

PRELIMINARY SP 832 West Trinity

Map 70-08 Parcel 238

Nashville, Davidson Co., Tennessee

Case No. 2024SP-036-001

Erosion Control and Grading Notes

- 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.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section TCP-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- 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.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- 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.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- 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.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- 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.
- 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.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Storm Water approval /comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. The landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- 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.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4" minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- 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.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan; no light poles to be located in tree islands. See lighting plan for proposed light locations.

Water and Sewer 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.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices (rpbd) 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.
- 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.
- 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.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Metro Water Services 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.
- All water mains must be located within the paved area including all blow-off assemblies.

GENERAL PLAN CONSISTENCY NOTE

The specific plan proposed herein is located within the Bordeaux-Trinity Community. the specified land use policy for this site is Transect 4 urban Residential Corridor (T4RC). TheT4RC policy is applicable to prominent urban arterial boulevard and collector-avenue corridors with adequate transportation capacity. there is an expressed interest in maintaining the residential use or creating residential uses along the corridor, while providing opportunity for a varied development pattern in regard to the size, scale, and density. T4-RC policy is applicable to areas that are zoned residential, where the primary land use is residential or that are envisioned to become or remain primarily residential

As proposed, this specific plan district meets the allowable density and building form as directed by the current land use policy. The proposed buildings will enhance the current streetscape and improve pedestrian connectivity with the installation of a sidewalk within the development . The proposed attached homes will provide a housing type not readily available in the immediate area, which is also a goal of the current land use policy. Each unit will have ample parking , and open space, will be provided. The installation of storm water utilities that comply with infill regulations will provide for on-site storm water management

NDOT Notes

- All work within the public right of way requires an excavation permit from the Nashville Department Of Transportation.
- Proof-rolling of all street subgrades is required in the presence of the NDOT 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.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.
- Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

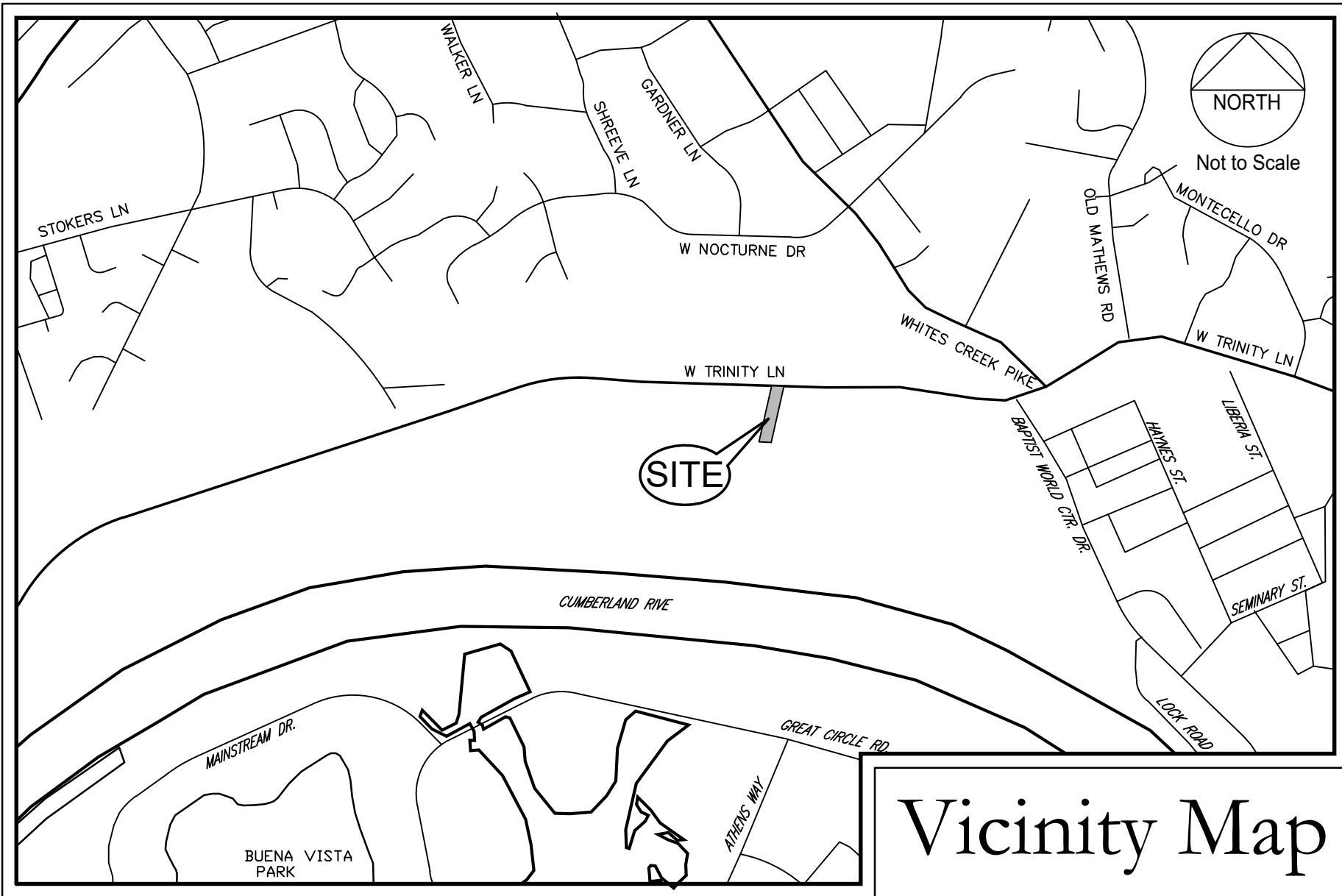
Architectural Notes

Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- Building facades fronting a street and courtyard 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.
- EIFS, vinyl siding, and untreated wood shall be prohibited.
- A raised foundation of 18"-36" is required for all residential structures.
- Porches shall provide a minimum of six feet of depth.

Standard SP Notes

- The purpose of this SP is to receive preliminary approval to permit the development of a 17 unit residential 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.
- This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0233H dated 4/5/2017.
- All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable NDOT standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- 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).
- Metro Water Services shall be provided sufficient & unobstructed ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each lot.
- Landscaping and Tree Density Requirements Per Metro Zoning Ordinance
- 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 enabling 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 RM-20A zoning district as of the date of the applicable request or application.
- The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- Any garage facing a primary street frontage shall be recessed at least five feet from the front facade.
- Street trees are required.
- Corner lots on local streets shall not take vehicular access from the street which the home primarily fronts, but shall be from the side of house unless site conditions make side access impractical. If planning staff finds that side access is not practical, then vehicular access may be permitted from street which the home fronts.
- 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 any 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.



SHEET SCHEDULE

C0.0 Cover Sheet
C1.0 Existing Conditions
C2.0 SP Layout Plan

WeGo Notes

Development must provide an upgraded W Trinity Lane & Livano EB bus stop with appurtenances as per latest WeGo Transit Design Guidelines:

Development must provide an in-lane local service bench type bus stop on W Trinity Lane eastbound. The bus stop must have a passenger waiting area min. 35ft x min. 8ft x min. 6in thick concrete flush with tangent curb and adjoining sidewalks. The bus stop must have appurtenances as per a bench type stop.

Development must coordinate and reach agreement with NDOT and WeGo on bike lane/bus stop interface.

All WeGo conditions must be complete prior to any occupancy or use of the site. Development must coordinate and reach agreement with WeGo Robert.Johnson@Nashville.gov on all WeGo conditions prior to this submission, again prior to Final SP submission, and again prior to issue of building permits.

Development Summary

Owner/Developer

MC Gran LLC
730 Highway 321 N Ste #104
Lenoir City, TN 37771
Phone 615-428-9644
Email bertmccarter@yahoo.com

Property Information

Map 70-08 Parcel 238
832 West Trinity Lane
Nashville, TN 37207

Total Site Area - 1.0 Ac.
Council District #02 - Kiyonize Toombs

Electric Service

Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615.747.6807

Gas Service
Nashville Gas (Piedmont)
615.734.0734

Floodnote

This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM)
Numbers 47037C0233h dated 4/5/2017.

Civil Engineer and Surveyor

Dale & Associates (Roy Dale, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

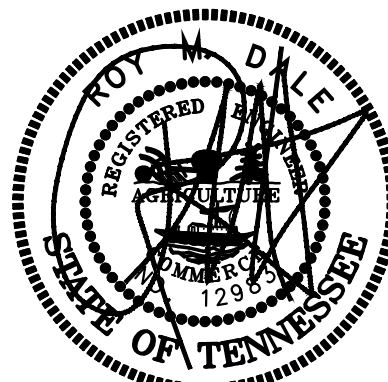
Water and Sewer Service
Metro Water Service
1600 2nd Avenue North
Nashville, TN 37208
615.862.4598

Telephone Service
Bellsouth
866.620.6000

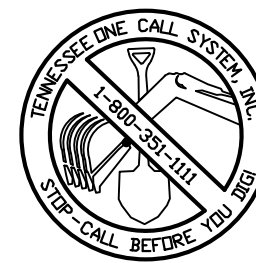
Utility Location
Tennessee One-Call
800.351.1111

Specific Plan Development Summary

| Use | This SP allows for the following : |
|---|---|
| Project Area | 17 Residential Units (allow short term rental) |
| Property zoning: | 1.0 Acres |
| Minimum lot size | Surrounding Zoning: R8 |
| Number of Residential Units/Density | N/A |
| FAR | 17 units / 17 units per acre |
| ISR | 0.92 |
| Street Setbacks | 0.70 |
| Side yard | 5' from Property Line |
| Rear yard | 5' from Property Line |
| Height standards | 20' from Property Line |
| average elevation (four most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof | 3 stories in 40'. Height shall be measured from the |
| Parking and Access | |
| Ramp Location and Number | 1 - West Trinity Lane |
| Distance to nearest existing ramp (Min. 30') | N/A |
| Distance to intersection | 1200 +/- east to Free Silver Road |
| Required Parking | 34 parking stalls |
| Provided Parking | 39 stalls |



7/23/24
REV 3/18/25

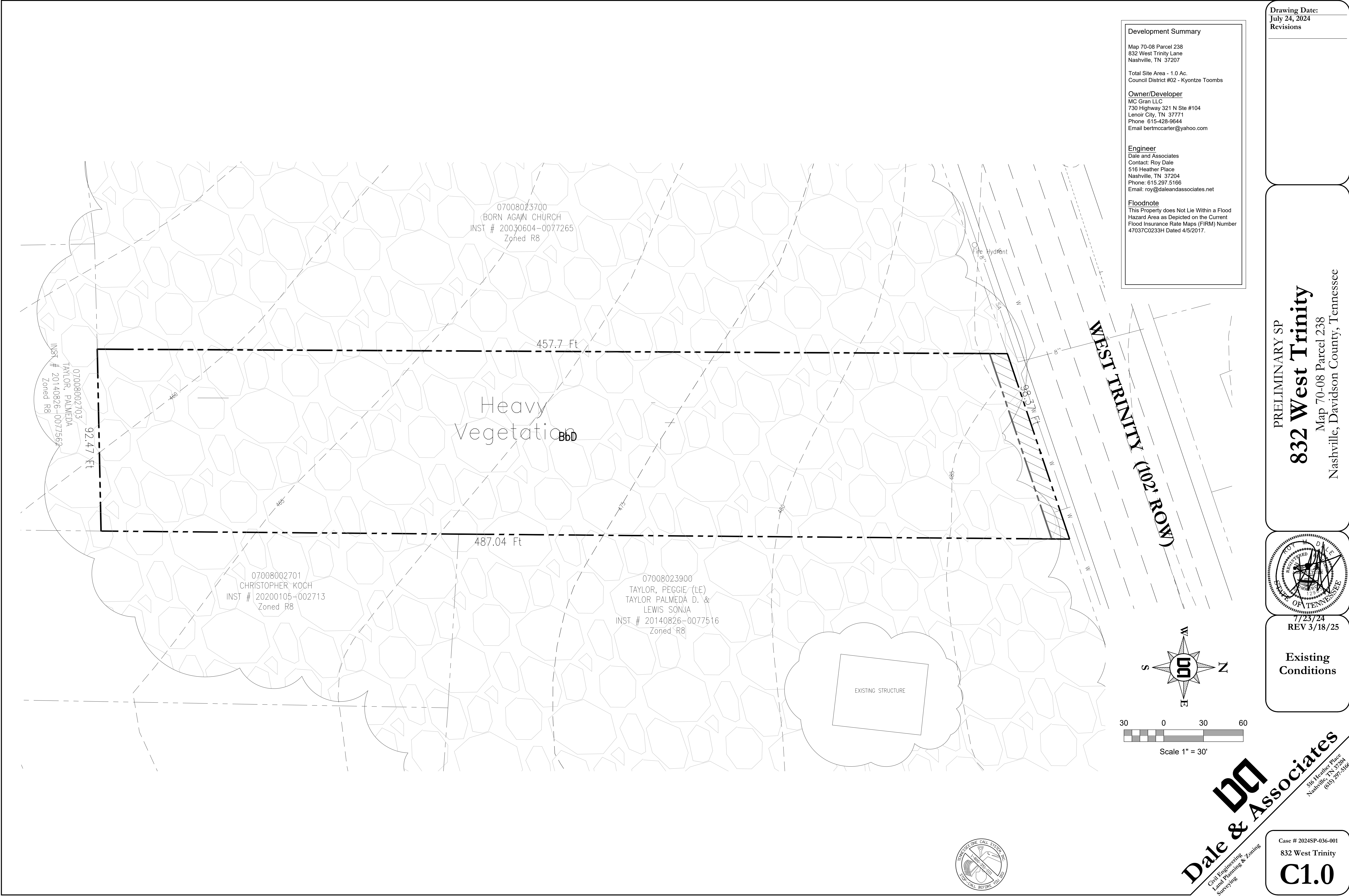


Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Case # 2024SP-036-001

832 West Trinity

C0.0



Development Summary

Map 70-08 Parcel 238
832 West Trinity Lane
Nashville, TN 37207

Total Site Area - 1.0 Ac.
Council District #02 - Kyontze Toombs

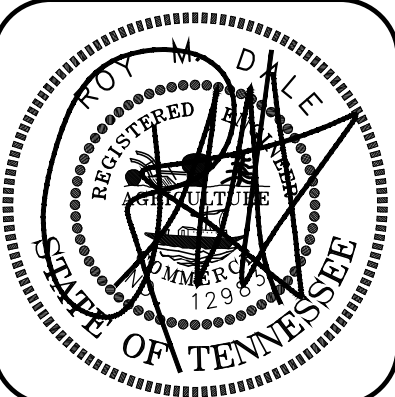
Owner/Developer
MC Gran LLC
730 Highway 321 N Ste #104
Lenoir City, TN 37771
Phone: 615-428-9644
Email: bertmccarter@yahoo.com

Engineer
Dale and Associates
Contact: Roy Dale
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: roy@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0233H Dated 4/5/2017.

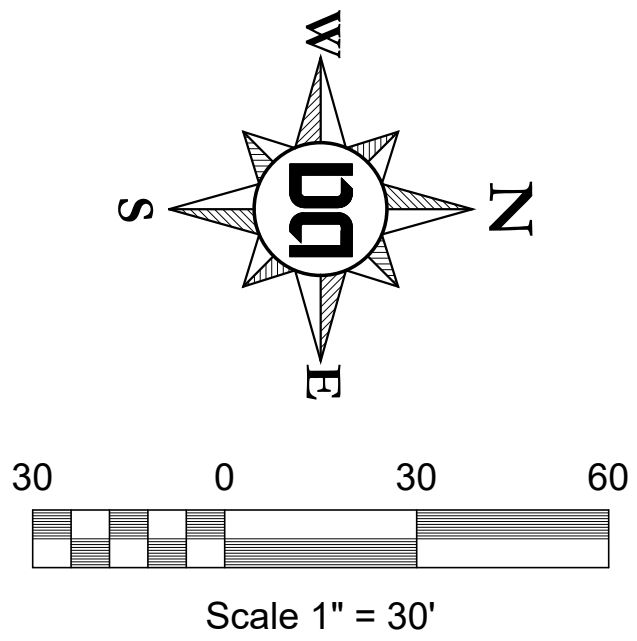
Drawing Date:
July 24, 2024
Revisions

PRELIMINARY SP
832 West Trinity
Map 70-08 Parcel 238
Nashville, Davidson County, Tennessee



7/23/24
REV 3/18/25

Existing
Conditions



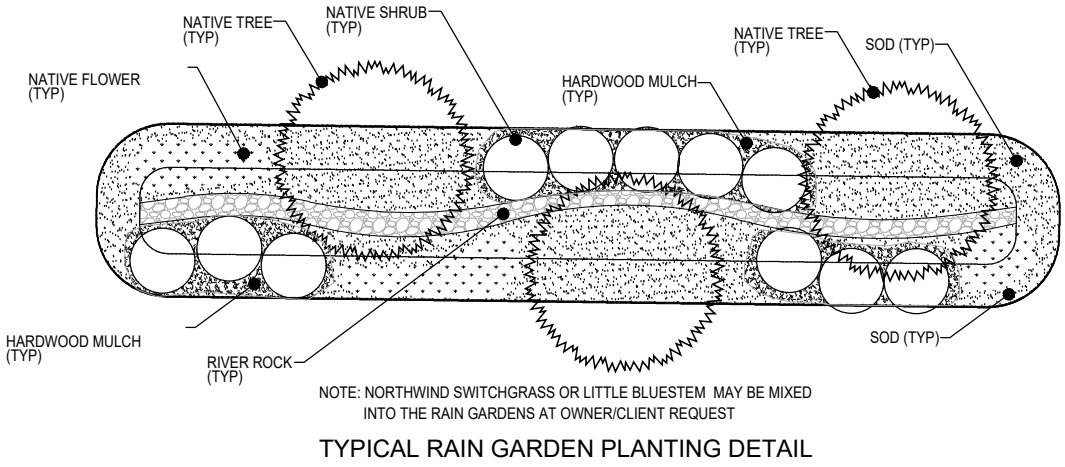
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Case # 2024SP-036-001
832 West Trinity
C1.0

| Specific Plan Development Summary | |
|--|--|
| Use | This SP allows for the following : |
| Project Area | 17 Residential Units (allow short term rental) |
| Property zoning: A8 | Surrounding Zoning: R8 |
| Minimum lot size | N/A |
| Number of Residential Units/Density | 17 units / 17 units per acre |
| FAR | 0.92 |
| ISR | 0.70 |
| Street Setbacks | 5' from Property Line |
| Side yard | 5' from Property Line |
| Rear yard | 20' from Property Line |
| Height standards | 3 stories in 40' . Height shall be measured from the average elevation (four most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof |
| Parking and Access | |
| Ramp Location and Number | 1 - West Trinity Lane |
| Distance to nearest existing ramp (Min. 30') | N/A |
| Distance to intersection | 1200 +/- east to Free Silver Road |
| Required Parking | 34 parking stalls |
| Provided Parking | 39 stalls |

Standard SP Notes

- The purpose of this SP is to receive preliminary approval to permit the development of a 17 unit residential 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.
- This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0233H dated 4/5/2017.
- All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable NDOT standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- 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).
- 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.
- Individual water and/or sanitary sewer service lines are required for each lot.
- Landscaping and Tree Density Requirements Per Metro Zoning Ordinance
- 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 RM-20A zoning district as of the date of the applicable request or application.
- The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- Any garage facing a primary street frontage shall be recessed at least five feet from the front facade.
- Street trees are required.
- Corner lots on local streets shall not take vehicular access from the street which the home primarily fronts, but shall be from the side of house unless site conditions make side access impractical. If planning staff finds that side access is not practical, then vehicular access may be permitted from street which the home fronts.
- 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 any 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.



Tree Density Notes

Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no detailed tree information is available.

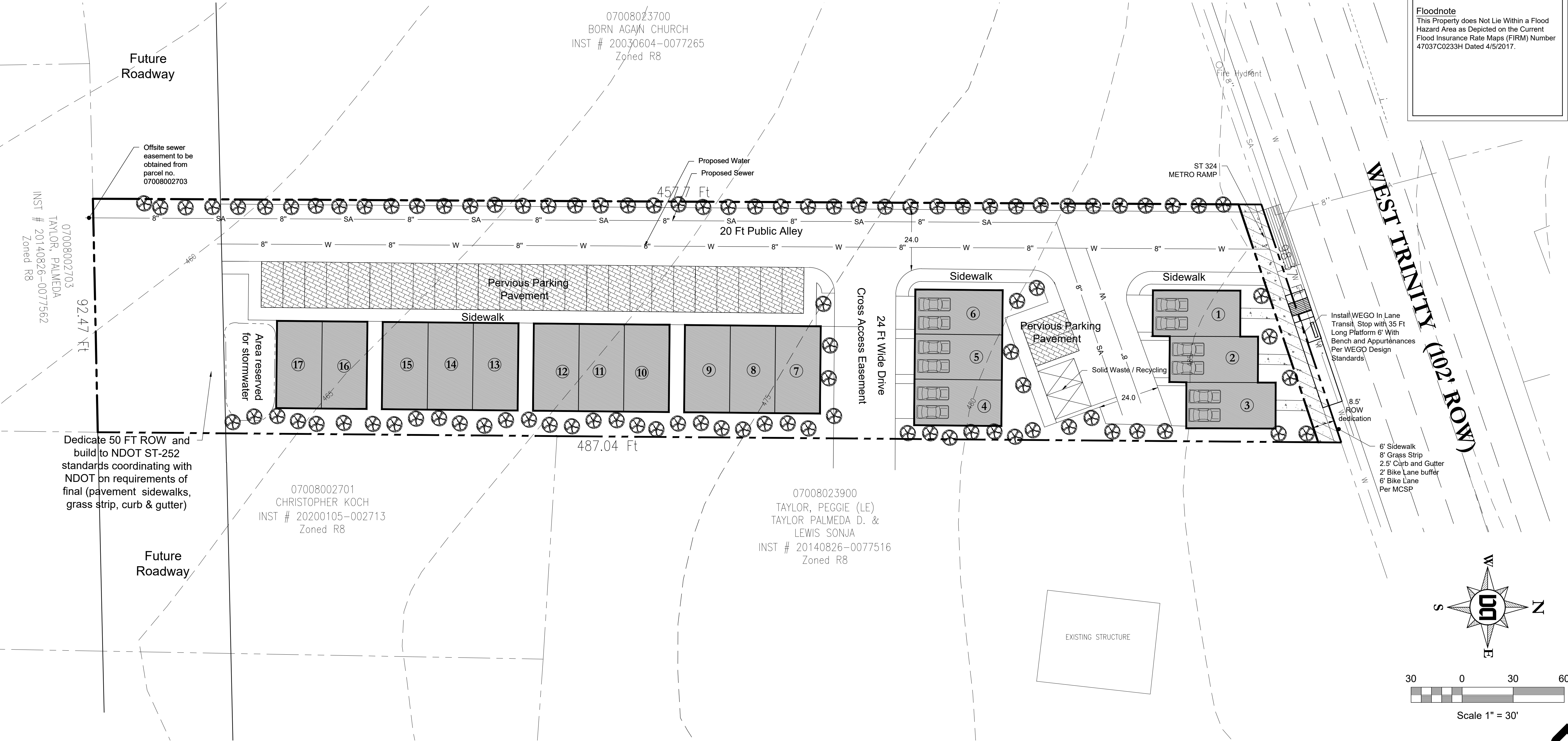
Development Summary
Map 70-08 Parcel 238
832 West Trinity Lane
Nashville, TN 37207

Total Site Area - 1.0 Ac.
Council District #02 - Kyontze Toombs

Owner
MC Gran LLC
730 Highway 321 N Ste #104
Lenoir City, TN 37771
Phone 615-428-9644
Email EMAIL bertmccarter@yahoo.com

Engineer
Dale and Associates
Contact: Roy Dale
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: roy@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0233H Dated 4/5/2017.



To Be Completed in Two Phases

Architectural Notes

- Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:
- Building facades fronting a street and courtyard 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.
 - EIFS, vinyl siding, and untreated wood shall be prohibited.
 - A raised foundation of 18"-36" is required for all residential structures.
 - Porches shall provide a minimum of six feet of depth.

WeGo Notes

Development must provide an upgraded W Trinity Lane & Livano EB bus stop with appurtenances as per latest WeGo Transit Design Guidelines:

Development must provide an in-lane local service bench type bus stop on W Trinity Lane eastbound. The bus stop must have a passenger waiting area min. 35ft x min. 8ft x min. 6in thick concrete flush with tangent curb and adjoining sidewalks. The bus stop must have appurtenances as per a bench type stop.

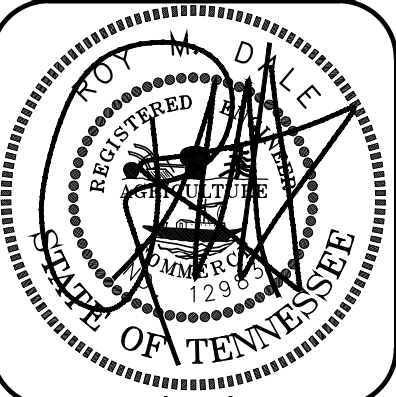
Development must coordinate and reach agreement with NDOT and WeGo on bike lane/bus stop interface.

All WeGo conditions must be complete prior to any occupancy or use of the site.
Development must coordinate and reach agreement with WeGo Robert.Johnson@Nashville.gov on all WeGo conditions prior to this submission, again prior to Final SP submission, and again prior to issue of building permits.

Drawing Date:

Revisions

PRELIMINARY SP
832 West Trinity
Map 70-08 Parcel 238
Nashville, Davidson County, Tennessee



7/23/24
REV 3/18/25

SP Layout Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Case # 2024SP-036-001
832 West Trinity
C2.0