

B  
A1

Vicinity Map

NTS

## SHEET SCHEDULE

- A1 Layout, Development Summary
- C1.0 Existing Conditions, Grading & Utilities
- A2 Landscape Plan, Building Elevation Studies

## GENERAL INFORMATION

### COUNCIL DISTRICT INFORMATION:

Council District 6  
Councilmember Peter Westerholm

### PROPERTY INFORMATION

2009 Eastland Ave (Map 83-06, Parcel 299)  
Nashville, Tennessee 37206  
0.24 Total Acres  
Council District 06 (Peter Westerholm)

700 Porter Rd (Map 83-06, Parcel 422)  
Nashville, Tennessee 37206  
0.23 Total Acres  
Council District 06 (Peter Westerholm)

704 Porter Rd (Map 83-06, Parcel 420)  
Nashville, Tennessee 37206  
0.19 Total Acres  
Council District 06 (Peter Westerholm)

### OWNERS OF RECORD

2009 Eastland Ave and 700 & 704 Porter Rd  
Benjamin & Viola Coman  
949 Mallow Dr  
Madison, Tennessee 37115

### DEVELOPER

ZM Development Partners, LLC  
4301 Hillsboro Road, Suite 100  
Nashville, Tennessee 37215  
Contact: Jeff Zetlin  
Phone: 615.300.3228  
Email: jeffzetlin@gmail.com

### ARCHITECT

Third Coast Design Studio  
1201 Villa Place, Suite 104B  
Nashville, Tennessee 37212  
Contact: Keith Covington, RA  
Phone: 615.678.8640  
Email: keith@thirdcoastdesignstudio.com

### CIVIL ENGINEER

Dale & Associates  
51 G Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Gammag, PE  
Phone: 615.297.5166  
Email: michael@daleandassociates.net

## GENERAL PLAN CONSISTENCY NOTE

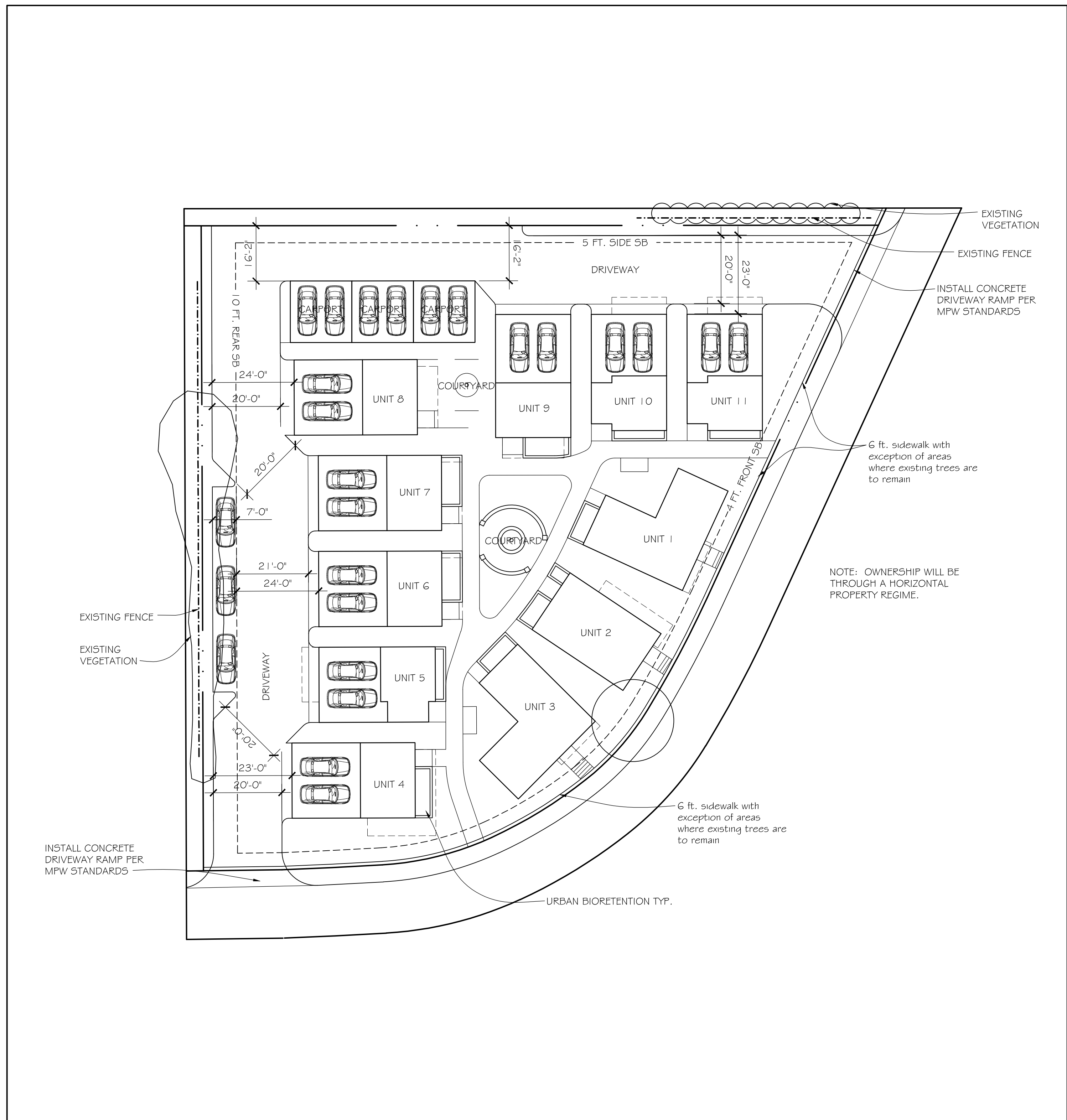
This project is located within the East Nashville Community Plan's Neighborhood General (NG) Policy area. This classification is intended for primarily residential development at densities up to 20 units per acre. The proposed density for this development is just over 16 units per acre. This NG area contains predominantly single-family detached housing, with attached housing occurring within the nearby Neighborhood Center area. The proposed development contains single-family detached housing in order to remain consistent with the housing within the immediate area. This Neighborhood General area predominantly contains buildings with shallow setbacks that are accessed via a system of rear alleys. The proposed development is located within a short walk of a developing Neighborhood Center area. The proposed housing is located relatively close to the street. New housing is oriented toward the street, and the existing alley system is utilized for access to the houses.

## STANDARD SP NOTES

- The purpose of this SP is to receive preliminary approval to permit the development of an 11 unit multi-family (detached, single-family dwellings) development as shown.
- 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.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshals' office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual.
- Metro water services shall be provided sufficient and unencumbered ingress & egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- Minor modifications to the Preliminary SP Plan may be approved by the Planning Commission or its designee 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.
- 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 RM20 zoning district as of the date of the applicable request or application.

## PROPOSED DEVELOPMENT SCHEDULE

Development of Property: March 2014 through June 2014  
Construction of 11 Units: May 2014 through June 2015  
Final Construction: August 2015



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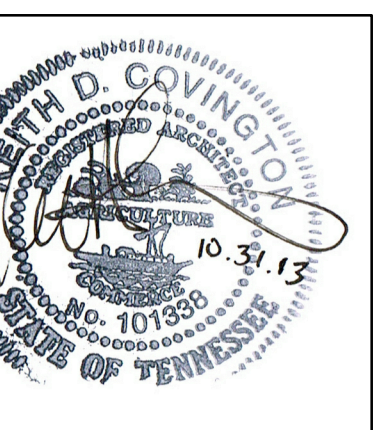
Layout



## SPECIFIC PLAN DEVELOPMENT SUMMARY

TOTAL SITE AREA:	0.66 ACRES
USE:	MULTI-FAMILY (DETACHED SINGLE-FAMILY DWELLINGS) WITH ATTACHED AND DETACHED GARAGES
PROPERTY ZONING:	SURROUNDING ZONING R6 (UZO)
BULK STANDARDS:	
MINIMUM LOT SIZE:	6,000 SF
NUMBER OF UNITS/DENSITY:	11 TOTAL DWELLING UNITS / 17 DU/AC
FAR:	1.0 MAXIMUM (0.89 PROPOSED)
ISR:	0.85 MAXIMUM (0.79 PROPOSED)
FRONT YARD SETBACK:	5 FT. MINIMUM
SIDE YARD SETBACK:	5 FT. MINIMUM
REAR YARD SETBACK:	10 FT. MINIMUM
MAXIMUM HEIGHT:	45 FT. TO THE TOP OF THE ROOF
PERMITTED SETBACK ENCROACHMENTS:	ROOF OVERHANGS, STAIRS, COVERED STOOPS & PORCHES, CANOPIES, AND BAY WINDOWS - 3 FT.

PARKING AND ACCESS STANDARDS:	
RAMP LOCATION AND NUMBER:	1 ACCESS ON EASTLAND 1 ACCESS ON PORTER
DISTANCE TO NEAREST EXISTING RAMP:	100 FT. TO THE WEST ON EASTLAND
DISTANCE TO INTERSECTION:	+/- 198 FT. WEST TO SCOTT AVE. +/- 213 FT. NORTHEAST TO FRANKLIN AVE.
REQUIRED PARKING BASED ON USES:	1.7 (1.5 SPACES PER UNIT)
PROPOSED PARKING:	25 (22 GARAGE STALLS / 3 PARALLEL STALLS)



DATE:	REVISIONS:
10.03.13	10.22.13
SET:	10.31.13
Preliminary SP	

**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 COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.

3) EROSION CONTROL BARRIER IS CALLED OUT ON 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 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 CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

**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 RESILIENT CONNECTOR METHOD.

5) 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.

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 150 PSI.

**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.

6) SOLID WASTE TO BE PROVIDED BY ROLL AWAY CANS. HOA TO ARRANGE FOR PRIVATE PICKUP. DEVELOPER TO SUBMIT WRITING A LONG TERM AGREEMENT FOR SERVICE PRIOR TO PERMIT SIGN OFF.

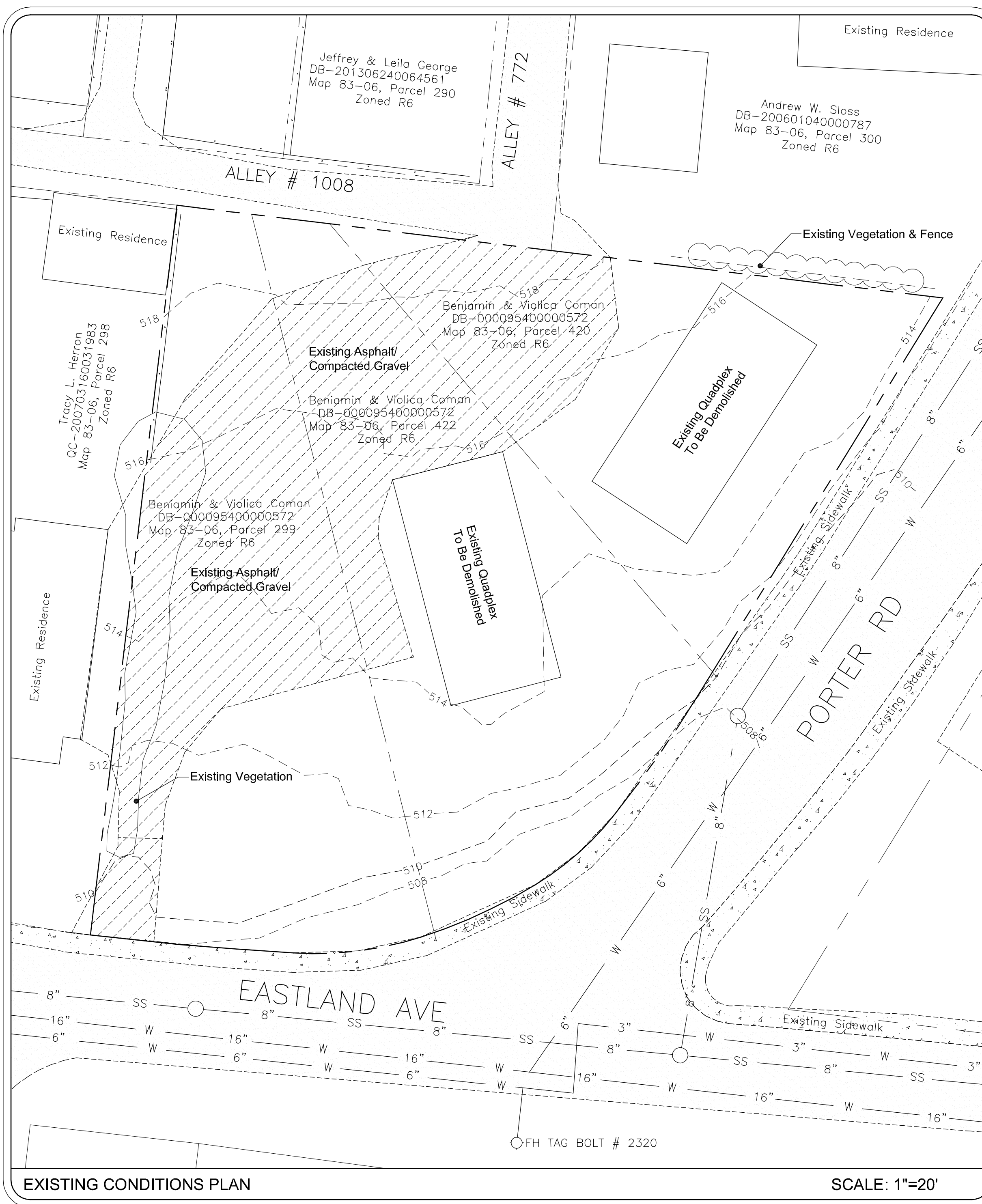
**UTILITY NOTES**

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 A NEW TAP ON THE EXISTING 6" WATER MAIN. A BANK OF METERS SHALL BE PROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METRIC.

4) SEWER SERVICE SHALL BE PROVIDED VIA A NEW 6" LATERAL SERVICE LINE WITH 4" WYES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE EXISTING 8" SEWER MAIN AS SHOWN.



EXISTING CONDITIONS PLAN

SCALE: 1"=20'

**PRE/POST CALCULATIONS**

EXISTING CONDITIONS  
 TOTAL SITE AREA = 0.66 ACRES  
 EXISTING IMPERVIOUS = 0.08 AC @ 98  
 EXISTING GRAVEL = 0.22 AC @ 85  
 PRE-DEVELOPED GRASS = 0.36 AC @ 69  
 COMPOSITE CN= 77.8 (Rv=0.530) \*\*60% Tv Req'd

POST-DEVELOPMENT  
 TOTAL SITE AREA = 0.66 ACRES  
 POST-DEVELOPED IMPERVIOUS = 0.14 AC @ 98  
 POST-DEVELOPED P.P. (GIP-03) = 0.16 AC @ 98 (Tv Req'd= 607 of / 2,836 of Pro)  
 POST-DEVELOPED U.B. (GIP-02) = 0.12 AC @ 98 (Tv Req'd= 414 of / 414 of Pro)  
 POST-DEVELOPED GRASS = 0.24 AC @ 69  
 COMPOSITE CN= 87.5  
 ADJUSTED CN = 75.4 (Rv=0.397) \*\*60.3% Tv Pro

PRELIMINARY CALCULATIONS SHOW THAT UNDER PROPOSED CONDITIONS, THE TV REQUIREMENT HAS BEEN EXCEEDED (60.3%). THE ADJUSTED CN ASSUMES A 1" GRAVEL BASE FOR THE PP (GIP-03) & THE URBAN BIOTENTENTION SYSTEMS MEET THE MIN. REQUIREMENTS FOR TV. ALL STORMWATER FEATURES ARE DESIGNED TO MEET THE MINIMUM 0.50 IN/HR INFILTRATION REQUIREMENTS. AN INFILTRATION TEST SHALL BE COMPLETED PRIOR TO SUBMITTING THE FINAL SP AND TO METRO STORMWATER. URBAN BIOTENTENTION AREAS (7 SHOWN) ARE CONCEPTUALIZED TO CONSIST OF A 30" TALL ELEVATED PLANTER BED IN PRELIMINARY LOCATIONS AS SHOWN. MEDIA AND ITS DEPTH SHALL BE IN ACCORDANCE WITH GIP-02. IF TEST RESULTS SHOW INADEQUATE INFILTRATION RATES, AN OFFSITE EXTENSION MAY BE REQUIRED

**STORMWATER NOTES**

- 1) THE SOIL TYPE FOR THIS SITE IS McB (MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) DESIGN OF THE STORMWATER FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 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, VOLUME 5 CRITERIA.

**Property Information**

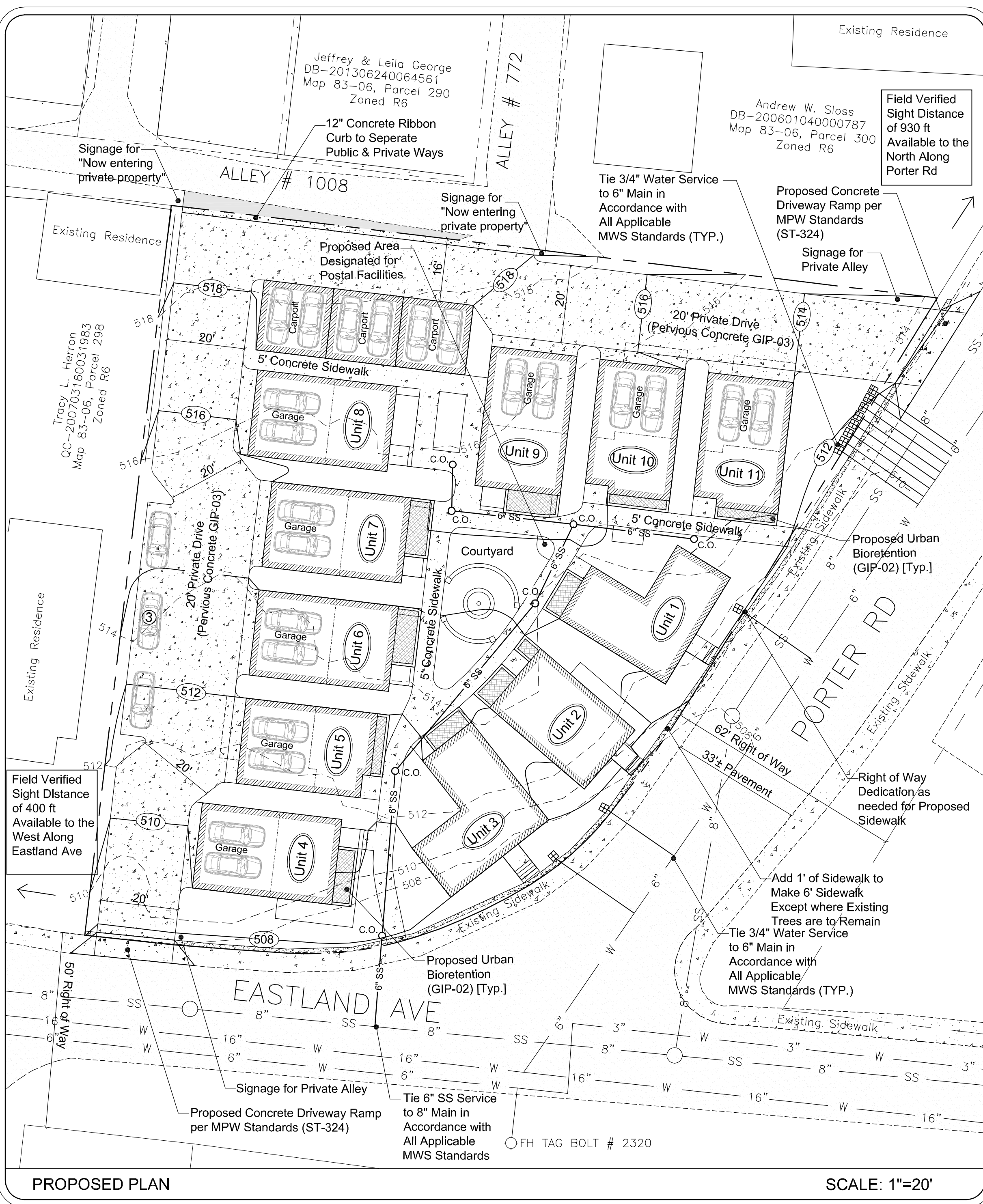
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 Council District 06 (Peter Westerholm)

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 0.23 Total Acres  
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704 Porter Rd (Map 83-06, Parcel 420)  
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 0.19 Total Acres  
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**Floodnote**

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0236F. Dated April 20, 2001.

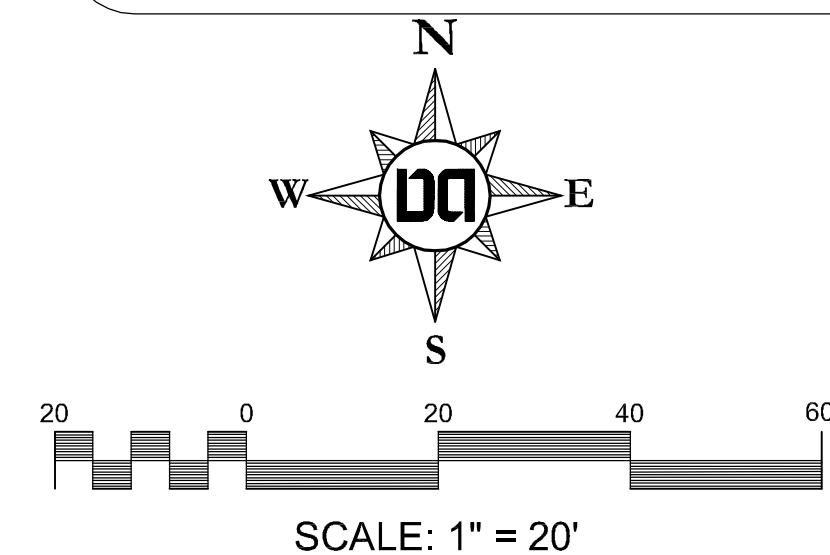


PROPOSED PLAN

SCALE: 1"=20'

**Adjacent Fire Hydrant Test Results**

-Hydrant Location: 2101 Eastland Ave #02319 & #02320  
 -Hydrant Tested by: Metro Water Services  
 -Hydrant Test Results:  
 oStatic Pressure = 78 psi  
 oResidual Pressure = 76 psi  
 oResidual Flow = 993 gpm  
 Calc Flow at Minimum System Pressure of 20 psi = 6,119 gpm (Sprinkling not Req'd)  
 Table H.5.1 of the NFPA Requires 1,500 gpm @ 20 psi



SCALE: 1" = 20'

TOTAL AREA = 0.66 ACRES ±  
 = 28,749 S.F. ±

**Owners of Record**

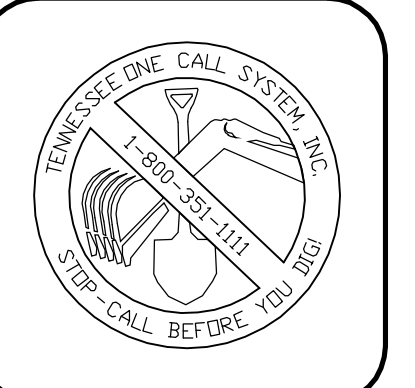
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**Developer**

ZM Development Partners, LLC  
 4301 Hillsboro Road, Suite 100  
 Nashville, Tennessee 37215  
 Contact: Jeff Zeitlin  
 Phone: 615.300.3228  
 Email: jeffzeitlin@gmail.com

**Civil Engineer**

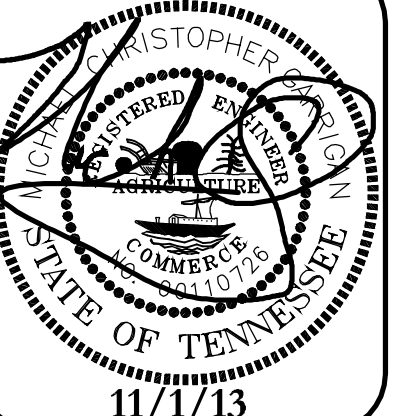
Dale & Associates  
 516 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Michael Garrigan, PE  
 Phone: 615.297.5166  
 Email: michael@daleandassociates.net



REVISIONS:  
 Staff Comments: 10/22/13  
 Add Sidewalks: 10/31/13  
 Add ROW Dedic: 11/1/13

Preparation Date: 10/3/13

**Eastland Court**  
 Preliminary Specific Plan  
 Being Parcels 299, 420, & 422 on Tax Map 83-06  
 Nashville, Davidson County, Tennessee



MPC Case Number  
 2013SP-040-001

D&A Project #1315  
 Eastland Court

**C1.0**

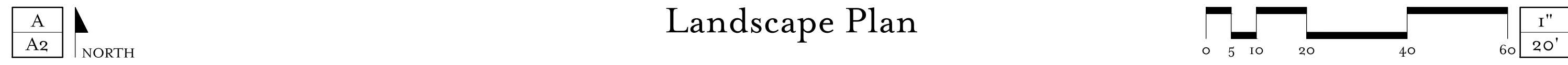
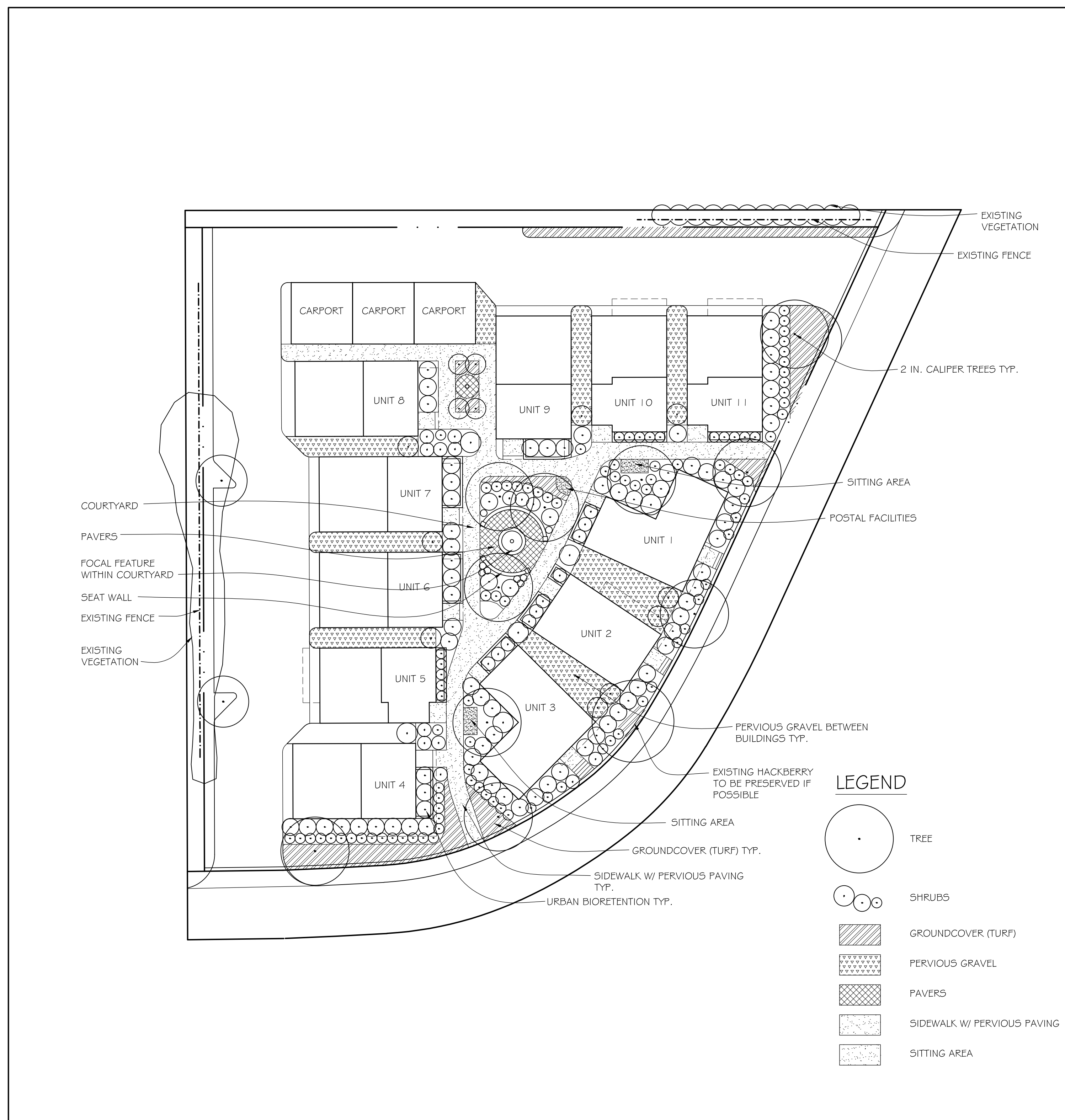
Sheet 2 of 3

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

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



<b>DATE:</b> 10.03.13	<b>REVISIONS:</b> 10.22.13 10.31.13
<b>SET:</b> Preliminary SP	



**LANDSCAPE NOTES**

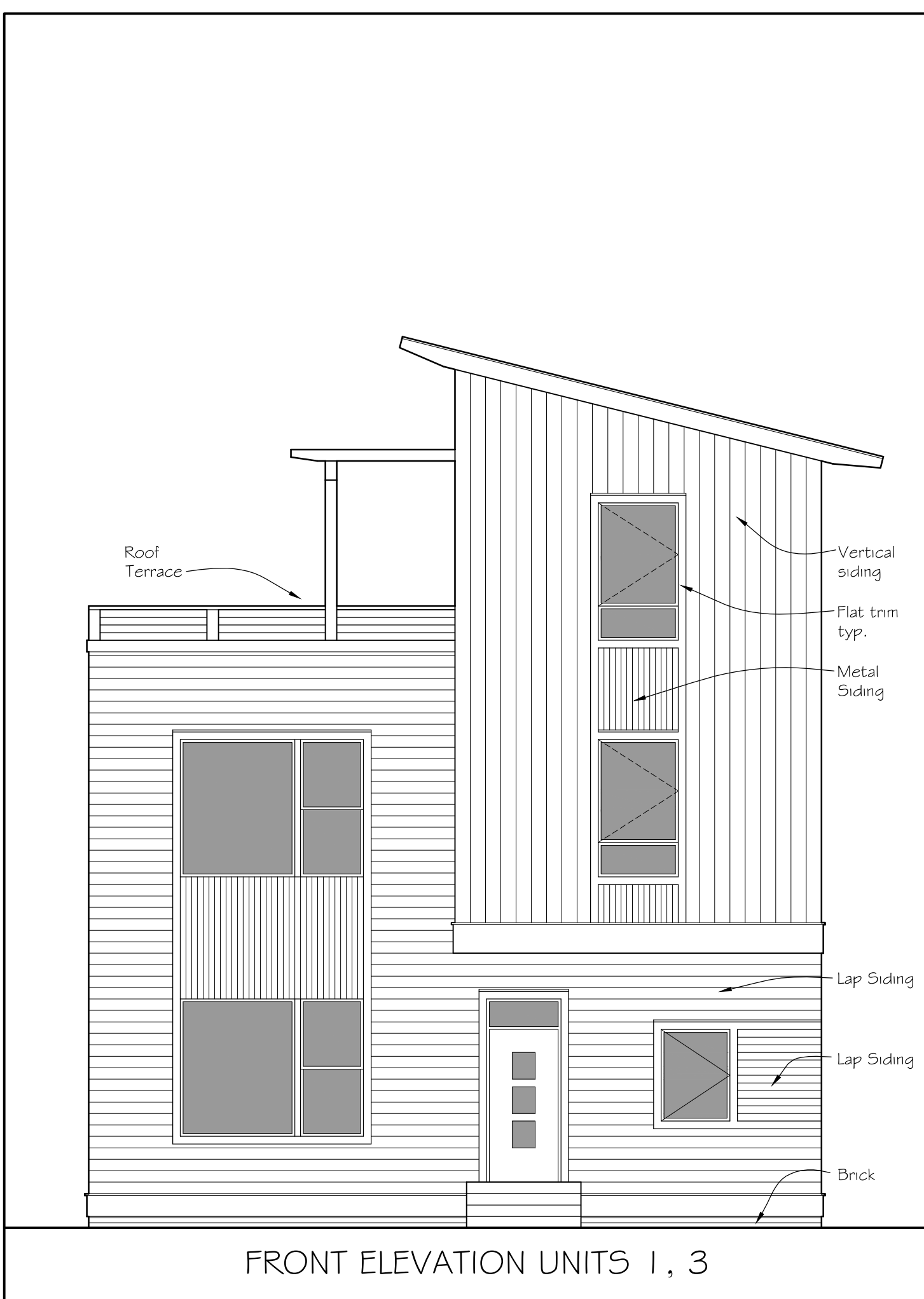
- 2" caliper trees shall be utilized in order to "scale down" buildings along the street.
- 2" caliper trees shall be utilized to provide shade and structure for guest parking spaces.
- Foundation plantings shall be provided for all house foundations visible from sidewalks.
- Stormwater planters will be utilized as necessary to filter rainwater from house roofs. They will be planted with materials suitable for the planters.
- Native plant materials and drought tolerant species will be utilized to the greatest extent possible.
- Plant materials shall not impair a driver's ability to see oncoming vehicles or pedestrians.

**TREE DENSITY CALCULATIONS**

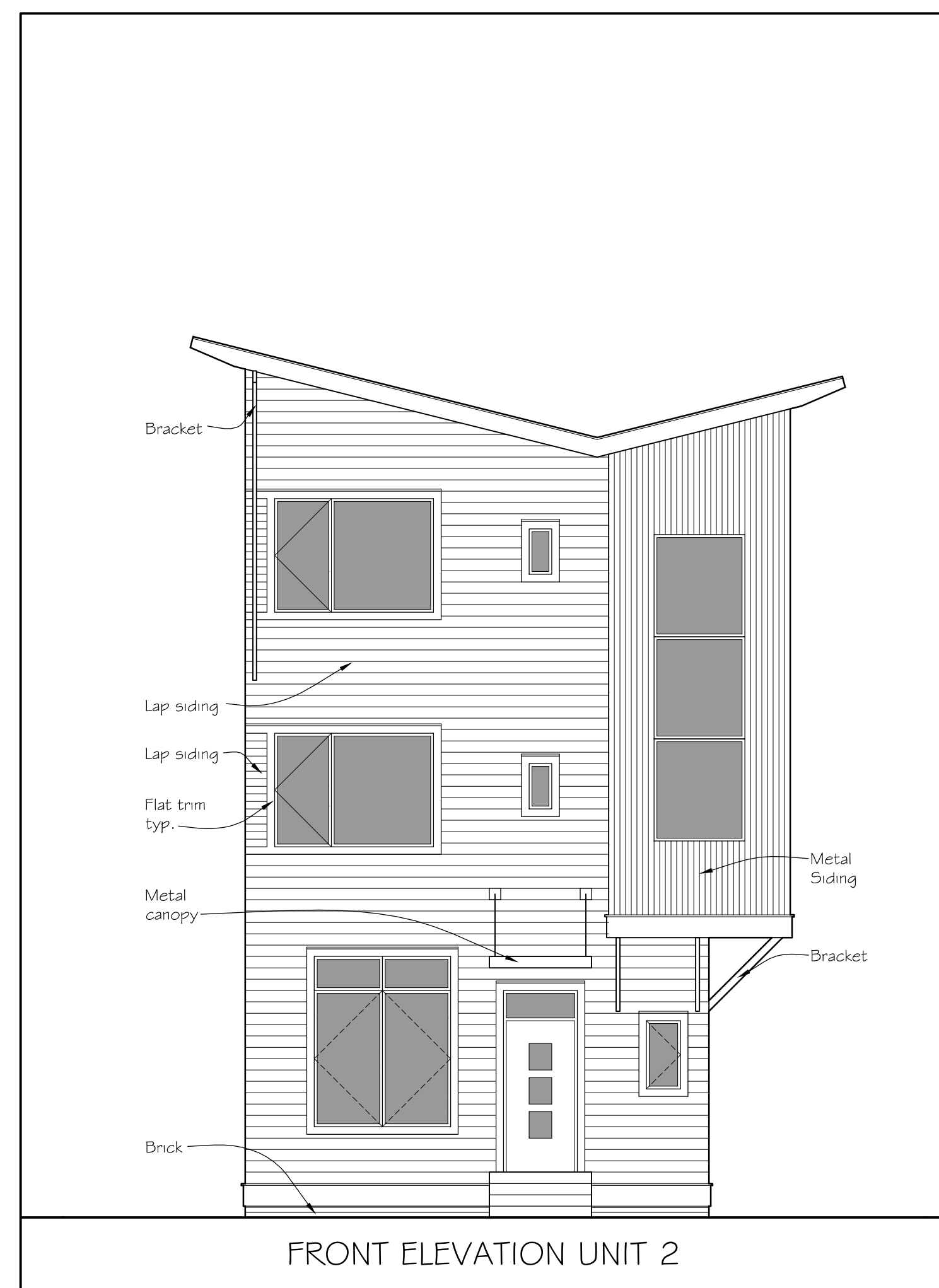
Metro Tree Density Requirements will be addressed in final construction documents.  
 At the preliminary phase of this project, no tree information is available.  
 Tree Density Units:  
 • 0.66 Acres - 0.22 Acres = 0.44 Acres x 14 = 6.16 TDUs Required  
 • 1.4 Proposed 2" Caliper Trees = 7 TDUs Provided (TDU exceeded)  
 • Calculation does not include existing trees that may be preserved.

**BUILDING NOTES**

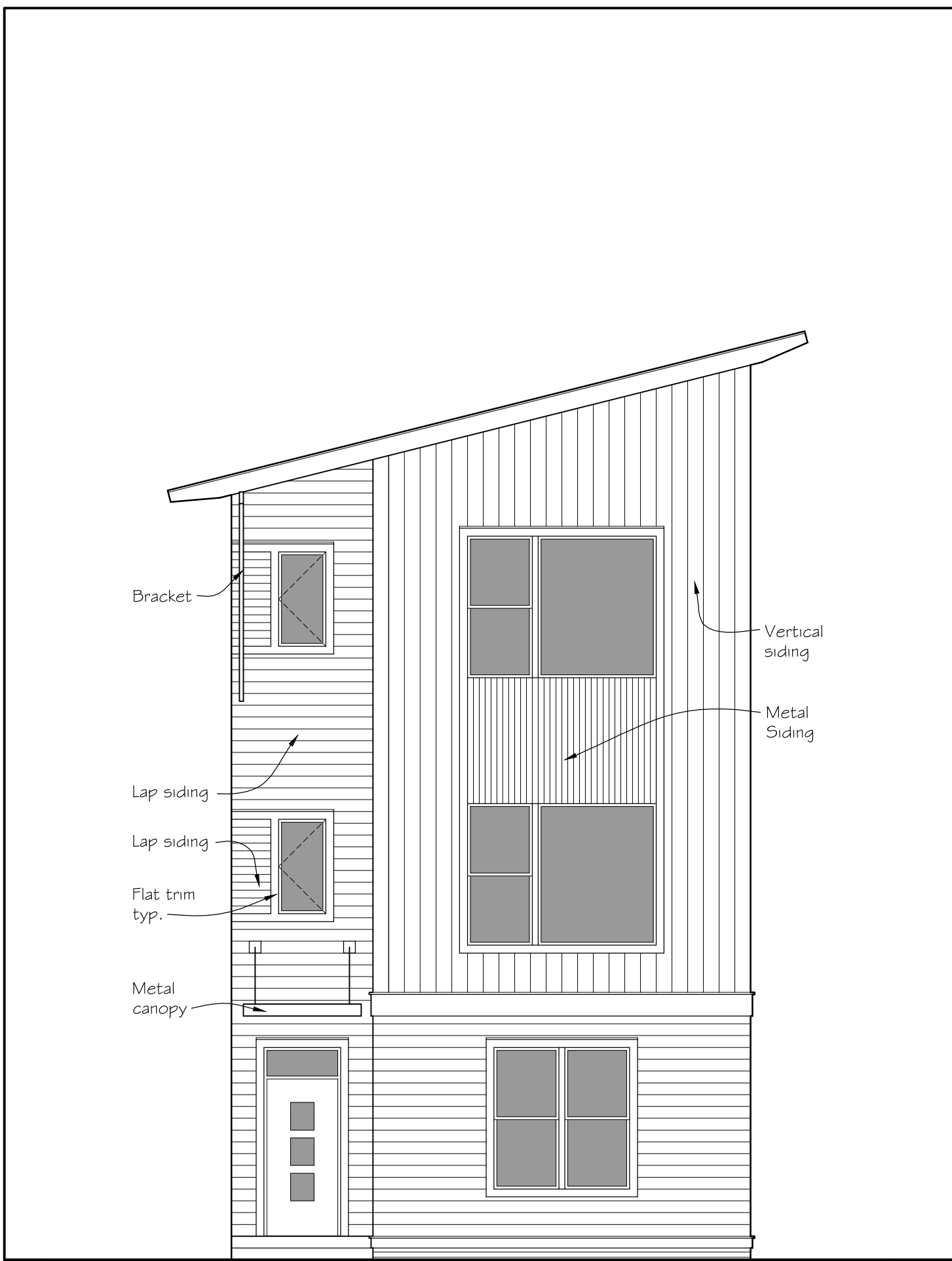
- The major exterior materials will be fiber cement board siding in either lap, shiplap, board & batten, or vertical patterns. Metal siding will be used as an accent material. All masonry materials shall be either structural or veneered. No direct-applied masonry products shall be permitted. No vinyl siding or E.I.F.S. is allowed.
- The facades of all units facing Porter and Eastland will have a presence along those streets. The side facades of Units 4 and 11 that face Eastland and Porter shall be articulated with either a porch, stoop, and/or entry and at least one of the following architectural features: balconies, porches, stoops, entry, bay windows, or recesses/projections in the facade. The area of windows and doors including surrounding trim shall be a minimum of 20% of the total area of the street-facing facade.



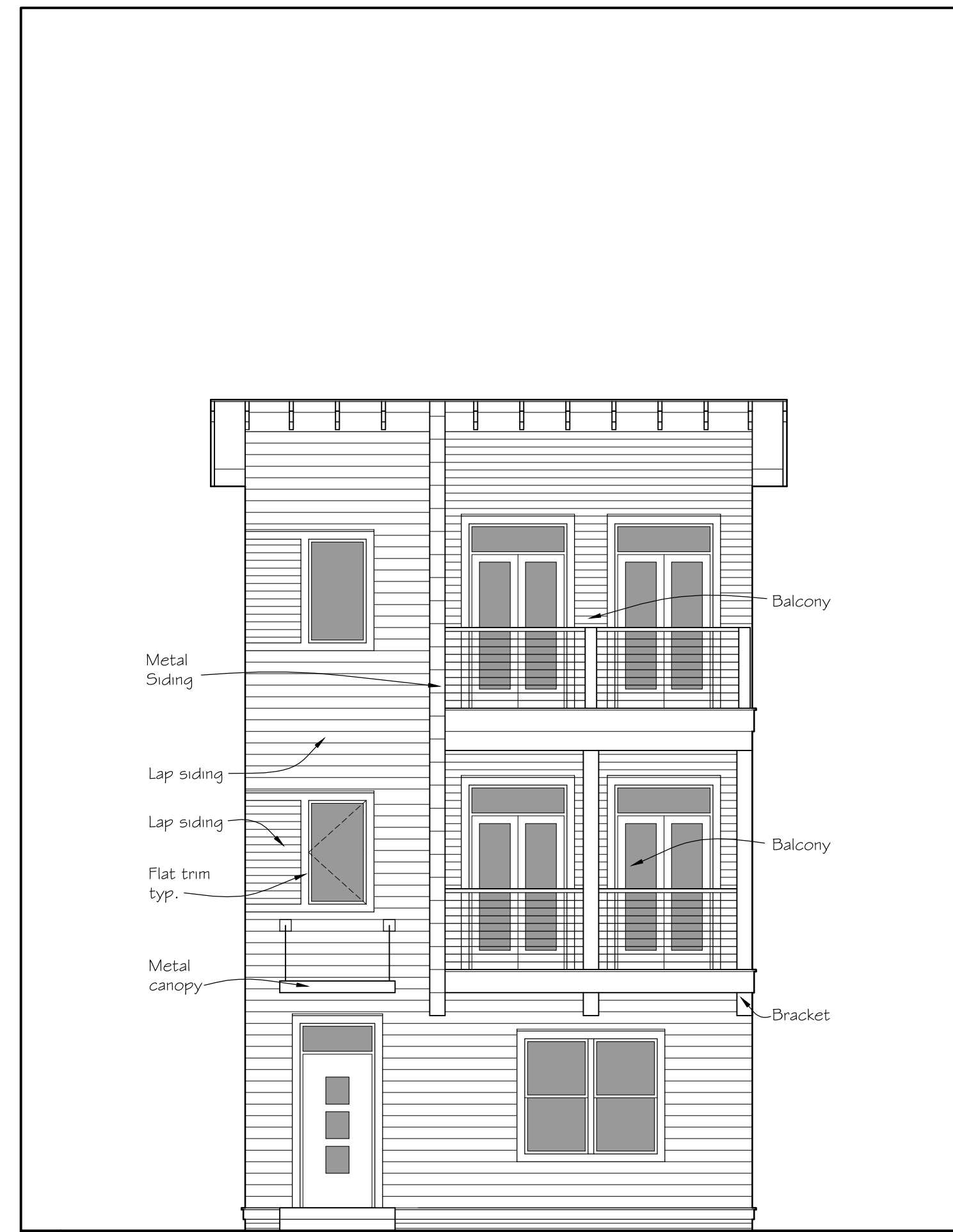
**B**  
**A2** Conceptual Elevation Study **3/16"**  
**1'-0"**



**C**  
**A2** Conceptual Elevation Study **3/16"**  
**1'-0"**



**D**  
**A2** Conceptual Elevation Study **3/16"**  
**1'-0"**



**E**  
**A2** Conceptual Elevation Study **3/16"**  
**1'-0"**

See Building Note 2 regarding treatment of Unit 11 street-facing facade.

See Building Note 2 regarding treatment of Unit 4 street-facing facade.