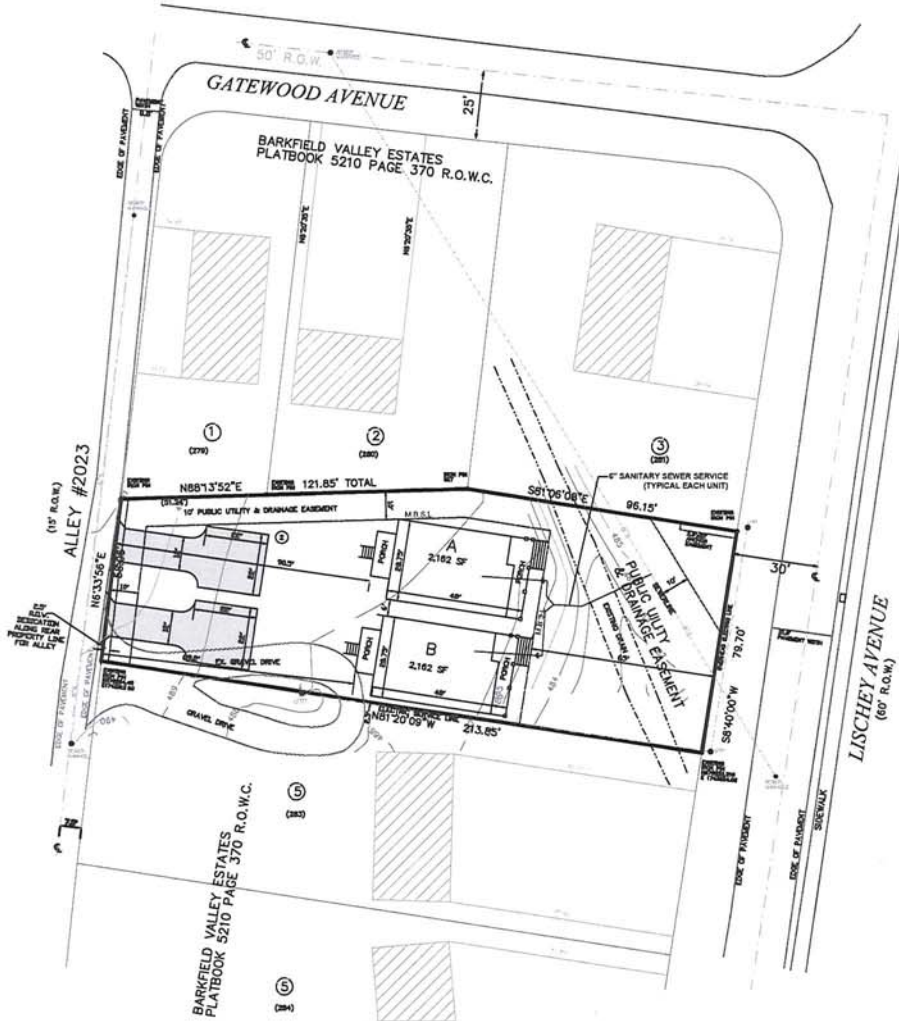


SITE PLAN
COUNCILMAN SCOTT DAVIS

BL2015-54



VICINITY MAP
NTS



NOTES:

- PURPOSE NOTE - TO REZONE THE EXISTING PROPERTY FROM RS-5 TO SP-R (SPECIFIC PLAN RESIDENTIAL).
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78940 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 - REGULATIONS.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNDEMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).
- ACCESS TO SITE MUST BE FROM ALLEY EDGS AND NOT FROM LISCHEY AVENUE.
- THIS PROPERTY IS LOCATED WITHIN AN UNSHADED AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47037C0209P DATED APRIL 20, 2001.

PROJECT # 2015SP-077-001
 COUNCIL DISTRICT - 5TH
 COUNCILMAN - SCOTT DAVIS
 EMAIL - scott.davis@metrolife.gov
 PHONE - (615) 554-3720

DEVELOPER PROPOSES TO DUE IN LIEU FEE FOR SIDEWALK/CURB AND GUTTER
STORMWATER CALCULATIONS
 TOTAL AREA 0.36 ACRES
 EXISTING IMPERVIOUS 2,141 SF
 PROPOSED IMPERVIOUS
 BUILDING 2,114 SF
 DRIVEWAY AND PARKING 1,774 SF
 TOTAL PROPOSED IMPERVIOUS 3,888 SF
 PERCENT IMPERVIOUS 10.80% WHICH IS LESS THAN 30% FOR TIER 1

OFF-STREET PARKING SPACE REQUIREMENTS		
SINGLE FAMILY UNITS	REQUIRED PARKING 2 SPACES PER UNIT	PARKING PROVIDED
BUILDING A - 2,162 SF	2	2
BUILDING B - 2,162 SF	2	2
TOTAL PARKING	4	4

MARTIN CONSULTING & ENGINEERING, LLC
 5228 Columbia Highway, Suite 3
 Spring Hill, TN 37147
 615.221.2177
 gary@martineng.com

FINAL SITE PLAN
1436 LISCHEY AVENUE
MAP 71-11 PARCEL 282
NASHVILLE, TN
DUKE AND DUKE LLC

No.	Revision/Issue	Date
1		