

# 0, 112, 114, 116 & 118 J.C. NAPIER ST. NASHVILLE, TN 37210

## PRELIMINARY SPECIFIC PLAN 2022SP-066-001 5 UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT



VICINITY MAP  
N.T.S.

### SHEET SUMMARY

- CO.00 - COVER
- CO.01 - BOUNDARY SURVEY
- CO.02 - EXISTING CONDITIONS
- C1.00 - SITE PLAN
- C1.01 - SITE PLAN W/ IMAGERY

### WATER AND 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.

### DEVELOPMENT SUMMARY

COUNCIL DISTRICT: 19  
COUNCIL MEMBER: FREDDIE O'CONNELL

OWNER: YELLOW BALL DEVELOPMENT, GP  
650 WEDGEWOOD AVE  
NASHVILLE, TN 37203

MH DEVELOPMENT, LLC  
1071 2ND AVE S  
NASHVILLE, TN 37210

ENGINEER: PRESTON AYER, P.E.  
SWS ENGINEERING, INC.  
951-704-0890  
PRESTON@SWS-ENGR.COM

SP NAME: 0, 114, 116 & 118 J.C. NAPIER ST. SP  
SP #: 2022SP-066-001

FEMA FIRMS: 47037C0244H, EFFECTIVE ON 04/05/2017, ZONE X

### SITE DATA TABLE

PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL  
ACREAGE: 0.24 ACRES - 10,454 SF  
DENSITY: 5 UNITS - 21 UNITS PER AC.  
DWELLING UNITS: 5  
MINIMUM LOT SIZE: NONE  
TOTAL SF: 5 \* 1800 = 9,000 SF

PROPOSED HOUSE FOOTPRINT: 4,800 SF

FAR: 0.95  
ISR: 0.54

PHASING: SINGLE PHASE

PROVIDED: 5 (1) CAR GARAGES + 5 DRIVEWAY SPACES  
= 10 SPACES PROPOSED

ACCESS: JC NAPIER ST

WASTE PICKUP: PRIVATE, INDIVIDUAL CANS

### STANDARD SP NOTES

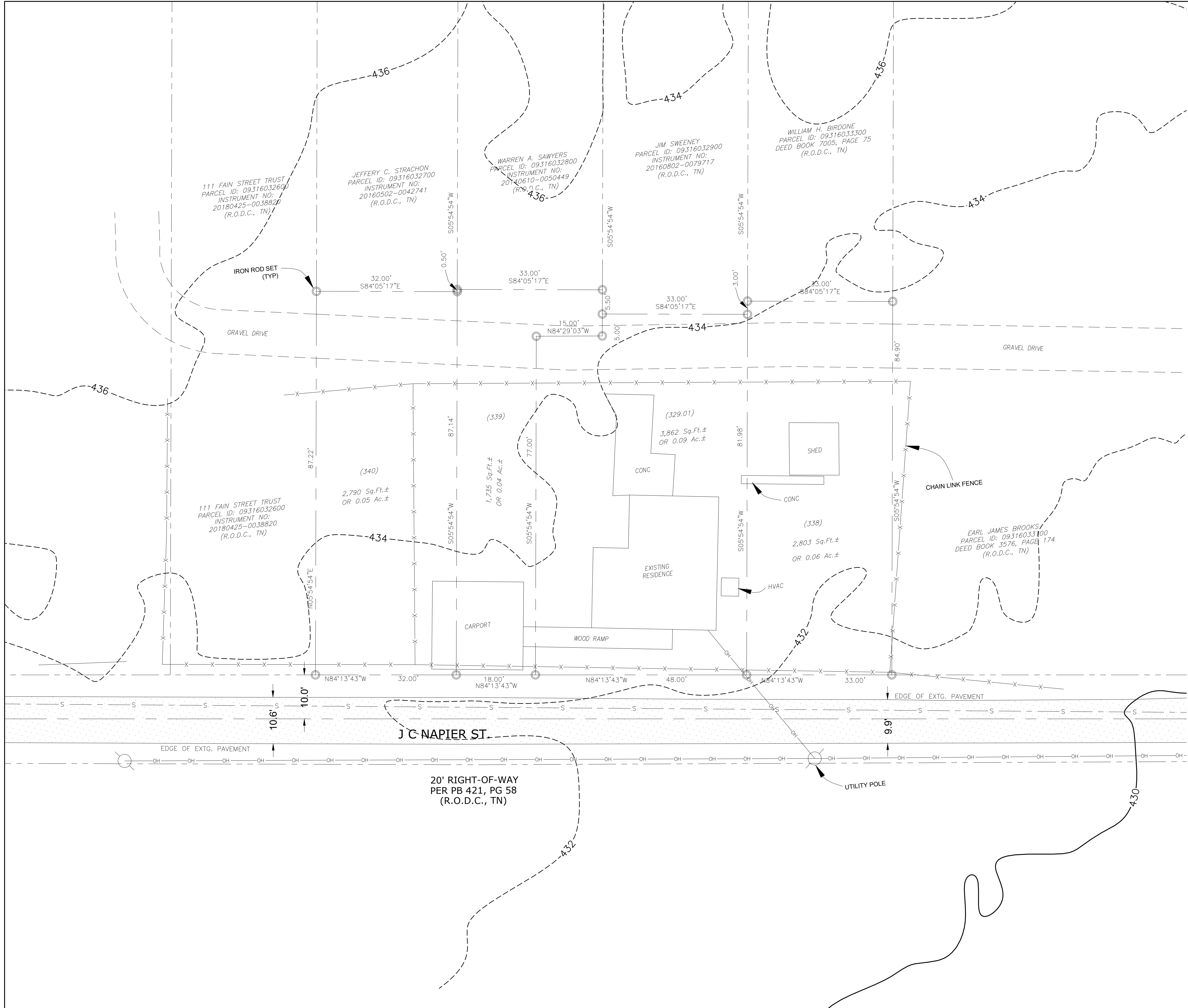
1. THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 5 MULTI-FAMILY RESIDENTIAL UNITS.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0244H, EFFECTIVE ON 04/05/2017, ZONE X.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
5. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
6. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" RCP).
8. 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.
9. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
10. SOLID WASTE PICKUP TO BE PROVIDED BY INDIVIDUAL CAN PICKUP.
11. 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.
12. 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 RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
13. THE FINAL 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.



JOB NO.: 22-286T



DATE: May 31, 23 1:10pm by: dan.nahaghberry  
FILE: N:\2022\22-286T\PROJ\Construct\SP\22-286T\_SP-00.00 Cover.dwg



111 FAIN STREET TRUST  
 PARCEL ID: 09316032600  
 INSTRUMENT NO:  
 20180425-0038820  
 (R.O.D.C., TN)

JEFFERY C. STRACHON  
 PARCEL ID: 09316032700  
 INSTRUMENT NO:  
 20160502-0042741  
 (R.O.D.C., TN)

WARREN A. SAWYERS  
 PARCEL ID: 09316032800  
 INSTRUMENT NO:  
 20140610-0050449  
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JIM SWEENEY  
 PARCEL ID: 09316032900  
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WILLIAM H. BIRDONE  
 PARCEL ID: 09316033300  
 DEED BOOK 7005, PAGE 75  
 (R.O.D.C., TN)

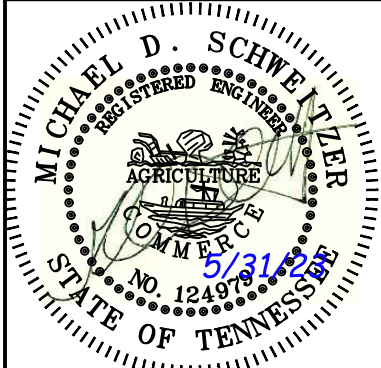
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 DEED BOOK 3576, PAGE 174  
 (R.O.D.C., TN)

NOTE:  
 ALL SLOPES ARE LESS THAN 15%  
 ON THE PROPERTIES.

SOIL TYPE	
MAP UNIT SYMBOL	MAP UNIT NAME
SVD	SITERVILLE-URBAN LAND COMPLEX, 3 TO 25 PERCENT SLOPES

**SWS ENGINEERING, INC.**  
 Civil Engineering • Land Planning • Surveying  
 504 Atlanta Springs Court, Suite A-6  
 Franklin, TN 37067  
 951-704-0890  
 SAN DIEGO • NASHVILLE • PHOENIX  
 P.L.L.C. (S.W.S. ENGINEERING, INC. IS A MEMBER OF THE S.W.S. GROUP, L.P., CO. OF EASTMAN-CORPORATION)



**EXISTING CONDITIONS**  
 PRELIMINARY SPECIFIC PLANS  
**0, 114, 116 + 118 J.C. NAPIER ST.**  
 NASHVILLE, TENNESSEE 37200

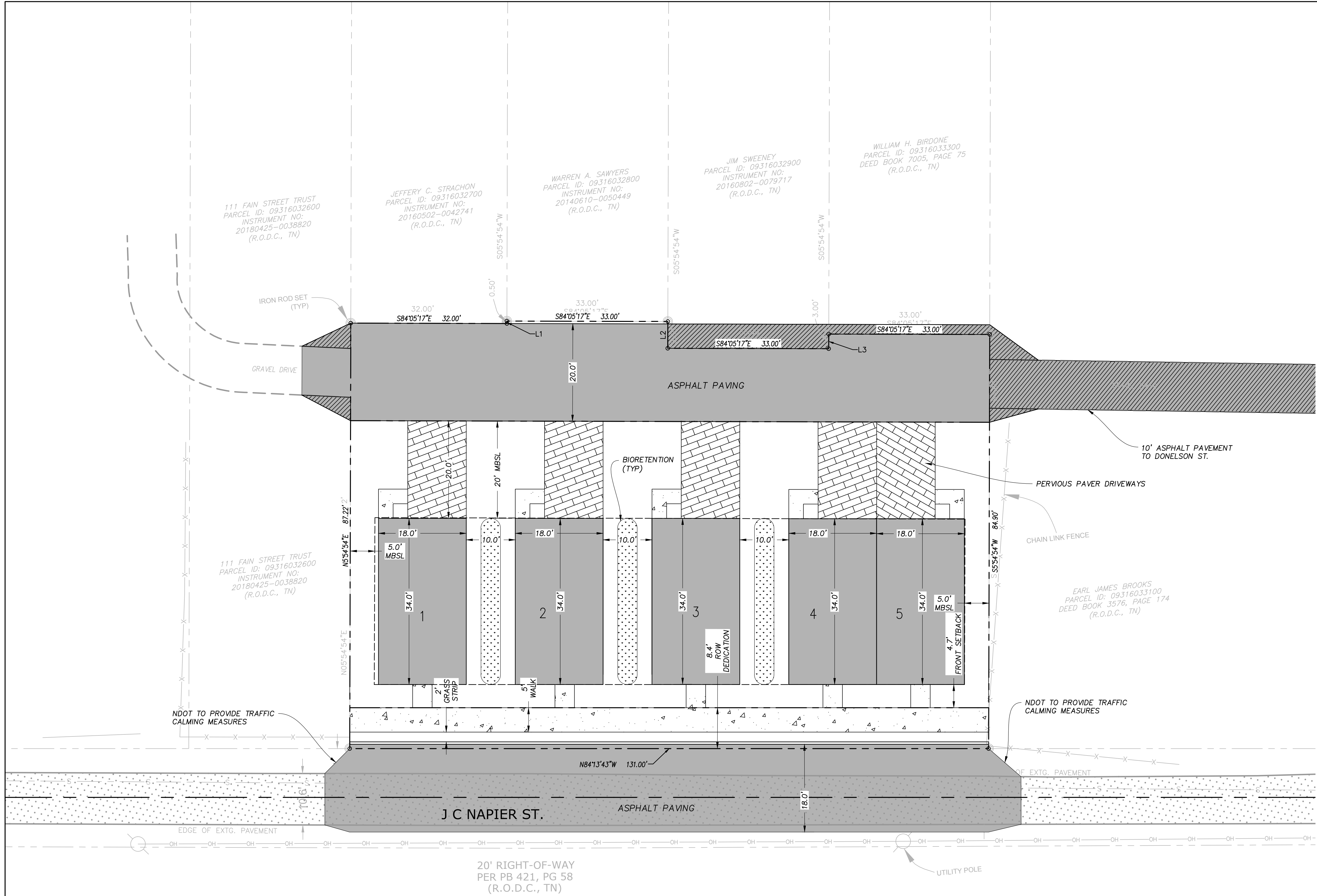
REV.	COMMENTS	DATE

MAP NO. 93.16 - PARCELS 340.00, 339.00, 448.00, 329.01 AND 338.00

**PROJECT BENCHMARK**  
 BENCHMARK DESCRIPTION:  
 ELEVATION:  
 NAVD88

SCALE IN FEET  
 GRAPHIC SCALE 1"=10'

**C0.02**  
 JOB NO.: 22-288T  
 DRAWN BY: DMO    CHKD BY: PDA



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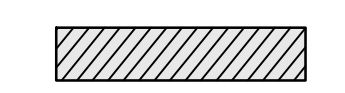
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DEED BOOK 7005, PAGE 75  
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DEED BOOK 3576, PAGE 174  
(R.O.D.C., TN)

20' RIGHT-OF-WAY  
PER PB 421, PG 58  
(R.O.D.C., TN)

**SITE LEGEND:**  
ENTITLEMENTS REQUIRED



**SITE DATA TABLE**

PROPOSED UNITS:  
~1,800 SF  
THREE STORIES  
SINGLE CAR GARAGE  
ONE SURFACE PARKING SPACE

**LANDSCAPE NOTES**

METRO TREE DENSITY AND LANDSCAPE REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES IN PLANTING AREAS WITH A MINIMUM OF 90 SQUARE FEET OF AREA.

**STORMWATER NOTES**

PERVIOUS PAVERS AND BIORETENTION BASINS WILL BE USED TO SATISFY WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE SITE. INFILTRATION SHALL BE USED TO REDUCE RUNOFF TO EXISTING CONDITION LEVELS FOR THE 2-100 YEAR STORM EVENT.

DESIGN OF THESE BASINS WILL BE PROVIDED DURING THE FINAL SP PROCESS.

DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.

**UTILITY NOTES**

WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.

WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

**GENERAL NOTES**

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.

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.

**DESIGN STANDARDS**

BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.

WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.

EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.

PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET IN DEPTH.

A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

HEIGHT SHALL BE MEASURED FORM THE AVERAGE ELEVATION (AVERAGE OF THE 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND ELEVATION) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (THE VERTICAL DISTANCE FROM EAVE TO MIDPOINT) OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.

IDENTIFY SOILS FROM A GENERALIZED SOIL MAP, UNLESS A MORE SPECIFIC STUDY HAS BEEN DONE.

LINE TABLE		
SYM	LENGTH	BEARING
L1	0.50'	N05° 54' 54"E
L2	5.50'	S05° 54' 54"W
L3	3.00'	N05° 54' 54"E

MAP NO. 93.16 - PARCELS 340.00, 339.00, 448.00, 329.01 AND 338.00

**PROJECT BENCHMARK**  
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ELEVATION:  
NAVD88

SCALE IN FEET  
GRAPHIC SCALE 1"=10'

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Civil Engineering • Land Planning • Surveying  
514 Atlanta Springs Court, Suite A-6  
Franklin, TN 37067  
951-714-0891  
SAN DIEGO • NASHVILLE • PHOENIX

**MI CHAEL D. SCHWENK**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12449  
EXPIRES 12/31/2025  
STATE OF TENNESSEE

**Tennessee**  
Know what's below.  
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**SITE PLAN**  
PRELIMINARY SPECIFIC PLANS  
**0, 114, 116 + 118 J.C. NAPIER ST.**  
NASHVILLE, TENNESSEE 3720

REV.	DATE	COMMENTS

**C1.00**

JOB NO.: 22-288T

DRAWN BY: DMO    CHKD BY: PDA



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ENTITLEMENTS REQUIRED

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**DESIGN STANDARDS**

BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.

WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.

EFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.

PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET IN DEPTH.

A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

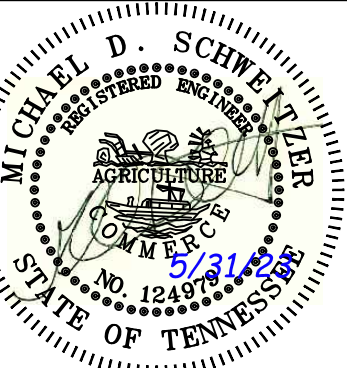
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**SITE PLAN**

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