

VICINITY MAP
N.T.S.

MAP AND PARCEL
MAP 81-12
PARCEL 441
ZONED: SP

ZONED: MUG

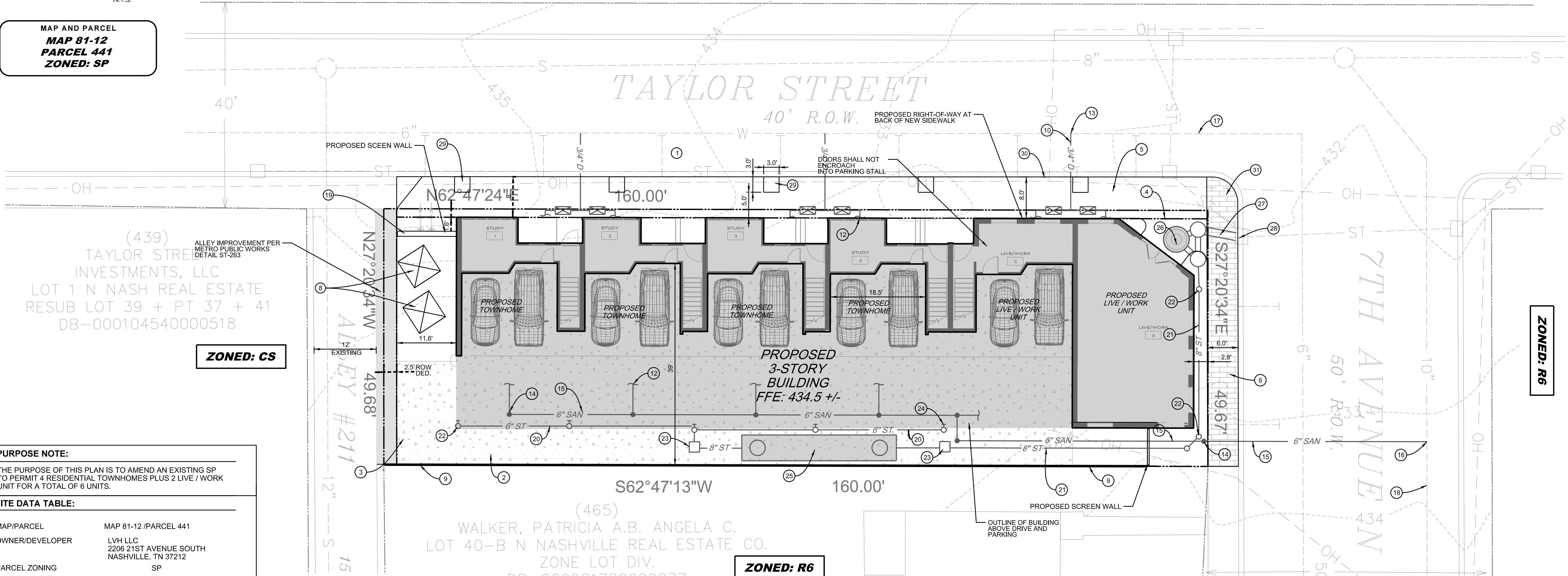
WERTHAN IV, LLC

KEYNOTES:

- 1 PROPOSED TOWNHOMES
- 2 PROPOSED CONCRETE DRIVE
- 3 PROPOSED METRO PUBLIC WORKS CONCRETE RAMP DETAIL ST-323
- 4 PROPOSED RIGHT-OF-WAY DEDICATION TO BE BACK OF NEW SIDEWALK
- 5 PROPOSED 8" METRO PUBLIC WORKS CONCRETE SIDEWALK DETAIL ST-210
- 6 EXISTING BRICK SIDEWALK TO REMAIN
- 7 PROPOSED CONCRETE STEPS
- 8 PROPOSED RELOCATED 2-YD DUMPSTER FOR TRASH, 2-YD DUMPSTER FOR RECYCLING
- 9 PROPOSED FENCE
- 10 PROPOSED 1/2" DOMESTIC WATER SERVICE
- 11 PROPOSED 3/4" DOMESTIC WATER METER
- 12 SEE PLUMBING PLAN FOR CONTINUATION
- 13 CONNECT TO EXISTING WATER MAIN PER METRO WATER SERVICES DETAILS & SPECIFICATIONS
- 14 PROPOSED SEWER CLEANOUT (TYP)
- 15 PROPOSED 6" SANITARY SEWER SERVICE (MIN 1% SLOPE)
- 16 CONNECT TO EXISTING SANITARY SEWER MAIN PER METRO WATER SERVICES DETAILS & SPECIFICATIONS. CONTRACTOR TO VERIFY I.E. PRIOR TO WORK.
- 17 EXISTING WATER MAIN
- 18 EXISTING SANITARY SEWER MAIN
- 19 PROPOSED BIKE RACK LOCATION

KEYNOTES:

- 20 PROPOSED 6" HDPE STORM PIPE (MIN 1.0% SLOPE)
- 21 PROPOSED 8" HDPE STORM PIPE (MIN 1.0% SLOPE)
- 22 PROPOSED NYLOPLAST CLEANOUT (TYP)
- 23 PROPOSED NYLOPLAST AREA DRAIN (TYP)
- 24 CONNECT ROOF DOWNSPOUT TO PROPOSED DRAINAGE SYSTEM. SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS
- 25 PROPOSED UNDERGROUND DETENTION CHAMBER
- 26 PROPOSED WATER QUALITY UNIT
- 27 PROPOSED 15" RCP STORM DRAINAGE PIPE (MIN 1% SLOPE)
- CONNECT PROPOSED DRAINAGE TO EXISTING CATCH BASIN. CONTRACTOR TO VERIFY I.E. PRIOR TO WORK
- 29 PROPOSED TREE PLANTER
- EXISTING "NO PARKING" TO CORNER SIGNAGE TO REMAIN
- 31 EXISTING ADA RAMP TO REMAIN



ZONED: CS

ZONED: R6

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO AMEND AN EXISTING SP TO PERMIT 4 RESIDENTIAL TOWNHOMES PLUS 2 LIVE / WORK UNIT FOR A TOTAL OF 6 UNITS.

SITE DATA TABLE:

MAP/PARCEL	MAP 81-12 /PARCEL 441
OWNER/DEVELOPER	LVH LLC 2206 21ST AVENUE SOUTH NASHVILLE, TN 37212
PARCEL ZONING	SP
SURROUNDING ZONING	CS / R6 / MUG
COUNCIL DISTRICT	19 - GILMORE
TOTAL AREA =	0.18 AC.
MAX ALLOWABLE ISR	1.0
MAX ALLOWABLE COMMERCIAL SPACE	1200 SF
MAX UNITS	4 RESIDENTIAL + 2 LIVE / WORK = 6 TOTAL UNITS
MAX HEIGHT	40'
MIN PROPERTY LINE SETBACKS	0'

PROPOSED USES:

MULTI-FAMILY RESIDENTIAL - 6 UNITS (2 BEDROOMS PER UNIT)

REQUIRED ON-SITE PARKING:

USING 2 BEDROOMS PER UNIT (TOWNHOME)

METRO PARKING REQUIREMENT:

MULTI-FAMILY (UZO) = 1.5 SPACES PER UNIT = 1.5 X 6 = 9 SPACES

20% REDUCTION (TRANSIT AND CONTEXTUAL FRONT SETBACKS)
9 X .8 = 7.2 (7 SPACES REQUIRED)

PROVIDED

5 FULL SIZE SPACES
2 COMPACT SPACES = 28% (30% ALLOWED)

*NOTE: 3 ADDITIONAL COMPACT SPACES PROVIDED BEYOND REQUIRED PARKING

NOTE: ONSTREET PARKING IS AVAILABLE ON BOTH TAYLOR AND 7TH, HOWEVER NO CREDIT FOR ONSTREET PARKING HAS BEEN GIVEN IN THESE CALCULATIONS

PLAN NOTES:

1. 78-840 NOTE: 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. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
3. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
4. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF MUG ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
5. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.

STORMWATER NOTES:

1. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

2. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)

(465)
WALKER, PATRICIA A.B. ANGELA C.
LOT 40-B N NASHVILLE REAL ESTATE CO.
ZONE LOT DIV.
DB-000081780000877
ZONED: R6

GENERAL SP NOTES:

THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT.

DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

FEMA NOTE:

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0216 F", DATED: APRIL 20, 2001.

SHEET TITLE
1329 7TH AVE
NORTH

PRELIMINARY SP

MANUEL ZEITLIN ARCHITECTS
TEL: 615 254-2880
FAX: 615 254-4839
516 HAGAN ST. SUITE 100 NASHVILLE, TN 37203



CONSULTANT:
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Cauthen
ASSOCIATES
ARCHITECTS
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NASHVILLE, TN 37203

REVISIONS:

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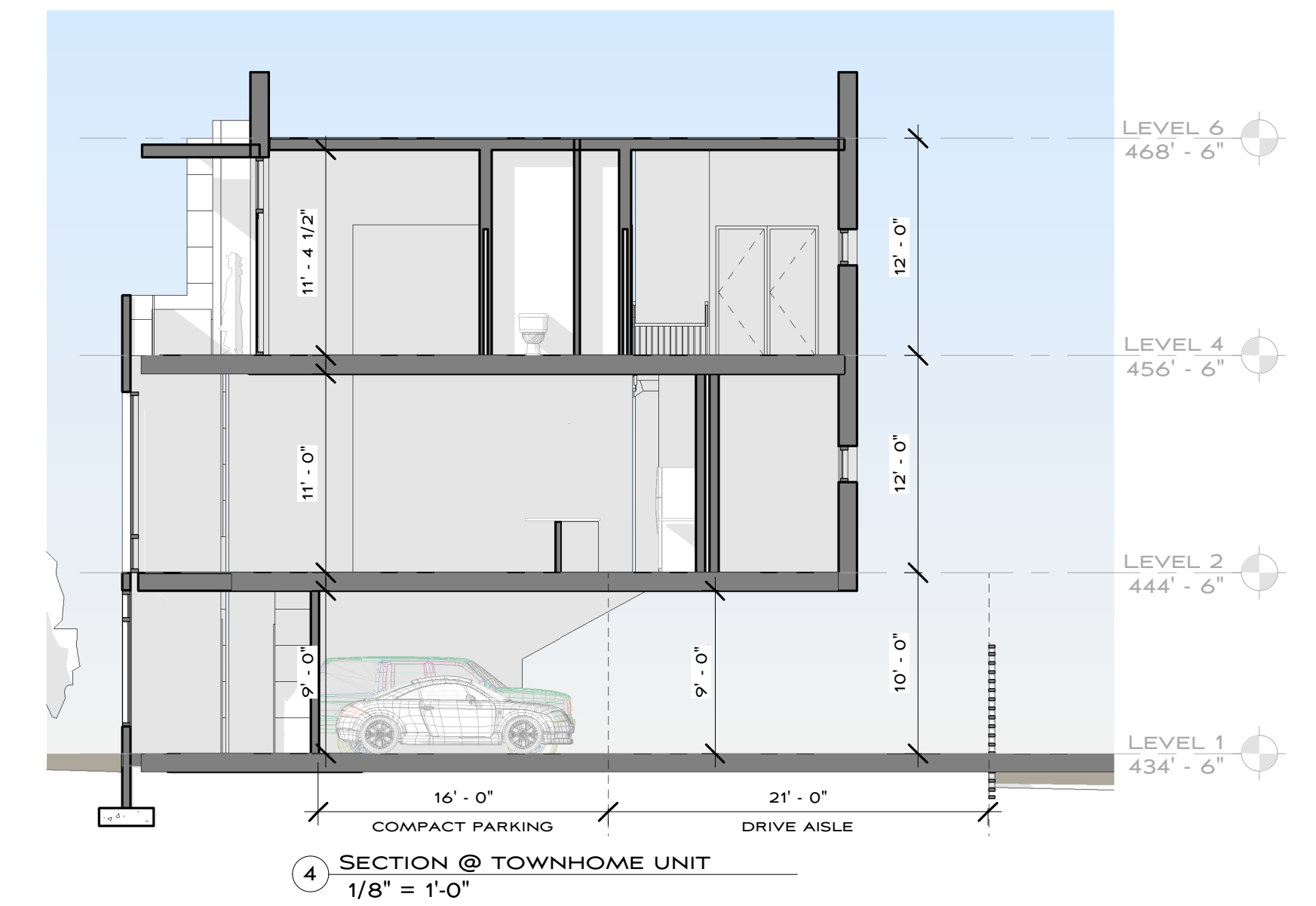
SHEET TITLE
SITE
LAYOUT
PLAN

RESIDENCES
DATE: 29 APR 2015
DRAWN BY: MD
PROJECT NO.: 1478

SHEET NO.:

PRELIMINARY SP
AMEND 2006SP-075U-08
CASE NO. 2006SP-075-0001

C-100



EXAMPLE OF HISTORIC CORNER COMMERCIAL STRUCTURES IN NEIGHBORHOOD