

② 1st FLOOR  
SCALE: 1/8" = 1'-0"

04/27/16 10:00 AM 2016/04/27 10:00 AM 10:00 AM 10:00 AM

1515 PENNY HILL DRIVE  
 SUITE 200  
 NASHVILLE, TN 37203  
 PH: 615.327.1298  
 WWW.QUIRKDESIGNS.COM



**Townhomes**  
 Trey Kirby  
 John Mallette Dr @ Manchester  
 Nashville, TN 37208

DATE: 3/7/16

REVISION

PROJECT NO: 15-119  
 COPYRIGHT 3/7/16  
 QUIRK DESIGNS

SITE PLAN

C1

**EROSION CONTROL & GRADING NOTES**

- 1) EXPOSED AS SMALL AN AREA OF SOIL AS SPRINKLING ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL. COVER AREAS DRESSED WITH TOPSOIL. SHALL RECEIVE 120 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS. FERTILIZER IS TO BE APPLIED AT 1/3 FERTILE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED IN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE PAVED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT. SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO OF 10' x 10' TO 15' TO BE COORDINATED WITH THE HPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

**PUBLIC WORKS NOTES**

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

**WATER & SEWER NOTES**

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (WHEN) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL, FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 120/0/00 5 F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECOUVED TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE A MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP WRAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER ONE YEAR PERIOD.
- 16) NO CANDOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITH AN ORNAMENTAL EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 9" FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

**STANDARD SP NOTES**

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF AN 8 UNIT RESIDENTIAL DEVELOPMENT AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROJECT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0204 F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL, MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP.
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY PRIVATE SERVICE.
- 11) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNER BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE ENTIRE ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. AS IF PRETENDS TO STORMWATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 14) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS, PRIOR TO THE ISSUANCE OF USE AND COMPANY PERMITS. EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE LOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.

**GENERAL PLAN CONSISTENCY NOTE**

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #3 OR THE BORGES/ALBRIGHTS CREEK COMMUNITY PLAN. THE SPECIFIED LAND USE IS SUBURBAN NEIGHBORHOOD EVOLVING, TRANSECT 3 (OR T3 NE). THE PRIMARY GOALS OF T3 NE POLICY ARE TO IMPLEMENT A MIX OF MODERATE DENSITY RESIDENTIAL AND INSTITUTIONAL DEVELOPMENTS, CREATE BUILDINGS THAT ARE EVOLVING WITH THE GENERAL CHARACTER OF THE AREA, AND PROVIDE SIDEWALKS, BIKEWAYS AND OTHER FORMS OF PEDESTRIAN CONNECTIVITY.

AS PROPOSED, THIS SPECIFIC PLAN WILL ENHANCE THE STREETScape ALONG BOTH MANCHESTER AVENUE AND JOHN MALLETT DRIVE WITH THE DEVELOPMENT OF REAR-LOADED UNITS, STREET TREES AND NEW PUBLIC SIDEWALKS. THE PROPOSED STREET SETBACKS (WITH LOADING IN THE REAR) WILL PROVIDE FOR A DEVELOPMENT THAT MEETS THE INTENT OF THE T3 NE POLICY WHILE ALSO GENERATING A PRODUCT MUCH NEEDED FOR THE AREA. THE INTENT AND POLICY OF T3 NE PLACES EMPHASIS ON A MORE DIVERSE HOUSING MIX AND A HIGHER LEVEL OF CONNECTIVITY. ALL PARKING AND ACCESS HAS BEEN SHELDED FROM PUBLIC VIEW WHILE STILL PROVIDING ADEQUATE ACCESS AND VISITOR PARKING WITHIN THE DEVELOPMENT.

LASTLY, THE DENSITY AND DESIGN OF THIS SPECIFIC PLAN FULLY COMPLIES WITH THE RECOMMENDATIONS OF THE T3 NE POLICY AT 15 UNITS/ACRE, WHEREAS THE POLICY PERMITS UP TO 40 UNITS/ACRE.

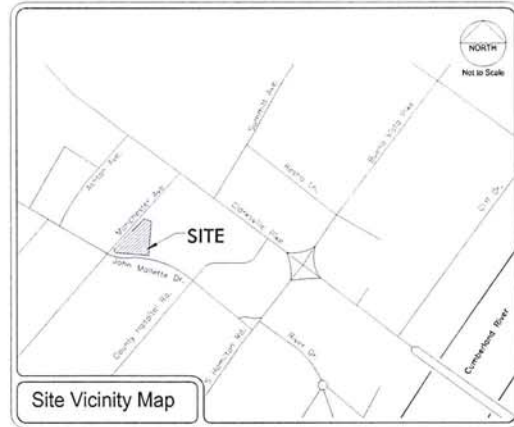
**Property Information**  
3312 John Mallette Dr  
Nashville, Tennessee 37218  
0.77 Total Acres  
Council District 2 (DeCosta Hastings)

**Owners of Record**  
Kirby, William Eugene, III  
132 Eagles Glen Dr.  
Franklin, Tennessee 37067

**Developer**  
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615.269.9248

**Civil Engineer**  
Dale & Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Adam Seger, PE  
Phone: 615.297.5166  
Email: edam@daleandassociates.net



**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	MULTIFAMILY SINGLE FAMILY DETACHED DWELLINGS
PROPERTY ZONING	RS10
MINIMUM LOT SIZE	SUBORDINATING ZONING: RS10, CS, CN, ORS2, MUI
NUMBER OF RESIDENTIAL UNITS/DENSITY	NOT APPLICABLE
FAR	8 TOTAL UNITS (1:1 UN/AC)
ISR	0.60 MAXIMUM
STREET YARD SETBACK	0.80 MAXIMUM
REAR YARD	15' MEASURED FROM ALONG MANCHESTER
HIGHT STANDARDS	10' MEASURED FROM ALONG JOHN MALLETT
3 STOREYS MAX. IN 35 FEET (MEASURED TO ROOFLINE)	
<b>PARKING AND ACCESS</b>	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA MANCHESTER AVE. & JOHN MALLETT DR.
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	180' EAST TO DRIVEWAY ALONG JOHN MALLETT DR. AND
DISTANCE TO INTERSECTION	2100 NORTH TO DRIVEWAY ALONG MANCHESTER AVE.
REQUIRED PARKING	SITE LOCATED AT AN INTERSECTION
PARKING PROPOSED	16 REQUIRED RESIDENTIAL 7 STALLS/UNIT @ 8 UNITS/1
	5 - 90' STALLS PROPOSED 16 GARAGE STALLS = 21 TOTAL

**ARCHITECTURAL NOTES**

BUILDING ELEVATIONS FOR ALL STREET 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 20% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF APPROXIMATELY 1:5:1.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 36 INCHES FROM THE BUTTING AVERAGE GROUND ELEVATION.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

Date: March 11, 2016  
 REVISIONS:  
 11/17/2015  
 Addressed Preliminary SP  
 Comments  
 5/11/2016  
 Revised per Council Process  
 and Neighboredment Meeting

**Manchester Heights**  
 Preliminary Specific Plan  
 REMISE PARCEL: 05-001-1439-00-00  
 Nashville, Davidson County, Tennessee

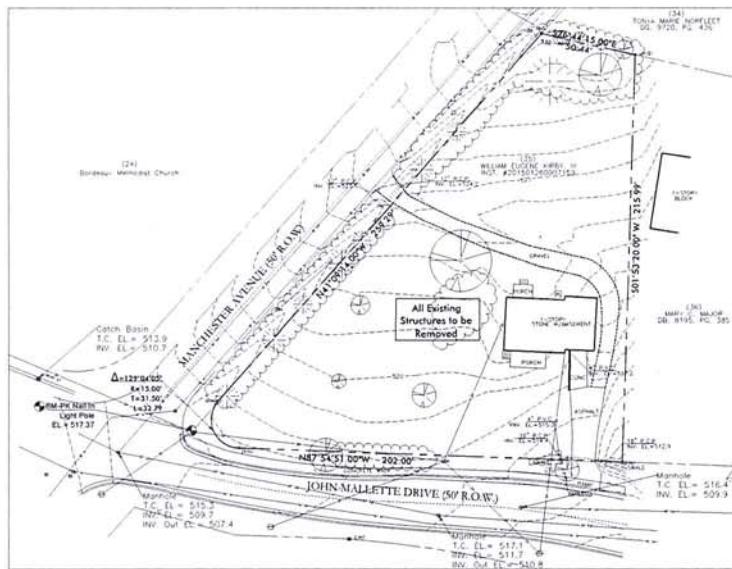


**Dale & Associates**  
 516 Heather Place  
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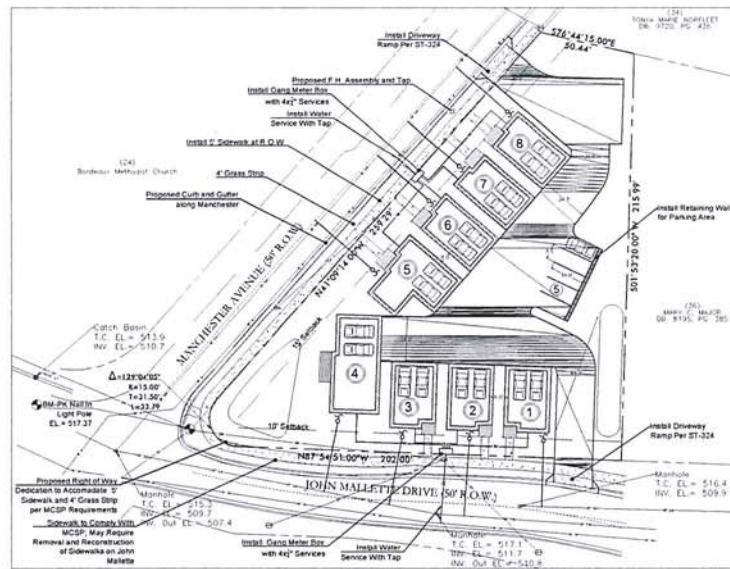
CASE NO. 2015SP-108-001  
 Notes & Project Standards

MPC Case Number  
 CASE NO. 2015SP-108-001  
 DCA Project #15302  
 Manchester Heights  
**C1.0**  
 Sheet 1 of 2

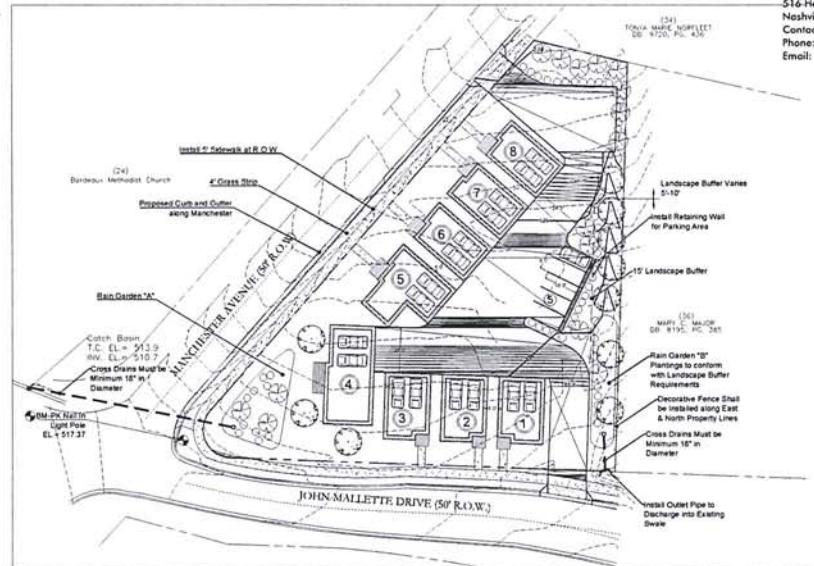




Existing Conditions (1"=30')



Proposed Layout & Utilities (1"=30')



Grading & Landscape Plan (1"=30')

Proposed Specific Plan

**WATER QUALITY CALCULATIONS**

PRELIMINARY CALCULATIONS SHOW THAT 2269 CF OF WQV STORAGE WILL BE REQUIRED & CONCEPTUALLY WILL BE PROVIDED IN THE PROPOSED POCKET RAIN GARDENS/BIORETENTION BASINS (80% TSS BMP) SHOWN ON THIS PLAN.

PRELIMINARY DESIGN PROPOSES A RAIN GARDEN OR BIORETENTION BASINS MEET THE WATER QUANTITY OR PRE/POST DETENTION RELEASE RATE REQUIREMENTS.

**PRE/POST CALCULATIONS**

**PRE-DEVELOPMENT**  
 TOTAL SITE AREA = 0.72 ACRES  
 PRE-DEVELOPED IMPERVIOUS = 0.089 AC @ 98  
 PRE-DEVELOPED GRASS = 0.631 AC @ 79  
 COMPOSITE CN = 81.3

**POST-DEVELOPMENT**  
 TOTAL SITE AREA = 0.79 ACRES  
 POST-DEVELOPED IMPERVIOUS = 0.411 AC @ 98  
 POST-DEVELOPED GRASS = 0.379 AC @ 79  
 COMPOSITE CN = 88.9

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDEN

**TREE DENSITY NOTES**

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

**TREE DENSITY UNITS:**

0.72 AC-0.22 AC = 0.50 AC x 14 = 7.0 TDU's REQ'D  
 14 PROPOSED 2" CALIBER TREES = 7.0 TDU PROV.  
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)  
 \*TDU EXCEEDED

**STORMWATER NOTES**

1) THE SOIL TYPES FOR THIS SITE ARE MIMOSA-URBAN LAND COMPLEX, 5 TO 25 PERCENT SLOPES WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.  
 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY TREATMENT.

3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

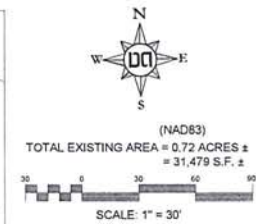
**UTILITY NOTES**

1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.  
 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

**ADJACENT FIRE FLOW TEST RESULTS**

Existing Fire Hydrants Tap Bolt Numbers 06884 & 06885 (located on John Mallette Dr. and Manchester Ave.) were Flow Tested by Metro Water Services on November 5, 2015. Below is a Summary of the Flow Results:  
 Static Pressure: 63 psi  
 Residual Pressure: 59 psi  
 Flow: 1,258 gpm  
 Calculated Flow at 20 psi: 4,527 gpm

Per NFPA, 1,000 GPM @ 20 PSI Must be Provided by Adjacent Hydrant to satisfy the fire flow requirements for the residential units (assumes each is less than 3,600 sq ft). Based on the Above Results, the Units shown here in are NOT Required for the residential dwellings



<b>Property Information</b>	
3312 John Mallette Dr Nashville, Tennessee 37218 0.72 Total Acres Council District 2 (DeCasta Hostings)	
<b>Owners of Record</b>	
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<b>Developer</b>	
Trey Kirby 7000 Executive Center Drive, Suite 320 Brentwood, TN 37027 tkirby@nashville.com Direct: 615.208.9766 Mobile: 615.496.1296 Main: 615.377.4747	
<b>Architect</b>	
Freston Quirk 2931 Berry Hill Dr. Suite 200 Nashville, TN 37204 quirkdesigns@comcast.net 615.269.9248	
<b>Civil Engineer</b>	
Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Adam Segar, PE Phone: 615.297.5166 Email: adam@daleandassociates.net	

Date: March 11, 2016  
 REVISIONS:  
 11/17/2015 Addressed Preliminary NP Comments  
 3/31/2016 Revised per Council Meeting and Neighborhood Process

**Manchester Heights**  
 Preliminary Specific Plan  
 BEING PARCELED AS ON TAX MAP 99-16  
 Nashville, Davidson County, Tennessee



**Dale & Associates**  
 Civil Engineering & Surveying  
 516 Heather Place  
 Nashville, Tennessee 37204

MPC Case Number  
 CASE NO. 2015SP- 008-001  
 DRA Project #15302  
 Manchester Heights  
**C2.0**  
 Sheet 2 of 2