

STORMWATER NOTES

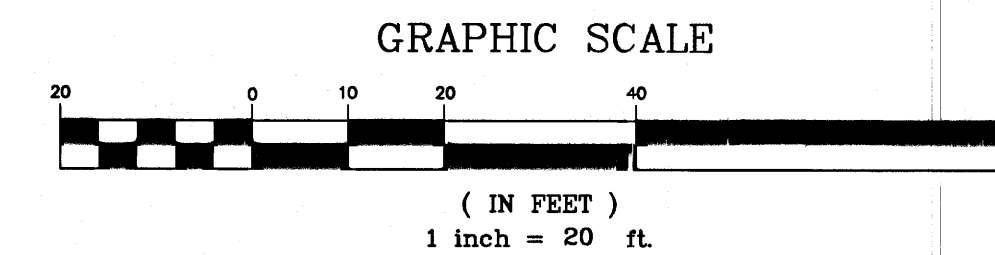
- DAVIDSON COUNTY SOILS MAPPING SHOWS THE SOIL TO BE MAURY (McB) SOILS WITH HYDROLOGICAL GROUP A.
 - OFF-SITE IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE ON-SITE RUNOFF.
 - WATER QUALITY CONCEPT:
 - DESIGN UNDER THE LOW IMPACT DEVELOPMENT MANUAL
 - PERVIOUS PAVEMENT AND BIORETENTION (RAIN GARDENS) WILL BE USED TO TREAT THE RUNOFF.
- RAIN GARDENS: $T_v=581$ C.F.
 $D_0=1.9$ FT
 S.A.=308 S.F. REQUIRED
 S.A.=375 S.F. PROVIDED
- WATER QUANTITY CONCEPT: PROVIDE A STORAGE RESERVOIR 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.

[Signature]
 Project Engineer

06/25/2015



PROJECT NOTES

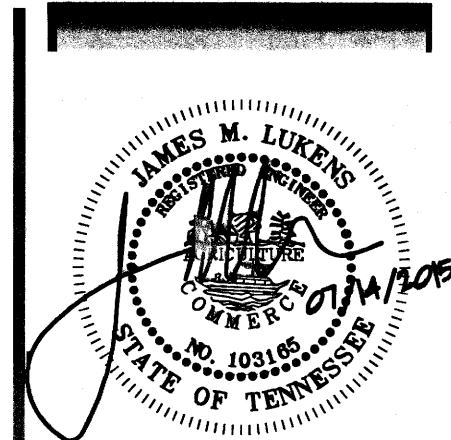
- EXISTING CONDITIONS TAKEN FROM SURVEY BY HFR SURVEYING, DATED APRIL 27, 2015. DATUM NAD83 AND NGVD88.
- THIS PROPERTY IS LOCATED IN A ZONE X WHICH IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ACCORDING TO FLOOD MAP PANEL NO. 47037C0216F, DATED APRIL 20, 2001.
- OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL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

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

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



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 Brentwood, TN 37024-1586
 Phone 615-854-4617
 lukens@lukensengineering.com

PRELIMINARY SP [CASE NO. 2015SP-065-001]

SCOVEL HOMES DEVELOPMENT
PHASE 1
 1818 & 1818B Scovel Street, Nashville, TN 37208
 Map 81-15 Parcel 471 & 472

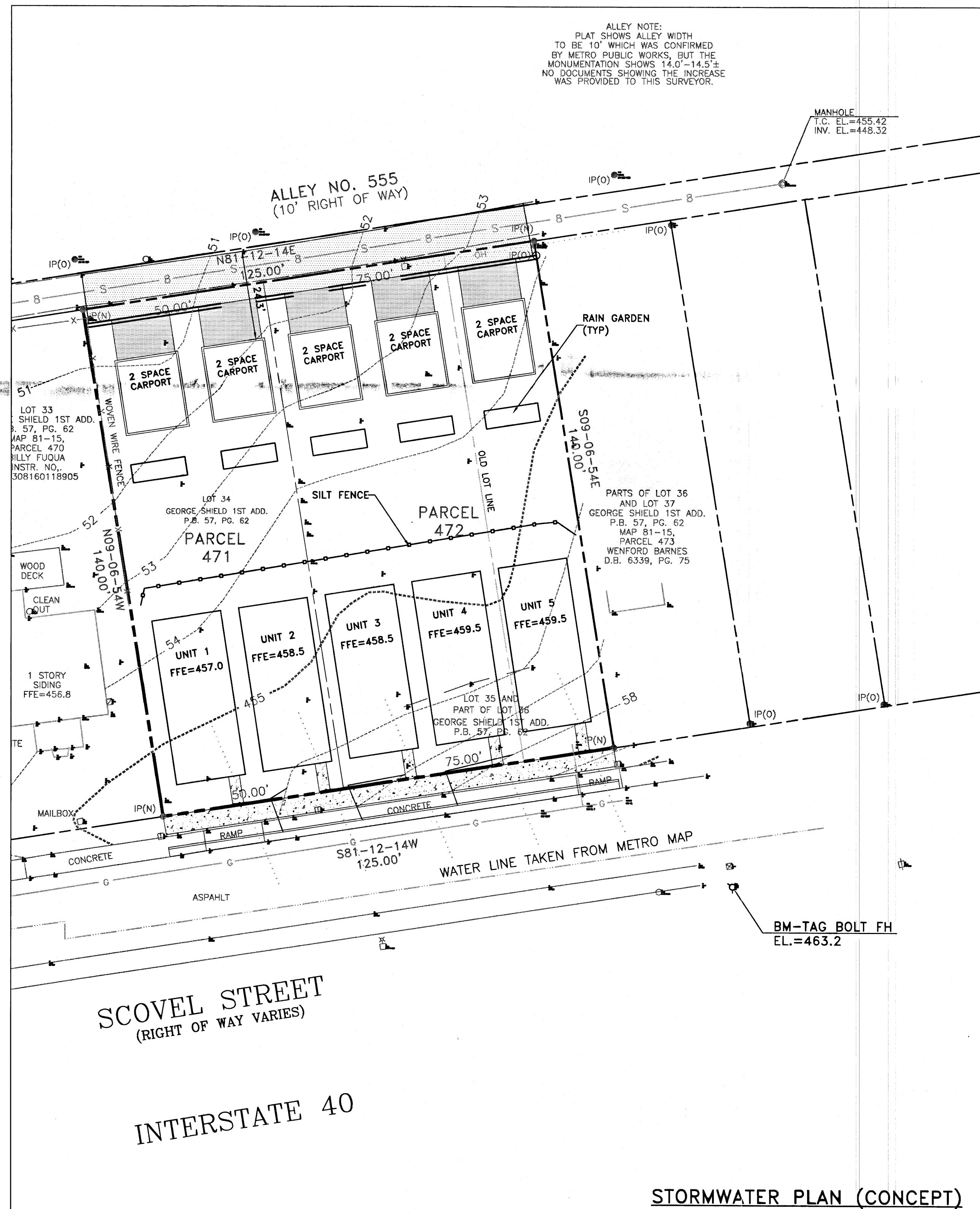
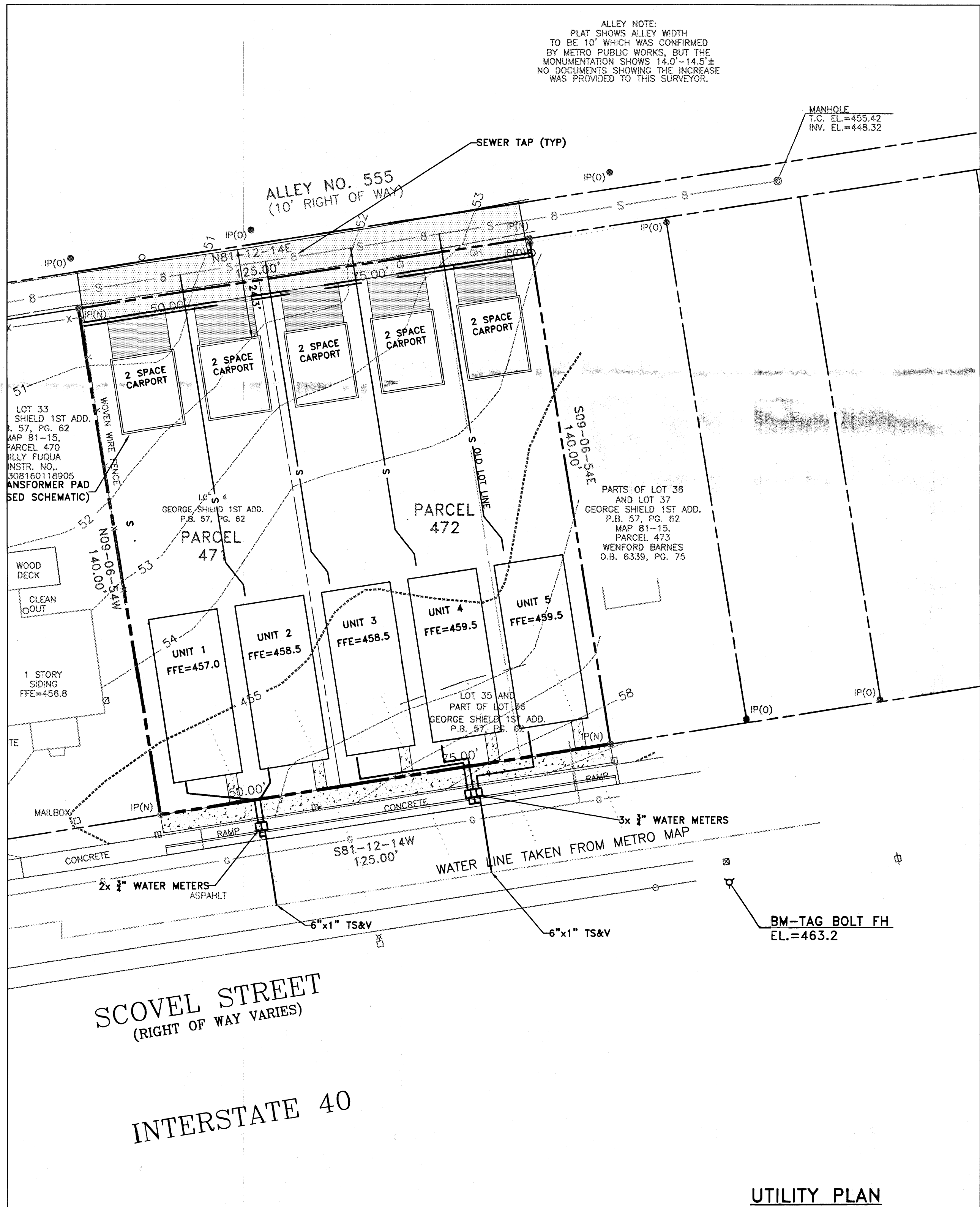
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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03492
 DATE: 2015.07.14

STORMWATER & UTILITY PLAN

C2.1



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S.P. NOTES:
 NO STRUCTURE SHALL BE MORE THAN THREE STORIES AND SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET, MEASURED TO THE ROOF LINE. 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 ONE 25% GLAZING.
 B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT DOORWAYS.
 C. EPS, 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 GROUND ELEVATION.



PROPOSED ELEVATIONS

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

SCOVEL HOMES DEVELOPMENT
 LLC
 1818 & 1822 SCOVEL STREET
 NASHVILLE, TENNESSEE 37208

REVISIONS	
DATE	DESCRIPTION

PROJECT NO.
 DRAWING DATE 07/17/2015
 DRAWN BY J. MYATT RA
 CHECKED BY

A-1