

VICINITY MAP NOT TO SCALE

PHASING SCHEDULE

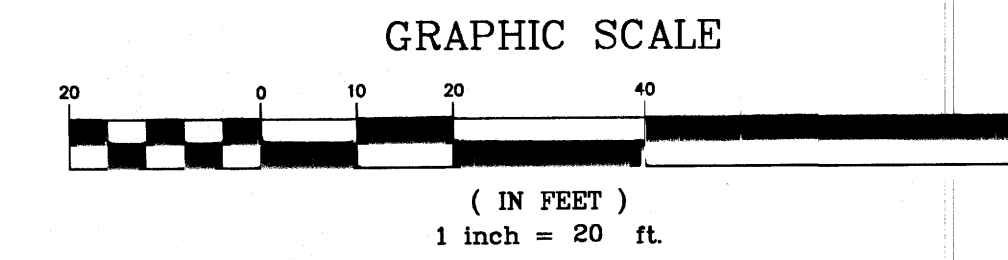
- ONE PHASE

UNIT DATA	
UNIT NO.	FLOOR AREA (S.F.)
1	1510
2	1510
3	1510
4	1510
5	1650
6	1650
7	1650
8	1650
TOTAL	12,600

PLANT MATERIAL SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	TRUNK	COMMENT
BN	4	BETULA NIGRA	RIVER BIRCH	12'-14'	2.0"-2.5" cal.	5 FT CLEAR TRUNK
CA	5	CERCIS CANADENSIS 'ALBA'	WHITE REDBUD	10'-12'	2.0"-2.5" cal	4 FT CLEAR TRUNK

LANDSCAPE REQUIREMENTS

- BUFFERYARDS: NONE
- TREE DENSITY:
 - LAND AREA 0.40 ACRES
 - BLDG AREA 0.10 ACRES
 - NET AREA = 0.30 ACRES
 - x DENSITY 1.4 UNITS/ACRE
 - 4.2 TDU REQUIRED
- PROPOSED TREES 0.5 x 9 (2" CAL)= 4.5 UNITS
- PERIMETER PARKING: NONE
- INTERIOR PARKING: NONE



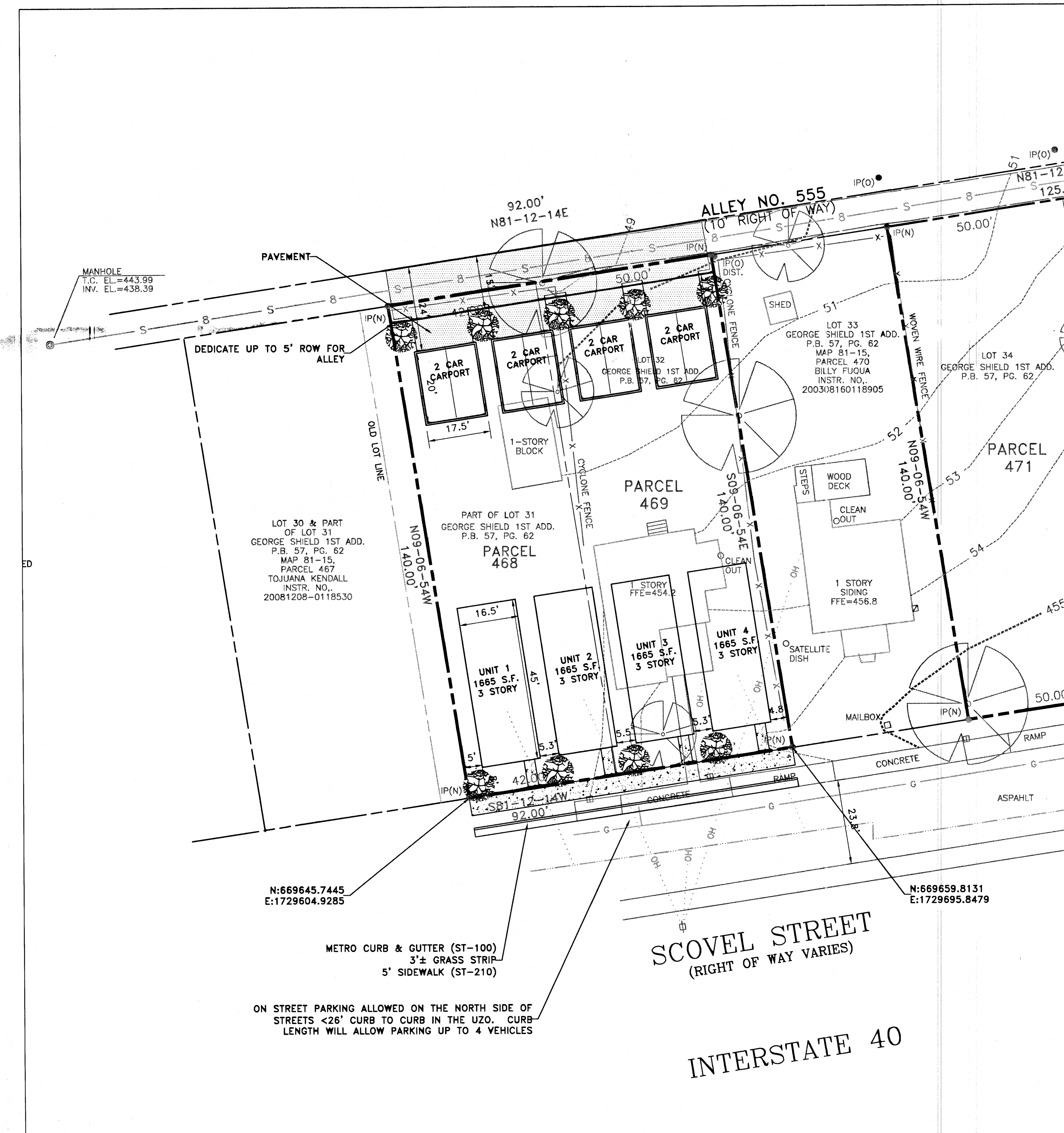
PROJECT NOTES

- 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.

SP NOTES

- THE PURPOSE OF THIS SP IS TO ALLOW 4 DETACHED RESIDENTIAL UNITS.
- 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.
- 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.
- 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:
 - Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers
 - EIFS, vinyl siding and untreated wood siding shall be prohibited.
 - Finished ground floors and porches shall be elevated a minimum of 18" to a maximum of 36" from the abutting average ground elevation.

Nashville & Davidson County
 JUL 16 2015
 Metropolitan Planning Department



DEVELOPMENT/SITE DATA TABLE	
ACREAGE	0.296 ACRES (12,880 S.F.)
DENSITY	14 UNITS/AC
DWELLING UNITS	4 UNITS
FLOOR AREA RATIO (FAR)	0.51 (6,620 / 12,880)
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.40 (5,072/12,880)
BUILDINGS	4,400 S.F.
DRIVEWAYS & SIDEWALKS	672 S.F.
PARKING CALCULATION	2 SPACES PER DETACHED UNIT
PARKING CREDITS	10% TRANSIT = 10% REDUCTION ON-STREET PARKING UP TO 2 SPACES
PARKING REQUIRED	REQUIRED: 4x2 = +8
PARKING PROVIDED	8 SPACES
USES	DETACHED RESIDENTIAL

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 21
- COUNCILMEMBER: LANGSTER
- OWNER OF RECORD:
 - PARCEL 468 SCOVEL HOMES DEVELOPMENT, LLC 102 WOODMONT BLVD, s-244 NASHVILLE, TN 37205 615.
 - PARCEL 469 HAROLD LOVE 1822 SCOVEL STREET, NASHVILLE, TN 37208 615.
- SP NAME: SCOVEL HOMES DEVELOPMENT PHASE 2
- SP NUMBER: 2015SP-066-001
- PLAN PREPARATION DATE: 2015.05.19
- SCALE: 1"=20'
- DESIGN PROFESSIONAL: JIM LUKENS, P.E. LUKENS ENGINEERING CONSULTANTS P.O. BOX 1586, BRENTWOOD, TN 37024 615.804.4617
- FEMA FIRM: 47037C0216F

PRELIMINARY SP [CASE NO. 2015SP-066-001]
 SCOVEL HOMES DEVELOPMENT
 PHASE 2
 1822 & 1824 Scovel Street, Nashville, TN 37208
 Map 81-15 Parcel 468 & 469

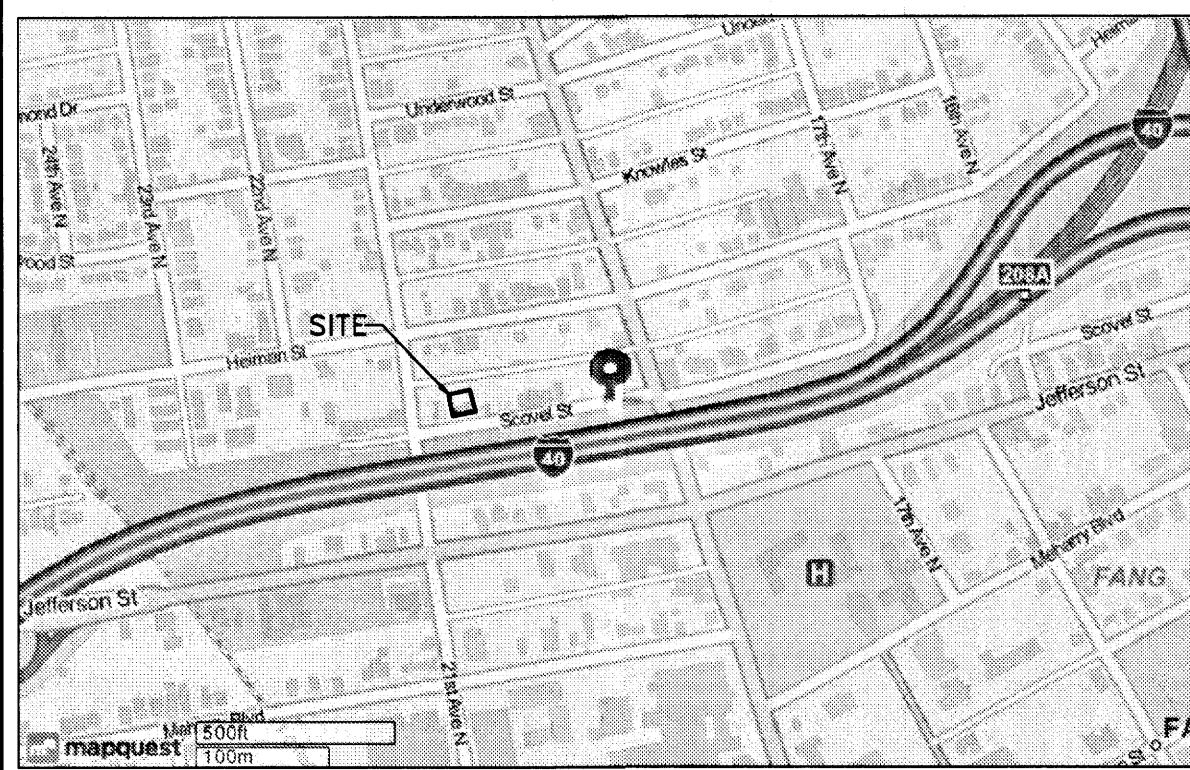
REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03493
 DATE: 2015.07.14

SITE PLAN
 C1.1

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VICINITY MAP NOT TO SCALE

AS-BUILT NOTE

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, 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.

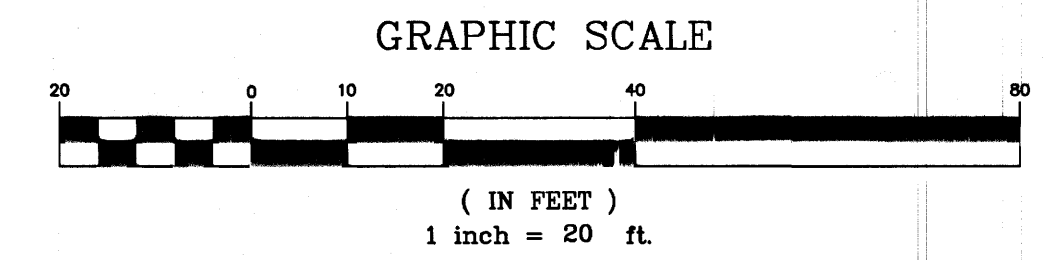
STORMWATER NOTES

1. DAVIDSON COUNTY SOILS MAPPING SHOWS THE SOIL TO BE MAURY (McB) SOILS WITH HYDROLOGICAL GROUP A.
2. OFF-SITE IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE ON-SITE RUNOFF.
3. WATER QUALITY CONCEPT:
 - EXEMPT FROM GRADING PERMIT.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

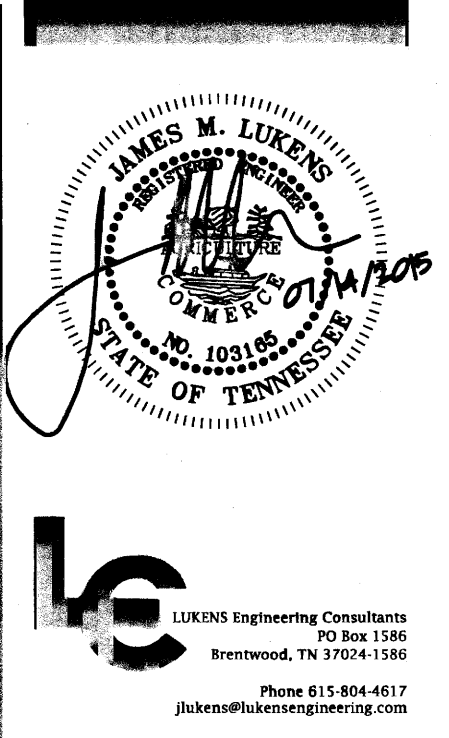
The project associated with these submitted plans does not require coverage covered under Tennessee Construction General Permit.

[Signature]
Project Engineer 07/19/2015

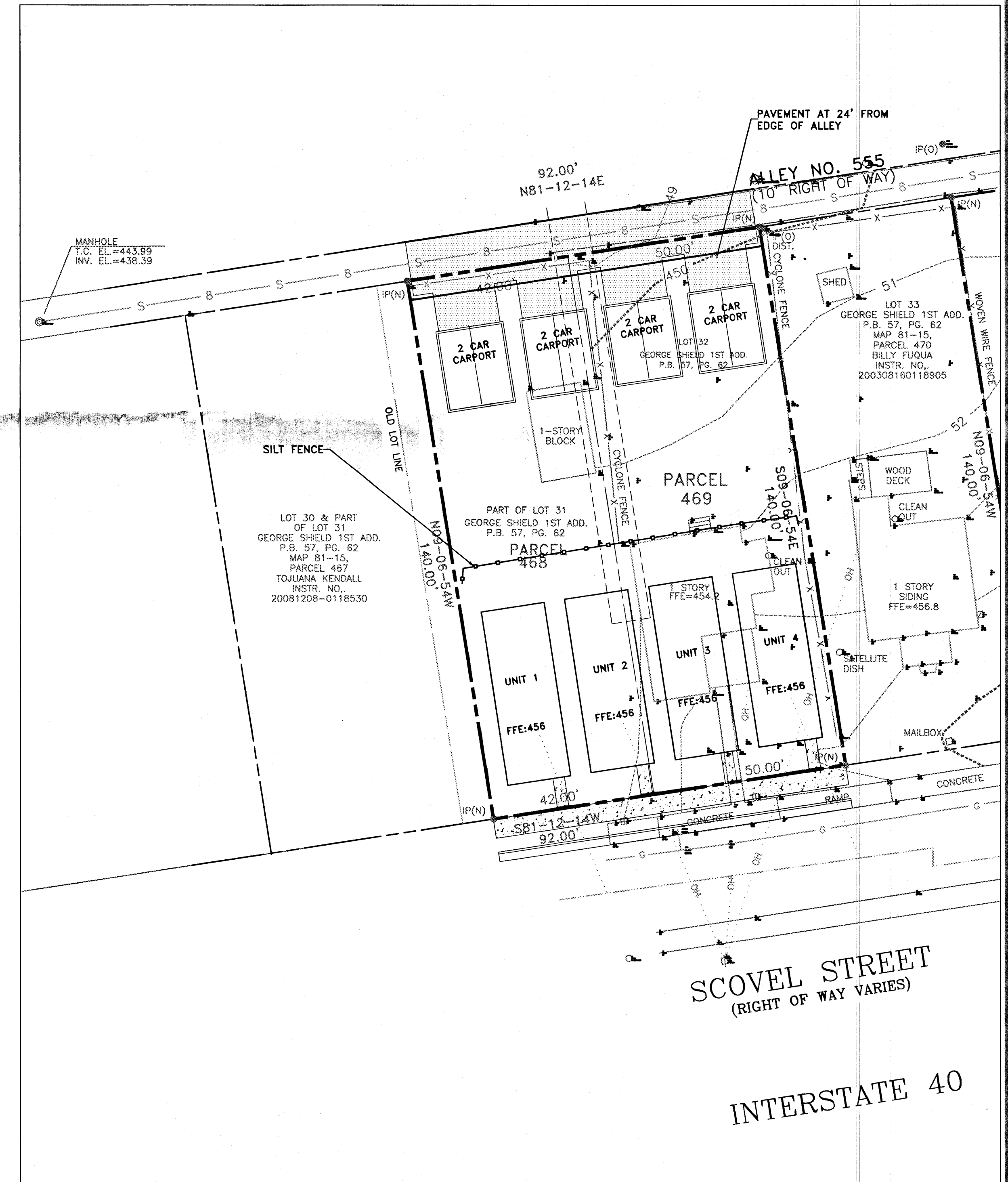
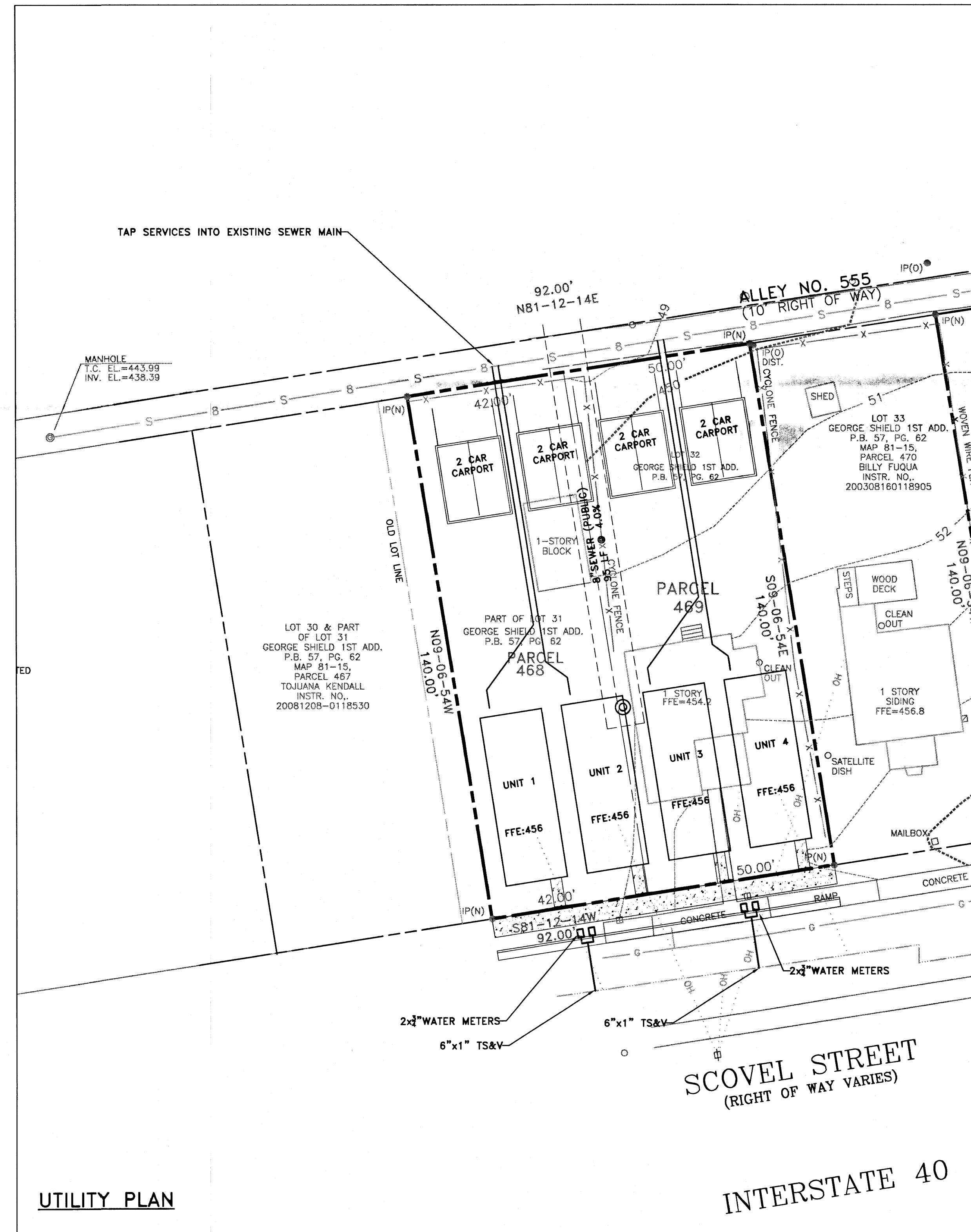


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PRELIMINARY SP [CASE NO. 2015SP-066-001]

SCOVEL HOMES DEVELOPMENT

PHASE 2

1822 & 1824 Scovel Street, Nashville, TN 37208

Map 81-15 Parcel 468 & 469

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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03493

DATE: 2015.07.14

STORMWATER & UTILITY PLAN

C2.1



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