG 2ND
REQUIRED PARKING	4- 185 SOUTH TO CHESTNUT ST
PARKING PROPOSED	6 REAR RESIDENTIAL UZ0 1.5 STALLS/UNIT @ 4 UNITS/6 ONSITE = 6 PROVIDED
NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP (NOT TO ENCROACH INTO RIGHT OF WAY)	6 FT. COVERED PORCHES 2 FT. BALCONIES 6 FT. - STOOPS & BALCONIES

Sheet Schedule

1 C1.0 Notes & Project Standards
2 C2.0 Proposed Specific Plan
Notes & Project Standards

Nashville & Davidson County
APR 17 2015
Metropolitan Planning Department

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

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

MPC Case Number
2015SP-045-001
D&A Project #15048
1114 & 1116 2nd Ave SP
C1.0
Sheet 1 of 2

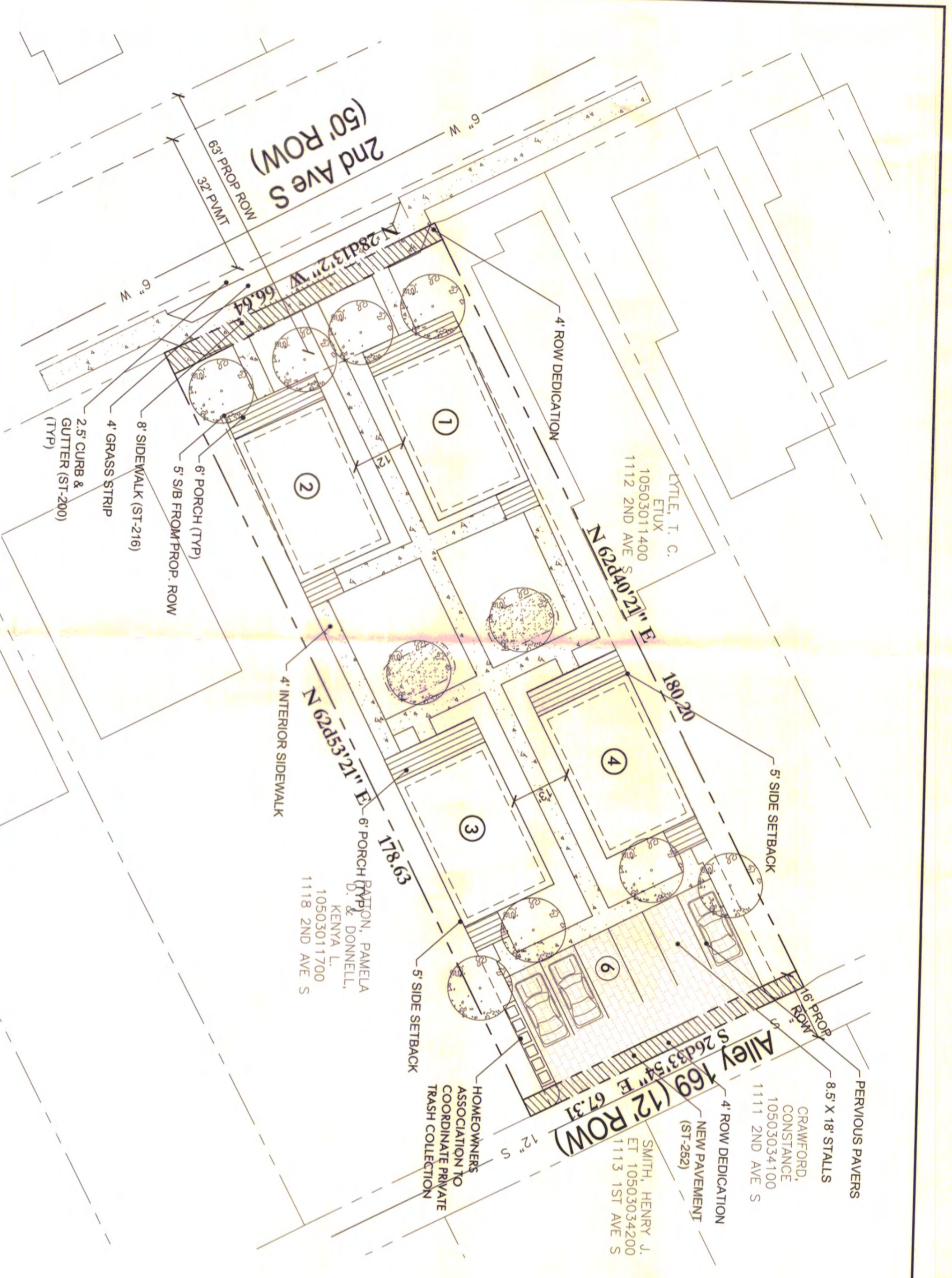


REVISIONS:
Apr. 2015: Revised Per Metro Comments

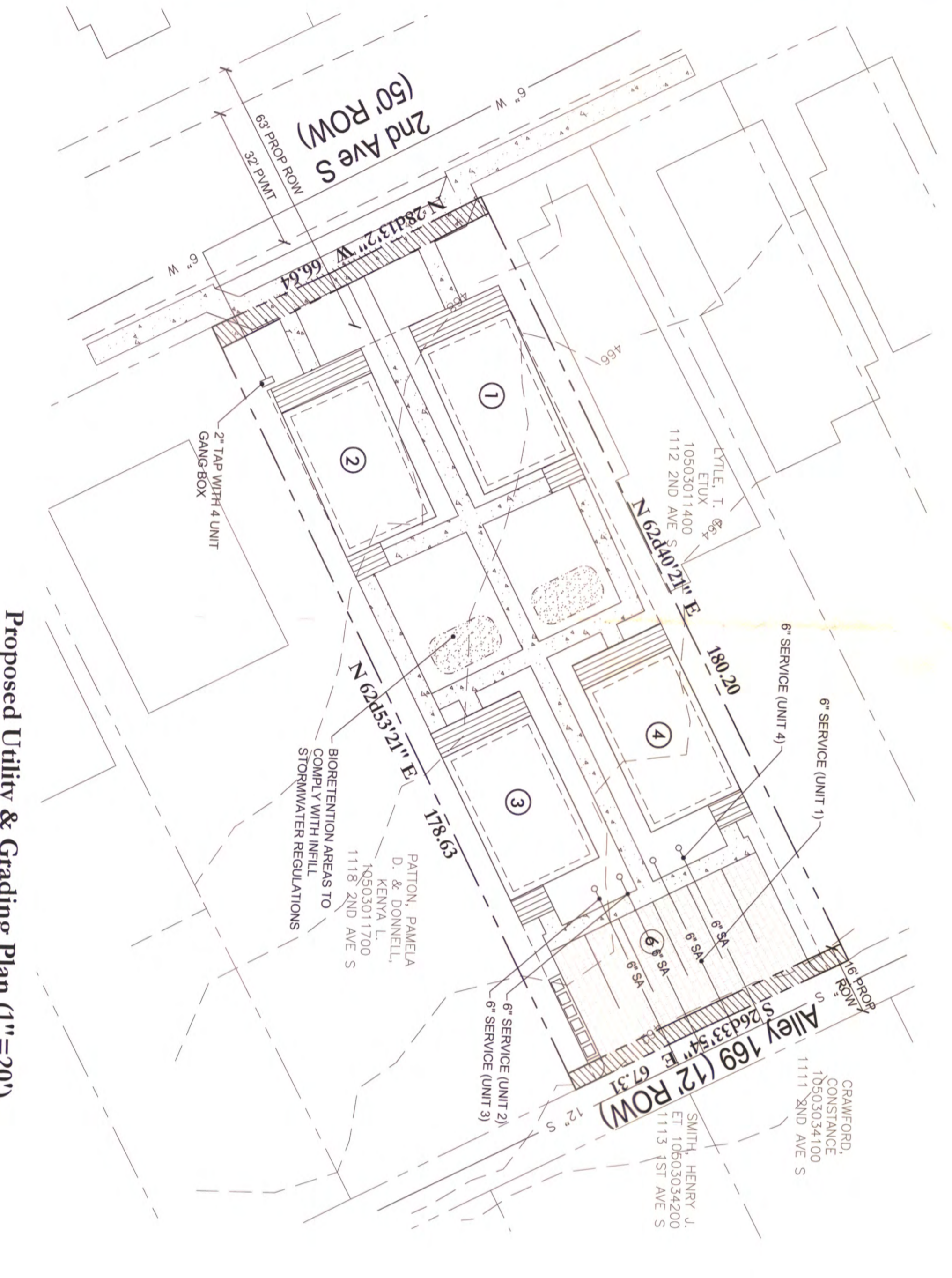
Preparation Date: Mar. 2015

1114 & 1116 2nd Ave SP
Preliminary Specific Plan
Being Parcels 115 & 116 on Tax Map 105-03
Nashville, Davidson County, Tennessee





Proposed Layout (1"=20')



Existing Conditions (1"=20')

INFILL REGULATIONS SUMMARY

EXISTING IMPERVIOUS AREA = 6820 SQ FT
 PROPOSED IMPERVIOUS AREA = 5200 SQ FT

DUE TO THE PROJECT'S SIZE AND SCOPE, THE DEVELOPMENT WOULD COMPLY WITH THE RECENTLY ADOPTED INFILL STORMWATER REGULATIONS. HOWEVER, AS SHOWN ON THE PLANS, BOTH PERVIOUS PAVERS AND BIOPRETENTION BASINS ARE PROPOSED AND SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE INFILL STORMWATER MANUAL.

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE MAJURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES WHICH FALLS WITHIN THE 'B' HYDROLOGICAL SOIL GROUP.
- 2) THE PROPOSED IMPERVIOUS AREA OF THE PROJECT WILL NOT EXCEED ITS EXISTING STATE AS LONG AS PERVIOUS PAVERS ARE UTILIZED FOR THE ALLEY PARKING AS SHOWN.
- 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

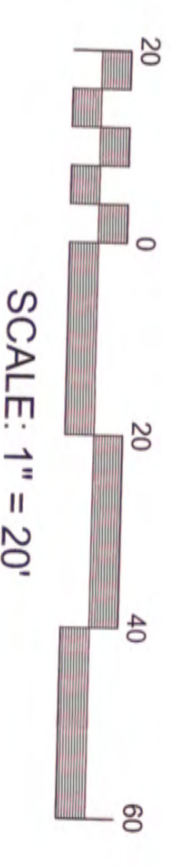
- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

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.

TREE DENSITY UNITS:
 0.29 AC-0.07 AC = 22 AC x 14 = 3.08 TDUS REQD
 10 PROPOSED 2" CALIPER TREES = 5 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

TOTAL EXISTING AREA = 0.29 ACRES ±
 = 12,632.4 S.F. ±
 ROW DEDICATION = 0.01 ACRES ±
 = 575.6 S.F. ±
 TOTAL PROPOSED AREA = 0.28 ACRES ±
 = 12,056.8 S.F. ±



Proposed Specific Plan

1114 & 1116 2nd Ave SP
 Preliminary Specific Plan

Being Parcels 115 & 116 on Tax Map 105-03
 Nashville, Davidson County, Tennessee



REVISIONS:
 Apr. 2015: Revised Per
 Memo Comments

Preparation Date: Mar.

Dale & DD
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 Surveying

MPC Case Number: 2015SP-045-001
 D&A Project #15048
 1114 & 1116 2nd Ave SP
C2.0
 Sheet 2 of 2

516 Highlander Place
 Nashville, Tennessee 37204
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