

530-536 Southgate Ave

Preliminary Specific Plan

Case No: 2017SP-054-001

Being Parcels 13, 14, and 15 on Tax Map 105-11

Nashville, Davidson County, Tennessee

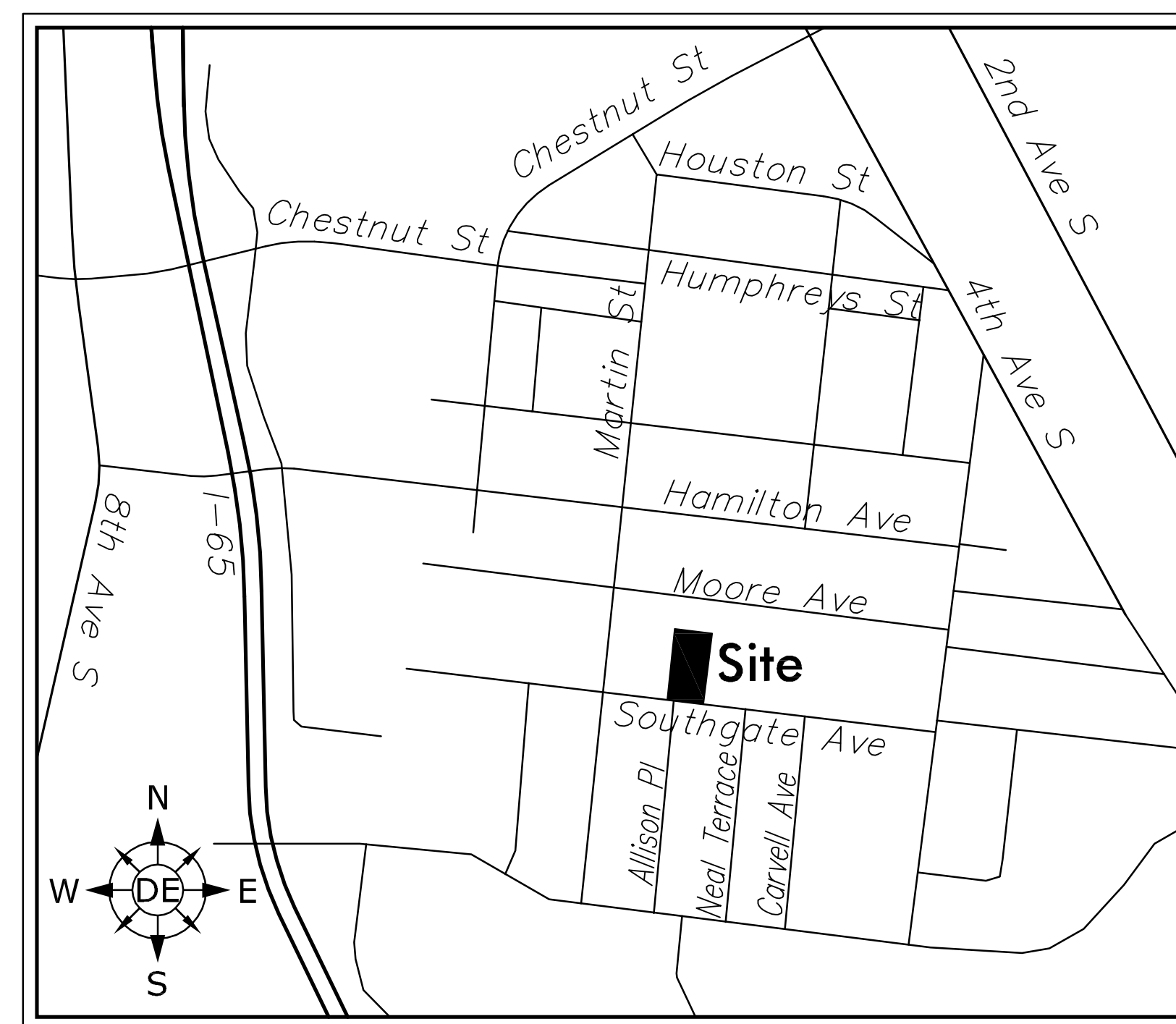
Revisions:

Drawing Notes:

Date: November 17, 2017

Notes:

- The Purpose of this Submittal is to Request Approval of the Preliminary Specific Plan for 530-536 Southgate Ave, Consisting of a total of 49 Residential Units.
- Electric Services for the Proposed Development Shall be Underground. All Public Utilities Shall be Subject to the Approval of the Appropriate Local Utility Companies.
- Water and Sewer Service is Provided by Metro Water Services.
- A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted, and approved.
- All construction shall comply with all applicable requirements, codes and ordinances of the Local Municipality and the State of Tennessee.
- 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.
- 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.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Driveway culverts shall be sized per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).
- Building Elevations Shall be Provided with the Final Site Plan. A Minimum Raised Foundation of 18" Shall be Required.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
- The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- Architectural Standards**
 - All detached and attached units shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - On attached and detached units, windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
 - EIFS, vinyl siding and untreated wood shall be prohibited.
 - Porches shall provide a minimum of six feet of depth.
 - A raised foundation of 18"- 36" is required for all residential structures.
 - At least 50% of the building exteriors will be made up of one or a combination of the following materials: Brick, concrete, masonry, glazing and/or metal. The use of fiber cement siding shall be limited.
 - All buildings must address the street frontage and green spaces with architectural treatments including, but not limited to: windows, stoops and entrances, balconies, porches, and other functional architectural elements
 - Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the façade plane shall be interrupted by one of the following for every twenty five (25) feet of street frontage and green spaces:
 - A change in the building material
 - A horizontal undulation in the building façade
 - A porch, stoop or balcony
- Changes in wall plans shall be related to entrances, the integral structure or the organization of interior spaces and activities and not merely for cosmetic effect



Vicinity Map
NTS

General Plan Consistency Note:

The Specific Plan District Proposed Herein is Located Within Subarea #11 - South Nashville Community Plan. The Specified Land Use Policy for this Site is Transect 4 (T4) Urban Neighborhood Evolving (T4 NE). The Intent of T4 NE is to Provide Additional Housing Options and Improve Pedestrian, Bicycle, and Vehicular Connectivity with Moderate to High Density Development with Shallow Setbacks and Minimal Spacing Between Buildings.

As Proposed, this Specific Plan Satisfies the Goals of the Policy by Providing Multiple Housing Choices. The Density of this SP is also Consistent with the Policy.

SITE DATA	
USE	MULTI-FAMILY RESIDENTIAL
EX. PROPERTY ZONING (OVERLAYS) - SURROUNDING ZONING	R6 (UZO) - SP & R6
MAP & PARCEL NO.	MAP 105-11, PARCELS 13, 14 & 15
COUNCIL DISTRICT	17 - COLBY SLEDGE
TOTAL UNITS	49 (28.3 UNITS/AC)
UNIT BREAKDOWN	6 - SINGLE FAMILY UNITS (2+ BEDROOMS) & 43 - STACKED FLAT UNITS (1 BEDROOM)
TOTAL SITE AREA	1.73 AC (1.67 AC AFTER ROW DEDICATION)
FAR	1.00 MAXIMUM
ISR	0.90 MAXIMUM
STREET SETBACK/STREET TYPE(S)	29' (AFTER ROW DEDICATION)*
SIDE YARD	5'
REAR YARD	5' (AFTER ROW DEDICATION)
HEIGHT REQUIREMENT (SINGLE-FAMILY)	3 STORIES IN 35 FEET (MEASURED TO ROOFLINE)
HEIGHT REQUIREMENT (STACKED FLATS)	3 STORIES IN 45 FEET (MEASURED TO ROOFLINE)
PARKING REQUIRED	52 STALLS (6 * 1.5 STALLS/UNIT + 43 * 1 STALL/UNIT)
PARKING PROVIDED (CODE COMPLIANT ONLY)	68 STALLS (44 OFF-STREET, 10 GARAGE, 10 DRIVEWAY, 8 (4 COMPLIANT) ON-STREET)

* FRONT SETBACK SHALL BE CONSISTENT WITH THE PREVIOUSLY APPROVED SP FOR 522-526 SOUTHGATE AVE (2016 SP-013-001).

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Owners

Tax Map 105-11, Parcels 13 & 14
Cumberland Holdings Company, LLC
667 Wedgewood Ave, Ste C
Nashville, TN 37203

Tax Map 105-11, Parcel 15
Donnell Howse
530 Southgate Ave
Nashville, TN 37204

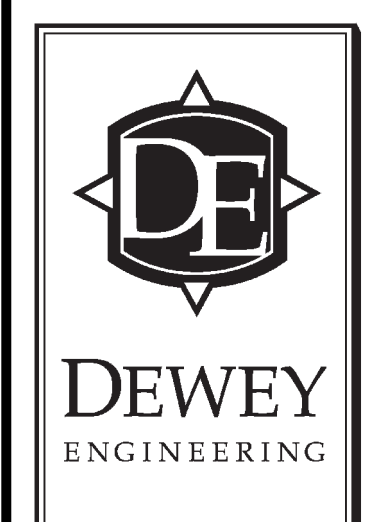
Flood Note

No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47037C0244H. Dated April 5, 2017

Sheet Schedule:

1	C0.0	Cover Sheet
2	C1.0	Existing Conditions
3	C2.0	Layout & Utilities Plan
4	C3.0	Grading & Drainage Plan
5	C4.0	Landscape Plan

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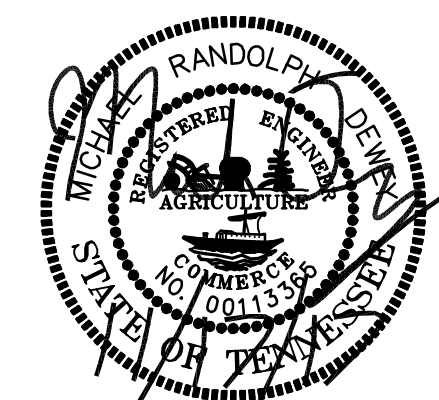


Cover Sheet

Job No. 16043

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1 of 5

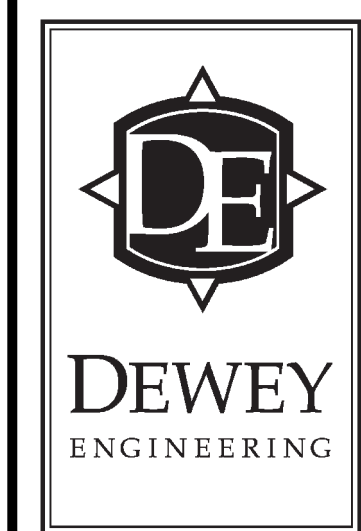


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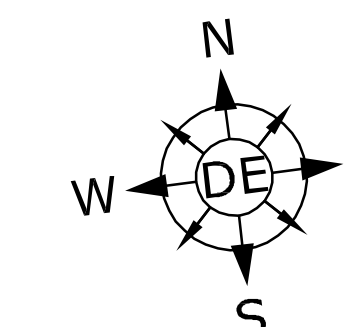


Existing Conditions

Job No. 16043

C1.0

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Scale 1" = 20'
Total Site Acreage: 1.7 Acres

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Erosion Control & Grading Notes:

1. EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE 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 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED.
3. EROSION CONTROL BARRIER IS CALLED OUT ON THE PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL VOLUME FOUR, SECTION TCP-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 BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 8" 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 SOD, 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 OBTAIN A GRADING PERMIT FROM THE METRO WATER SERVICES NPDES DEPARTMENT (880-2420) PRIOR TO COMMENCING 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 IN ACCORDANCE WITH THE APPROVED PLANS AND SHALL BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH IN THE METRO WATER SERVICES STORM WATER MANAGEMENT MANUAL. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION FOR HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES 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 AND CONSTRUCTION IS COMPLETE.
15. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATIONS OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
16. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION TO DETERMINE THE POTENTIAL OF THE EXISTENCE OF UNSUITABLE SOIL MATERIAL ONSITE. IF IT IS DETERMINED THAT THE SUBSURFACE IS NOT SUITABLE FOR CONSTRUCTION AND UNDERCUTTING IS REQUIRED, THE CONTRACTOR SHALL CONTACT THE OWNER AND THE ENGINEER IMMEDIATELY.
17. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCING OF ANY CONSTRUCTION ACTIVITIES LOCATED WITHIN PUBLIC RIGHT OF WAY.
18. STEEP SLOPES TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
19. VEHICULAR TRAFFIC SHALL BE PROHIBITED ON THE PERVIOUS PAVEMENT UNTIL THE SITE IS STABLE TO PREVENT MUD FROM BEING DEPOSITED BY VEHICLES.
20. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR THE INSTALLATION OF THE PERVIOUS LAYER TO OBSERVE THE SUB-BASE MATERIAL.

Revisions:

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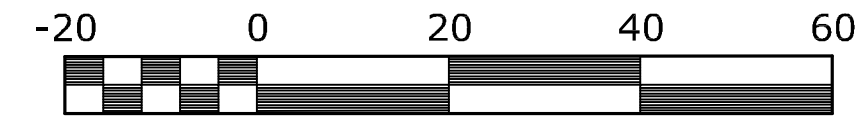
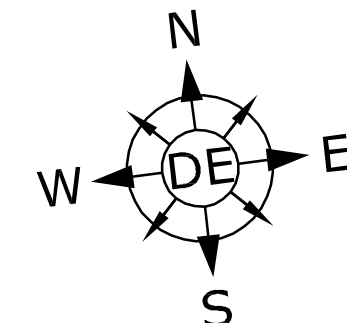


Layout &
 Utilities Plan

Job No. 16043

C2.0

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 Total Site Acreage: 1.7 Acres

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MWS Standard Public Utility Plan Notes:

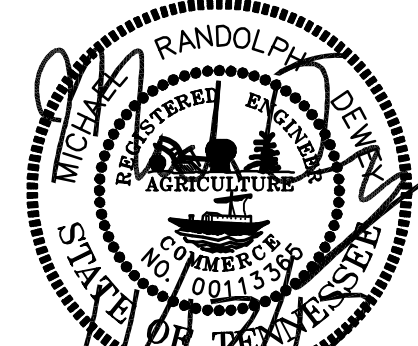
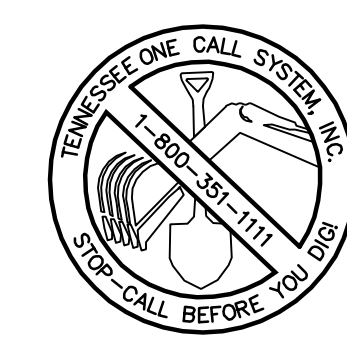
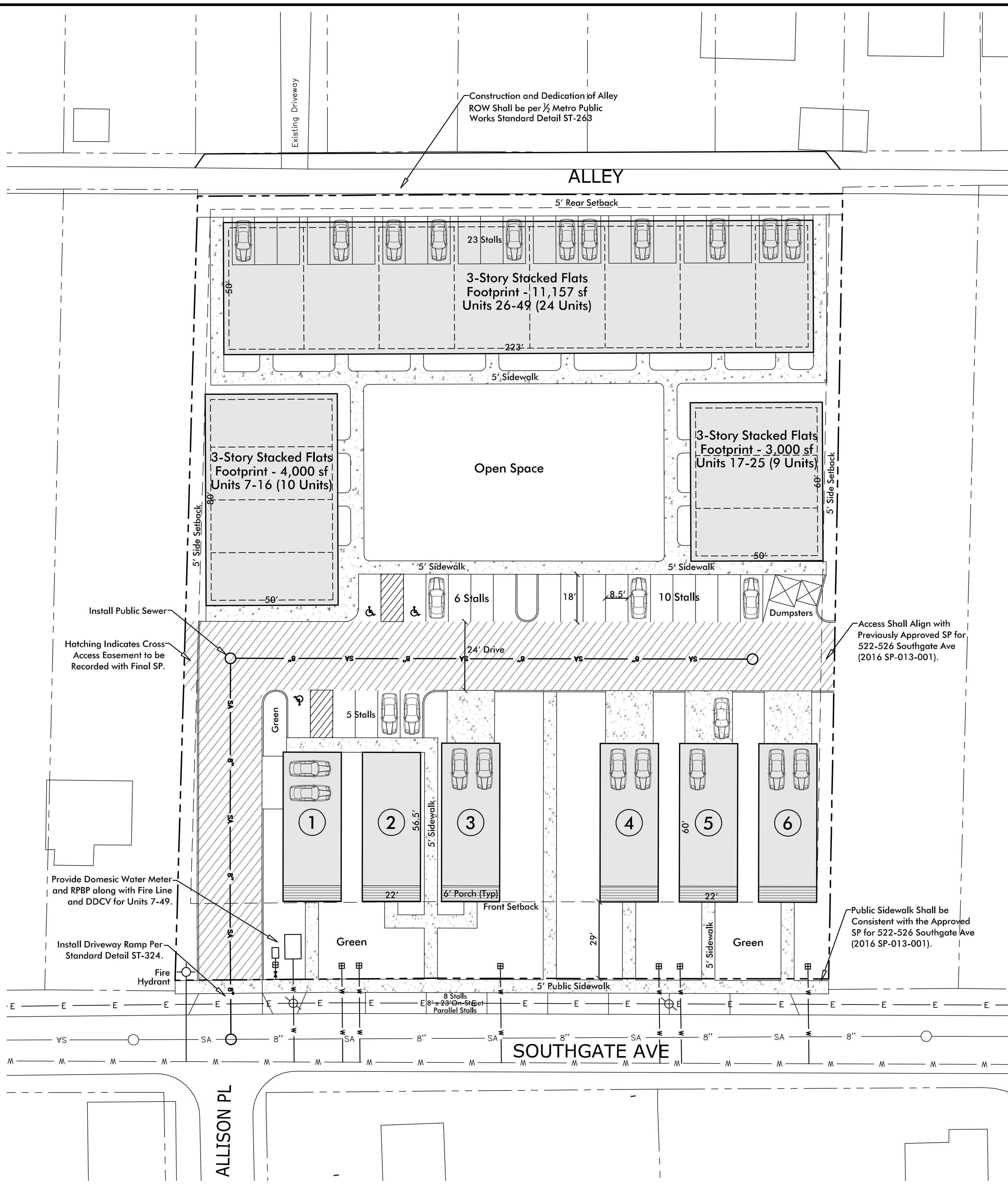
- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- All water mains must be located within the paved area including all blow-off assemblies.

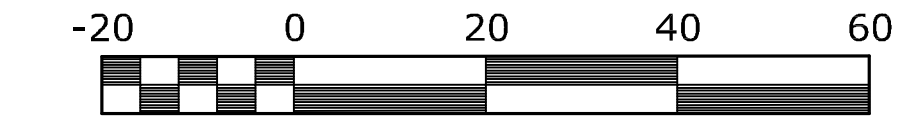
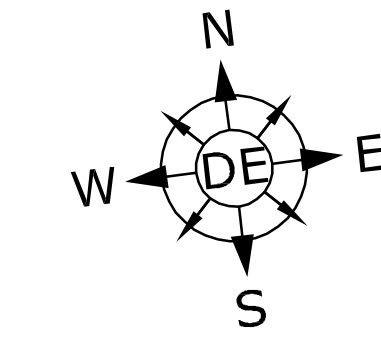
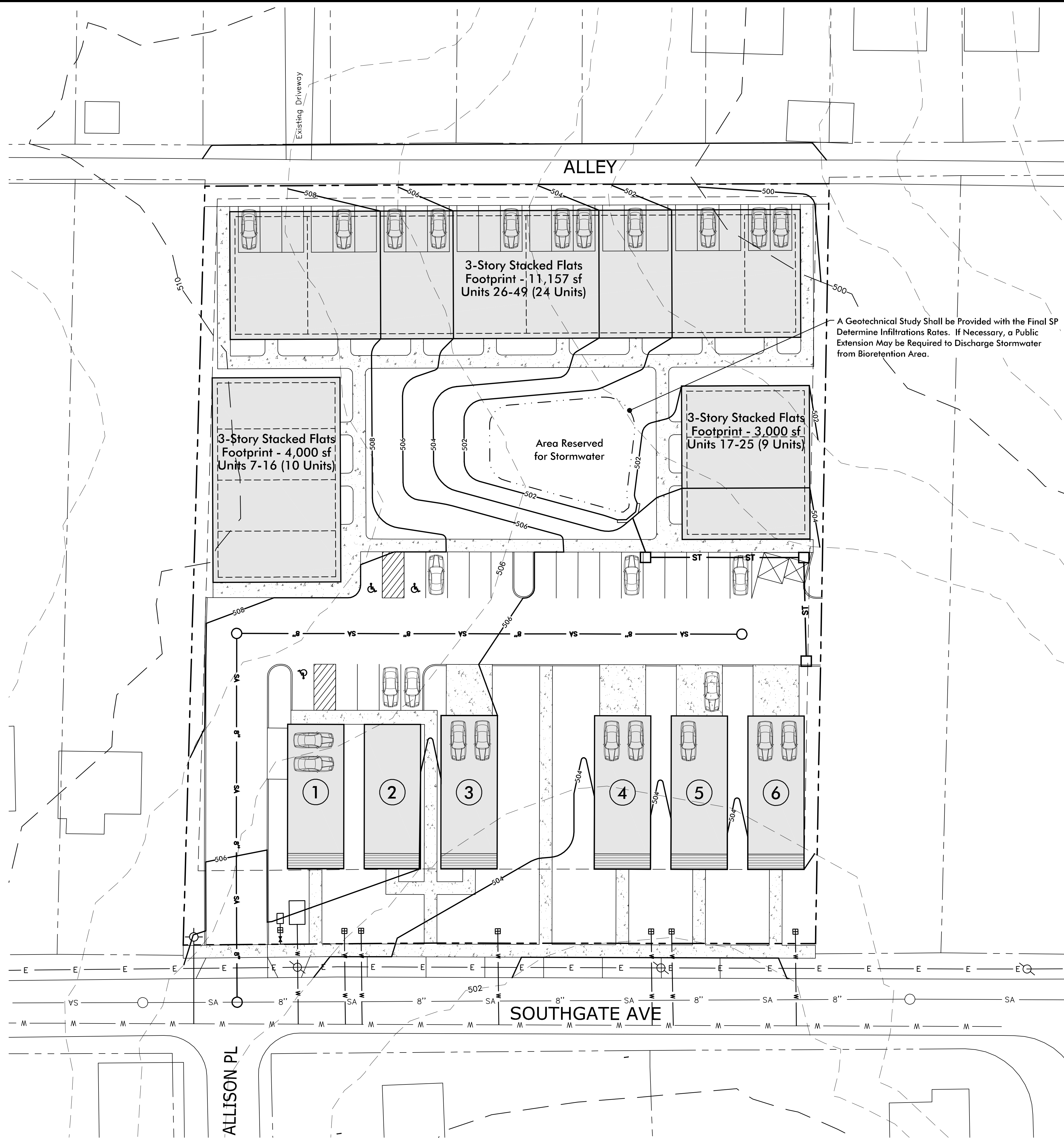
MWS Standard Private Utility Plan Notes:

- All water and/or sewer services, along with appurtenances, shall be installed in accordance with specifications and standard details of the Metro Water Services.
- All connections to existing manholes shall be by coring and resilient connector method.
- Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Irrigation line shall be copper from the meter to the backflow preventer.
- The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
- All sewer services shall be 6 inches in diameter, from connection at the main until the first clean out assembly.
- Backflow device to remain accessible at all times.
- Plan size shall be 24" x 36", and shall show contours around meter boxes.

NES Notes:

- NES shall be placed in "PUE" inside development for conduit runs and meter centers.
- Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead line must have a horizontal clearance of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
- If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.
- Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- NES riser pole should be installed on development property.
- Postal plan is required before NES's final construction drawings can be approved.





Scale 1" = 20'
Total Site Acreage: 1.7 Acres

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A Geotechnical Study Shall be Provided with the Final SP
Determine Infiltrations Rates. If Necessary, a Public
Extension May be Required to Discharge Stormwater
from Bioretention Area.

	Headwall
	Storm Catch Basin
	Storm Pipe
	Fire Hydrant
	Water Main
	Sewer Manhole
	Sewer Main

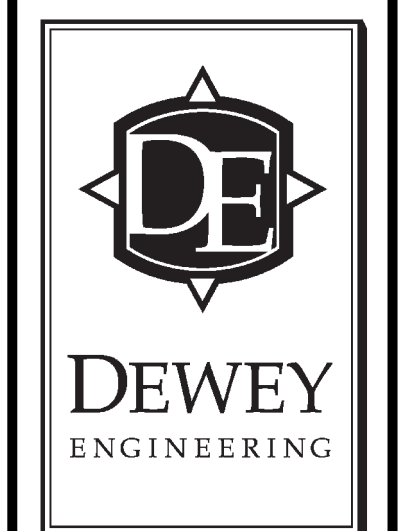
Legend

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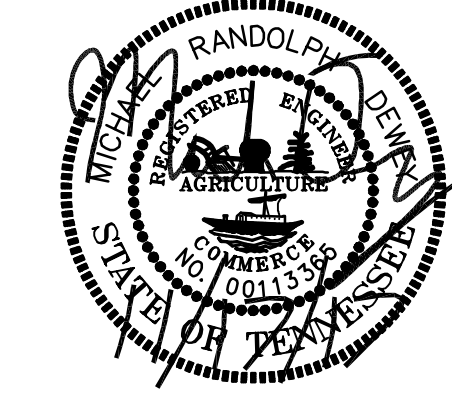


Grading & Drainage Plan

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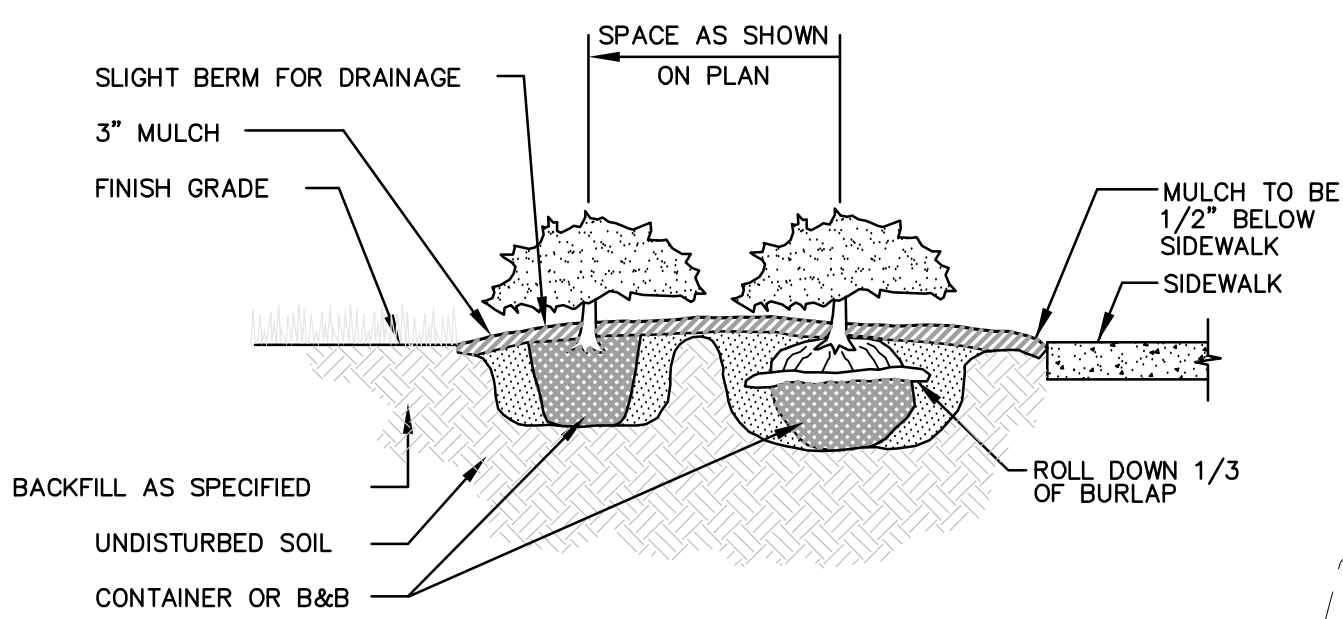
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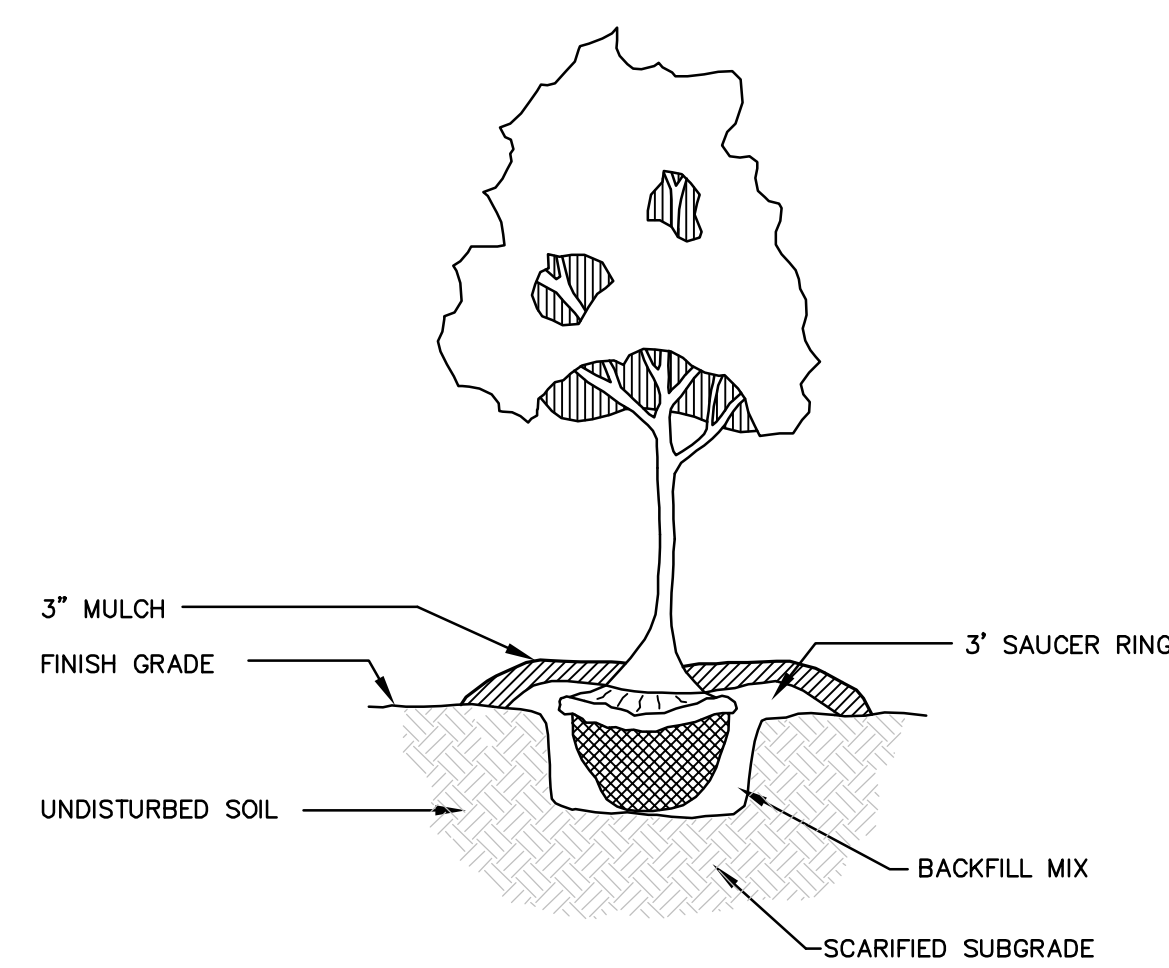


LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY 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 HAND WEDED OR 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 12#/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED 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. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
10. ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
12. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE DESIGN PROFESSIONAL. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
13. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

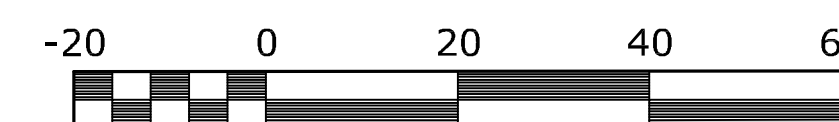
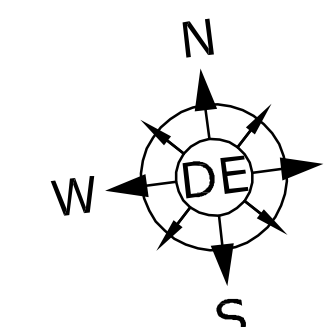
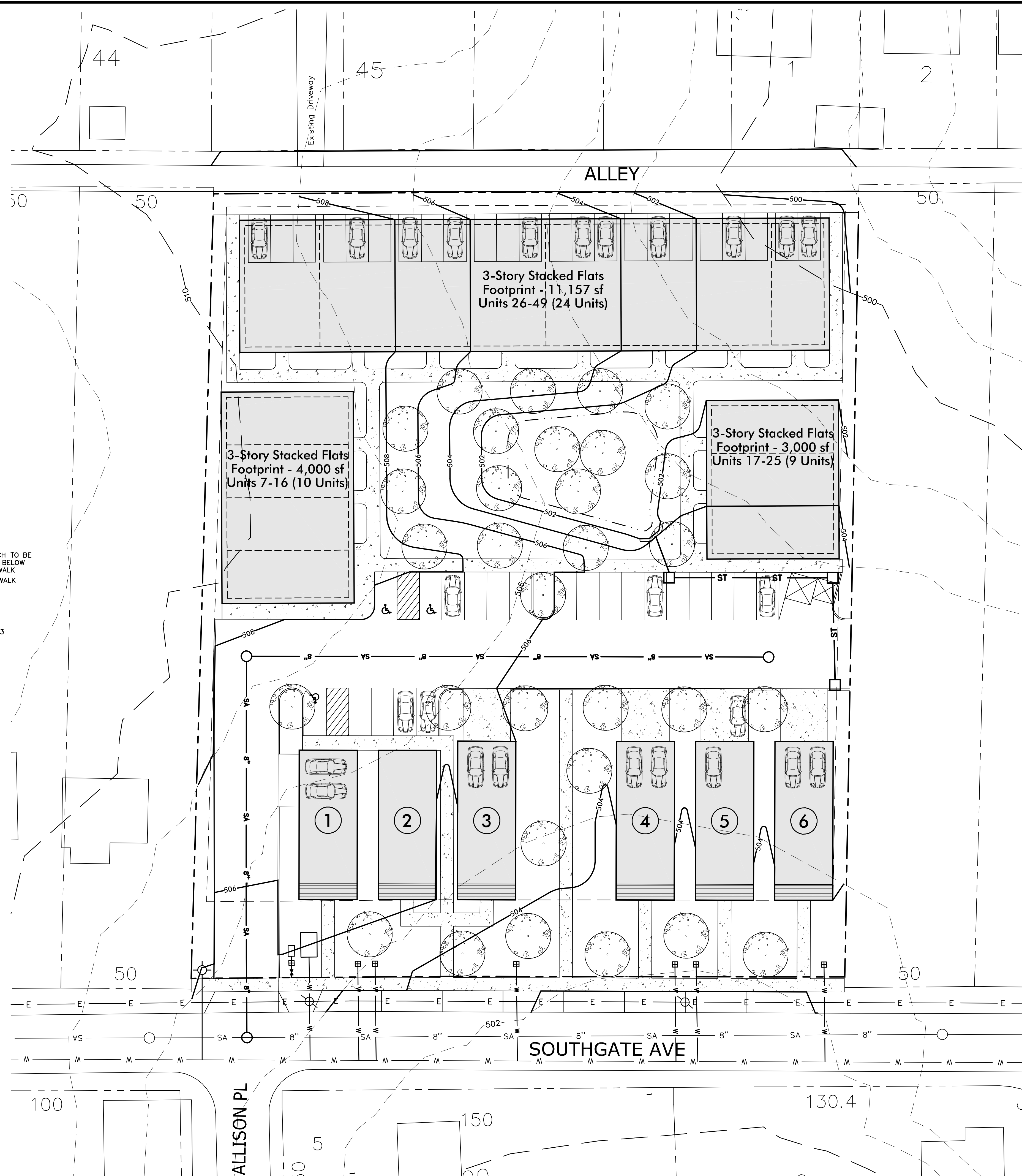


SHRUB / GROUND COVER PLANTING DETAIL



DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES

LARGE TREE PLANTING / GUYING DETAIL



Scale 1" = 20'
Total Site Acreage: 1.7 Acres

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Tax Map 105-11, Parcels 13 & 14
Cumberland Holdings Company, LLC
667 Wedgewood Ave, Ste C
Nashville, TN 37203

Tax Map 105-11, Parcel 15
Donnell House
530 Southgate Ave
Nashville, TN 37204

Flood Note

No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47037C0244H. Dated April 5, 2017

Revisions:

Drawing Notes:

Date: November 17, 2017

530-536 Southgate Ave
Preliminary Specific Plan
Tax Map 105-11, Parcels 13, 14, and 15
Nashville, Davidson County, Tennessee



Landscape Plan

Job No. 16043

C4.0

