928 DELMAS AVENUE
Nashville, Davidson County, Tennessee

Specific Plan Zoning
Case No. 2024SP-009-001

STANDARD SP NOTES:

1) The purpose of this SP is to permit up to two (2) multi-family residential units. Short term rental property, owner occupied and short term rental property, no owner occupied shall be prohibited
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 47037C0253H DATED APRIL 05, 2017.
4) The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
5) Size driveway culverts per the design criteria set forth by the metro stormwater manual (minimum driveway culvert in metro right-of-way is 18" RCP).
6) 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.
7) 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 R6 zoning district as of the date of the applicable request or application
8) The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
9) All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.

10)

a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 20% glazing
b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
c. Building facades shall be constructed or brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
d. Porches shall provide a minimum of six feet of depth.
e. Raised foundations of 18"-36" are required for residential buildings.

11) The final site plan/ building permit site plan shall depict any 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.

12) Landscaping and tree density requirements per Metro Zoning Ordinance

-Height to be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (vertical distance from the eve to the midpoint) or to the top of the parapet for a flat roof.

-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.

-The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

VICINITY MAP

1" = 1000'

Specific Plan Development Summary

USE	DETACHED MULTI FAMILY
PROPERTY ZONING: SP	SURROUNDING ZONING: R6
NUMBER OF UNITS	TWO (2) TOTAL DWELLING UNITS
FRONT YARD SETBACK	37.2' (CONTEXTUAL SETBACK)
SIDE YARD	5'
SIDE YARD	5'
REAR YARD	20'
FAR	.25
TOTAL BUILDING FLOOR AREA	3,638 SQ FT
IMPERVIOUS SURFACE RATIO	.35
MAX HEIGHT	35' (3 STORIES)

PROPERTY INFORMATION

928 DELMAS AVENUE
METRO PARCEL ID = 07209023200
COUNCIL DISTRICT 05 (SEAN PARKER)
TOTAL AREA = 14,362 SF (.34 Ac)

OWNERS OF RECORD

JORGENSEN, NANCY DIANE &
PRESLEY, DAVID EUGENE
NASHVILLE, TN 37207
615-397-3073

SURVEYOR

JASON GARRETT
P.O. BOX 331875
NASHVILLE TN, 37203
615.490.3236

PREPARATION DATE: 1-26-2024

INDEX OF DRAWINGS

V-2.0 COVER SHEET
V-2.1-2.6 PROPOSED SITE PLAN/DETAILS

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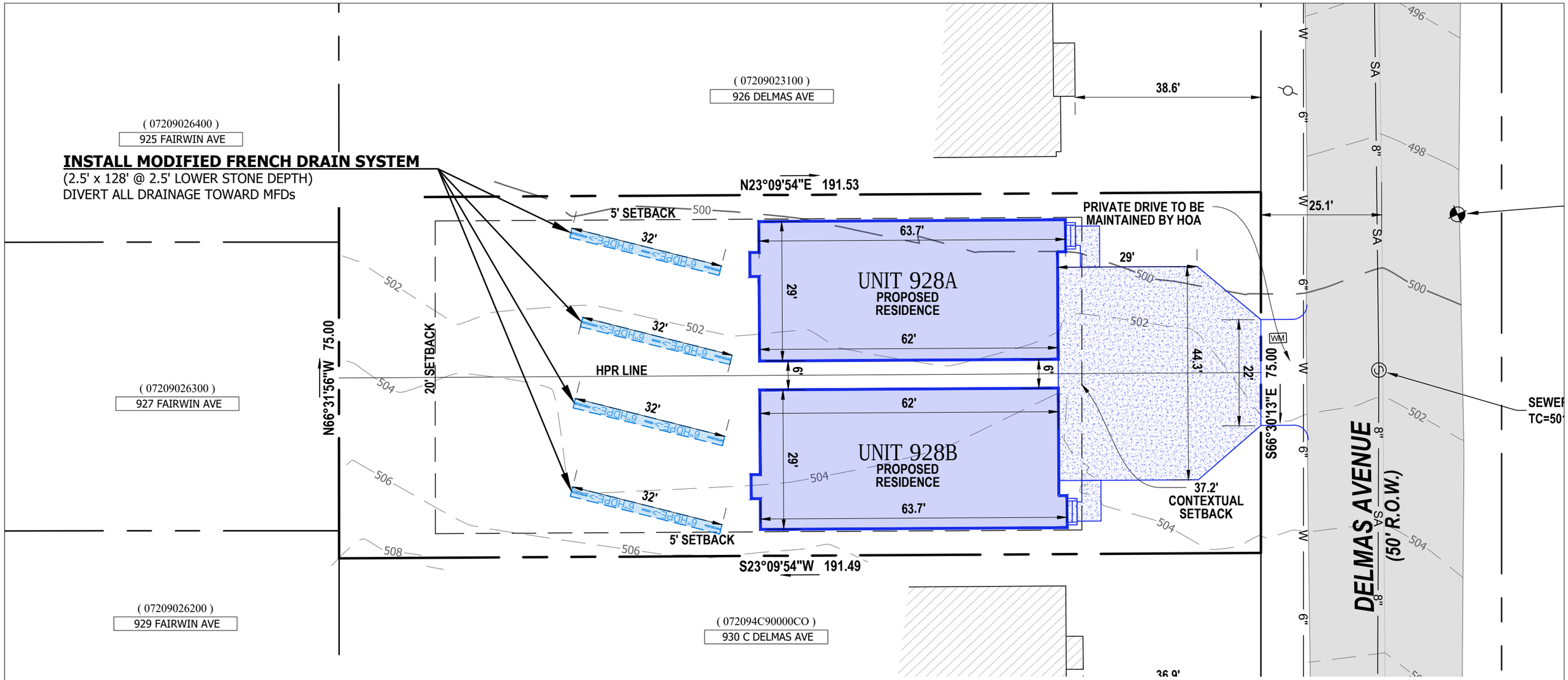
Drafted By: MH

Sheet No.

V-2.0



NOTES:
FIRED RATED CONSTRUCTION IN ACCORDANCE WITH IRC R302.1 WILL BE REQUIRED

GRAPHIC SCALE (IN FEET)
20 0 10 20 40
1 inch = 20 ft.

JASON A. GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2861
Jason Garrett
3-26-2024

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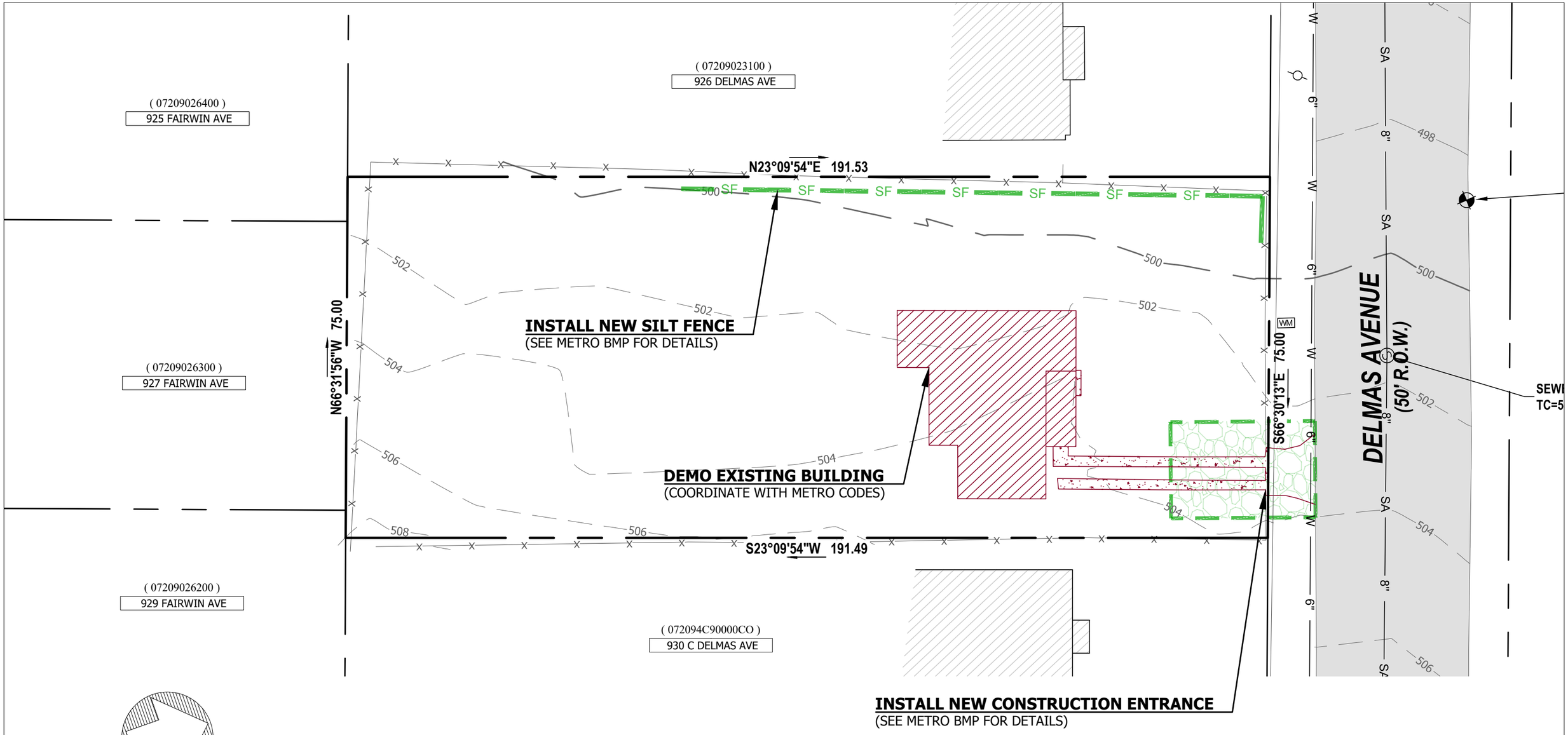
Site Plan
928 Delmas Avenue
Nashville, Davidson County, Tennessee

Drafted By: MH
Sheet No.
V-2.1



JASON A. GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2861
Jason Garrett
1-25-2024

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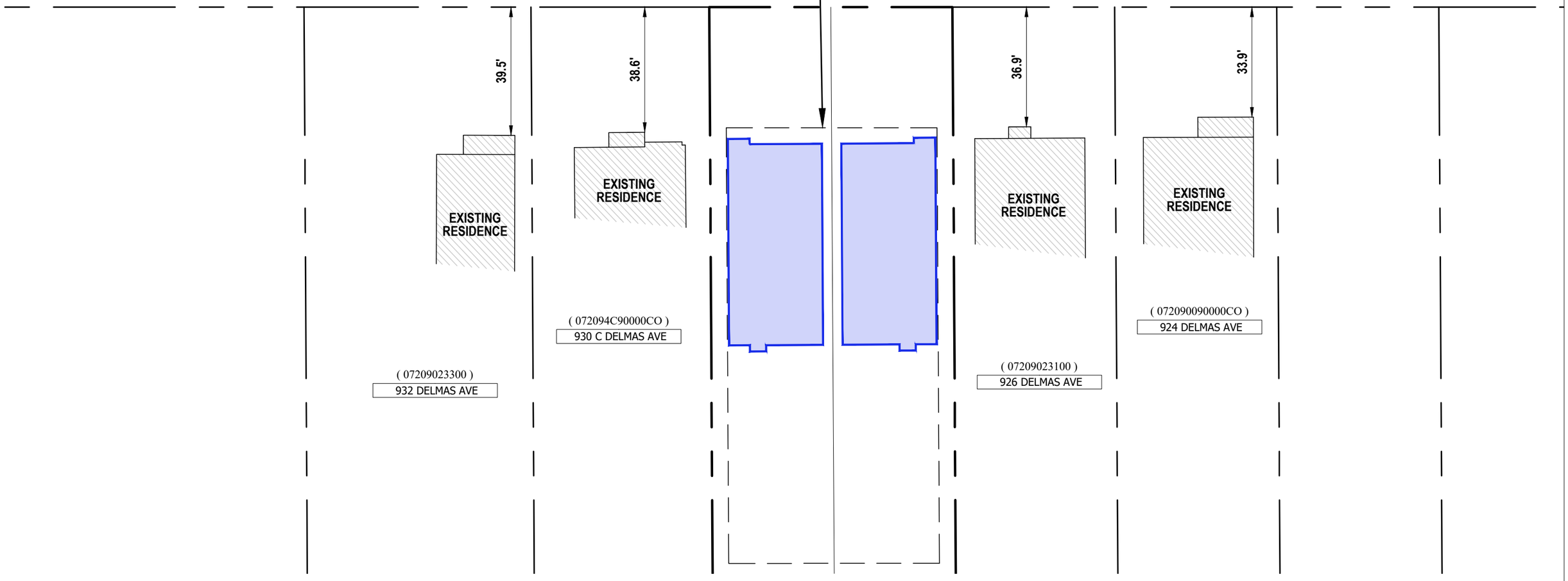
EPSC Plan

928 Delmas Avenue
Nashville, Davidson County, Tennessee

Sheet No.
V-2.2

37.2' FRONT SETBACK
(CONTEXTUAL AVERAGE)

DELMAS AVENUE
(50' R.O.W.)



GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

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JASON A. GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2861
Jason Garrett
1-25-2024

Building Setbacks
928 Delmas Avenue
Nashville, Davidson County, Tennessee

Sheet No.
V-2.3

SITE DATA: PRE-DEVELOPMENT

Total Site Area 14,362 SF

PRE-DEVELOPMENT IMPERVIOUS: 1,339 SF

Buildings	1,143 SF
Parking/Drives	196 SF
Walks/Misc Pads	0 SF

SITE DATA: POST-DEVELOPMENT

Total Site Area 14,362 SF

POST-DEVELOPMENT IMPERVIOUS: 5,458 SF (38.0 %)

Buildings	3,638 SF
Parking/Drives	1,720 SF
Walks/Misc Pads	100 SF

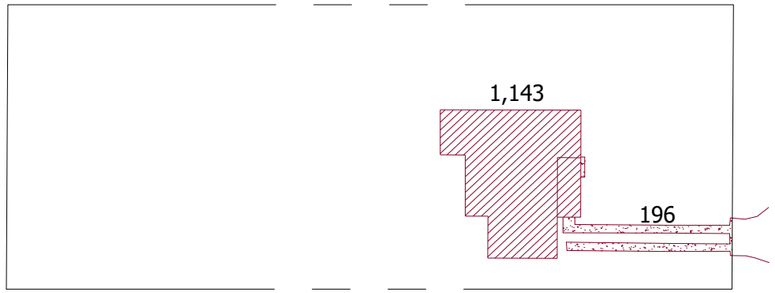
POST- IMPERVIOUS NET GAIN: 4,119 SF (TIER II)

STORMWATER NET GAIN TREATMENT

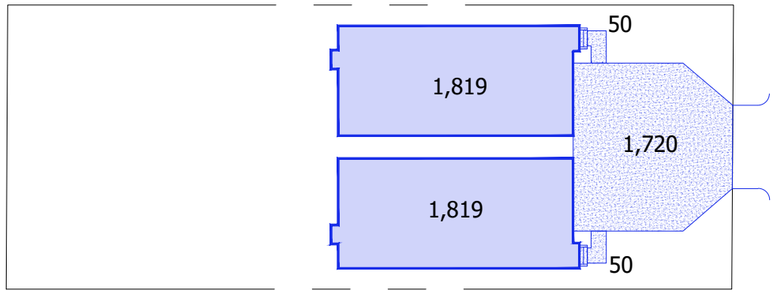
Total Site Area 14,362 SF

POST-DEVELOPMENT STORMWATER TREATMENT: 4,119 SF

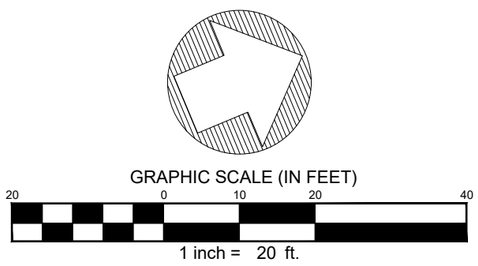
MODIFIED FRENCH DRAIN Required: 2.5' x 128' @ 2.5' Lower Stone Depth



PRE-DEVELOPMENT



POST-DEVELOPMENT



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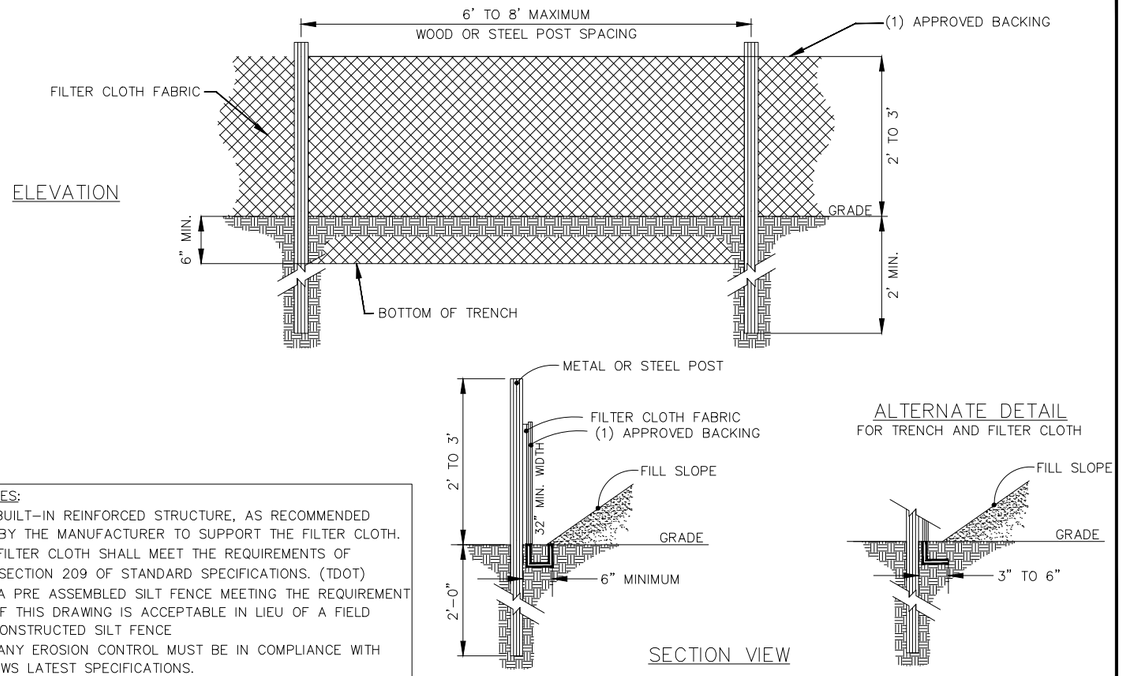
Impervious Areas

928 Delmas Avenue

Nashville, Davidson County, Tennessee

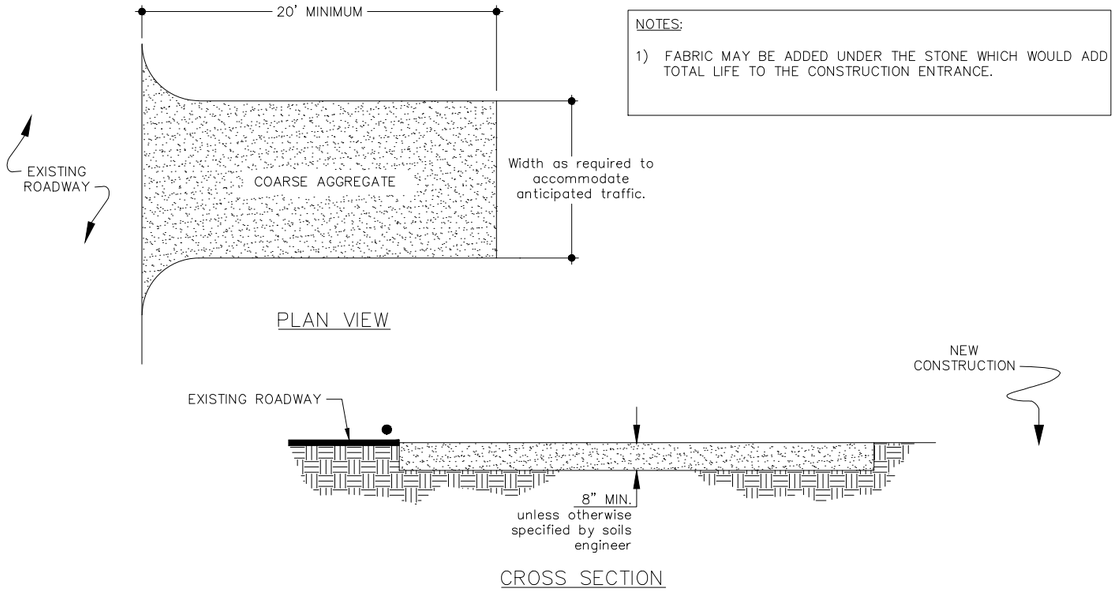
Sheet No.

V-2.4



NOTES:
1) BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
2) FILTER CLOTH SHALL MEET THE REQUIREMENTS OF SECTION 209 OF STANDARD SPECIFICATIONS. (TDOT)
3) A PRE ASSEMBLED SILT FENCE MEETING THE REQUIREMENT OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE
4) ANY EROSION CONTROL MUST BE IN COMPLIANCE WITH MWS LATEST SPECIFICATIONS.

NOT TO SCALE	TYPICAL TEMPORARY SILT FENCE	DWG. No.
DATE: 05/05/08		SDET012 SHEET 1 OF 1



NOTES:
1) FABRIC MAY BE ADDED UNDER THE STONE WHICH WOULD ADD TOTAL LIFE TO THE CONSTRUCTION ENTRANCE.

STANDARD RESIDENTIAL CONSTRUCTION ENTRANCE	NOT TO SCALE
	SHEET 1 OF 1

SITE GRADING & EROSION CONTROL NOTES

1. NO PORTION OF THE PROPERTY SHOWN LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE CURRENNT FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP.
2. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT, SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN THEY ARE NO LONGER NEEDED.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

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Site Details
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Sheet No.
V-2.5

SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF MFD AND HOUSE SHOWING ROOF AREA DIRECTED TO MFD AND KEY DIMENSIONS, CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

Modified French Drain

SIZING CALCULATION:

Rooftop Area (square feet)	Depth of Gravel From Top of Pipe (inches)			
	18	24	30	36
	Required Linear Feet of MFD			
100	6	5	4	3
500	30	25	20	15
1000	60	45	40	35
2000	120	95	75	65
3000	185	140	115	100
4000	245	190	155	130
5000	305	235	195	165

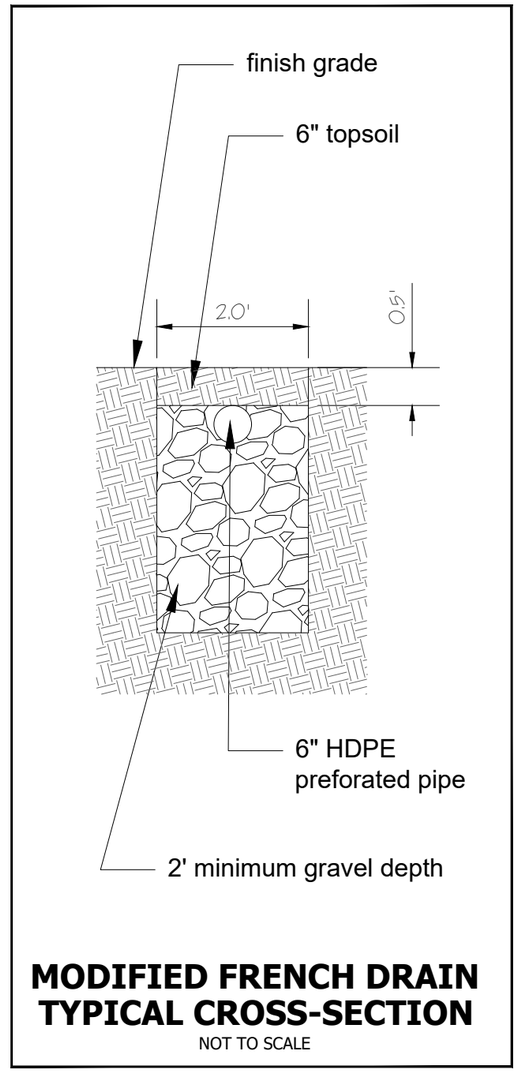
MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= __**4,119**__ SQ FT
DEPTH OF STONE MEDIA= ____**30**____ INCHES
WIDTH OF TRENCH= ___**30**___ INCHES
LENGTH OF MFD= __**128**__ FT

MAINTENANCE:

1. INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
2. IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS.
3. INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

METRO NASHVILLE DEPARTMENT OF WATER SERVICES	ATTACHED THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	MODIFIED FRENCH DRAIN SPECIFICATIONS PAGE 2 OF 2



MODIFIED FRENCH DRAIN TYPICAL CROSS-SECTION
NOT TO SCALE

JASON A. GARRETT
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TENNESSEE NO. 2861
Jason Garrett 2-11-2020

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Stormwater Details

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