

LEGEND

- IP(O) IRON PIN OLD 1/2" OR 5/8" REBAR
- 5/8" IRON PIN NEW & CAP
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- GAS METER
- EASEMENT LINE
- MINIMUM BUILDING SETBACK LINE
- PROPERTY/R.O.W. LINE
- EDGE OF CONC.
- WATER LINE
- SEWER LINE
- SILT FENCE

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 20
- COUNCILMEMBER: BAKER
- OWNER OF RECORD:
CROLEY HOMES DEVELOPMENT, LLC
102 WOODMONT BLVD, S-244
NASHVILLE, TN 37205
615.589.5477
- SP NAME: CROLEY HOMES DEVELOPMENT
- SP NUMBER: 2015SP-093-001
- PLAN PREPARATION DATE: 2015.11.02
- SCALE: 1"=20'
- DESIGN PROFESSIONAL: JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
P.O. BOX 1586, BRENTWOOD, TN 37024
615.804.4617
- FEMA FIRM: 47037C0211F

UNIT DATA	
UNIT NO.	FLOOR AREA (S.F.)
1	1400
2	1400
3	1400
4	1400
5	1400
6	1400
7	1800
8	1800
9	1800
10	1800
11	1800
TOTAL	17,400

PHASING SCHEDULE

- PHASE 1 TOWNHOMES
- PHASE 2 DETACHED

DEVELOPMENT/SITE DATA TABLE	
ACREAGE	0.955 ACRES (41,609 S.F.)
DENSITY	12 UNITS/AC
DWELLING UNITS	11 UNITS
FLOOR AREA RATIO (FAR)	0.53 (22,000 / 41,609)
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.55 (21,300/41,609)
BUILDINGS	8,700 S.F.
DRIVEWAYS & SIDEWALKS	12,600 S.F.
PARKING CALCULATION	1 SPACES PER BEDROOM UP TO 2 UNITS AND 0.5 PER BEDROOM OVER 2 BR.
PARKING REQUIRED	REQUIRED: 11x2.5 = 28 SPACES
PARKING PROVIDED	28 SPACES
USES	MULTI-FAMILY RESIDENTIAL
BLDG HEIGHT	35 FT TO ROOF LINE

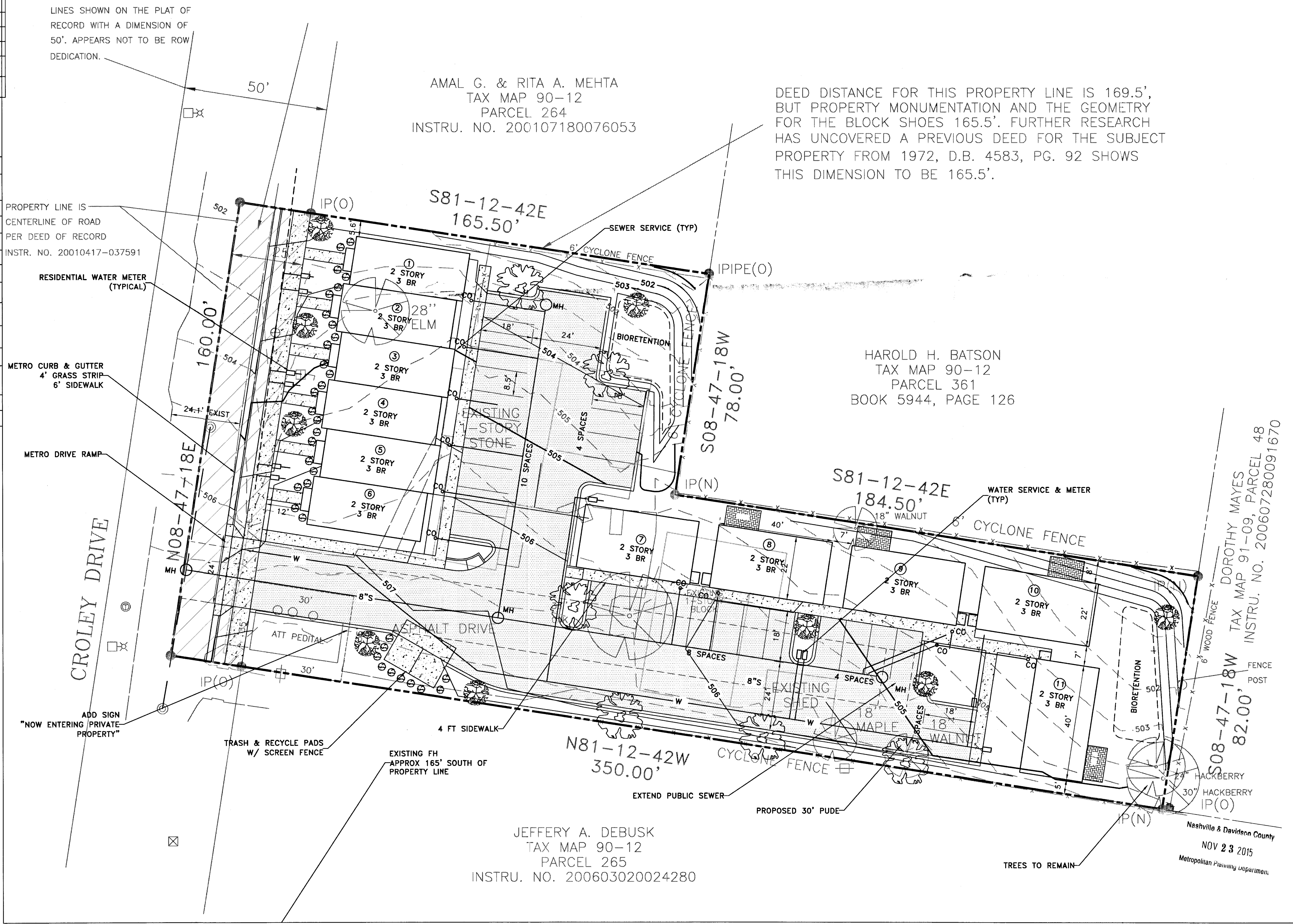
SP NOTES

1. THE PURPOSE OF THIS SP IS TO ALLOW 11 MULTI-FAMILY 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).
5. 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.
6. 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.
7. 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.
8. 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.
9. All construction in the ROW is to comply with Metro Public Works standards and details.
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
11. The final 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 occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

STORMWATER NOTES

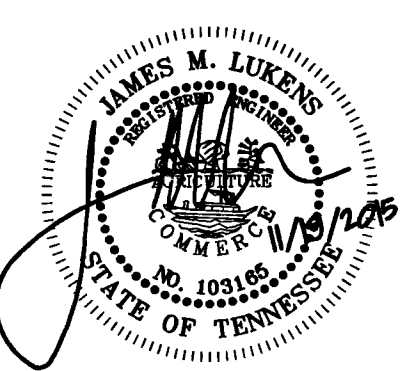
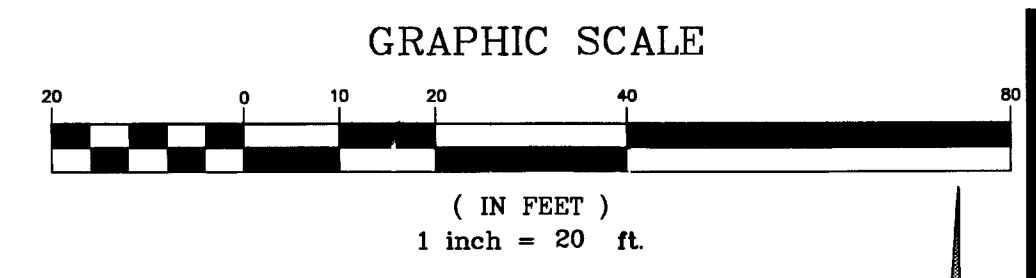
1. DAVIDSON COUNTY SOILS MAPPING SHOWS THE SOIL TO BE Msd SOILS WITH HYDROLOGICAL GROUP C.
2. OFF-SITE IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE ON-SITE RUNOFF.
3. WATER QUALITY CONCEPT:
 - THE EXISTING SITE HAS AN Rv VALUE > 0.4, THEREFORE, THE INFILL DEVELOPMENT OPTION ALLOWS 60% TREATMENT UNDER LID.
 - WQ TO BE PROVIDED BY BIORETENTION OR OTHER INFILTRATION GIP MEASURES.
 - WATER QUANTITY IS TO BE MANAGED BY THE REDUCTION IN THE CURVE NUMBER.

LINES SHOWN ON THE PLAT OF RECORD WITH A DIMENSION OF 50'. APPEARS NOT TO BE ROW DEDICATION.



PROJECT NOTES

1. EXISTING CONDITIONS TAKEN FROM SURVEY BY HFR SURVEYING, DATED JULY 17, 2015. DATUM NAD83 AND NCVDB8.
2. THIS PROPERTY IS LOCATED IN A ZONE X WHICH IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ACCORDING TO FLOOD MAP PANEL NO. 47037C0211F, DATED APRIL 20, 2001.



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PRELIMINARY SP [CASE NO. 2015SP-093-001]
CROLEY HOMES DEVELOPMENT
630 Croley Drive, Nashville, TN 37209
Map 90-120 Parcel 264.01

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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03504
DATE: 2015.11.19

SITE PLAN

C1.1

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