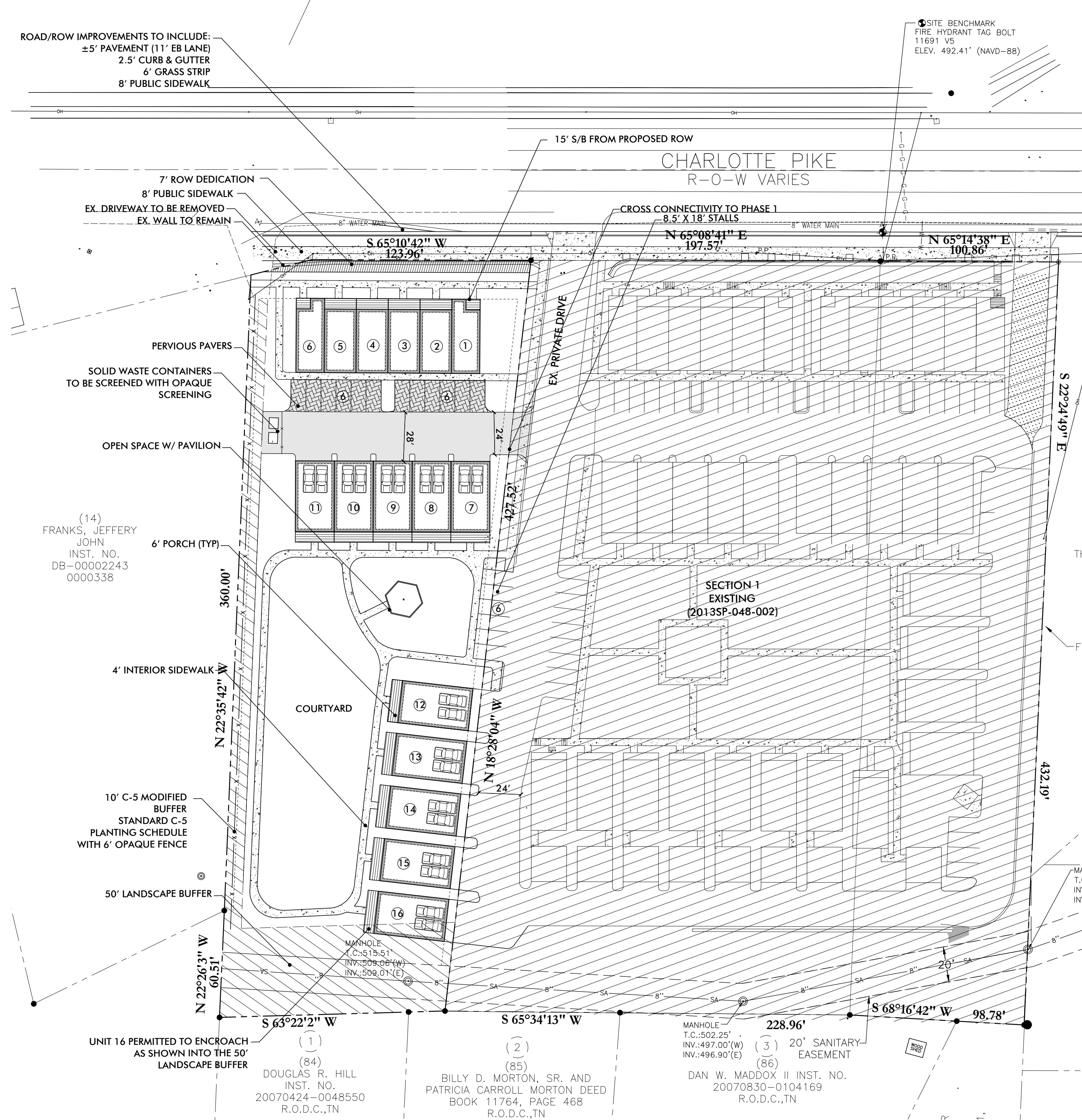
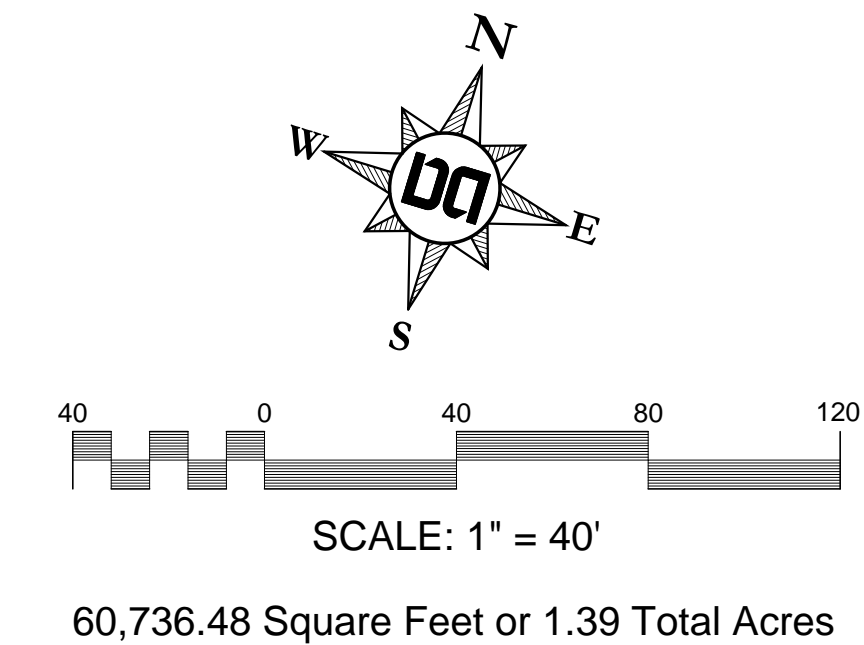


Existing Conditions (1"=40')



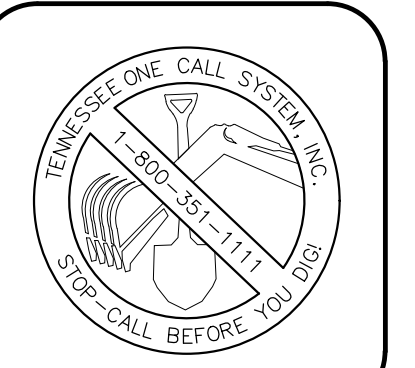
Site Layout (1"=40')

Hillwood Court at Nashville West	
PHASE 1:	34 UNITS APPROVED UNDER 2013SP-048-001 (PRELIM SP)
	34 UNITS APPROVED UNDER 2013SP-048-002 (FINAL SP)
PHASE 1:	PARKING PROVIDED: 82 STALLS (2.4 STALLS/UNIT)
PHASE 2:	16 UNITS APPROVED UNDER 2013SP-048-003 (PRELIM SP)
PHASE 2:	PARKING PROVIDED: 38 STALLS (2.6 STALLS/UNIT)



60,736.48 Square Feet or 1.39 Total Acres

Existing Conditions & Site Layout

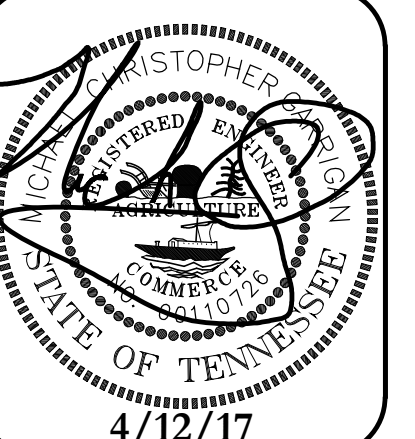


REVISIONS:
9/13/16 Revised Layout per Community Input

Preparation Date: SEP 2016

Hillwood Court at Nashville West Section II Preliminary Specific Plan

Being Parcel 15 on Tax Map 102-11
Nashville, Davidson County, Tennessee



Dale & Associates

Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

MPC Case Number
2013SP-048-003

D&A Project #13125
Hillwood Court
at Nashville West SP
Section II

C2
Sheet 2 of 3

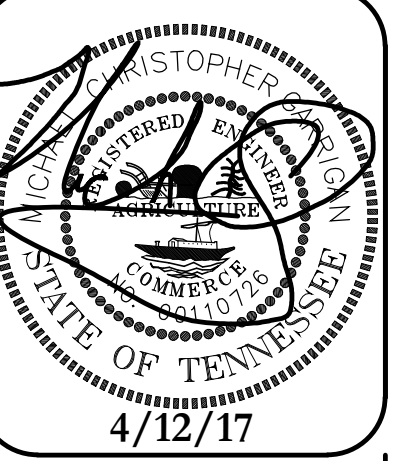
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



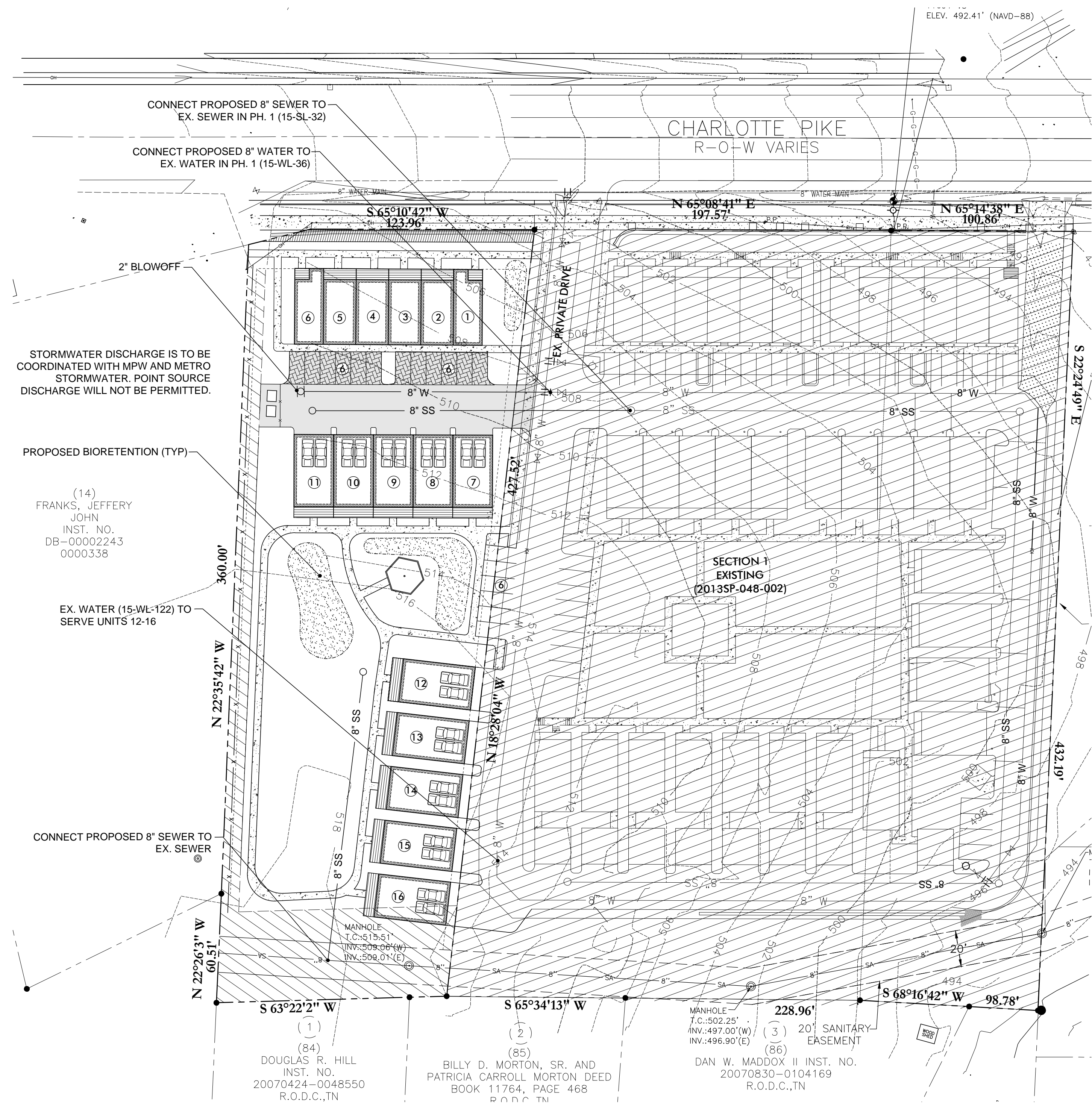
REVISIONS:
9/13/16 Revised Layout per
Community Input

Preparation Date: SEP 2016

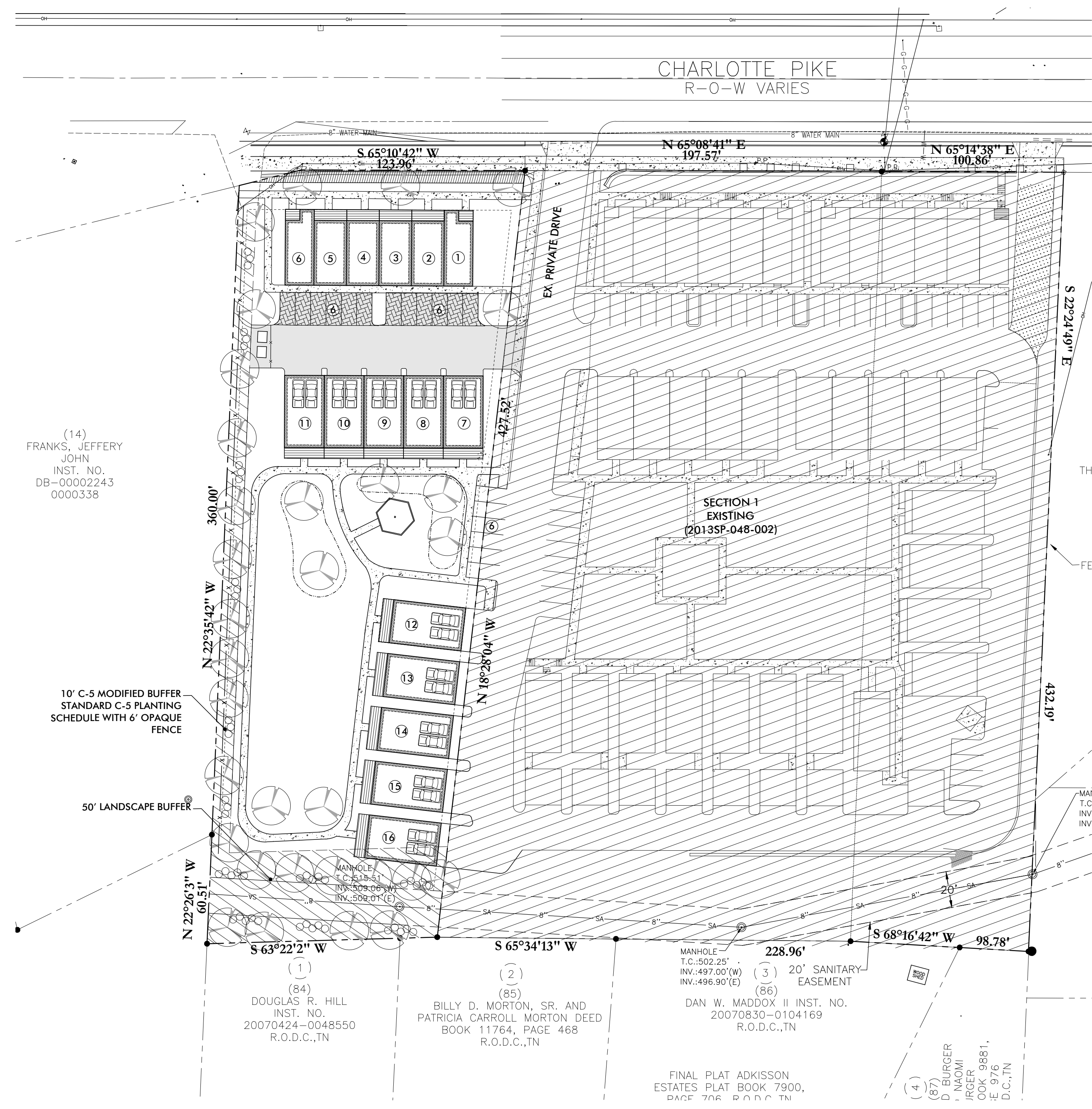
**Hillwood Court at Nashville West
Section II
Preliminary Specific Plan**
Being Parcel 15 on Tax Map 102-11
Nashville, Davidson County, Tennessee



4/12/17



Grading, Utility & Layout (1"=40')



Landscape Layout (1"=40')

STORMWATER NOTES
1) THE SOIL TYPE FOR THIS SITE IS M&D (MIMOSA-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH FALLS WITHIN THE 'B' HYDROLOGICAL SOIL GROUP.
2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. FINAL SP SHALL DEPICT COMPLIANCE WITH VOLUME 5 OF THE STORM WATER MANAGEMENT (LID MANUAL).
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.
3) WATER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC WATER LINE EXTENSION. INDIVIDUAL WATER METERS SHALL BE PROVIDED FOR EACH UNIT.
4) SEWER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC SEWER EXTENSION. INDIVIDUAL SERVICES TO BE PROVIDED FOR EACH UNIT.

PRE/POST CALCULATIONS

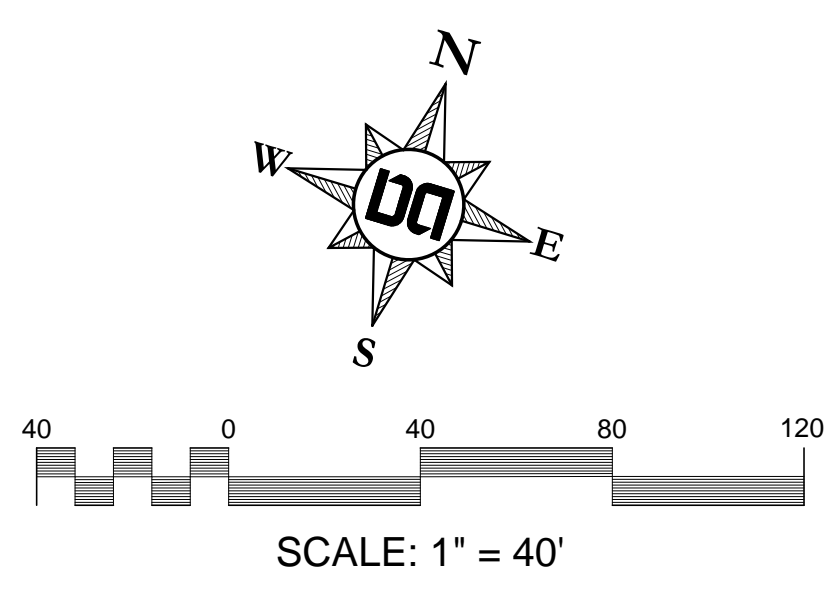
EXISTING CONDITIONS	
TOTAL SITE AREA	= 1.39 ACRES
EXISTING IMPERVIOUS	= 0.24 AC @ 98
PRE-DEVELOPED GRASS	= 1.15 AC @ 79
COMPOSITE CN = 82.2	

POST-DEVELOPMENT	
TOTAL SITE AREA	= 1.39 ACRES
ROOF TOP	= 0.34 AC @ 98
IMPERVIOUS ROADWAY/CONC.	= 0.15 AC @ 98
PERVIOUS PAVEMENT	= 0.04 AC @ 79
POST-DEVELOPED GRASS	= 0.86 AC @ 79
COMPOSITE CN = 85.7	

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. THEREFORE, WATER QUANTITY OR DETENTION IS REQUIRED AND PROPOSED THROUGH POCKET RAIN GARDENS AS WELL AS PERVIOUS PAVEMENT.

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:
1.39 AC-0.30 AC = 1.09 AC x 14 = 15.26 TDU'S REQ'D
32 PROPOSED 2" CALIPER TREES = 16.0 TDU PROV.
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
*TDU EXCEEDED



60,736.48 Square Feet or 1.39 Total Acres

Grading & Utility Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

MPC Case Number
2013SP-048-003
D&A Project #13125
Hillwood Court
at Nashville West SP
Section II
C3
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