

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 CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS PRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12" FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FUSCUE 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.
- 3) EROSION CONTROL BARRIERS IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-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 VEGETATION AND THE LOCATION OF ANY EXISTING UTILITIES AND MANHOLES DURING CONSTRUCTION. IF DAMAGE OCCURS TO ANY SUCH INSTALLATION, FILL 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 PROVED 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 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.
- 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 INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER 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 CAUSED BY HIMSELF, 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, 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.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) 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 PPEPS 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) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THE NUMBER-COURSE IS REQUIRED PRIOR TO THE BEGAINING OF ANY WORK. THE PRESENCE OF THE PUBLIC WORKS INSPECTOR, THESE REQUESTS ARE 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 (RBPB) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND MAIN LINES. RBPB'S ARE REQUIRED 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 AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED 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 12#1000 5 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 THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON 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 4" 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 HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BARKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURIAL SHOULD BE REMOVED OR BURIED 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 7 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 ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0213F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS STANDARD DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE 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 CURVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL, MINIMUM DRIVEWAY CURVERT IN METRO RIGHT OF WAY IS 15" CMP.
- 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 DUMPSTERS AS SHOWN ON PLAN.
- 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 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 INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADDS USES NOT OTHERWISE PERMITTED ELEMENTS, OR CHANGES OR REQUIREMENTS CONTAINED IN THE PRELIMINARY SP PLAN. SUCH MODIFICATIONS OR CHANGES OR ADDITIONAL 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 THE COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RAIN ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) THIS DRAWINGS 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.
- 15) RAISED FOUNDATIONS OF 18"-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.

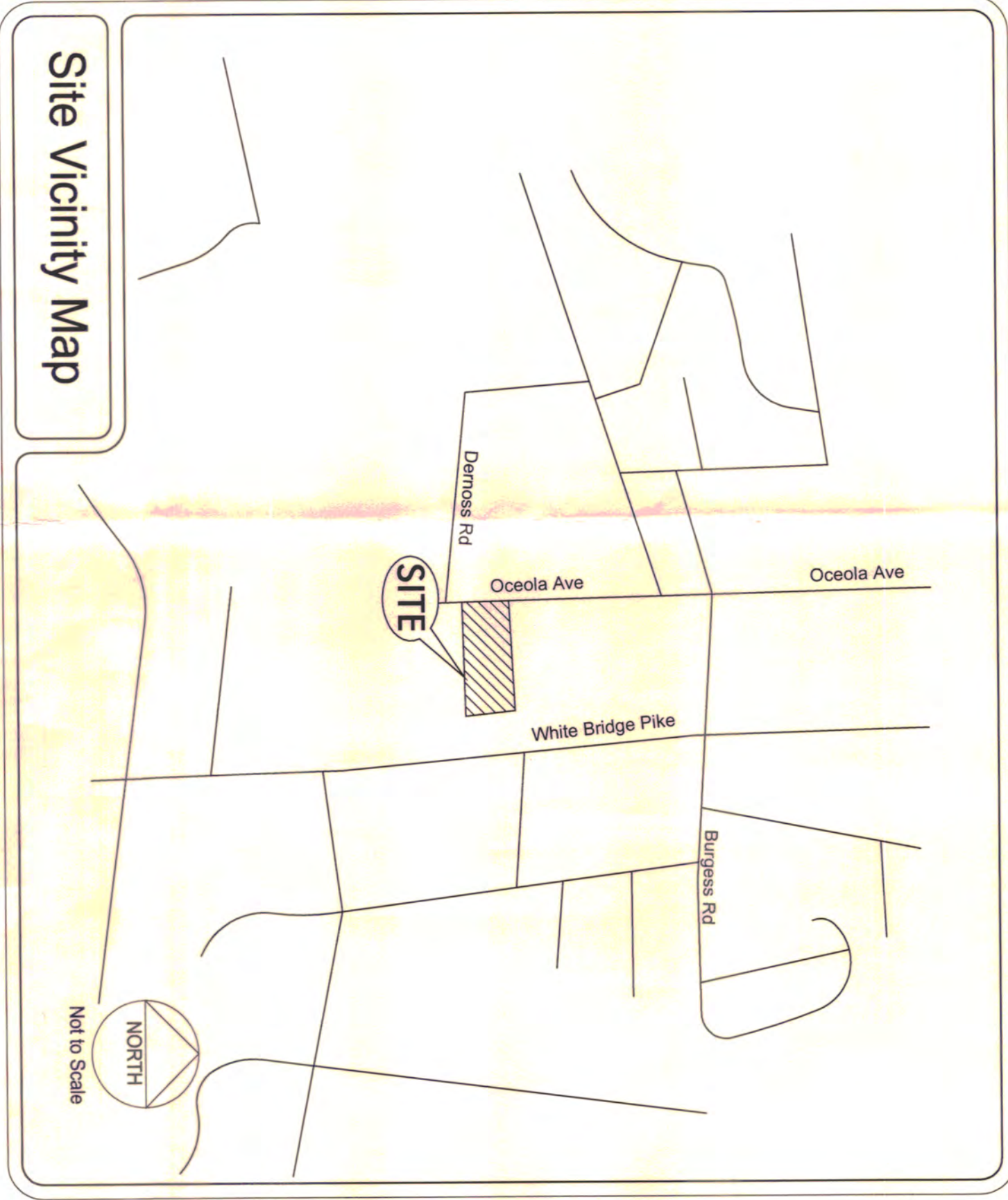
GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN DISTRICT PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #7 THE WEST NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS A TRANSECT 3 (T3) SUBURBAN NEIGHBORHOOD EVOLVING POLICY (OR T3 NE). THE PRIMARY GOALS OF THE T3 NE POLICY ARE TO CREATE AND ENHANCE SUBURBAN NEIGHBORHOODS WITH HIGHER DENSITY RESIDENTIAL DEVELOPMENT WHILE PROVIDING ADDITIONAL HOUSING OPTIONS AND MAINTAINING THE EXISTING CHARACTER OF THE SUBURBAN COMMUNITY. OPPORTUNITIES FOR IMPROVED PEDESTRIAN, BICYCLE AND VEHICULAR CONNECTIVITY ARE IMPORTANT AS WELL.

AS PROPOSED, THIS SPECIFIC PLAN DISTRICT ENHANCES THE STREETSCAPE AND IMPROVES PEDESTRIAN CONNECTIVITY ALONG OCEOLA AVENUE. WITH THE INSTALLATION OF A 5' PUBLIC SIDEWALK, WHERE NONE CURRENTLY EXISTS, THE REAR-LOADED, DETACHED SINGLE-FAMILY UNITS WITH FRONT PORCHES LOCATED ALONG OCEOLA AVENUE ALSO MAINTAIN SOME OF THE EXISTING CHARACTER ALONG THE STREET BY PRESERVING THE SETBACK PATTERN OF ADJACENT PROPERTIES. THIS SPECIFIC PLAN DISTRICT ALSO PROVIDES A HOUSING TYPE NOT READY AVAILABLE IN THE IMMEDIATE AREA, WHICH IS ALSO A GOAL OF THE T3 SUBURBAN NEIGHBORHOOD EVOLVING POLICY. EACH UNIT WILL HAVE A TWO-CAR GARAGE, AND ADDITIONAL GUEST PARKING WILL BE PROVIDED ON-SITE. AMPLE OPEN SPACE, IN THE FORM OF A COURTYARD, WILL BE PROVIDED AND THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH FINAL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT, WHERE NONE CURRENTLY EXISTS ON THE SITE. FINALLY, THE PROPOSED SEVEN UNITS FIT WITHIN THE PRESCRIBED DENSITY RANGE OF THE T3 SUBURBAN NEIGHBORHOOD EVOLVING POLICY.

ARCHITECTURAL NOTES

- 1) 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 ADJUTING AVERAGE GROUND ELEVATION.
 - E. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTI-FAMILY (SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	7 TOTAL UNITS (10.9 UNID)
FAR	0.80 MAXIMUM
ISR	0.70 MAXIMUM
STREET YARD SETBACK	20' MEASURED FROM ROW ALONG OCEOLA
SIDE YARD	5' FROM NORTH AND SOUTH PROPERTY LINES
REAR YARD	20' MEASURED FROM EAST PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAX. IN 35 FEET (MEASURED TO ROOFLINE)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA OCEOLA
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	415' SOUTH TO DRIVEWAY ALONG OCEOLA
DISTANCE TO INTERSECTION	4'-240' SOUTH TO DENROSS
REQUIRED PARKING	14 REQ'D (RESIDENTIAL 2 STALLS/UNIT @ 7 UNITS)
PARKING PROPOSED	14 GARAGE STALLS + 5 ON-SITE = 19 PROVIDED
NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:	
(NOT TO ENCROACH INTO RIGHT OF WAY)	6 FT. - COVERED PORCHES 2 FT. - BAY WINDOWS 6 FT. - STOOPS & BALCONIES

Oceola Park SP Preliminary Specific Plan
Being Parcels 131 & 131-01 on Tax Map 103-02
Nashville, Davidson County, Tennessee

Preparation Date: Apr. 2015

REVISIONS:
M/C Comments: 5-15-15

Sheet Schedule

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

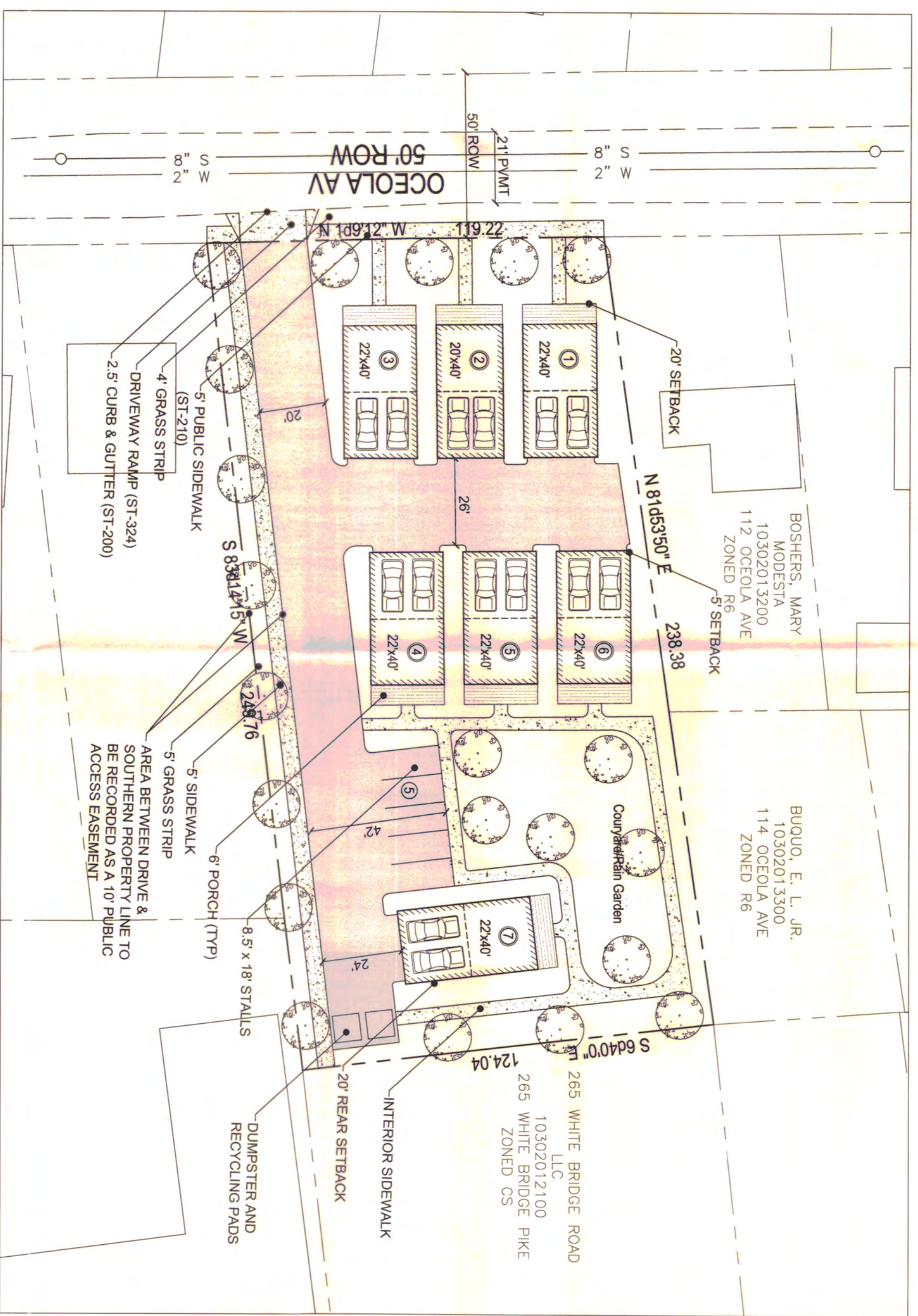
Notes & Project Standards

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

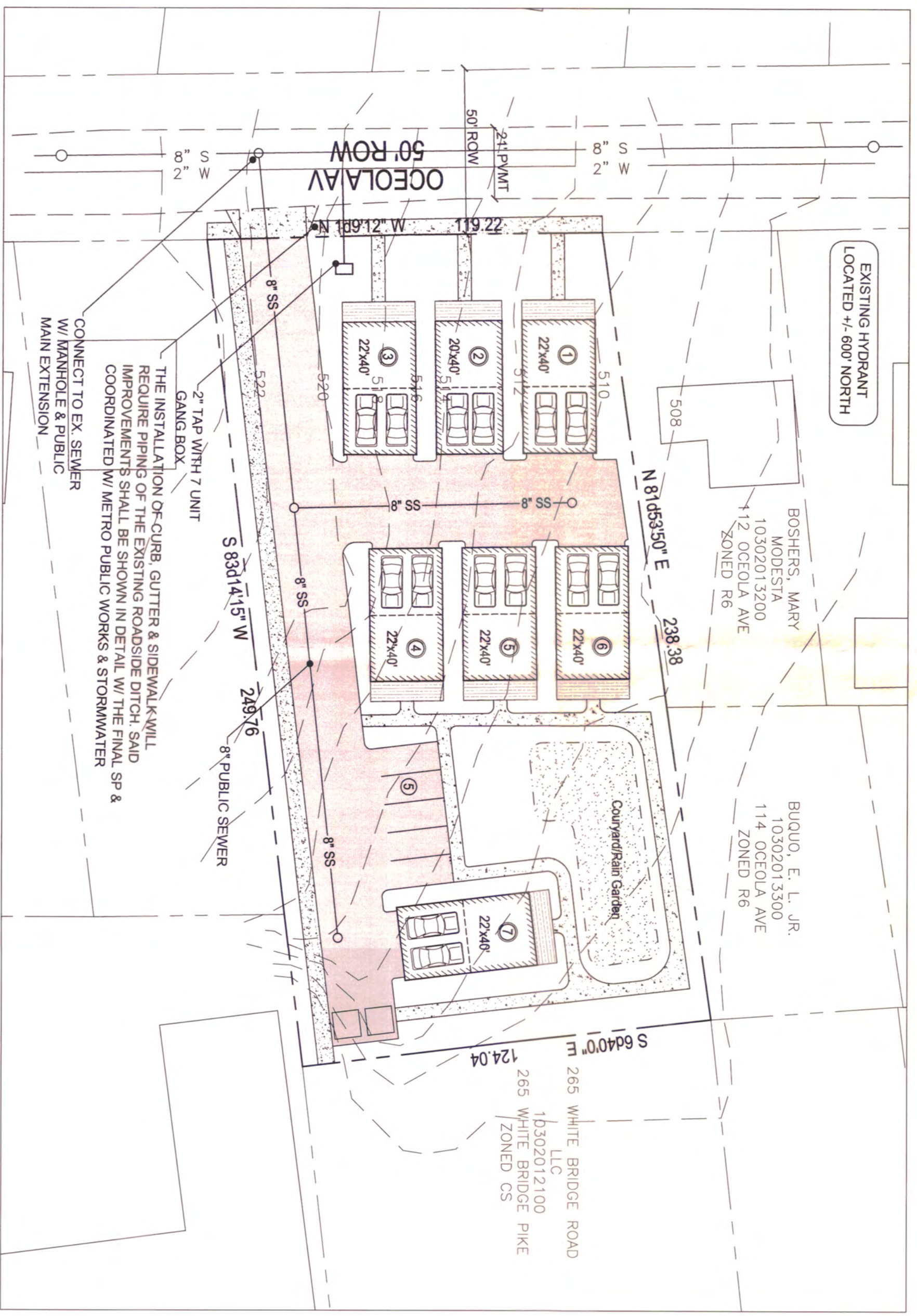
Nashville & Davidson County
May 18 2015
Metropolitan Planning Department

M/C Case Number: 2015SP-056-001
D&A Project #: 15185
Oceola Park SP
Sheet 1 of 2

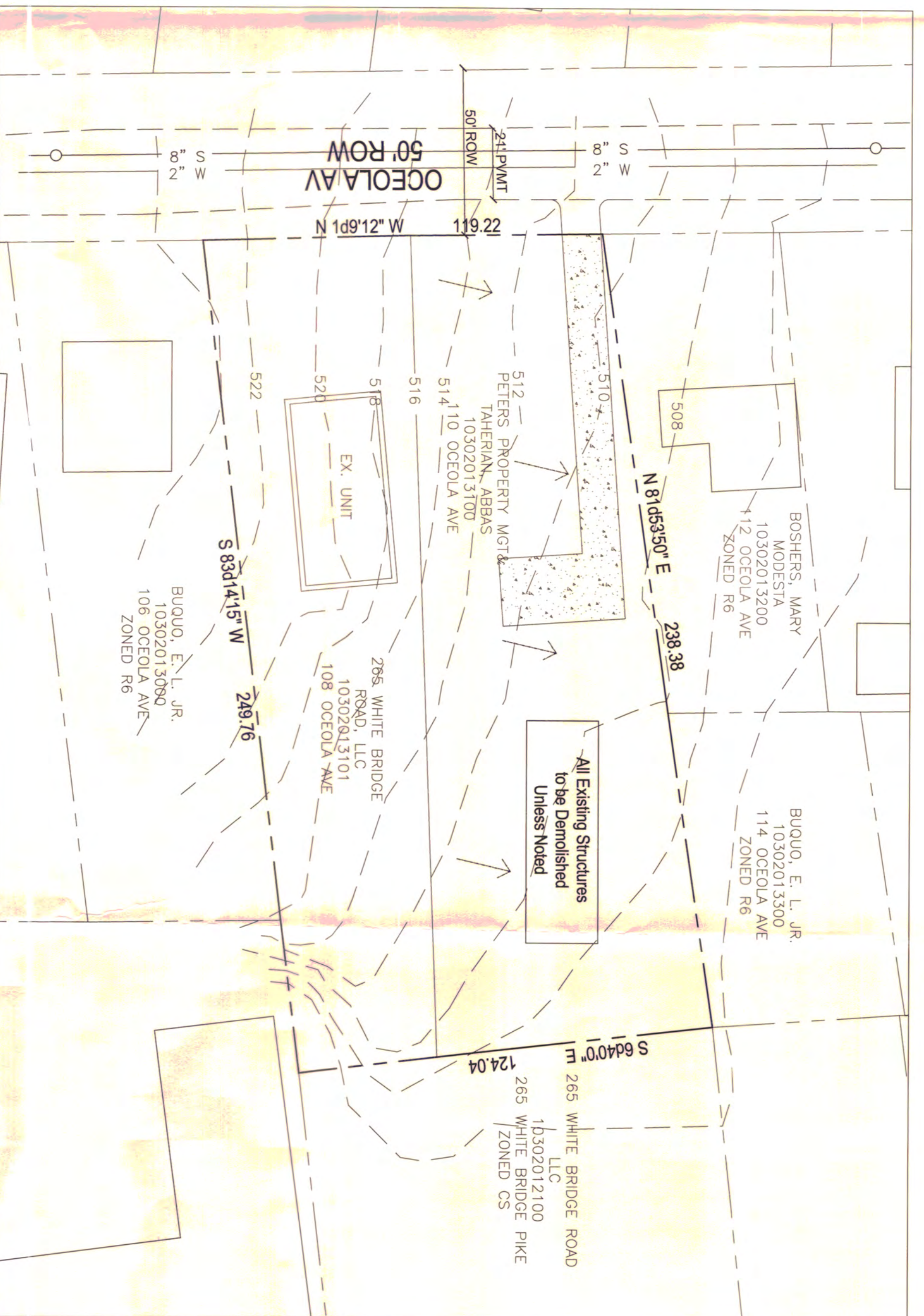
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



Proposed Layout (1"=30')



Proposed Utility & Grading Plan (1"=30')



Existing Conditions (1"=30')

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 1581 CF OF WQV STORAGE IN THE PROPOSED RAIN GARDEN/FILTRATION BASIN (80% TSS BMP). PRELIMINARY DESIGN PROPOSES POCKET RAIN GARDEN INFILTRATION TRENCHES CONNECTED BY UNDERDRAIN TO PROVIDE OVERALL VOLUME. IF DEEMED NECESSARY, A GEOTECHNICAL STUDY WILL BE COMPLETED TO ENSURE THE INFILTRATION RATE IS 0.5 IN/HR OR GREATER PRIOR TO FINAL SP SUBMITTAL.

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE: MIMOSA-URBAN LAND COMPLEX, 5 TO 25 PERCENT SLOPES WHICH FALLS WITHIN THE "C" 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.
- 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.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
 TOTAL SITE AREA = 0.64 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0.08 AC @ 98
 PRE-DEVELOPED GRASS = 0.56 AC @ 79
 COMPOSITE ONE = 81.4

POST-DEVELOPMENT
 TOTAL SITE AREA = 0.64 ACRES
 POST-DEVELOPED IMPERVIOUS = 0.42 AC @ 98
 POST-DEVELOPED GRASS = 0.22 @ 79
 COMPOSITE ONE = 91.5

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.

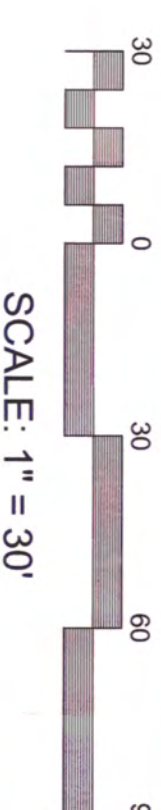
TREE DENSITY NOTES

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:
 0.64 AC @ 0.14 AC = 0.50 AC x 14 = 7.0 TDU'S RECD
 21 PROPOSED 2" CALIPER TREES = 10.5 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ON-SITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS TO ENSURE NO ADVERSE IMPACTS.

TOTAL EXISTING AREA = 0.64 ACRES ±
 = 27,878.4 S.F. ±

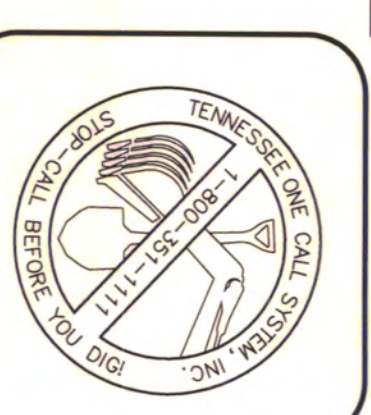


Proposed Specific Plan

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

516 Heather Place
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MPC Case Number
 2015SP-056-001
 D&A Project #15085
 Oceola Park SP
C2.0
 Sheet 2 of 2



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