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MPC Case Number - 2015 SP -069-001



# SHELBY WOODS

EAST NASHVILLE

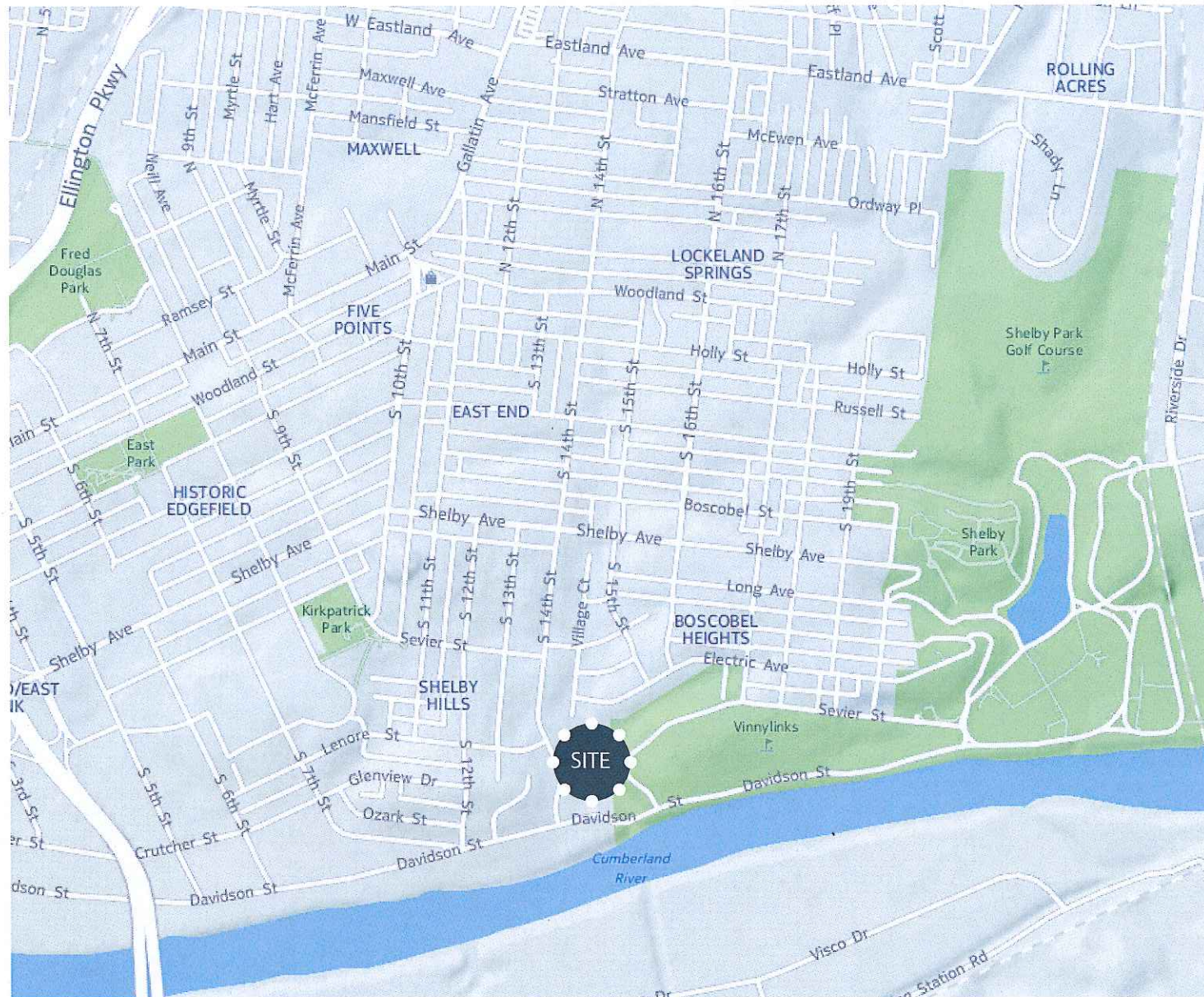
0 Davidson Street Specific Plan

May 20, 2015

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# Site Vicinity Map

MPC Case Number- 2015SP-069-001



**Site Info**  
 Site is 9.65 acres of land located at:  
 0 Davidson St  
 Map & Parcel: 09405010600  
 Council District 6 - Peter Westerholm

**Owners of Record**  
 Upside, LLC.  
 PO Box 160730  
 Nashville, TN 37216

**Developer**  
 March Egerton  
 mwegerton@gmail.com

**Civil Engineer**  
 Dale and Associates  
 Michael Garrigan  
 615-297-5166  
 michael@daleandassociates.net

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

**DA**  
**Dale & Associates**



**SHELBY WOODS**  
 EAST NASHVILLE

May 20, 2015

# Existing Conditions

## Site Info

Site is 9.65 acres of land located:

0 Davidson Street

Map & Parcel: 09405010600

Council District 6 - Peter Westerholm

Current Zoning: Residential Single-Family 5000 square foot lot (RS5)

Current Use Policy: T4 Urban Neighborhood Maintenance, T4 Conservation

Proposed Land Use Policy: T4 Urban Neighborhood Evolving, T4 Urban Neighborhood Maintenance, T4 Conservation

MPC Case Number- 2015SP-069-001



# Land Use Policy

## Current Land Use Policy

The property is located within of the East Nashville Community Plan. The current land use policy for the entire property is T4 Urban Neighborhood Maintenance and T4 Conservation. Due to the transitional location of the site, the Draft NashvilleNext policy updates the property to T4 Urban Neighborhood Evolving while retaining the T4 Conservation policy in portions of the site. The SP site plan will retain the T4 NE and Conservation policies and create a solid transition for the neighborhood while respecting the sites ecological features.

## East Nashville Community Plan

The plan accomplishes the following critical goals identified in the East Nashville Community Plan:

1. Preserve the character and atmosphere of existing residential neighborhoods.

### Objectives:

- Maintain and extend streetscapes that are friendly to pedestrians and cyclists.
- 2. Improve the appearance and function of the main corridors and other commercial areas.

### Objectives:

- Make improvements such as more coordinated signage that is appropriately scaled for a pedestrian environment, landscaping, ADA compliant sidewalks, transit stops, and other streetscape elements.
- Reduce the number of curb cuts as redevelopment occurs over time
- Encourage local residents and merchants associations to attract needed new businesses and high density housing to the corridors that would increase population, preserve existing residential neighborhoods, and help support local businesses.

3. Improve community appearance in general.

### Objectives:

- Continue recent community efforts to increase codes enforcement.
- Apply appropriate urban design principles to new development so that it complements and enhances its neighborhood.
- Utilize tools such as conservation and historic zoning districts for qualified areas in order to help preserve and enhance the community's historic character.

5. Improve transportation infrastructure to meet the needs of an urban environment.

### Objectives:

- Enhance the accessibility, circulation, and urban design of the transportation system for all modes of travel.
- Increase transit options and provide more comfortable and attractive transit stops.
- Add sidewalks, bikeways, and greenways throughout the community.

## Conservation Policy

The plan is directed to address these three critical desires of the conservation policy.

1. Preserve existing tree canopy

Units placed on stilts/piers allow for reduced site grading in turn allowing more trees to be preserved. The limits of disturbance for this development is kept as tight as possible to allow for sensitive development tucked within the existing tree canopy.

2. Reduce overall site grading

The previously disturbed area along Davidson Street is utilized for the higher density development allowing for the lower density development to wind through the northern portion of the site. Placing units on piers allows for the minimum amount of grading to be done under each home unit.

3. Sensitive develop within the floodplain

The lowest portion of the flood plain on site is left undisturbed. Where disturbance occurs cut and fill balances out and constructed wetlands are installed to enhance the water treatment on site before it is released off-site.



# Concept Plan

## Purpose

The purpose of this SP application is to provide zoning for a residential development of multiple unit types including up to 110 multifamily units, 33 elevated single-family homes and 6 garage-loaded homes within the East Nashville community.

## Vision

As per the East Nashville Community Plan's vision for a mixture of uses on the Davidson Corridor, the plan provides for the redevelopment of this underutilized property into a green, mixed housing-type urban community. The goal is to create a place that enhances the neighborhood by providing needed mixture of housing options and recreational opportunities while respecting the surrounding neighborhoods and ecological sensitivity of the existing site. The plan will create a sense of place, enhancing the quality of life and creating a community living style not yet seen in Nashville.

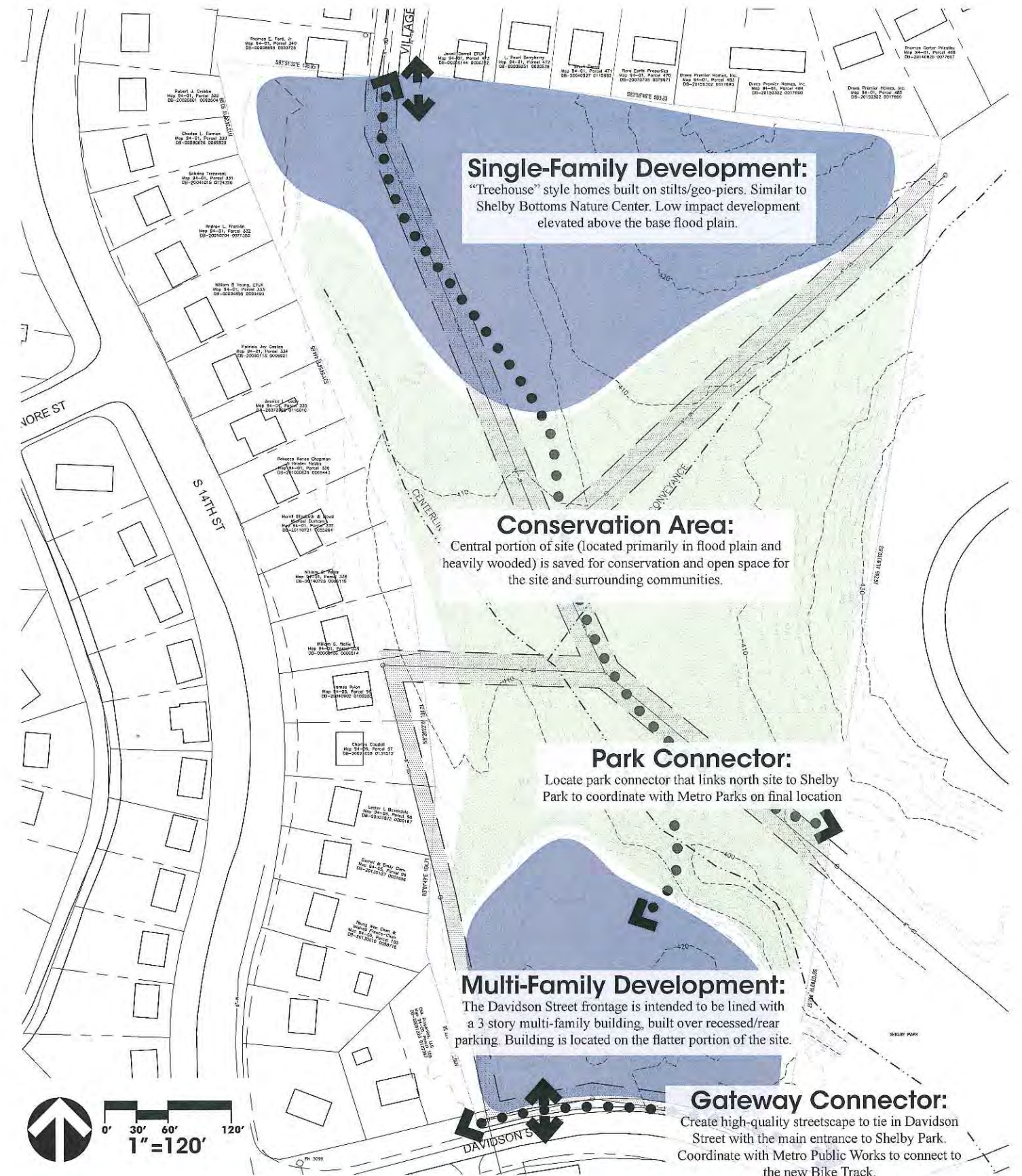
The plan places more intensity towards the Davidson Street corridor, focusing density in a more suitable location on site and along the higher traffic corridor into Shelby Park. This includes the opportunity for project amenities such as club room and fitness facility as well as an increased number of "eyes on the street". The streetscape along Davidson will provide opportunities for outdoor living and will create a vibrant and warm entrance into Shelby Park by providing opportunities for passive and active recreation.

Single-family homes are placed in the northern portion of the site with access from Village Court. South of the entry road all homes are grouped around shared decks that are elevated from the ground. This significantly limits the grading on site and saves the maximum amount of trees as possible. These homes are meant to be elevated into the existing tree canopies allowing for each home to feel like it is nestled into natural the environment. The northern side of the road is lined with a mixture of the elevated homes and some side-loaded garage homes. All base finished floor

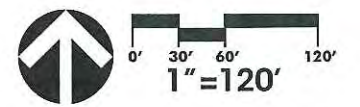
foundations will be at least 4' above the base flood elevation.

The plan creates a pedestrian friendly environment by creating streetscape improvements, traffic calming, wide sidewalks, landscaping and a highly aesthetic backdrop that prominently engages the public realm. The project also enhances the pedestrian connections to Shelby Park with the inclusion of park connecting trails that are nestled into both sections of the site and connect back to the established neighborhoods at Village Court and Davidson Street.

The plan includes several amenities for the neighborhood and residents of the community including an elevated courtyard, fitness center, grilling area, outdoor dining and many other amenities.

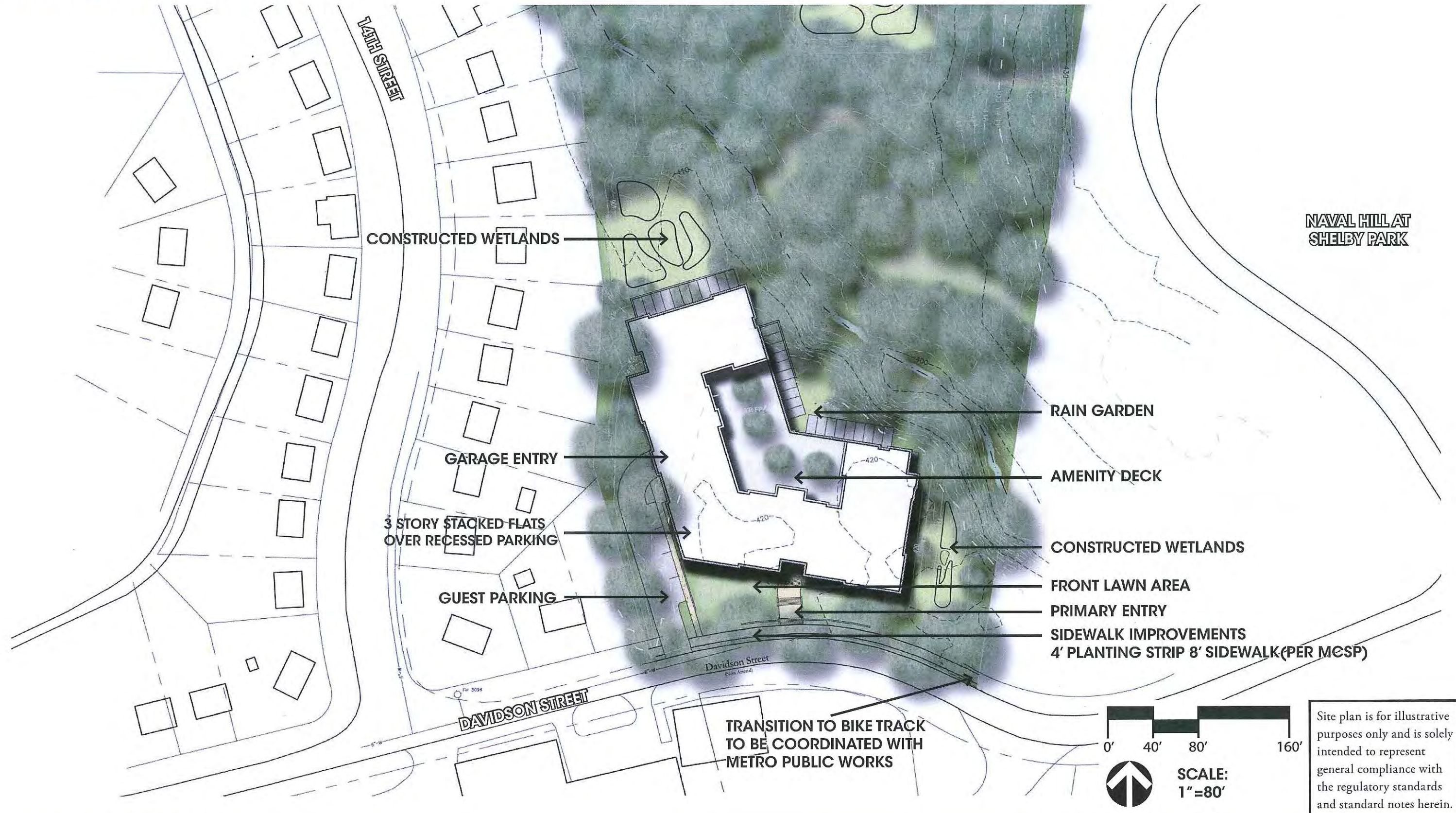


# Site Plan



Site plan is for illustrative purposes only and is solely intended to represent general compliance with the regulatory standards and standard notes herein.

# Site Plan (South Site)



NAVAL HILL AT  
SHELBY PARK

CONSTRUCTED WETLANDS

RAIN GARDEN

GARAGE ENTRY

AMENITY DECK

3 STORY STACKED FLATS  
OVER RECESSED PARKING

CONSTRUCTED WETLANDS

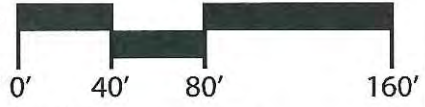
GUEST PARKING

FRONT LAWN AREA

PRIMARY ENTRY

SIDEWALK IMPROVEMENTS  
4' PLANTING STRIP 8' SIDEWALK (PER MCSP)

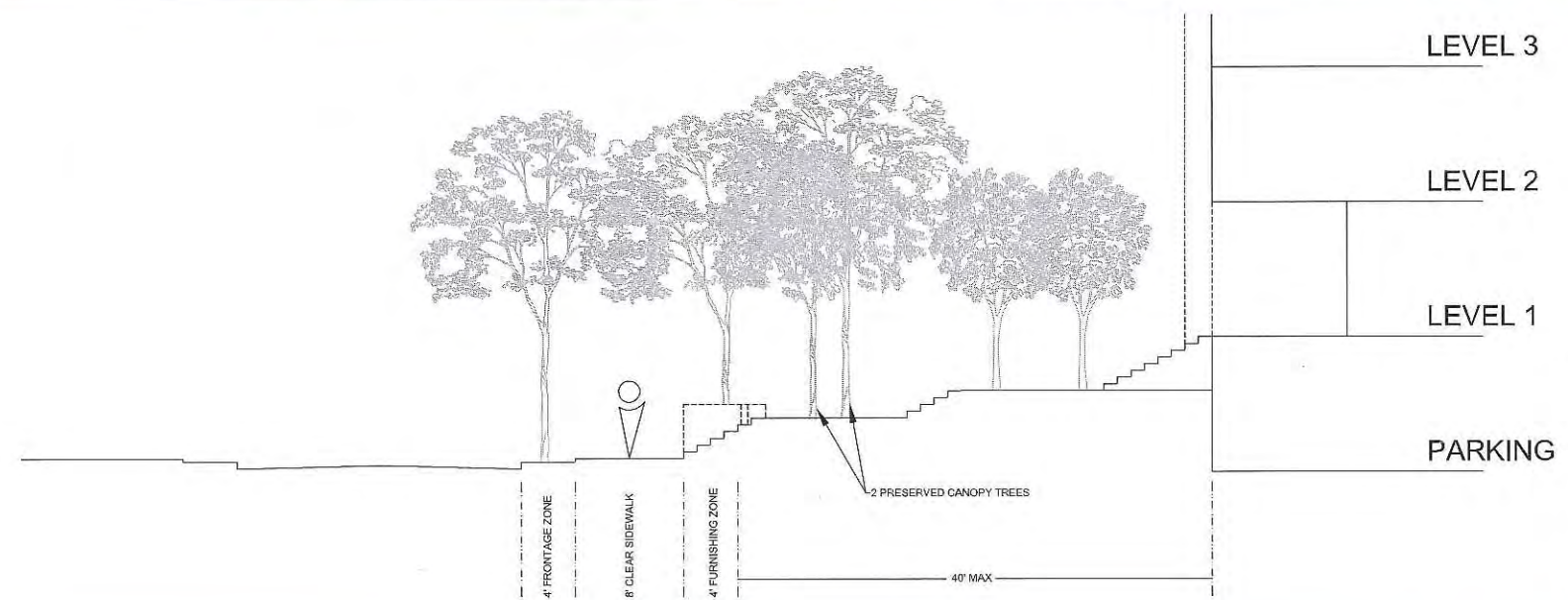
TRANSITION TO BIKE TRACK  
TO BE COORDINATED WITH  
METRO PUBLIC WORKS



SCALE:  
1"=80'

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# Site Elevation (South Site)



Elevation is for illustrative purposes only and is solely intended to represent general compliance with the regulatory standards and standard notes herein.

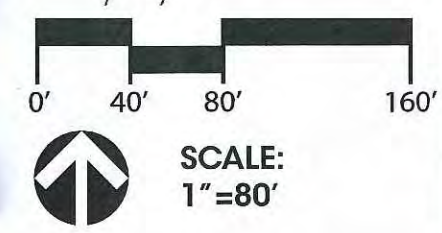


# Architectural Character (South Site)

MPC Case Number- 2015SP-069-001

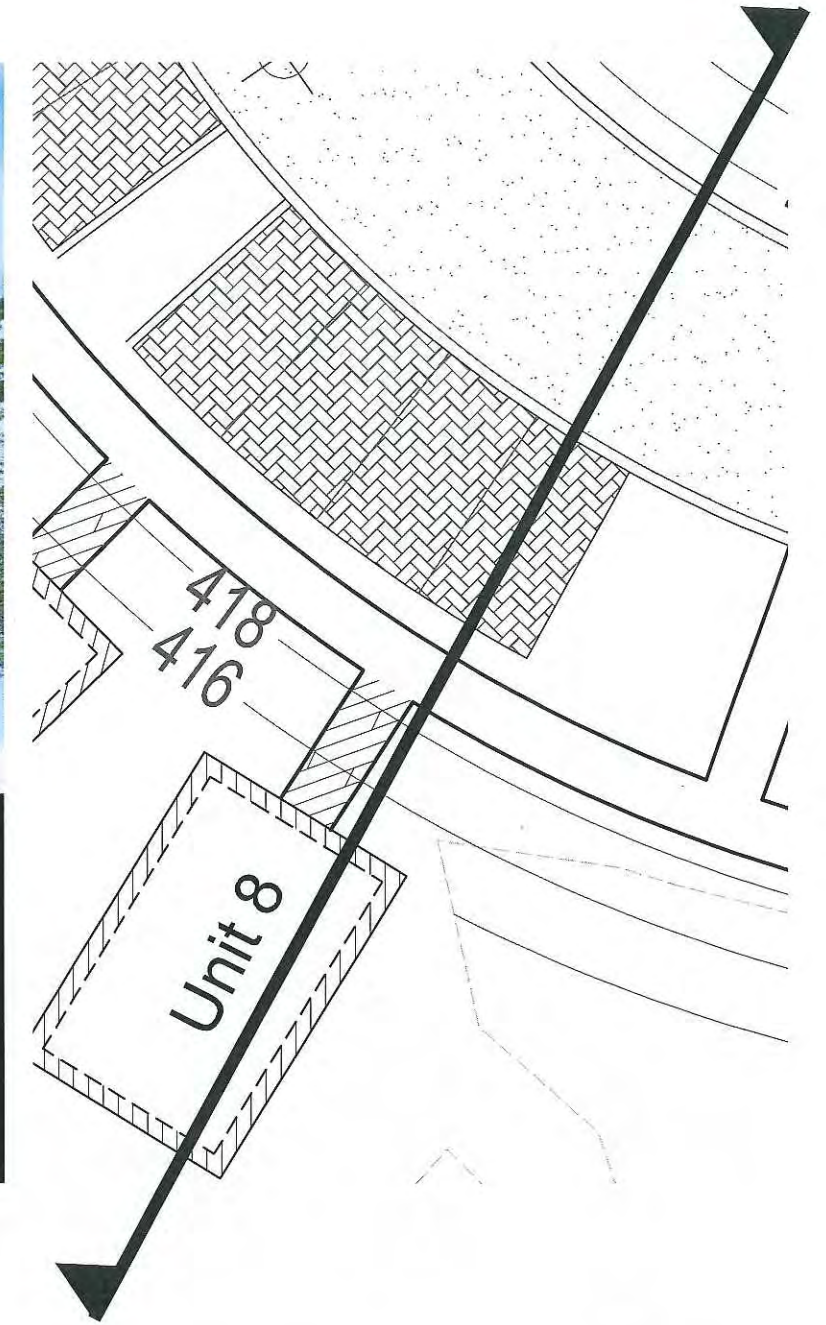


# Site Plan (North Site)



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# Site Elevation (North Site)



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# Architectural Character (North Site)

MPC Case Number- 2015SP-069-001



# Landscape Plan

## 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.
- All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.
- Where trees are planted in rows, they shall be uniform in size and shape.
- 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.
- Where possible developer will preserve mature tree canopy.
- Landscape plan shall be provided with Final SP submittal.



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# Disturbance Goals

The overarching goal of Shelby Woods is to disturb as little of the site as possible while highlighting the site's natural features as a community benefit. Shelby Woods will serve as a model for floodplain development in Nashville and all of Middle Tennessee.

- The site is broken into three disturbance zones. NOTE: These disturbance areas do not mean that the entire area is 100% disturbed.
- Areas that result in tree removal through grading will be reforested appropriately.
- All trees in each zone will be preserved if not compromised by grading, site architecture or site construction.

## Zone 1: Site Grading



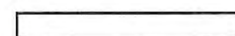
This zone is all of the grading for units on the site occurs. Areas graded for transition and runoff that do not include residential units or infrastructure shall be replanted with native trees, shrubs and ground cover species

## Zone 2: Selective Disturbance

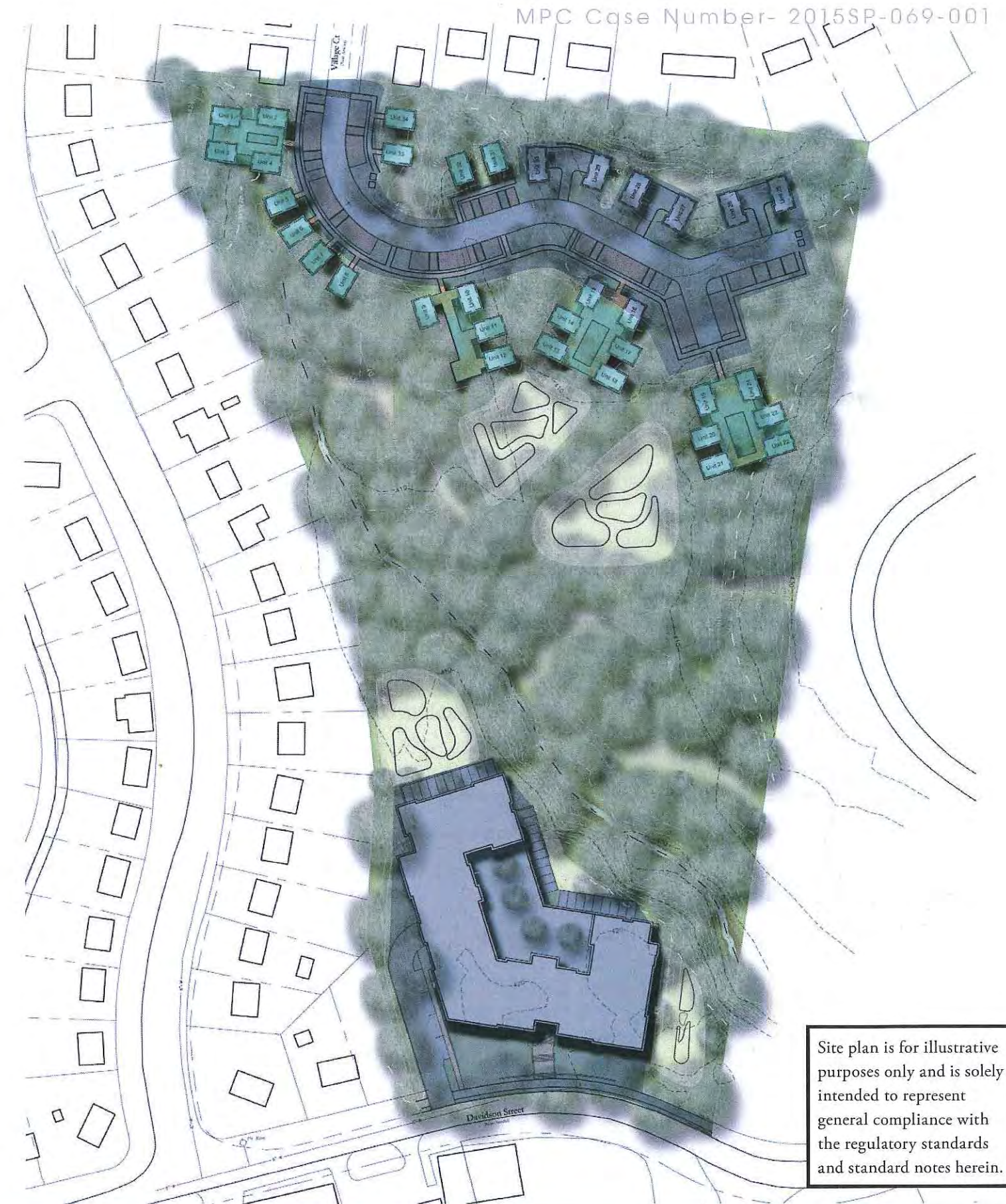


This zone features the elevated units that do not require grading. These units will be selectively located to preserve the most important tree species on site. Decks and homes will be placed to maximize the amount of preserved tree canopy.

## Zone 3: Natural Enhancements



This zone consists of natural areas utilized to manage and enhance the stormwater capabilities of the site. These areas are located adjacent to previously disturbed areas.



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# Regulations

Development Summary	
Uses	Residential, Single and Multi-family
Maximum Number of Multi-family Units	110 units
Maximum Number of Single-family units	39 units
Davidson St. Build-to-Zone	10 - 40 ft. from existing ROW *
Rear Setback	20 ft.
All Side Setback	15 ft.
Minimum Building Separation	7 ft. minimum
Height Standards	3 stories maximum in 45 feet (multi-family)** 3 stories maximum in 36 feet (single-family)**
Access	(1) 24 ft. drive on Davidson (1) 24 ft. drive on Village Ct.
Parking	Required: 195 Provided: 209

\* Excluding pedestrian passages, garage entries and open spaces; porches and stoops may encroach up to 3 ft. beyond build-to-zones where applicable.

\*\* Measured from finished floor to top of eave

Any standard not specifically addressed herein shall comply with the Residential, Multi-family 20 units an acre (RM20) 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 20 units an acre (RM20) 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. Additional parking spaces may be provided in the form of on-street parking along the entry drive and Davidson Street.

## Height

The maximum height permitted for multi-family building shall be three (3) stories within forty-five (45) feet over a recessed parking structure measured from finished floor to top of eave. All single-family structures shall be limited to three (3) stories in height within thirty-six (36) feet measured from finished floor (not including piers) to top of eave.

Rasied foundations on average of 18" - 48" are required for all residential units not on piers.

Non-occupiable building elements, such as towers, may exceed the building height by 25%

## 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 thirty (30) linear feet of street frontage:

- A change in building material
- A horizontal undulation in the building facade of two (2) feet or greater
- A porch, stoop or balcony
- Street facing building facades shall have a minimum of fifteen (15) percent glazing (measured as a percentage of each floors width x height).
- 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 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.

## Signage

The following sign types shall be permitted: Projecting Signs, Wall Mounted Signs, Awning Signs, Ground Mounted Signs, Canopy Signs.

- Ground mounted signs shall be limited to six feet (6 ft.) in width and six feet (6 ft.) vertically.
- External Illumination: Light sources shall be directed towards sign minimizing glare to the sidewalk or adjacent properties.
- Internal Illumination: Signs may be internally illuminated but the sign background must be opaque with only graphic, text or logos being illuminated.

## Final SP Note

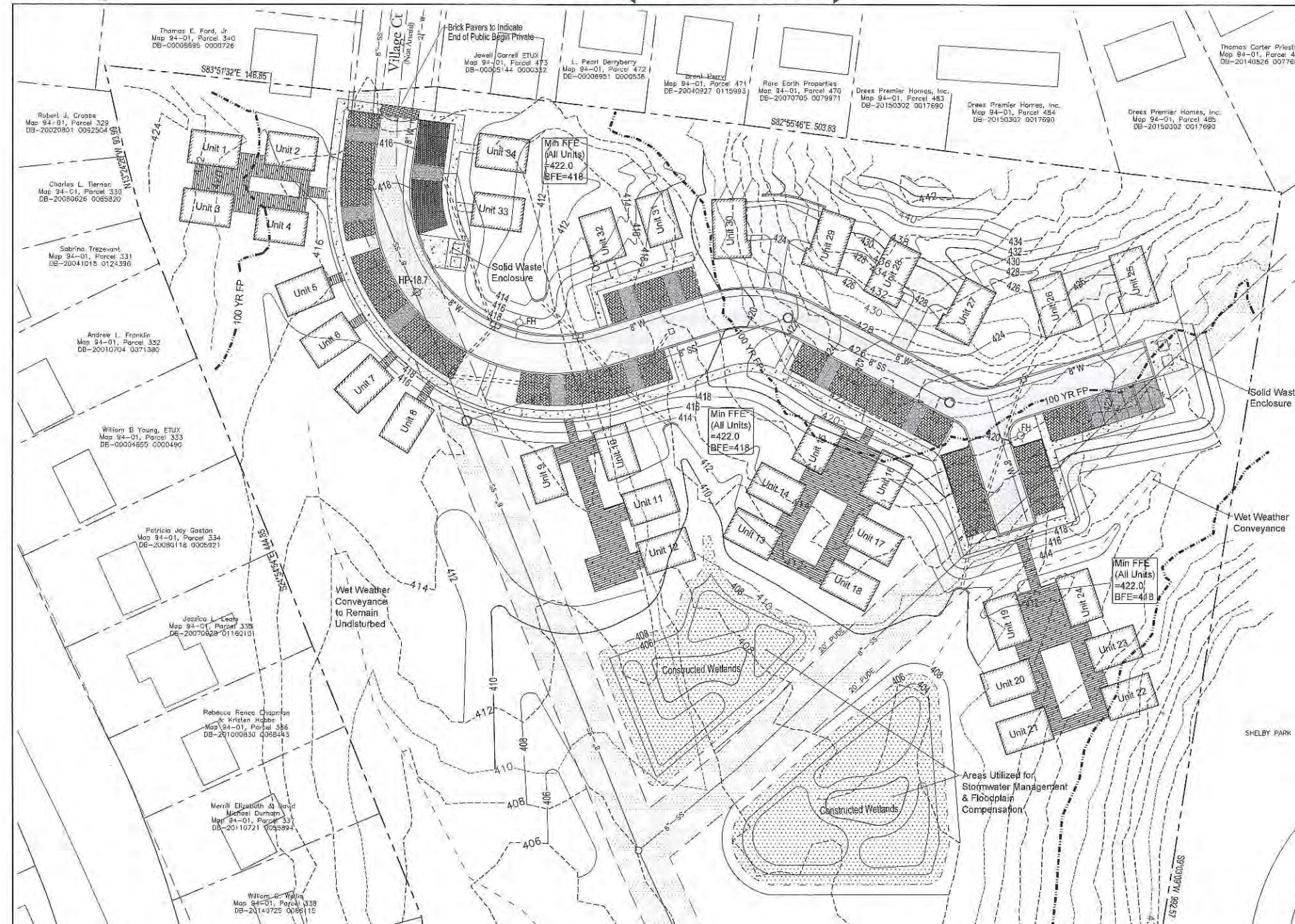
- Location of buildings and infrastructure subject to change upon results of a future tree survey.

## Development Schedule

- It is anticipated that the project will begin construction in December of 2015 and will take 16 months to be completed.

# Utility and Infrastructure Plan (North Site)

MPC Case Number- 2015SP-069-001



- NOTES**
- 1) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-84D & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
  - 2) THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0236F DATED APRIL 20, 2001, ELEV=418.00. NOTE, DRAFT 470340 PANEL 261H DATED 11/22/13 ELEV=416.50
  - 3) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
  - 4) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
  - 5) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - 6) 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).
  - 7) 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.
  - 8) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
  - 9) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTERS AS SHOWN ON PLANS.

- STORMWATER NOTES**
- 1) THE SOIL TYPES FOR THIS SITE ARE SVD (STIVERSVILLE) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP AND LN(LINDELL) & TuC (TALBOTT) WHICH BOTH FALL IN THE "C" HYDROLOGICAL SOIL GROUP.
  - 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY ONLY DUE TO ITS PROXIMITY TO THE CUMBERLAND RIVER. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, CONSTRUCTED WETLANDS ARE PROPOSED.
  - 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.

**PRE/POST CALCULATIONS**

**PRE-DEVELOPMENT**

TOTAL SITE AREA = 9.65 ACRES	
PRE-DEVELOPED GRASS B	=1.23 AC @ 69
PRE-DEVELOPED GRASS C	=8.42 AC @ 79
	COMPOSITE CN= 77.7

**POST-DEVELOPMENT**

TOTAL SITE AREA = 9.65 ACRES	
POST-DEVELOPED IMPERVIOUS	=2.12 AC @ 98
POST-DEVELOPED GRASS B	=1.23 AC @ 69
POST-DEVELOPED GRASS C	=6.30 AC @ 79
	COMPOSITE CN= 81.9

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. DUE TO THE PROXIMITY OF THE CUMBERLAND RIVER, DETENTION OR QUANTITY WILL NOT BE REQUIRED. HOWEVER, ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDEN, AS WELL AS THE CONSTRUCTED WETLANDS.

**WATER QUALITY CALCULATIONS**

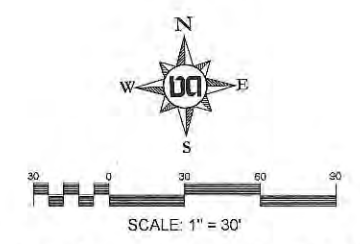
PRELIMINARY CALCULATIONS SHOW THAT 795 CF OF WQV STORAGE WILL BE REQUIRED & CONCEPTUALLY WILL BE PROVIDED IN THE PROPOSED POCKET RAIN GARDEN/BIORETENTION BASIN (80% TSS BMP) (SOUTH) AND THE CONSTRUCTED WETLANDS (80% TSS BMP) (NORTH & SOUTH) SHOWN ON THIS PLAN.

PRELIMINARY DESIGN PROPOSES A RAIN GARDEN OR BIORETENTION BASIN AND CONSTRUCTED WETLANDS TO MEET THE WATER QUALITY REQUIREMENTS FOR THIS DEVELOPMENT.

**CUT/FILL CALCULATIONS**

**NORTH SECTION OF DEVELOPMENT**

Preliminary Calculations show that there is Approximately 4,100 CY Fill and Approximately 4,125 CY Cut in the Northern Section of this development.



## Grading & Utility Plan (1 of 2)



SEE ATTACHED FULL SIZE SETS FOR SCALING PURPOSES

**REVISIONS:**  
 Owsar Revisions: 5/20/15  
 Preparation Date: April 2015

**Shelby Woods**  
 Preliminary Specific Plan  
 Being Parcel 116 on Tax Map 94-05  
 Nashville, Davidson County, Tennessee



**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

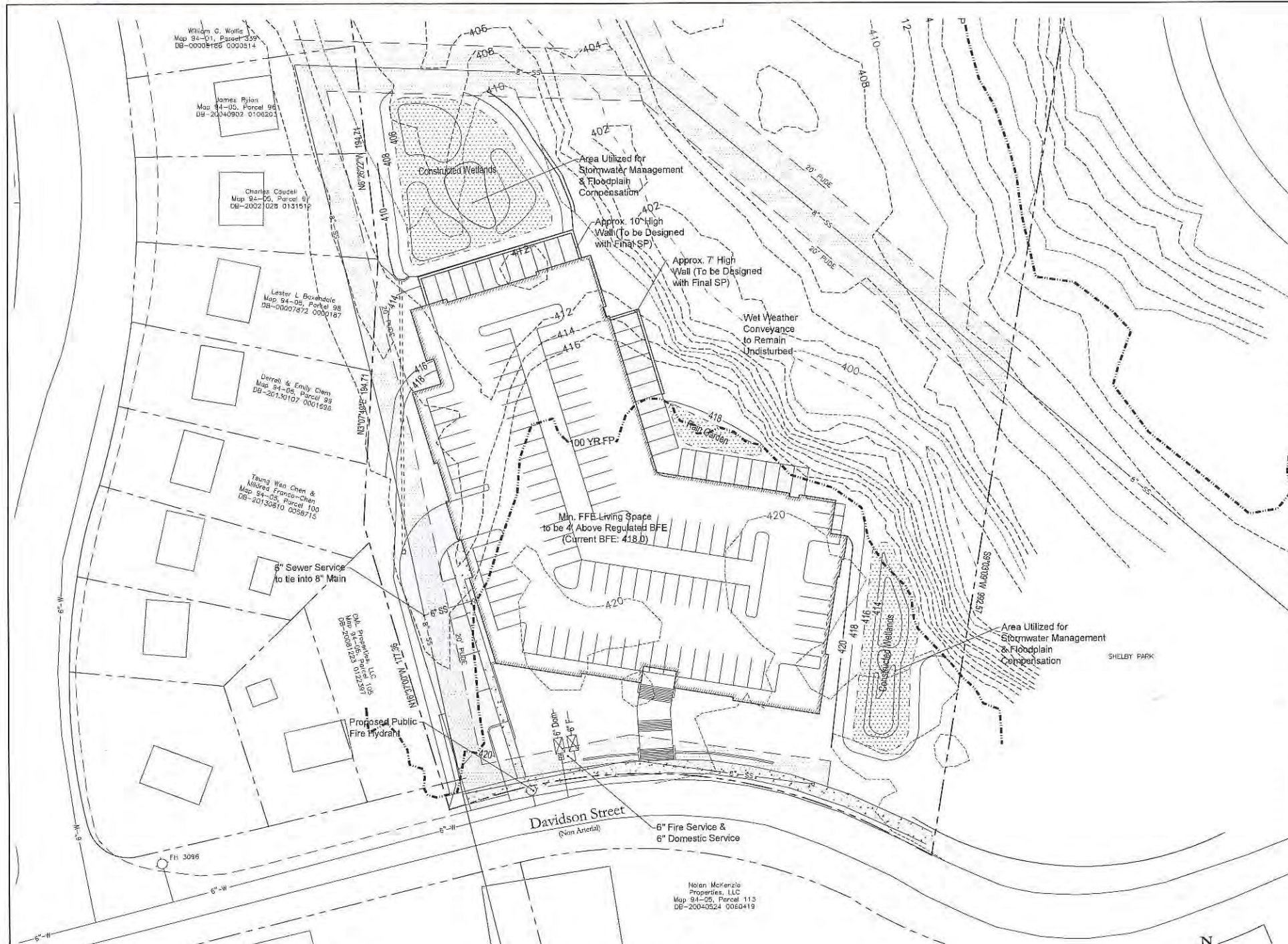
516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

MPC Case Number:  
 2015SP-XXX-001  
 D&A Project #14148  
 Shelby Woods SP  
**C1.0**



# Utility and Infrastructure Plan (South Site)

MPC Case Number- 2015SP-069-001



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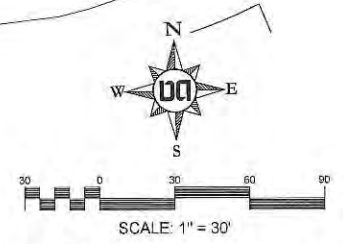
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**CUT/FILL CALCULATIONS**

**SOUTH SECTION OF DEVELOPMENT**

Preliminary Calculations show that there is Approximately 1,200 CY Fill and Approximately 1,200 CY Cut in the Southern Section of this development.



## Grading & Utility Plan (2 of 2)



**REVISIONS:**  
Owner Revisions: 5/20/15

Preparation Date: April 2015

**Shelby Woods**  
Preliminary Specific Plan

Being Paced 106 on Tax Map 94-05  
Nashville, Davidson County, Tennessee



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

316 Heather Place  
Nashville, Tennessee 37204  
(615) 277-5166

MPC Case Number  
2015SP-XXX-001

D&A Project #14148  
Shelby Woods SP

**C2.0**

SEE ATTACHED FULL  
SIZE SETS FOR SCALING  
PURPOSES