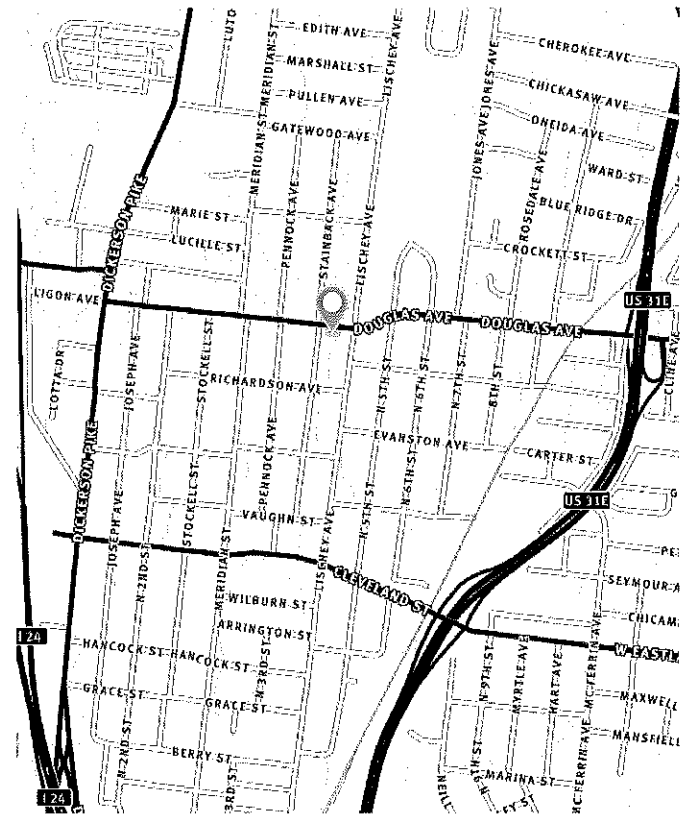


SP# 2015SP-049-001



Site Info
Site is 0.15 acres of land located at:

1225 Stainback Avenue
Map & Parcel: 07115044500
Council District 5 - Scott Davis

Current and Proposed Policy:
T4 Urban Neighborhood Evolving

Owners of Record/Developer
Strategic Options International
Myron Dowell
2817 West End Ave., Ste. 126
Nashville, TN 37203
mddowell@gmail.com

Land Planner / Architect
Smith Gee Studio
Ben Miskelly
615-645-5527
bmiskelly@smithgeestudio.com

Nashville & Davidson County

APR 21 2015

Metropolitan Planning Department

Erosion Control and Grading Notes

- 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.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 pounds per 1000 square feet of 6-12-12 fertilizer (unless otherwise specified in written specifications), 5 pounds or more of Kentucky 31 fescue seed per 1000 square feet, and a straw mulch cover of 70%-80% coverage (approximately 125 pounds per 1000 square feet), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the metropolitan stormwater management manual, volume four, section tcp-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- 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.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100 feet long and at least 6" thick.
- 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 sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County Department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the Architect. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the Architect immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- 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, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.

- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 & CP-13. Location to be coordinated with the NPDES department during the per-construction meeting.

Stormwater Notes

- The soil types for this area are Maury-Urban Land Complex, 2 to 7 percent slopes which falls within the "B" hydrological soil group.
- This site shall comply as shown w/ Appendix 'H' the regulations residential infill guidance manual.
- 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 Appendix 'H'.

Landscape Notes

- The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet, when trees are planted in rows, they shall be uniform in size and shape.
- All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.
- All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.
- Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. Trees located within four feet of shrub beds shall share same mulch bed.
- Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.
- Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.

- The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

Water & Stormwater Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the metro water services.
- The contractor is responsible for reimbursing the metro water services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- 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.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.

Utility Notes

- Water and Sewer service to be provided by Metro Water Services
- Water and Sewer Services are schematically shown. Final Water and Sewer service locations will be provided during the final SP process.

Public Works Notes

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.



APRIL 21, 2015

1225 Stainback Avenue Preliminary Specific Plan
Nashville, Tennessee

SGS #15009.00



SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555 • f: 615.739.5582
www.smithgeestudio.com

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Development Summary	
Uses	4 Residential Units
Maximum Number of Multi-family Units	4 units
Douglas Avenue Setback	5 ft. *
Stainback Avenue Setback	5 ft. *
Alley Setback	20 ft.
Side Setback	5 ft. **
Height Standards	3 stories maximum in 40 feet***
Raised Foundation	18" Minimum, 3' Maximum (at Front Setback)
Access	(1) Autocourt from Alley.
Parking	6 required (1.5 per unit UZO) 7 provided (1.75 per unit)
Floor Area Ratio (FAR)	1.1
Density	29 du/ac
* Excluding pedestrian passages, garage entries and open spaces; porches and stoops may encroach up to 4 ft. beyond setback where applicable. ** Attached garages may encroach up to 3 ft. beyond setback where applicable *** Measured from finished floor to top of ridgeline	

Any standard not specifically addressed herein shall comply with the Residential Multi-family 40 units an Acre (RM40-A) base zoning requirements as of the application date of this Preliminary SP.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications 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.

Permitted Uses

All uses permitted by Residential Multi-family 40 units an Acre (RM40-A) base zoning designation.

Parking

Provided parking shall meet the requirements of the UZO parking standards of the Zoning Code (17.20).

It is intended that the total parking provided will be in excess of the minimum requirements of the UZO parking standards.

Parking shall be predominantly provided within a parking area internal to the development.

Height

The maximum height permitted shall be three (3) stories within forty (40) feet measured from finished floor to top of ridgeline.

Architectural Standards

Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every interior unit break along the Douglas frontage:

- A change in building material
- A horizontal undulation in the building facade of eighteen (18) inches or greater
- A porch, stoop or balcony

- Street facing building facades shall have a minimum of twenty-five (25) percent glazing (measured as a percentage of each floors width x height) and have a minimum of one principal entrance (doorway).

- Ground floor residential units on all street facing building facades shall have a porch or stoop with direct access to public sidewalk.

- Windows shall be vertically oriented at a ratio of 2:1 or greater, excluding dormers.

- Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

- All residential units shall have a minimum of eighteen (18) inches and a maximum of three (3) feet raised foundations of at the Douglas Avenue frontage, measured at the front setback. Minor reductions may be granted by Planning Staff with the Final SP application for topographically challenged areas and ADA required units.

Standard Notes

- The purpose of this SP is to receive preliminary approval to permit the development of a 4 unit residential development as shown.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78-840 & approved by the metropolitan department of water services.
- This property does not lie within a flood hazard area as identified by FEMA on map 47037C0209F, effective on 04/20/2001.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the metro stormwater manual (minimum driveway culvert in metro right of way is 15" cmp).
- 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.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by individual roll-away cans to be accessed by the alley proposed.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final design and details of the plan shall be governed by the appropriate regulations at the time of final application

Development Schedule

- It is anticipated that the project will begin construction in August of 2015 and will take 12 months to be completed.

General Plan Consistency

The specific plan proposed herein is located within subarea #5 or the East Nashville Community Plan. The specified land use is Neighborhood Evolving, Transect 4 (or T4 NE). The primary goal of T4 NE is to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice.

As proposed, this specific plan will enhance the Douglas Street corridor by placing development along the street edge. The massing of the proposed townhomes will further compliment the continuity along the roadway, while increasing density in accordance with the community plan.

The uses proposed, as well as the site's design and density are appropriate as outlined within the T4 NE policy in the community character manual and the plan will help to preserve and enhance Douglas Street by improving its pedestrian access and promoting infill.



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1225 Stainback Avenue Preliminary Specific Plan
Nashville, Tennessee

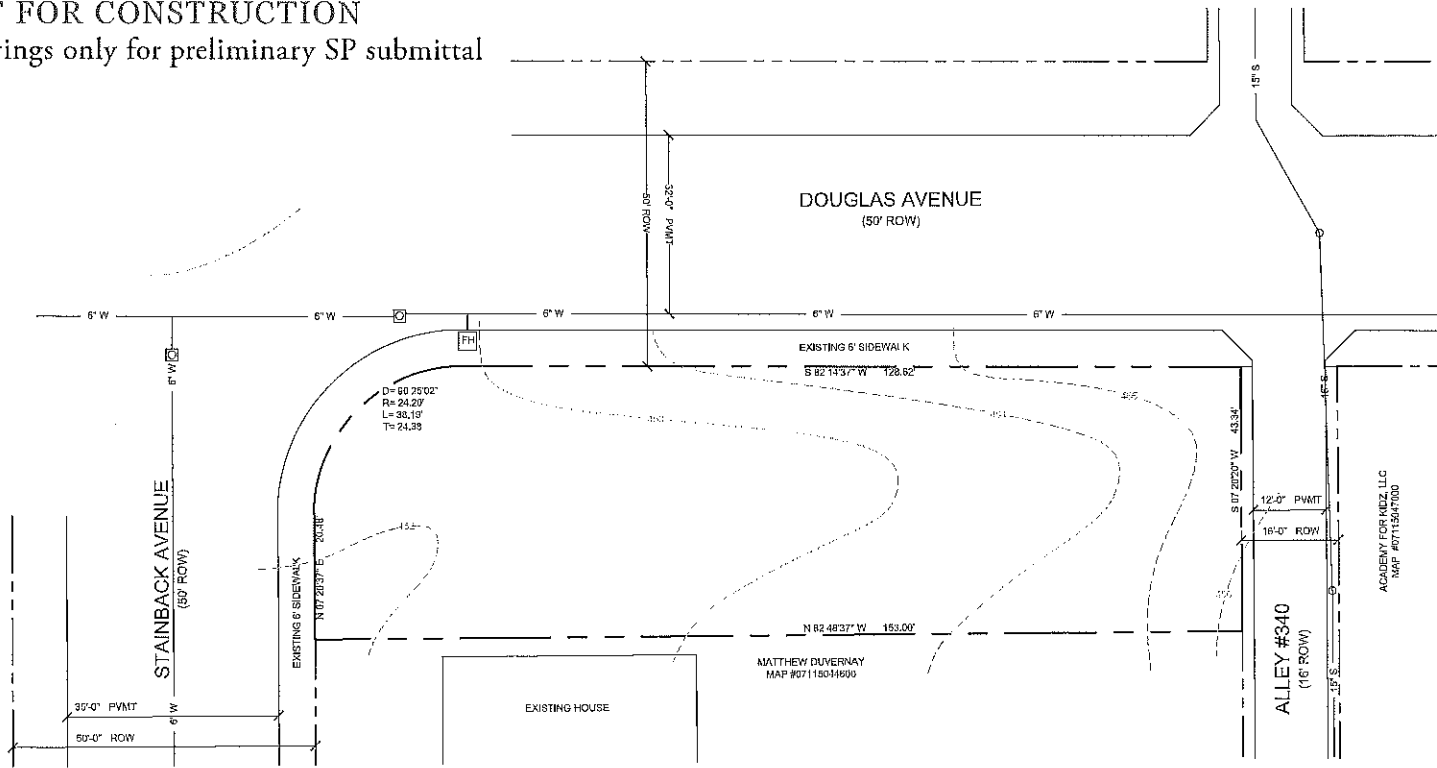
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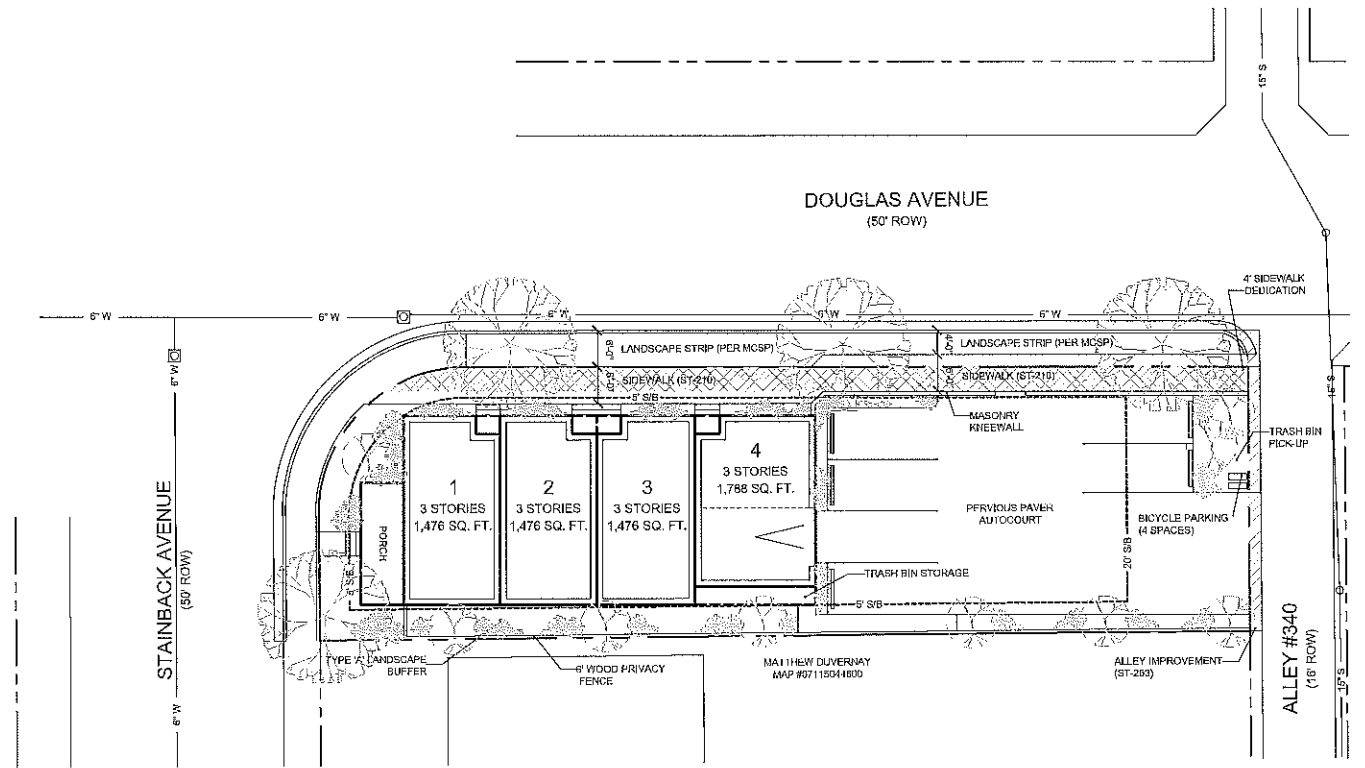
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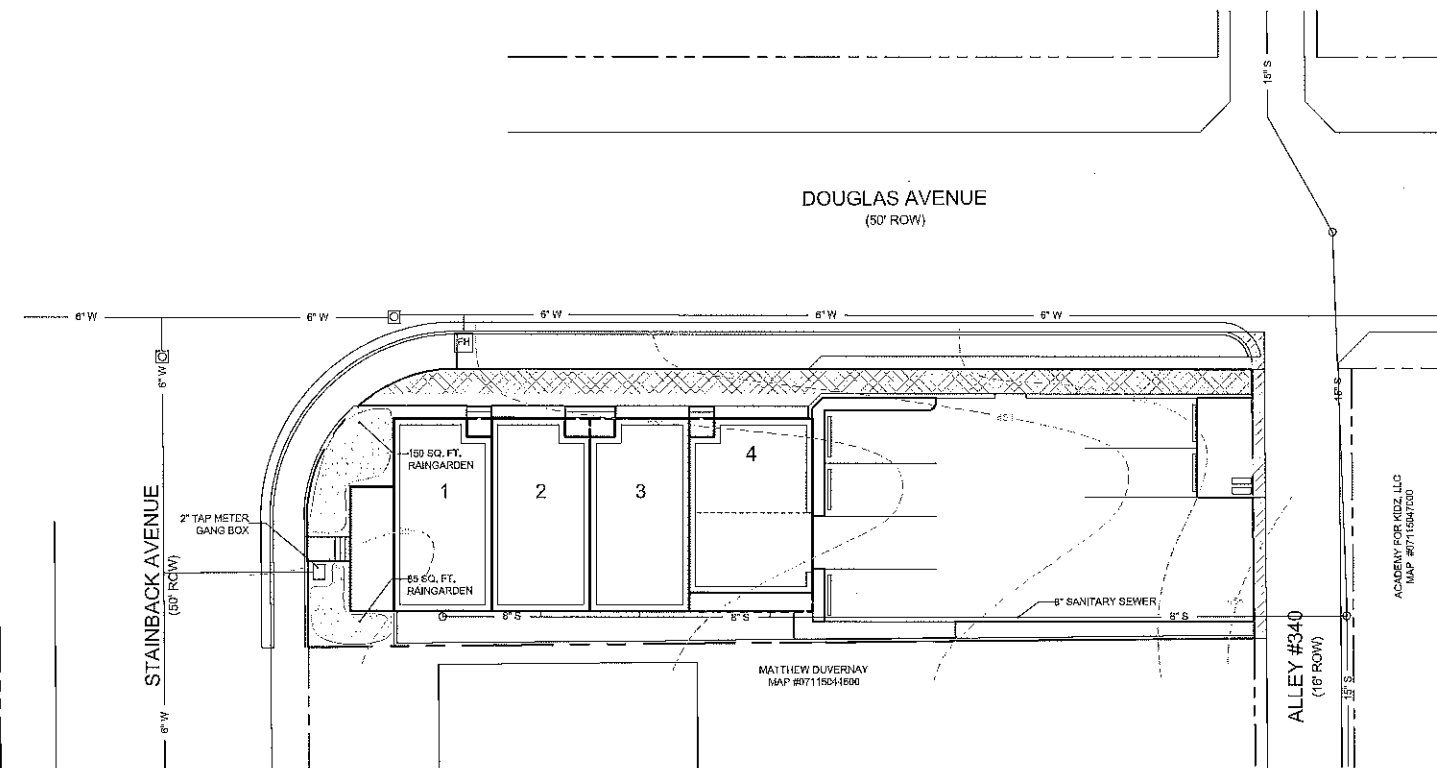
NOT FOR CONSTRUCTION
Drawings only for preliminary SP submittal



Existing Conditions (1"=30')



Proposed Layout (1"=30')



Utility & Grading Plan (1"=30')

Pre/Post Calculations

Pre-development:

Total Site Area: 6,619 Sq. Ft.
Impervious: 0 Sq. Ft.
ISR: 0.00

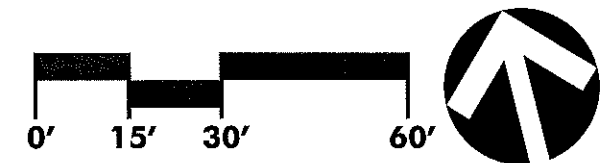
Post-development:

Total Site Area: 6,619 Sq. Ft.
Impervious: 5,457 Sq. Ft.
ISR: 0.82

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.

4 Proposed 2" Caliper Trees= 2 TDU Provided



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