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PRELIMINARY SP SITE PLANS: 516 MERIDIAN STREET SP

2024SP-053-001

516 MERIDIAN STREET

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

PARCEL ID: 08211002400

DEVELOPER
PATRICK INGLIS
THE NASHVILLE CO.
708 TERN COURT
NASHVILLE, TENNESSEE 37221

CONTACT: PATRICK@THENASHVILLECO.COM
310-429-1811

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: JOSH HUTCHESON
615-477-9440

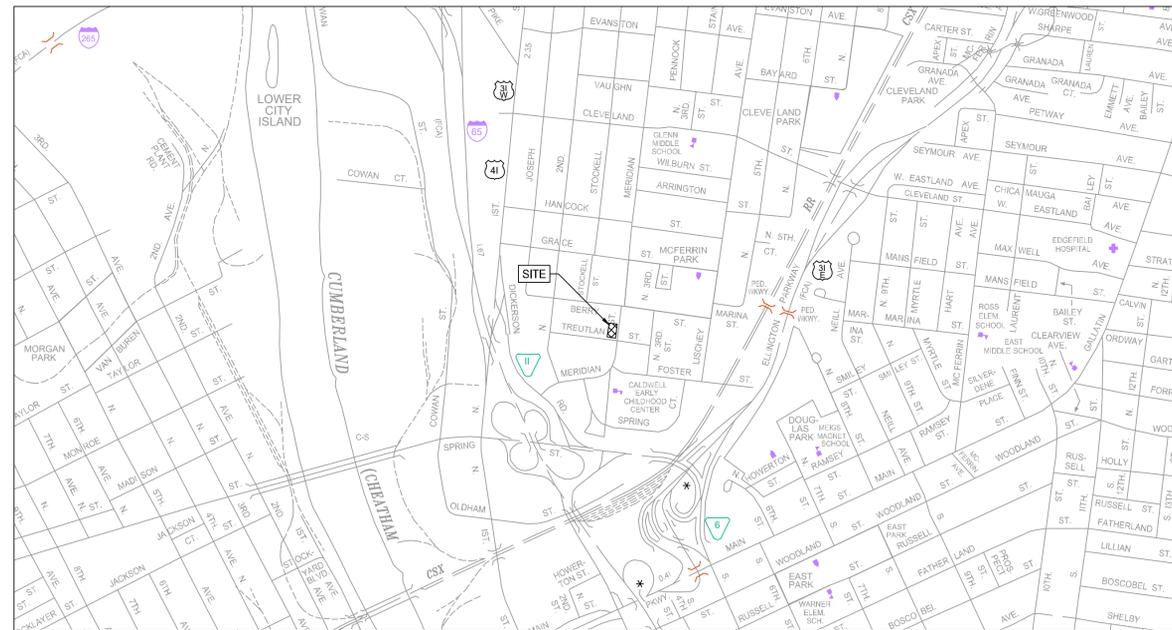
LAND SURVEYOR
BRIAN REIFSCHEIDER
BLUE RIDGE SURVEYING SERVICES
GALLATIN, TENNESSEE 37066

CONTACT: BLUERIDGESURVEYING@YAHOO.COM
(615) 426-4449

ARCHITECT
THOR HARLAND
729 REDDOCH STREET
MEMPHIS, TENNESSEE 38120

CONTACT: THOR.HARLAND@GMAIL.COM
901-830-8340

COUNCIL DISTRICT#: 05 - SEAN PARKER
FEMA MAP #: 47037C0242H
(04/05/2017)



VICINITY MAP
SCALE: 1"=1000'

SITE CRITERIA	
PARCEL ID	08211002400
COUNCIL DISTRICT	COUNCIL DISTRICT 05 - SEAN PARKER
LOT SIZE	0.38 AC. (0.4 AC. DISTURBED)
FEMA MAP AND PANEL NUMBER, DATE, FLOOD ZONE	47037C0242H (4-5-17), ZONE X

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V1.0	TOPOGRAPHIC SURVEY
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING, DRAINAGE, AND UTILITY PLAN
--	ELEVATIONS 1
--	ELEVATIONS 2
--	ELEVATIONS 3

SURVEY INFO
PROVIDED BY: BLUE RIDGE SURVEYING SERVICES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM · (615) 345-3770

NOT FOR
CONSTRUCTION
10.23.24

SITE DEVELOPMENT PLANS FOR:
516 MERIDIAN STREET
516 MERIDIAN STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

DR	DATE	DESCRIPTION
JKH	09/30/2024	PRELIMINARY SP SUBMITTAL
JKH	10/23/2024	PRELIMINARY SP RESUBMITTAL

COVER SHEET

C0.0

LEGEND

- FOUND PIN OR PIPE P(0)
- SET IRON PIN (P(N))
- FOUND MONUMENT MON(0)
- SET MONUMENT MON(N)
- ELECTRIC JUNCTION BOX
- ⊗ CABLE PEDESTAL
- ☼ LIGHT POLE
- ⊕ POWER POLE
- GUY WIRE
- ⊕ BENCHMARK
- DECIDUOUS TREE
- CONIFEROUS TREE
- FLOWERING TREE
- SHRUB / BUSH
- ⊗ TELEPHONE MANHOLE
- ⊗ PHONE PEDESTAL
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ STORM SEWER MANHOLE
- ⊗ CATCH BASIN OR CURB INLET
- ⊗ SANITARY SEWER MANHOLE
- X—X— FENCE
- X—X— GUARDRAIL
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ POST INDICATOR VALVE
- ⊕ MONITORING WELL
- ⊕ TP GEOTECHNICAL TEST PIT

LEGAL DESCRIPTION

Land in the 5th Councilmanic District of Davidson County, Tennessee, being Lots No. 80 and 81 on the map of Bryan's Addition to Edgefield, as of record in Plat Book 21, page 63, said Register's Office, Davidson County, Tennessee.

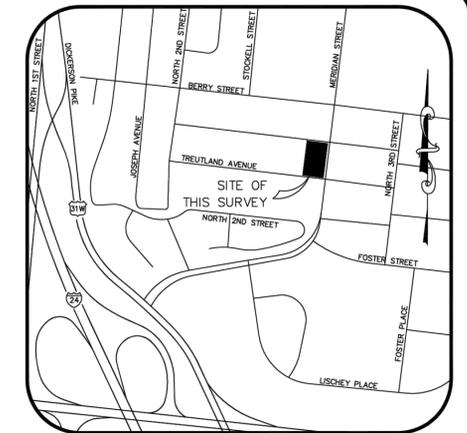
STATEMENT OF ENCROACHMENTS

- A. Adjoiner's HVAC units encroach 0.86' onto subject property at this point.
- B. Adjoiner's wooden fence encroaches 1.24' onto subject property at this point.

SCHEDULE B, SECTION II ITEMS

No Title Report Furnished to Surveyor

This survey was prepared from current deeds of record without the benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation or independent search for easements, encumbrances, restrictive covenants, or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.



VICINITY MAP
(N.T.S.)

SURVEYOR'S NOTES:

1. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells, wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.
3. This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.
4. This property has direct access to Meridian Street and Treutland Avenue.
5. This site contains no marked parking spaces.
6. No party walls are located on the property.
7. No evidence of earth moving work was observed on date of survey.
8. No changes of street right-of-way lines were observed on date of survey.
9. No delineation of wetlands were observed on date of survey.
10. No reciprocal easement agreements were observed on date of survey.
11. No recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

DEED REFERENCE

Being the property recorded as Deed Book 7440, Page 37 as recorded in the Register's Office, Davidson County, Tennessee.

PROPERTY MAP REFERENCE

This property currently identified as Tax Map 082-11, Parcel 24.00.

PLAT REFERENCE

Being all of Lots 80 and 81 in Plat Book 21, Page 63, as recorded in the Register's Office, Davidson County, Tennessee.

FLOOD NOTE

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 47037C0242H which bears an effective date of April 5, 2017. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

UTILITY NOTES AND OWNERS

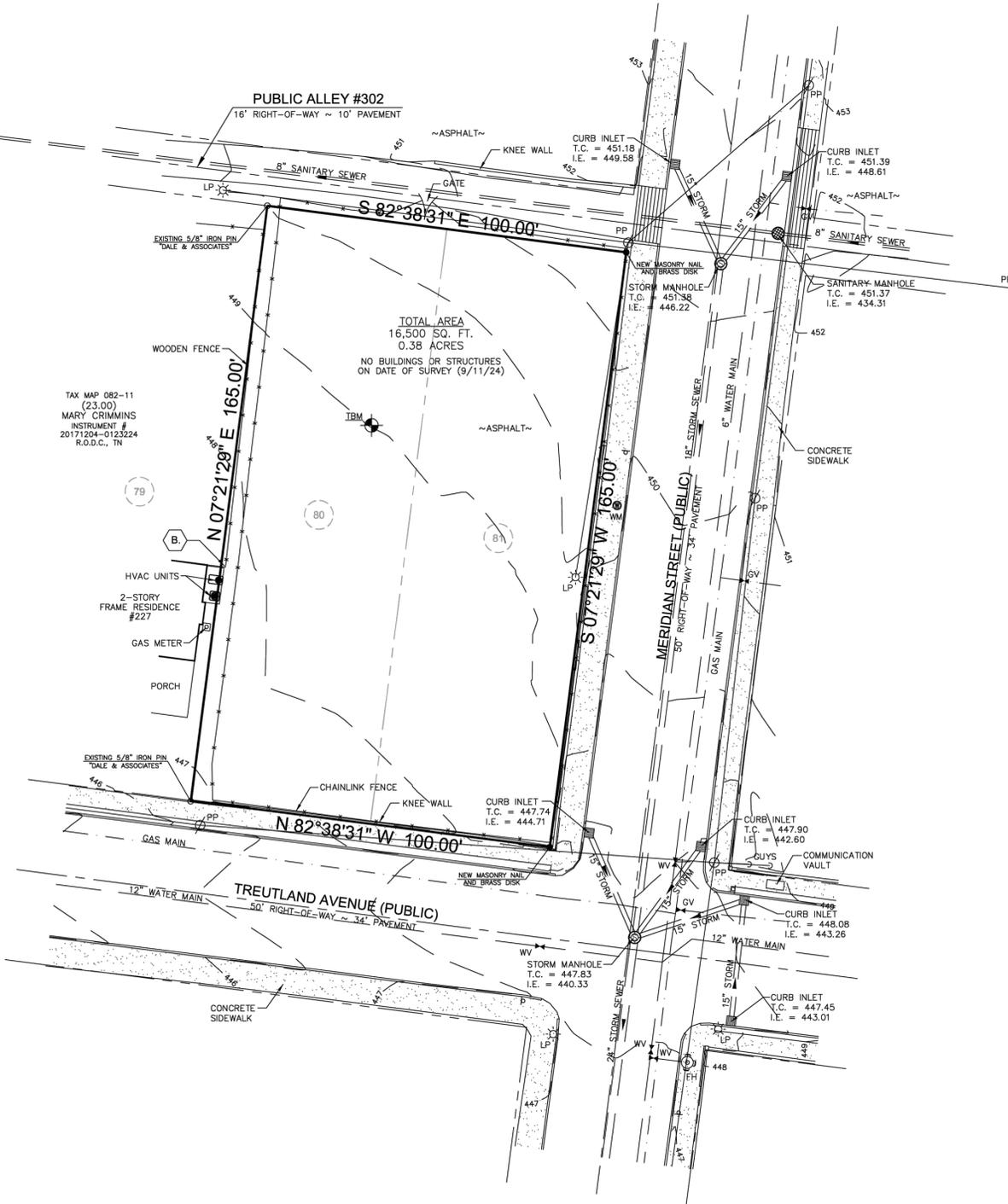
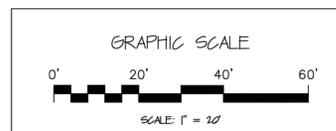
The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

- | | |
|--|--|
| WATER AND SEWER
METRO WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE NORTH
NASHVILLE, TN 37208
(615) 862-4505 | GAS
PIEDMONT NATURAL GAS
541 SPENCE LANE
NASHVILLE, TN 37210
(800) 752-7504 |
| CABLE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
(615) 244-5900 | ELECTRIC
NES NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 747-3641 |
| TELEPHONE
AT&T
2501 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288 | |

SOURCE OF VERTICAL DATUM

BM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 9/11/24.

TPM P.K. NAIL SET IN THE ASPHALT IN THE MIDDLE OF THE PROJECT SITE.
ELEVATION 449.01 (NAVD 88)



I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Sokkia IX Robotic Total Station having an error of closure for the unadjusted traverse not exceeding 1:10,000. This survey is classified as a:

- Urban and Subdivision (Category I)
- Suburban and Subdivision (Category II)
- All Other Land Surveys (Category III)

AND/OR

- By GPS (Category IV) with a Sokkia GRX3 UHF Dual Frequency RTK base and rover with the following information:
 - a.) Type of Survey: Real Time Kinematic
 - b.) Positional Accuracy: H ±0.05' and V ±0.10'
 - c.) Date of Survey: September 11, 2024
 - d.) Datum/Epoch: NAD83 (2011) Epoch 2010.00
 - e.) Published/Fixed Control used: OPUS Solution
 - f.) Geoid Model: Geoid 18
 - g.) Combined Grid Factor: 0.99994978 on Fixed Station CP#01

SURVEYOR'S CERTIFICATION

To: Freda Five, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on September 19, 2024. Date of Plat or Map September 19, 2024.



ALTA/NSPS LAND TITLE SURVEY

OF
LOTS 80 AND 81
OF
BRYAN'S ADDITION TO EDGEFIELD
516 MERIDIAN STREET, 5TH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PROPERTY OWNER

BIG HARPETH UNITED PRIMITIVE BAPTIST ASSOCIATION

522 MERIDIAN STREET
NASHVILLE, TENNESSEE 37207

PREPARED FOR

FREDA FIVE LLC

710 FREDIA VILLA
MADISON, TENNESSEE 37115

DATE OF SURVEY: SEPTEMBER 19, 2024
DATE OF DRAWING: SEPTEMBER 19, 2024





Know what's below. Call before you dig.

NOTES:

- 1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
20. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx).
21. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
22. ALL CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

DEVELOPMENT SUMMARY:

SP NAME: 516 MERIDIAN STREET
CASE NUMBER: 2024SP-053-001
PLAN DATE: 09/30/2024
COUNCIL DISTRICT: 05 - SEAN PARKER
OWNER INFO: BIG HARPETH UNITED PRIM.BAP.ASSN.,TRS. 516 MERIDIAN ST NASHVILLE, TN 37207
CONTACT: RONNIE RUSSELL 615-752-6690 EMAIL: RONRUSSELL@BELLSOUTH.NET
FEMA FIRM MAP: ZONE X ON 47037C0242H (04/05/2017)
ENGINEER: JAY FULMER, PE FULMER LUCAS ENGINEERING 2002 RICHARD JONES ROAD - SUITE B200 NASHVILLE, TENNESSEE 37215 (615) 345-3770 EMAIL: JAY@FULMERLUCAS.COM

WASTE DISPOSAL NOTE:

- 1. WASTE DISPOSAL WILL BE BY ROLLAWAY CART THROUGH PRIVATE HAULER.

SITE DATA:

PARCEL ID: 08211002400
COMMUNITY PLAN: MADISON
EX LAND USE POLICY: T4-NE - URBAN NEIGHBORHOOD EVOLVING
EXISTING ZONING: SP
EXISTING USE: VACANT LAND
PROPOSED USE: MULTIFAMILY
ACREAGE: ±0.36 ACRES (±15,725 SF)
LOTS: 1 EXISTING / 1 PROPOSED
DENSITY: 12.83 UNITS/AC
MAX # OF UNITS: 5 MULTIFAMILY UNITS
FAR: 1.25 MAX / 1.01 PROPOSED
0.80 MAX / 0.65 PROPOSED
3 STORIES IN 40' (MAX HEIGHT) MEASURED FROM AVERAGE FINISHED GRADE TO THE MIDDLE OF THE ROOF LINE FOR UNITS 1 AND 2. HEIGHT FOR UNITS 3, 4, 5, SHALL BE MEASURED FROM AVERAGE FINISHED GRADE TO THE TOP OF THE ROOF LINE. STAIRCASE BULKHEADS MAY EXTEND ABOVE THE MAXIMUM HEIGHT AS ALLOWED BY CODE.
SETBACKS: 20' FRONT SETBACK (TREUTLAND) 10' SHARED PROPERTY LINE SIDE SETBACK 5' SIDE SETBACK (MERIDIAN) 0' REAR SETBACK

PARKING REQUIRED: PER METRO CODE
PARKING PROVIDED: 2 GARAGE SPACES PER UNIT + 3 GUEST PARKING SPACES
DEVELOPMENT PHASES: ONE
LANDSCAPING NOTE: 1. LANDSCAPING PER METRO ZONING CODE.



PRELIMINARY SP NOTES:

- 1. THE PURPOSE OF THIS SP IS TO PERMIT 5 MULTIFAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL OWNER OCCUPIED AND SHORT TERM RENTAL NOT OWNER OCCUPIED ARE PROHIBITED.
2. 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.
3. PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS WITH SUBMITTAL OF FINAL SP.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
5. WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
6. 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 INCREASES 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.
7. 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.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER 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.
10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP).
12. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MAURY-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP C), SLOPES FROM 2-7%.
13. 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.
14. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
15. 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.

DESIGN STANDARDS NOTE:

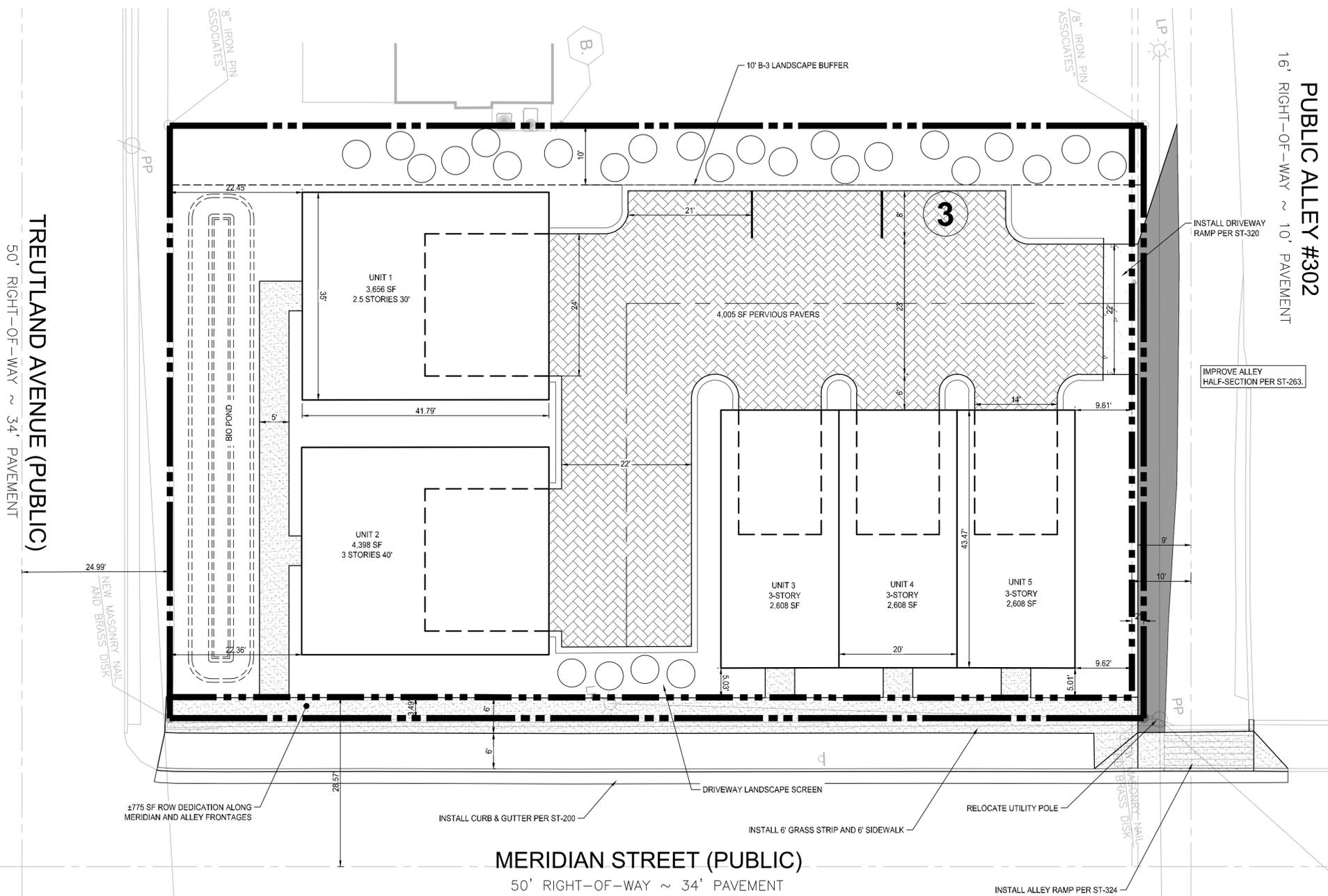
- 1. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF 20% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
3. BUILDING FAÇADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES

PAVING LEGEND

Table with 2 columns: PAVING TYPE and DESCRIPTION. Includes HEAVY DUTY ASPHALT, LIGHT DUTY ASPHALT, PERVIOUS PAVERS, SIDEWALK SECTION, and HEAVY DUTY CONCRETE.



SURVEY INFO PROVIDED BY: BLUE RIDGE SURVEYING SERVICES DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



TREUTLAND AVENUE (PUBLIC) 50' RIGHT-OF-WAY ~ 34' PAVEMENT

MERIDIAN STREET (PUBLIC) 50' RIGHT-OF-WAY ~ 34' PAVEMENT

FULMER LUCAS 2002 RICHARD JONES RD - SUITE B200 NASHVILLE, TENNESSEE 37215 INFO@FULMERLUCAS.COM · (615) 345-3770

NOT FOR CONSTRUCTION 10.23.24

SITE DEVELOPMENT PLANS FOR: 516 MERIDIAN STREET 516 MERIDIAN STREET NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

Table with 4 columns: DATE, DR, JGK, JGK. Rows for PRELIMINARY SP SUBMITTAL and PRELIMINARY SP RESUBMITTAL.

SITE LAYOUT PLAN

C1.0

1400-01 516 MERIDIAN STREET



Know what's below.
Call before you dig.

GRADING PLAN NOTES:

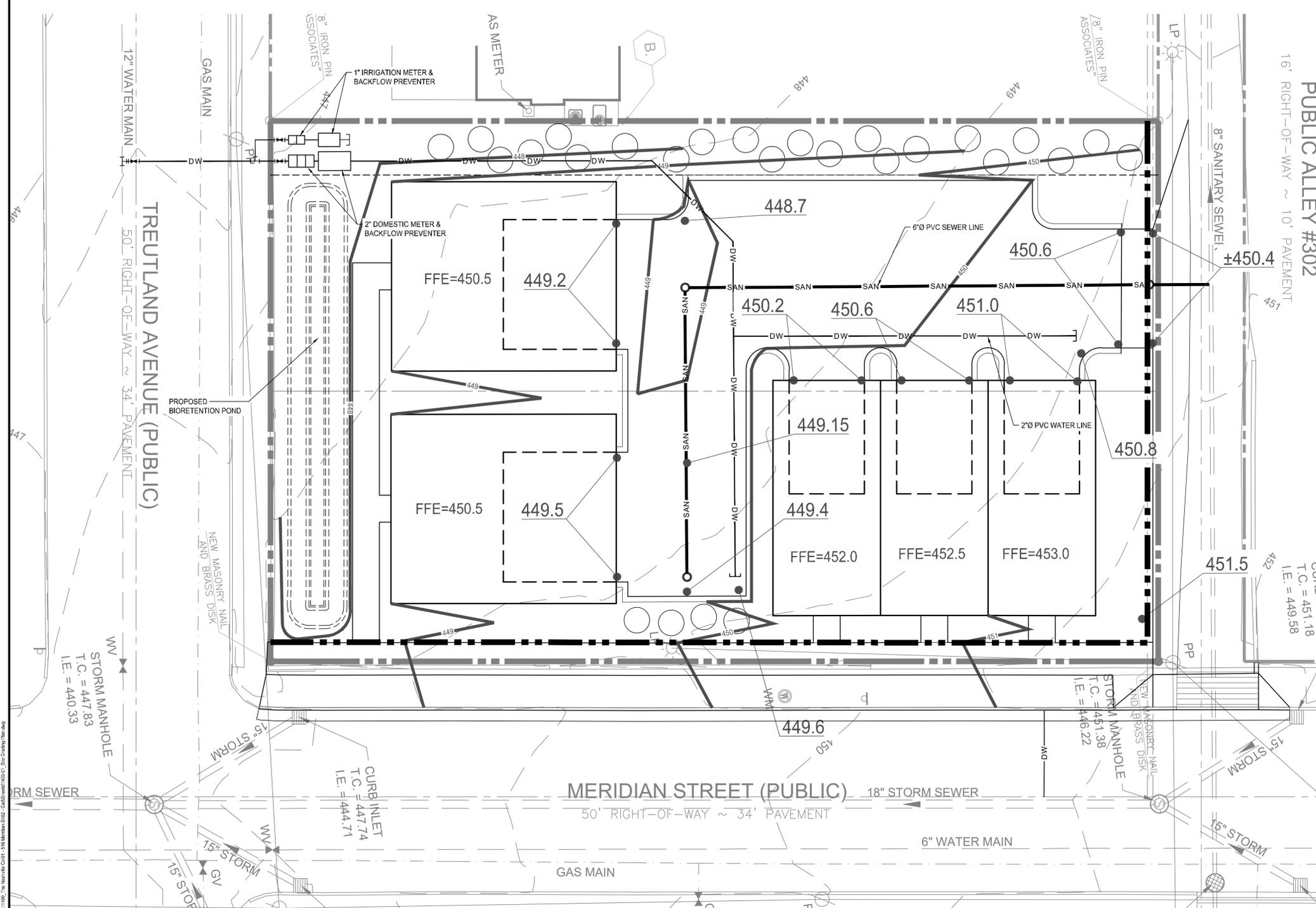
- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
- CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
- CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM · (615) 345-3770

NOT FOR
CONSTRUCTION
10.23.24

SITE DEVELOPMENT PLANS FOR:
516 MERIDIAN STREET
516 MERIDIAN STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207



LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- — DRIVEWAY CENTERLINE
- — PROPERTY LINE
- ⊙ — SANITARY SEWER MANHOLE
- ⊙ — STORM SEWER MANHOLE
- ⊙ — CURB INLET
- ⊙ — CATCH BASIN
- ⊙ — NYLOPLAST DRAIN BASIN
- ⊙ — ELECTRIC/COMMUNICATION POLE
- XXX.XX TC / XXX.XX BC — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW.XXX.XX / BW.XXX.XX — RETAINING WALL / TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- XXX.XX ME — MEET EXISTING GRADE
- XXX.XX — SPOT ELEVATION
- XXX.XX — EXISTING SPOT ELEVATION
- XXX.XX F — FLUSH SPOT ELEVATION



SURVEY INFO
PROVIDED BY: BLUE RIDGE SURVEYING SERVICES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SITE GRADING,
DRAINAGE, AND
UTILITY PLAN

C2.0

1400-01 516 MERIDIAN STREET



ROOF PEAK
40'-6"

T.O PARAPET
33'-0"

LEVEL THREE
22'-0"

LEVEL TWO
12'-0"

LEVEL ONE
1'-0"



ROOF PEAK
26'-0"

MID ROOF
19'-10"

LEVEL TWO
12'-0"

LEVEL ONE
1'-0"



ROOF PEAK
37'-0"

MID ROOF
31'-7"

LEVEL THREE
22'-6"

LEVEL TWO
12'-6"

LEVEL TWO
1'-6"