

mapquest 100k VICINITY MAP NOT TO SCALE

#### PHASING SCHEDULE

SECTION 1: UNITS 1-4 2015-2017 SECTION 2: UNITS 5-8 2017-2018

UNIT DATA	
UNIT NO.	FLOOR AREA (S.F.)
1	1932
2	1932
3	1932
4	1932
5	1932
TOTAL	9,660

## SP NOTES

- I. THE PURPOSE OF THIS SP IS TO ALLOW FOR 5 DETACHED RESIDENTIAL UNITS.
- 2. METRO FIRE MARSHALL: The required fire flow shall be determined by the Metropolitan Fire Marshall's Office, prior to the issuance of a building permit.
- 3. METRO WATER SERVICES STORMWATER: 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.
- 4. METRO WATER SERVICES STORMWATER: Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (minimum driveway culvert in Metro ROW is 15" CMP).
- METRO WATER SERVICES STORMWATER: This drawing is 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.
- METRO WATER SERVICES STORMWATER: Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- METRO WATER SERVICES WATER & SEWER: Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.
- No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street and courtyard facing 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, except dormers c. EIFS, vinyl siding and untreated wood siding shall be prohibited.
- d. Finished ground floors and porches shall be elevated a minimum of 18" to a maximum of 36" from the abutting average ground elevation.

## DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 21
- COUNCILMEMBER: LANGSTER
- OWNER OF RECORD:

PARCEL 471 & 472

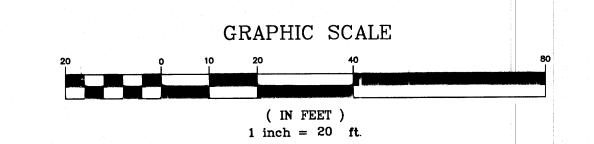
SCOVEL HOMES DEVELPMENT, LLC 102 WOODMONT, S-244, NASHVILLE, TN 37205 615.589.5477

- SP NAME: SCOVEL HOMES DEVELOPMENT PHASE 1
- SP NUMBER: 2015SP-065-001
- CLUSTER LOT RESIDENTIAL PUD: NA
- PLAN PREPARATION DATE: 2015.07.14
- SCALE: 1"=20'

JIM LUKENS, P.E. DESIGN PROFESSIONAL: LUKENS ENGINEERING CONSULTANTS P.O. BOX 1586, BRENTWOOD, TN 37024 615.804.4617

• FEMA FIRM: 47037C0216F

DEVELOPMENT/SITE DATA TABLE	
ACREAGE	0.402 ACRES (17,500 S.F.)
DENSITY	12 UNITS/AC
DWELLING UNITS	5 UNITS
FLOOR AREA RATIO (FAR)	0.55 (9,660/17500)
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.41 (7,112/17,500)
BUILDINGS	6,112 S.F.
DRIVEWAYS & SIDEWALKS	1,000 S.F.
PARKING REQUIRED	2 SPACES PER UNIT
PARKING UZO CREDITS	10% TRANSIT (10% CREDIT) ON STREET PARKING UP TO 2 SPACES
PARKING REQUIRED CALCULATION	5 UNITS x 2 SPACES = 10 SPACES
PARKING PROVIDED	10 SPACES
USES	SINGLE FAMILY RESIDENTIAL



### PROJECT NOTES

LANDSCAPE REQUIREMENTS

x DENSITY

3. PERIMETER PARKING: NONE

TOTAL = 4.6 TDU

LAND AREA 0.40 ACRES - BLDG AREA 0.14 ACRES

NET AREA = 0.26 ACRES

PROTECTED TREES:  $12" = 1 \times 1.8$ 

14 UNITS/ACRE 3.6 TDU REQUIRED

 $18" = 1 \times 2.8$ 

1. BUFFERYARDS: NONE

2. TREE DENSITY:

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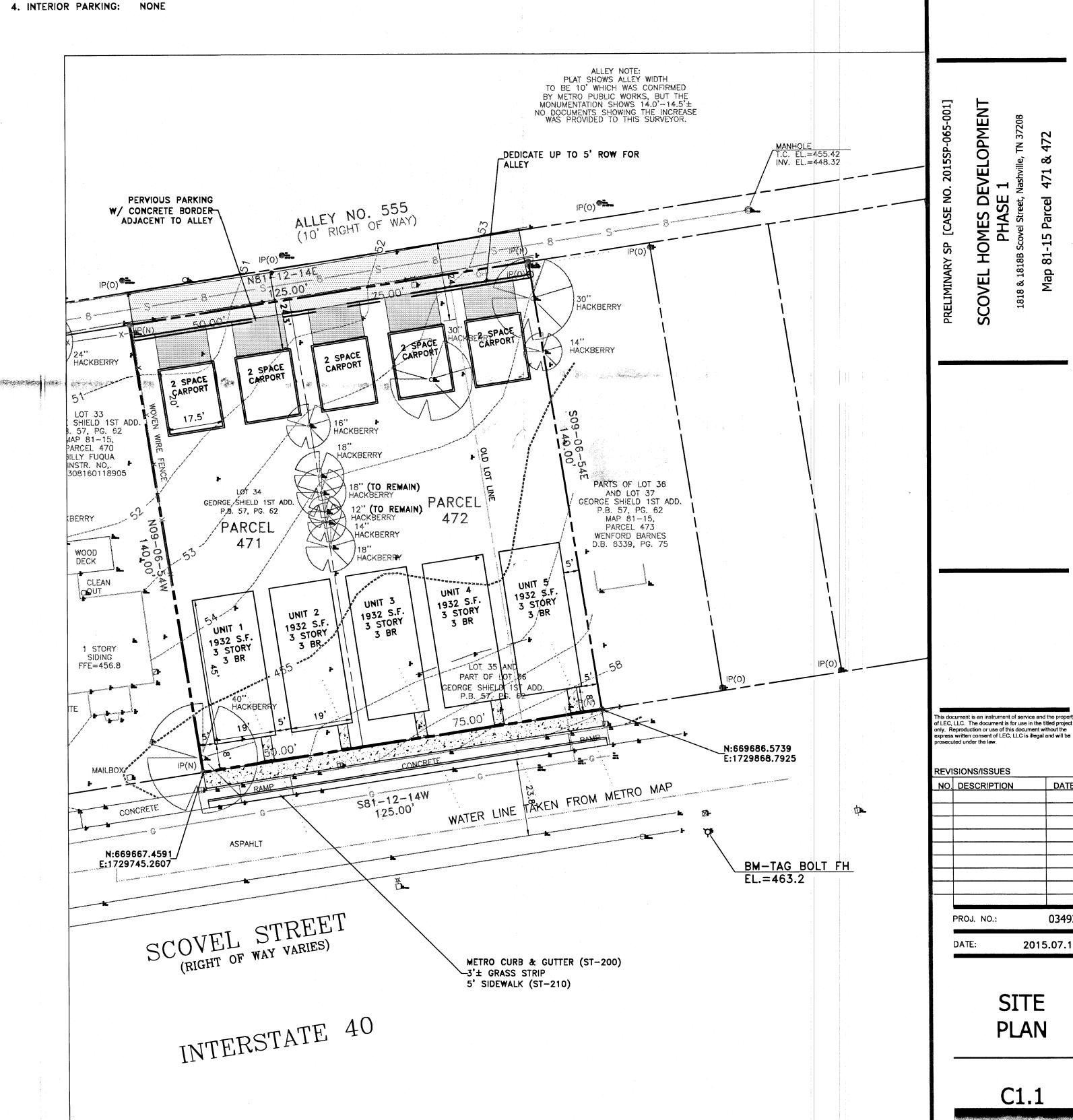
- 1. EXISTING CONDITIONS TAKEN FROM SURVEY BY HFR SURVEYING. DATED APRIL 27, 2015. DATUM NAD83 AND NGVD88.
- 2. THIS PROPERTY IS LOCATED IN A ZONE X WHICH IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ACCORDING TO FLOOD MAP PANEL NO. 47037C0216F, DATED APRIL 20, 2001.
- 3. OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION WITH A MINIMUM LOT SIZE OF 1000 S.F.

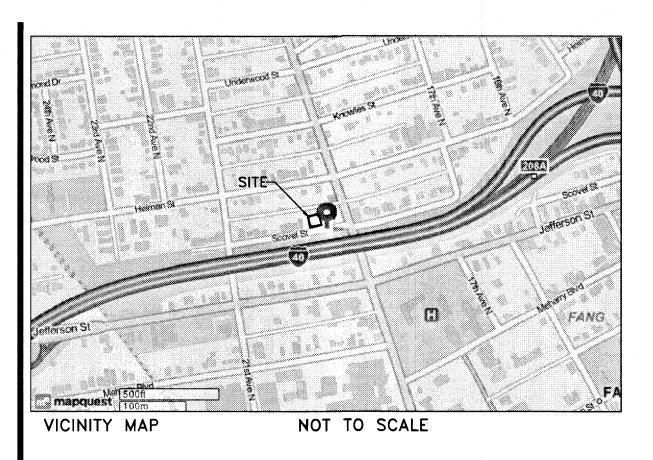
Nashville & Davidson County

Brentwood, TN 37024-1586

03492

2015.07.14





SED SCHEMATIC)

MOOD MOOD

CLEAN OOUT

1 STORY SIDING FFE=456.8

CONCRETE

2x 7" WATER METERS-

SCOVEL STREET (RIGHT OF WAY VARIES)

INTERSTATE 40

\ FFE=458.5 ,

PART OF LOT BE GEORGE SHIELD 1ST ADD. P.B. 57. PC.

S81-12-14W 125.00'

3x 3" WATER METERS

WATER LINE TAKEN FROM METRO MAP

-6"x1" TS&V

BM-TAG BOLT FH EL.=463.2

UTILITY PLAN

UNIT 1 FFE=457.0 1

#### STORMWATER NOTES

- 1. DAVIDSON COUNTY SOILS MAPPING SHOWS THE SOIL TO BE MAURY (McB) SOILS WITH HYDROLOGICAL
- 2. OFF-SITE IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE ON-SITE RUNOFF.
- 3. WATER QUALITY CONCEPT: DESIGN UNDER THE LOW IMPACT DEVELOPMENT MANUAL
- PERVIOUS PAVEMENT AND BIORETENTION (RAIN GARDENS) WILL BE USED TO TREAT THE RUNOFF.

RAIN GARDENS: Tv=581 C.F. De=1.9 FT

S.A.=306 S.F. REQUIRED S.A.=375 S.F. PROVIDED

• WATER QUANTITY CONCEPT: PROVIDE A STORAGE RESERVIOR UNDER THE INFILTRATION SYSTEMS TO INFILTRATE EXCESS RUNOFF.

#### TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

The project associated with these submitted plans does not require coverage covered under Tennessee Construction General Permit.



#### AS-BUILT NOTE

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME I, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
   ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN • SINK HOLE ALTERATIONS

LOT 33
SHIELD 1ST ADD.
STORY
APP 81-15,
PARCEL 470
SILLY FUQUA
INSTR. NO,.
308160118905

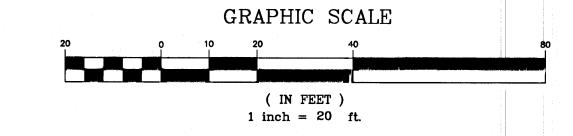
WOOD DECK

CLEAN

1 STORY SIDING FFE=456.8

CONCRETE

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.



#### PROJECT NOTES

2 SPACE

PARCEL

UNIT 4

| FFE=459.5 |

FFE=459.5

WATER LINE TAKEN FROM METRO MAP

SPACE

SILT FENCE-

\*\ FFE=458.5 \

2 SPACE

GEORGE SHIELD 1ST ADD. P.B. 57, PG. 62

FFE=458.5

/PARCEL

FFE=457.0 )

SCOVEL STREET (RIGHT OF WAY VARIES)

INTERSTATE 40

2 SPACE

1. EXISTING CONDITIONS TAKEN FROM SURVEY BY HER SURVEYING, DATED APRIL 27, 2015. DATUM NAD83 AND NGVD88.

ALLEY NOTE: PLAT SHOWS ALLEY WIDTH

TO BE 10' WHICH WAS CONFIRMED

BY METRO PUBLIC WORKS, BUT THE MONUMENTATION SHOWS 14.0'-14.5'±

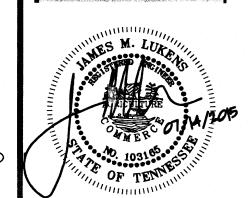
RAIN GARDEN

PARTS OF LOT 36

AND LOT 37
GEORGE SHIELD 1ST ADD.
P.B. 57, PG. 62
MAP 81-15,
PARCEL 473

WENFORD BARNES D.B. 6339, PG. 75

- 2. THIS PROPERTY IS LOCATED IN A ZONE X WHICH IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ACCORDING TO FLOOD MAP PANEL NO. 47037C0216F, DATED APRIL 20, 2001.
- 3. OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION WITH A MINIMUM LOT SIZE OF 1000 S.F.





REVISIONS/ISSUES NO. DESCRIPTION **STORMWATER** UTILITY

BM-TAG BOLT FH EL.=463.2

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DATE

2015.07.14

PLAN

C2.1

STORMWATER PLAN (CONCEPT)

ALLEY NOTE: PLAT SHOWS ALLEY WIDTH TO BE 10' WHICH WAS CONFIRMED BY METRO PUBLIC WORKS, BUT THE MONUMENTATION SHOWS 14.0'-14.5'± NO DOCUMENTS SHOWING THE INCREASE WAS PROVIDED TO THIS SURVEYOR. -SEWER TAP (TYP) SPACE CARPOR 2 SPACE CARPORT 2 SPACE The second second SHIELD 1ST ADD.

S. 57, PG. 62

AAP 81-15,
PARCEL 470

SILLY FUQUA
INSTR. NO..
308160118905

ANSFORMER PAD PARTS OF LOT 36 AND LOT 37
GEORGE SHIELD 1ST ADD.
P.B. 57, PG. 62 PARCEL GEORGE SHIEID 1ST ADD. P.B. 57, PG. 62 472 MAP 81-15, PARCEL 473 /PARDEL WENFORD BARNES D.B. 6339, PG. 75 \ FFE=459.5 , \ FFE=459.5 \ | FFE=458.5 |



# ELEVATIONS FACING SCOVEL STREET LOT A - PHASE TWO(2) ALL FACING SOUTH CASE NUMBER 2015SP-066-001



ELEVATIONS FACING SCOVEL STREET LOT B - PHASE ONE(1)
ALL FACING SOUTH
CASE NUMBER 2015SP-065-001



PROVIDED WITH THE FINAL SITE PLAN, THE FOLLOWING STANDARDS SHALL BE MET:

A. BUILDING FACACES FRONTING A STREET AND COURTYARD SHALL PROVIDE A MINIMUM OF THE PROVIDE A MINIMUM OF THE PROVIDE A MINIMUM OF THE PROVIDED BY TRANSFER OF THE PROVIDED BY THE PROVIDED B

A MINIMUM OF ONE PRINCIPAL ENTRANCE (DODRWAY) AND A MINIMUM OF ONE 26% GLAZING, I. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER,

EACEP IDUMNESS.

CEPS, VINYL SIDING AND UNTREATED WOOD 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 (SPOILING E) EVATOR.



PROPOSED ELEVATIONS

SCOVEL HOMES DEVELOPMENT LLC

RE	VISIONS
DATE	DESCRIPTION
PROJECT NO	
DRAWING DA	TE 07/17/2015
DRAWN BY	J. MYATT RA
CHECKED BY	,

A-1