

SPECIFIC PLAN NOTES

1. The purpose of this SP is to receive preliminary approval to permit two residential units.
2. For Development Standard not specifically shown on this 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 "RS5" zoning district.
3. Individual water and sewer service lines are required for both residences.
4. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by Metro Water Services.
5. The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (metro code chapter 17.24, article ii, tree protection and replacement; and chapter 17.40, article x, tree protection and replacement procedures).
6. The subject property is not located in a flood hazard area as per the National Flood Insurance Program, FIRM Map Number 47037C0217 F, Effective Date: April 20, 2001.
7. Utilities Shown Hereon Were Taken From Visible Structures in the Field. Verification of Existence, Size, Location and Depth Should be Confirmed With the Appropriate Utility Sources.
8. 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 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. 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).
2. 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.
3. Bearings Shown Hereon Based on Grid North.
4. Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains 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.

RIGHT-OF-WAY DEDICATION

Metro Public Works requires owner to dedicate 5' of public right-of-way and build 5' additional alley roadway to comply with ½ MPW standard ST-263 alley.
ROW dedications are to be recorded prior to MPW signoff on the building permit.

DEVELOPMENT SUMMARY

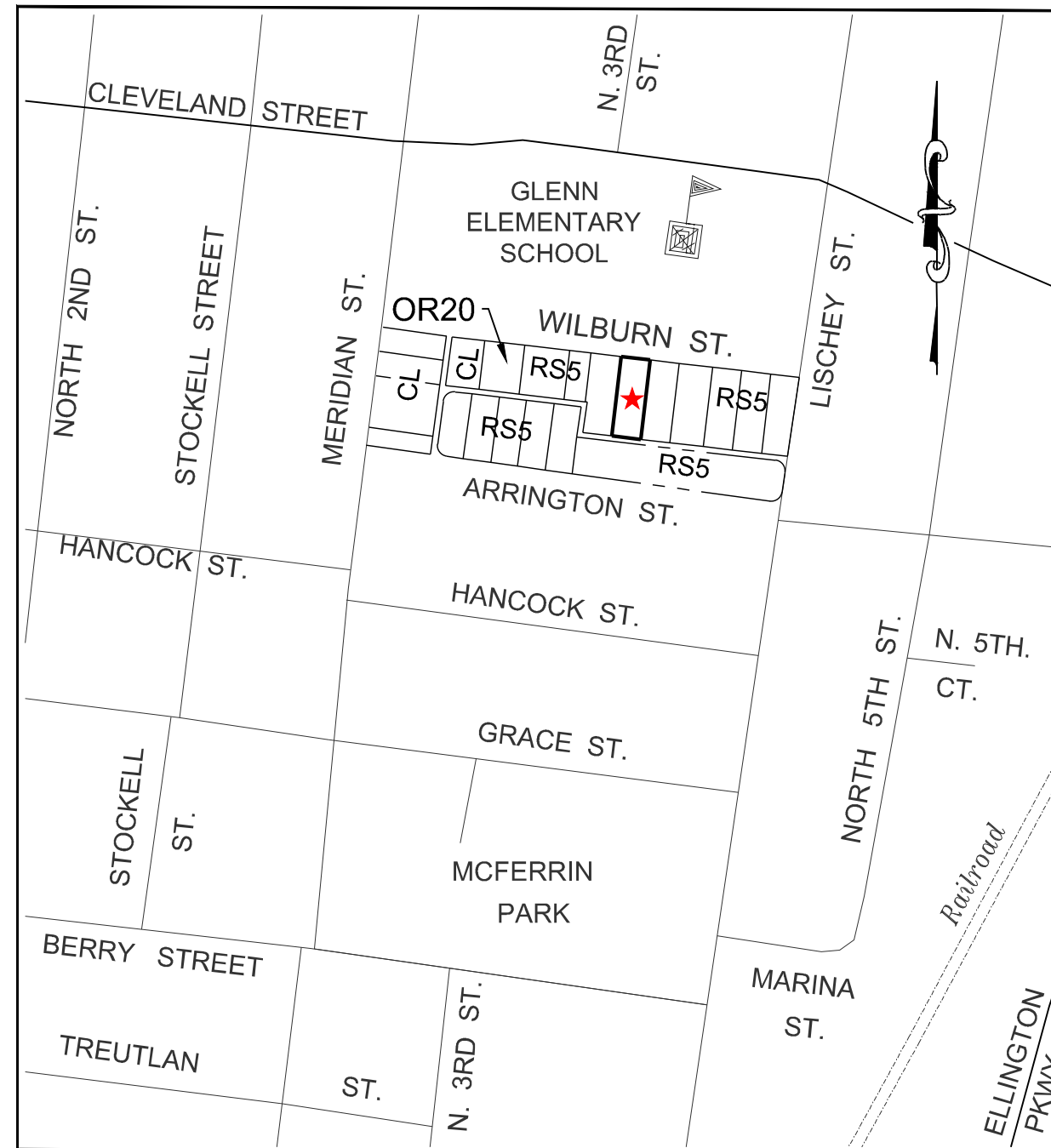
- Metro Parcel ID 08207012900 (Map 82-07, Parcel 129)
- Council District Number - 05
- Council Member - Scott Davis
- The site is currently vacant land with no trees.
- The Community Character Policy is "T4 Neighborhood Evolving"
- **Setbacks**
Front - 22.8 (contextual)
Sides - 3'
Rear - 20'
Rear - 3' from Alley R.O.W. for detached garage
- Total Site Area 8,236 square feet
- Proposed Building Coverage of less than 50%
- Proposed Density 10.6 units per acre
- Maximum Height - 3 Stories in 35 feet, measured to the roofline

DESIGN STANDARDS

- a. Building façades fronting a street 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 1.5:1 or greater, except for dormers or egress windows.
- c. EIFS, vinyl siding and untreated wood shall be prohibited.
- d. Porches shall provide a minimum of six feet of depth.
- e. A raised foundation of 18"- 36" is required for all residential structures.

318 WILBURN STREET SPECIFIC PLAN CASE NUMBER 2016SP-057-001

TOTAL SITE AREA: 8,236 SQ. FT. OR 0.19 ACRES



VICINITY MAP
(Not to Scale)

OWNER

Antonio D. Tucker
1449 Aaronwood Drive
Old Hickory, TN 37138
615 738-1897

DESIGNER

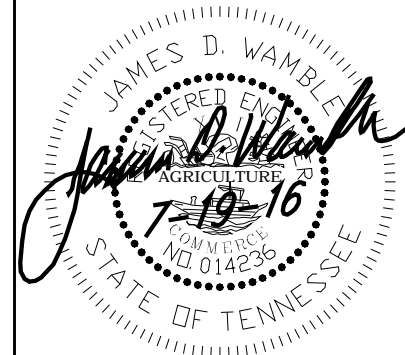
Wamble and Associates
Danny Wamble, RLS and PE
40 Middleton Street
Nashville, TN 37210



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Civil Engineering
Land Surveying
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REVISIONS:
6-30-16: Addressed comments
7-19-16: Addressed comments

DATE: MAY 17, 2016

W&A NO.: 892-0116

SHEET 1 OF 2
318 WILBURN STREET
SP PLAN

TOTAL SITE AREA:
8,236 SQ. FT. OR
0.19 ACRES

318 WILBURN STREET SPECIFIC PLAN CASE NUMBER 2016SP-057-001

MAP REFERENCE

Metro Davidson County Parcel ID 08207012900

DEED REFERENCE

Being the same property conveyed to Antonio D. Tucker with Warranty Deed of record in Instrument No. 201206080050433 in the Register's Office for Davidson County, Tennessee.

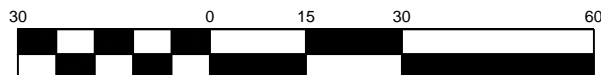
PLAT REFERENCE

Being the westerly 25 feet of Lot 6 and the easterly 30 feet of Lot 7 on the Plan of Humphry Pierce's Addition to Northeast Nashville, of record in Plat Book 161, Page 20 in the Register's Office for Davidson County, Tennessee

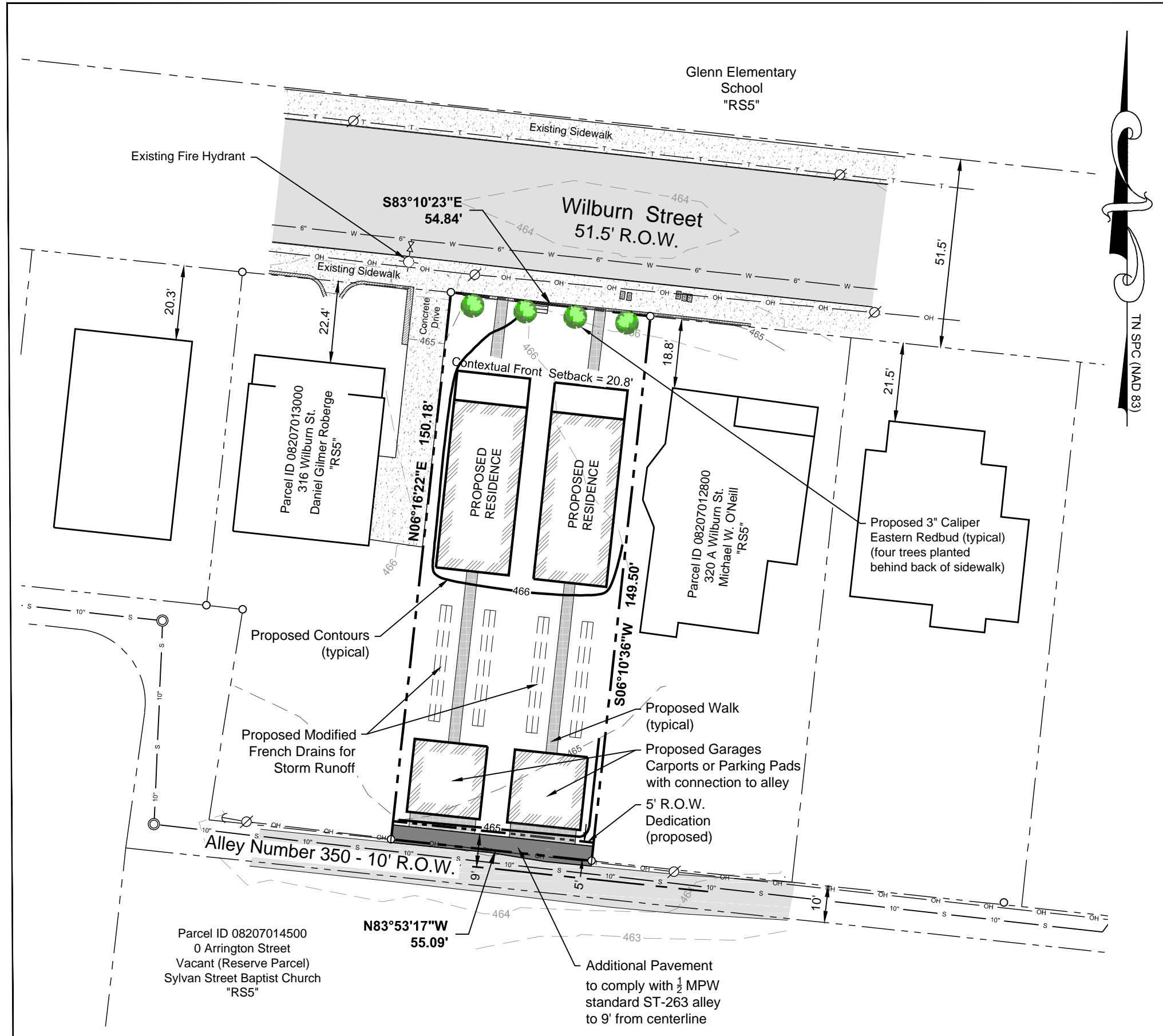
LEGEND

- S — Sewer Line
- W — Water Line
- OH — Overhead Utilities
- T — Overhead Telephone
- Iron Rod (Old)
- ⊕ Fire Hydrant
- ⊗ Water Valve

GRAPHIC SCALE (IN FEET)



1 inch = 30 ft.



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