



**Know what's below.  
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**PRELIMINARY SP PLANS FOR:  
1202 MCGAVOCK PK & 1201 KELLER AVE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216  
PARCELS: 072064K90000CO & 07206037200  
CASE NO. 2024SP-030-001**

OWNER  
ALI SHAHOSSEINI  
1707 STILLWATER CIR  
BRENTWOOD, TENNESSEE 37027

CONTACT: ALI SHAHOSSEINI  
615-482-0939

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

CONTACT: JAY FULMER  
615-345-3770

LAND SURVEYOR  
JAMES L. TERRY  
2812 BRANWOOD DRIVE  
NASHVILLE, TENNESSEE 37214

CONTACT: JAMES L. TERRY  
615-405-7525

ARCHITECT  
JENNER DESIGN  
2610 WESTWOOD DRIVE  
NASHVILLE, TENNESSEE 37204

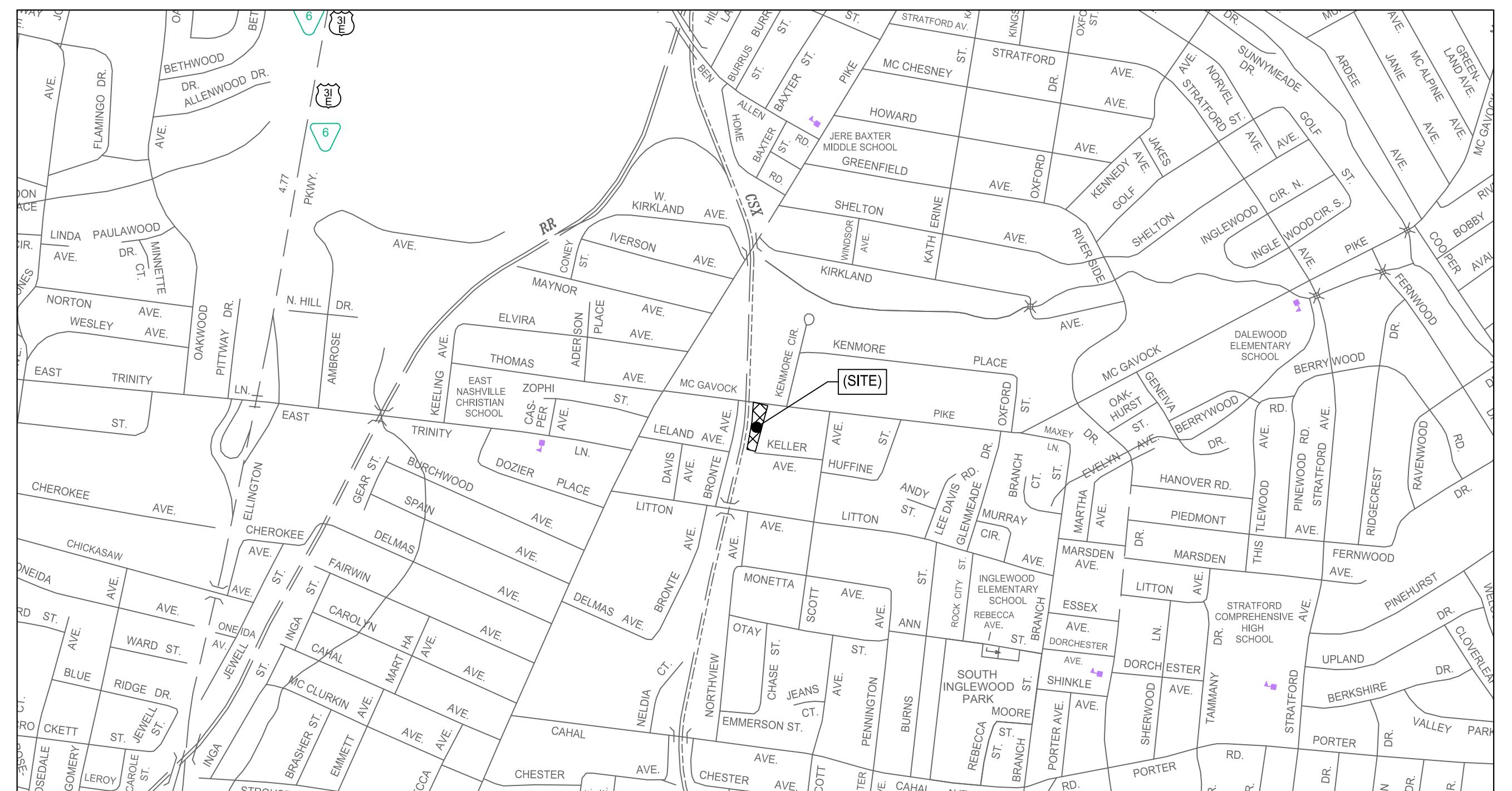
CONTACT: WILL JENNER  
615-268-9887

LANDSCAPE ARCHITECT  
HEIBERT & BALL, LAND DESIGN  
1894 GENERAL GEORGE PATTON DRIVE, SUITE 400  
NASHVILLE, TENNESSEE 37067

CONTACT: CONNOR BALL  
615-376-2421

COUNCIL DISTRICT#: 07 - EMILY BENEDICT  
FEMA MAP #: 47037C0253H  
(04/08/2024)

**GENERAL PLAN CONSISTENCY NOTE:**  
THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUB-AREA #5 OR THE EAST NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE POLICY IS URBAN NEIGHBORHOOD MAINTENANCE, TRANSECT 4 (T4 NM). THE PRIMARY GOALS OF THE T4 NM POLICY ARE TO MAINTAIN THE GENERAL CHARACTER OF EXISTING URBAN RESIDENTIAL NEIGHBORHOODS. T4 NM AREAS WILL EXPERIENCE SOME CHANGE OVER TIME, PRIMARILY WHEN BUILDINGS ARE EXPANDED OR REPLACED. WHEN THIS OCCURS, EFFORTS SHOULD BE MADE TO RETAIN THE EXISTING CHARACTER OF THE NEIGHBORHOOD. T4 NM AREAS ARE SERVED BY HIGH LEVELS OF CONNECTIVITY WITH COMPLETE STREET NETWORKS, SIDEWALKS, BIKEWAYS AND EXISTING OR PLANNED MASS TRANSIT. ENHANCEMENTS MAY BE MADE TO IMPROVE PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY. THIS SPECIFIC PLAN WILL ENHANCE THE STREETScape ALONG STERLING STREET WITH THE DEVELOPMENT OF NEW RESIDENTIAL UNITS, STREET TREES, NEW PUBLIC SIDEWALKS, AND WATER QUALITY FEATURES. THE STREET SETBACKS AS SHOWN ON THIS PLAN ARE IN LINE WITH DEVELOPMENT PATTERNS AND ADEQUATE ONSITE PARKING IS BEING PROVIDED. WALKABILITY IS ENCOURAGED WITH THE ADDITION OF NEW SIDEWALKS. THE INTENT OF THE T4 NM POLICY IS BEING MET WHILE GENERATING AN IMPROVED HOUSING CHOICE WITHIN THIS NEIGHBORHOOD.



# VICINITY MAP

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SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS & SITE DEMOLITION PLAN
C1.0	SITE LAYOUT PLAN
C1.1	FCC PLAN
C2.0	SITE GRADING, DRAINAGE, & UTILITY PLAN
C3.0	SITE DETAILS
L1.0	LANDSCAPE PLAN
---	TOWNHOME ELEVATIONS

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- 1 -

## COVER SHEET

C0.0

SURVEY INFO  
PROVIDED BY: ENTER SURVEYOR NAME  
LAT/LNG: TENNESSEE STATE PLANE (NAD83 & NAVD 88)





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#### DEVELOPMENT SUMMARY:

SP NAME: 1202 MCGAVOCK SP

CASE NUMBER: 2024SP-030-001

PLAN DATE: 08/26/24

COUNCIL DISTRICT: 07 - EMILY BENEDICT  
OWNER INFO: ALI SHAHOSSEINI  
ADDRESS: 1707 STILLWATER CIR BRENTWOOD, TN 37027

CONTACT: PATRICK NAPIER  
PHONE: 615-969-3700  
EMAIL: PATRICK@FULMERLUCAS.COM

FEMA FIRM MAP: ZONE X ON 47037C0253H (04/08/2024)

ENGINEER: JOSH HUTCHESON  
COMPANY: FULMER LUCAS ENGINEERING  
ADDRESS: 2002 RICHARD JONES ROAD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
PHONE: (615) 477-9440  
EMAIL: JOSH@FULMERLUCAS.COM

#### SITE DATA:

PARCEL ID: 072064K90000CO, 07206037200  
COMMUNITY PLAN: 05 - EAST NASHVILLE  
EX LAND USE POLICY: T4 - URBAN NEIGHBORHOOD MAINTENANCE  
EXISTING ZONING: R8 - ONE AND TWO FAMILY RESIDENTIAL - UZO - URBAN ZONING OVERLAY  
PROPOSED ZONING: SP  
FALLBACK ZONING: RM9-A  
EXISTING USE: VACANT  
PROPOSED USE: MULTI-FAMILY  
ACREAGE: 0.6 ACRES (37,461 SF)  
LOTS: 2 EXISTING / 1 PROPOSED  
DENSITY: 9.3 UNITS/AC  
MAX # OF UNITS: 8 MULTI-FAMILY UNITS  
NUMBER OF BEDROOMS: 24 BEDROOMS  
FAR: 0.60 MAX. / 0.58 PROPOSED  
HEIGHT: 3 STORIES IN 35' (MAX. HEIGHT) - MEASURED FROM THE AVERAGE FINISHED GRADE TO THE TOP OF ROOF LINE. PARAPETS MAY EXTEND 3' ABOVE TOP OF THE ROOFLINE.  
ISR: 0.70 MAX. / 0.61 PROPOSED  
OPEN SPACE: ±16,511 SF  
SETBACKS: 40' MINIMUM FRONT SETBACK - MEASURED FROM THE EDGE OF PUBLIC RIGHT OF WAY  
10' SIDE SETBACK  
20' REAR SETBACK  
PARKING REQUIRED: 16 SPACES  
PARKING PROVIDED: 2 GARAGE SPACES PER UNIT + 5 SHARED PARKING SPACES = 21 SPACES  
DEVELOPMENT PHASES: ONE

#### WASTE DISPOSAL NOTE:

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

#### LANDSCAPING NOTE:

1. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

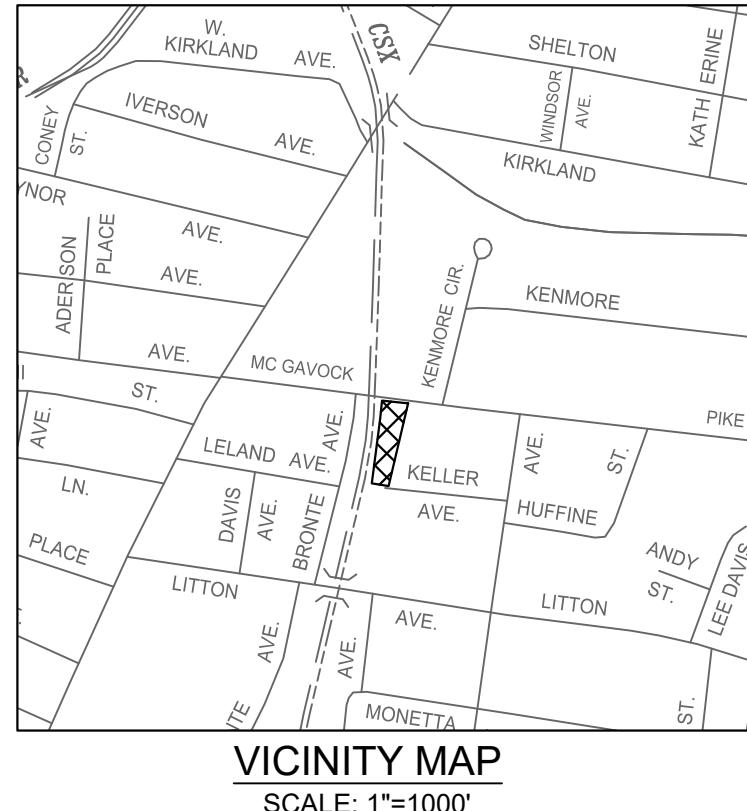
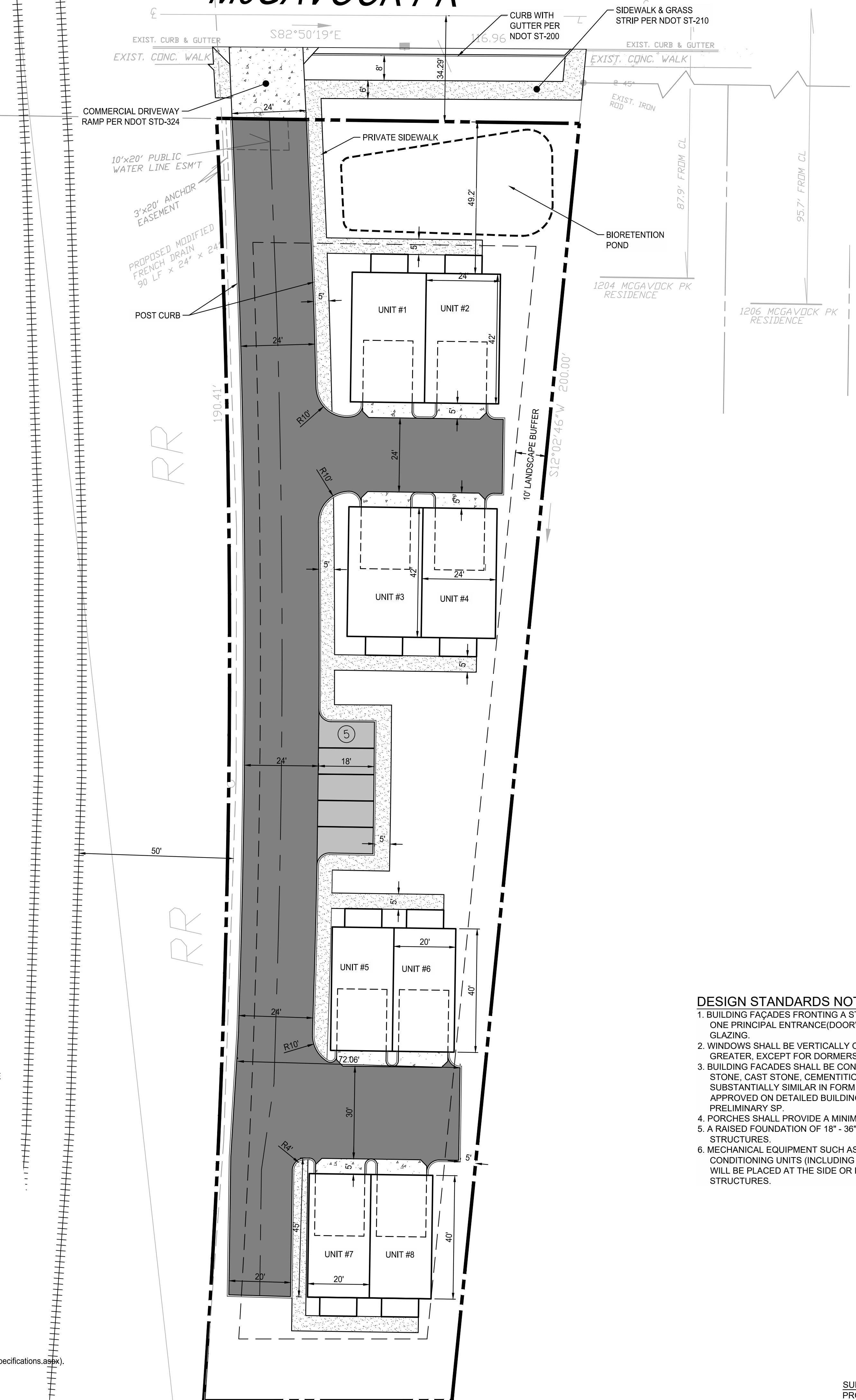
#### PUBLIC SIDEWALK NOTE:

1. THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALK, ANY REQUIRED GRASS STRIP OR FRONTRAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY REQUIRED SIDEWALK AND GRASS STRIP OR FRONTRAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTRAGE ZONE.

#### 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 MAYBE 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.

# McGAVOCK PK



## FULMER LUCAS

NOT FOR  
CONSTRUCTION  
10.11.24

SITE DEVELOPMENT PLANS FOR:  
1202 MCGAVOCK PK  
& 1201 KELLER AVE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216

CONCEPTUAL  
SITE LAYOUT  
PLAN

C1.0

#### SP NOTES:

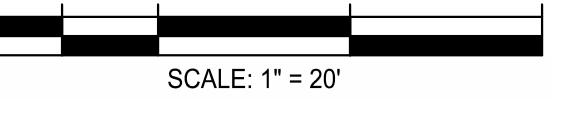
1. THE PURPOSE OF THIS SP IS TO PERMIT 8 MULTIFAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL OWNER OCCUPIED AND SHORT TERM RENTAL NOT OWNER OCCUPIED ARE PROHIBITED.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "RM-15" 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 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 ENACTED 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. 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 SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS LN - LINDELL-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP C), SLOPES FROM 0-3%.
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.

#### PAVING LEGEND

	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	SIDEWALK SECTION
	HEAVY DUTY CONCRETE

#### DESIGN STANDARDS NOTE:

1. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE(DOORWAY) AND A MINIMUM OF 15% 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.
6. MECHANICAL EQUIPMENT SUCH AS HEATING, VENTILATION AND AIR CONDITIONING UNITS (INCLUDING COMPRESSORS AND CONDENSERS) WILL BE PLACED AT THE SIDE OR REAR OF THE PROPOSED STRUCTURES.



SURVEY INFO  
PROVIDED BY: ENTER SURVEYOR NAME  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



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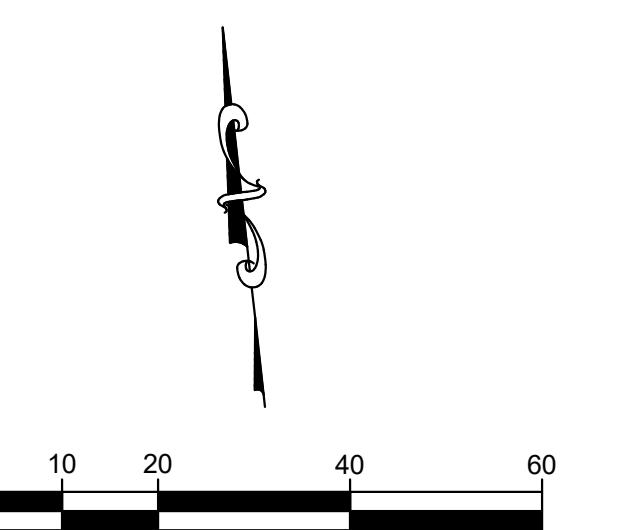
NOT FOR  
CONSTRUCTION  
10.11.24

**SITE DEVELOPMENT PLANS FOR:  
1202 MCGAVOCK PK  
& 1201 KELLER AVE**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216

DR.	DATE	DESCRIPTION
JKH	06/25/2024	PRELIMINARY SP SUBMITTAL
JKH	07/25/2024	PRELIMINARY SPES SUBMITTAL
JKH	08/04/2024	PRELIMINARY SPES SUBMITTAL
JKH	08/15/2024	PRELIMINARY SP SUBMITTAL

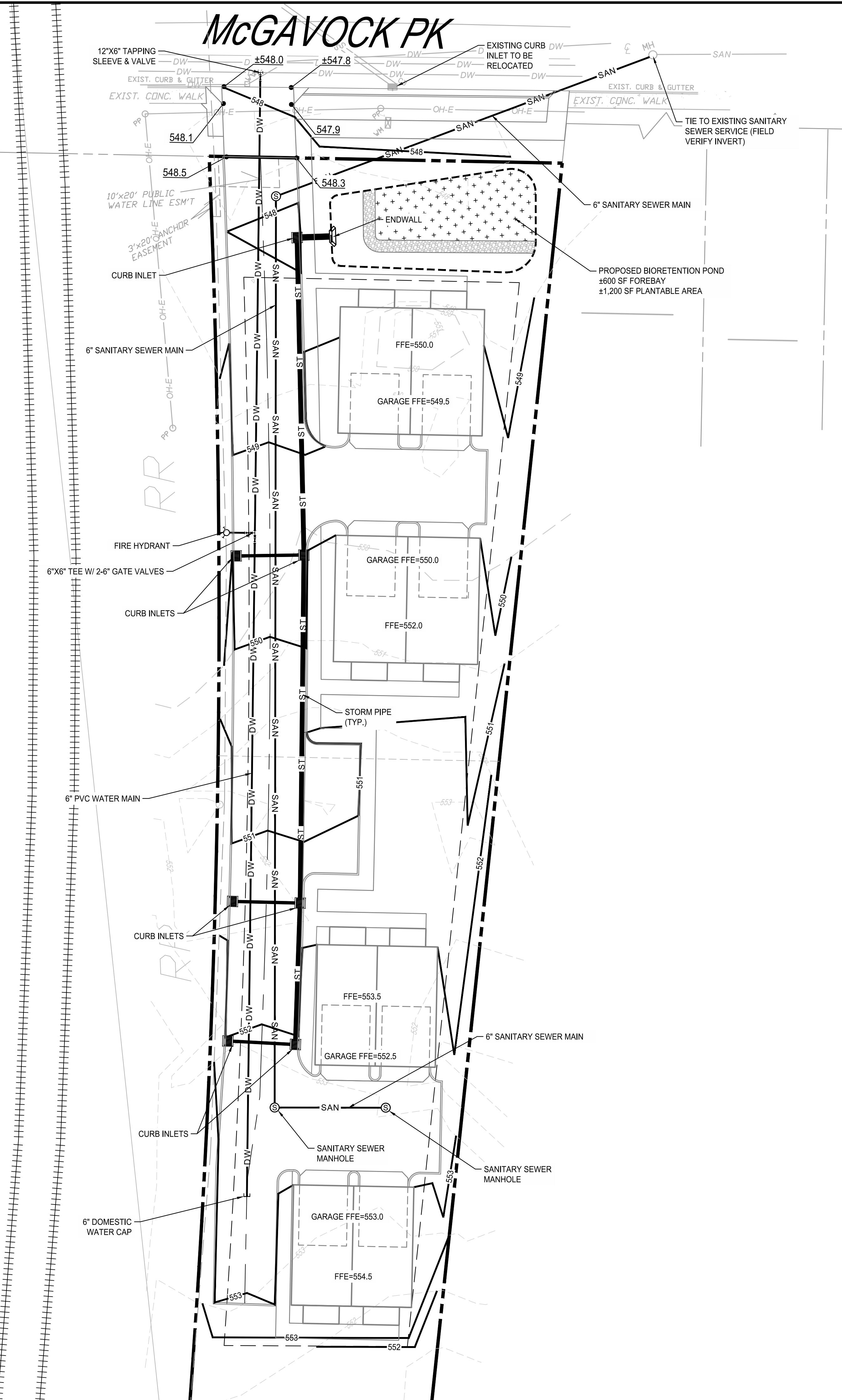
**FCC PLAN**

**C1.1**





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**NOT FOR CONSTRUCTION** 10.11.24

**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 SEDED 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.

**SITE DEVELOPMENT PLANS FOR:**  
**1202 McGAVOCK PK**  
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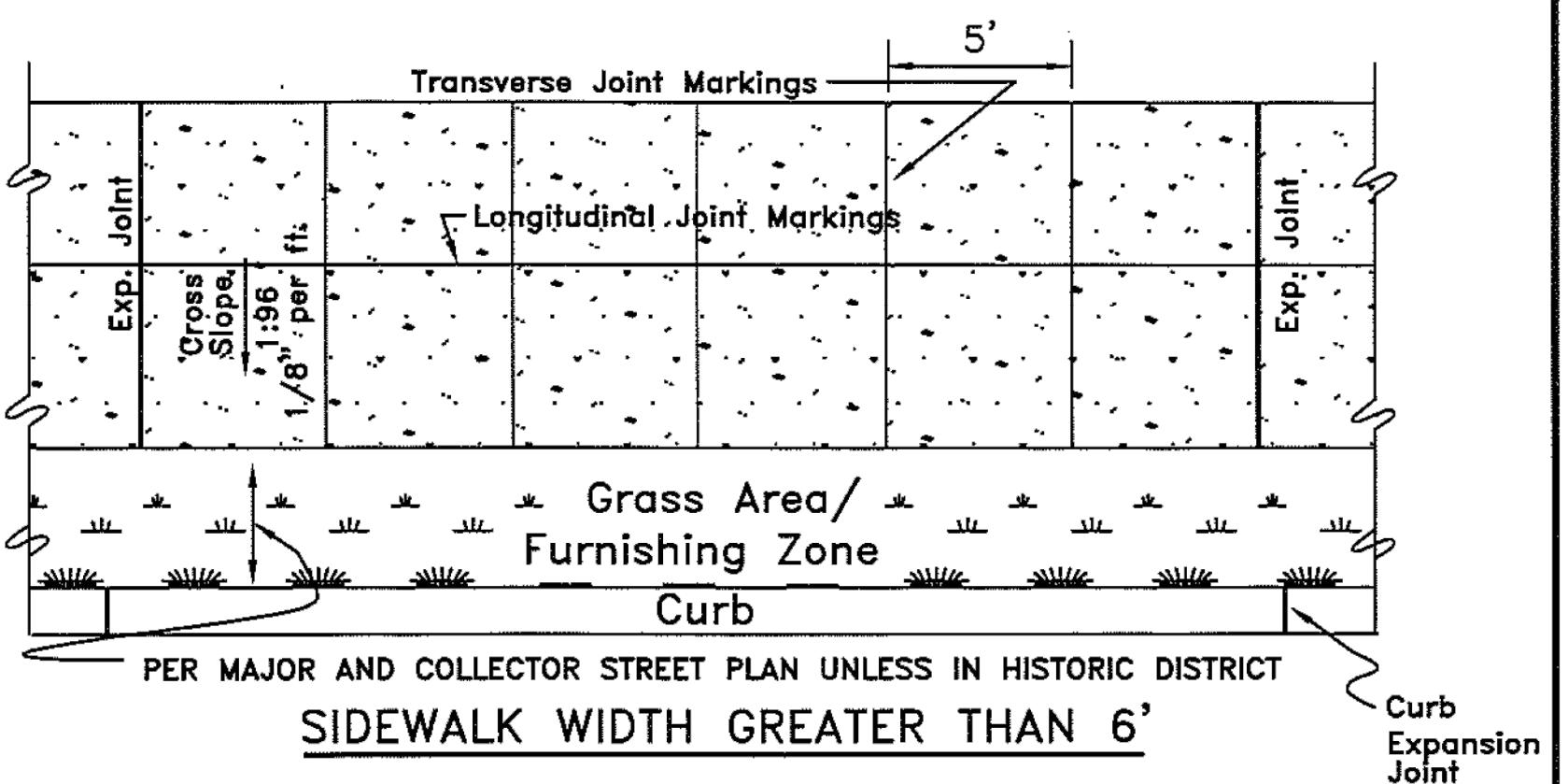
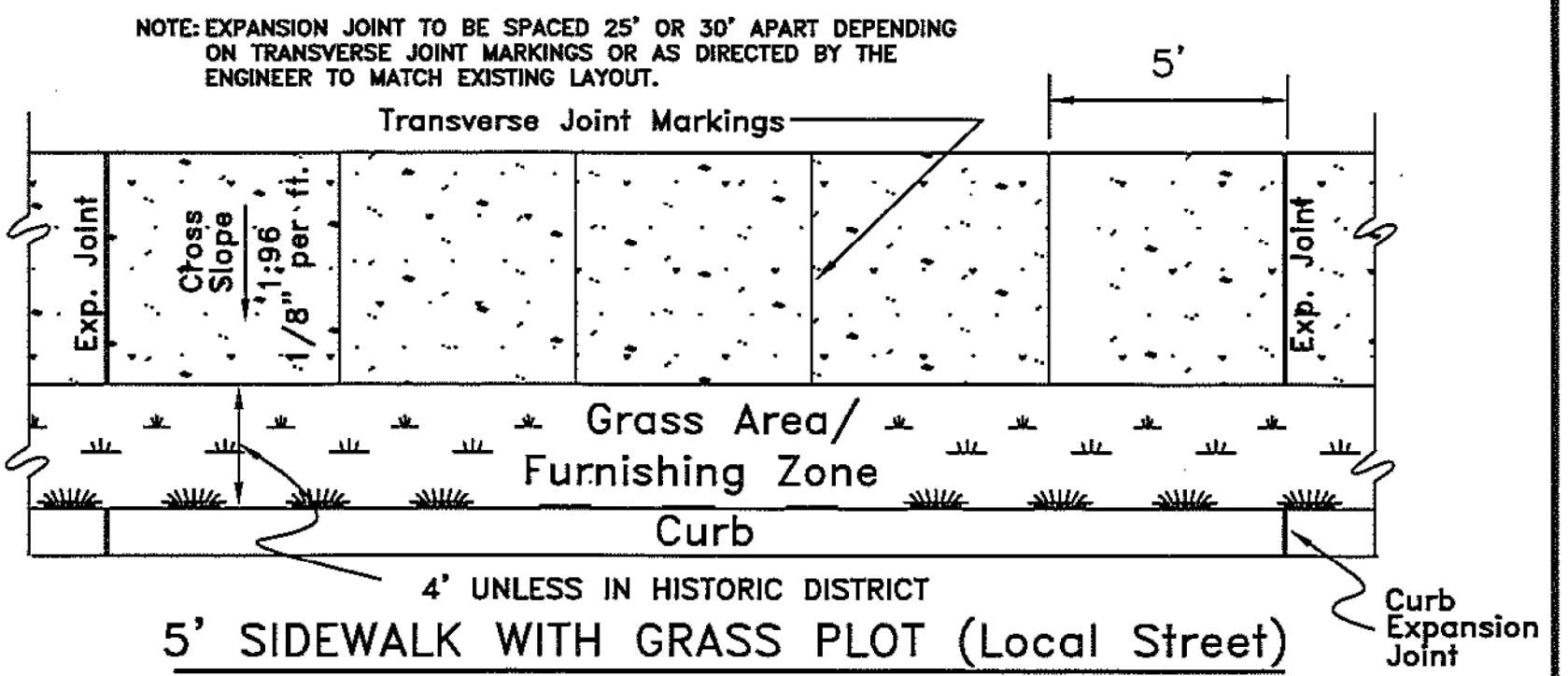
## FULMER LUCAS

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

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10.11.24

SITE DEVELOPMENT PLANS FOR:  
**1202 MCGAVOCK PK & 1201 KELLER AVE**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216

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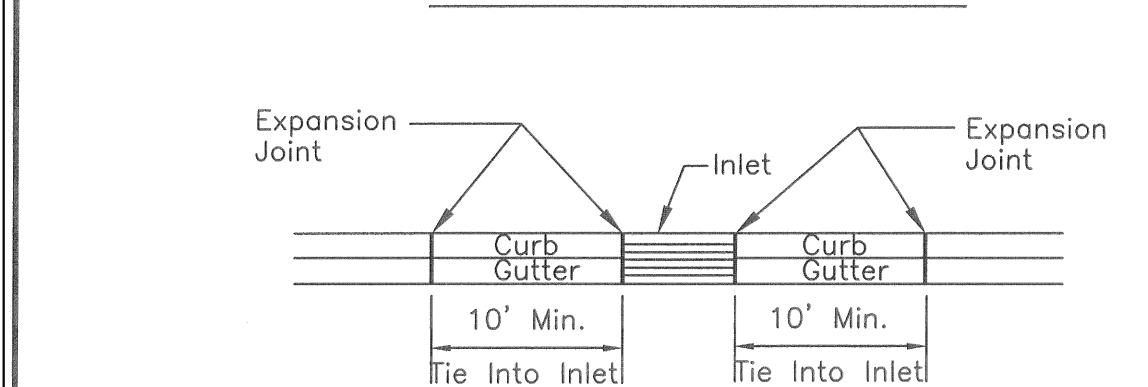
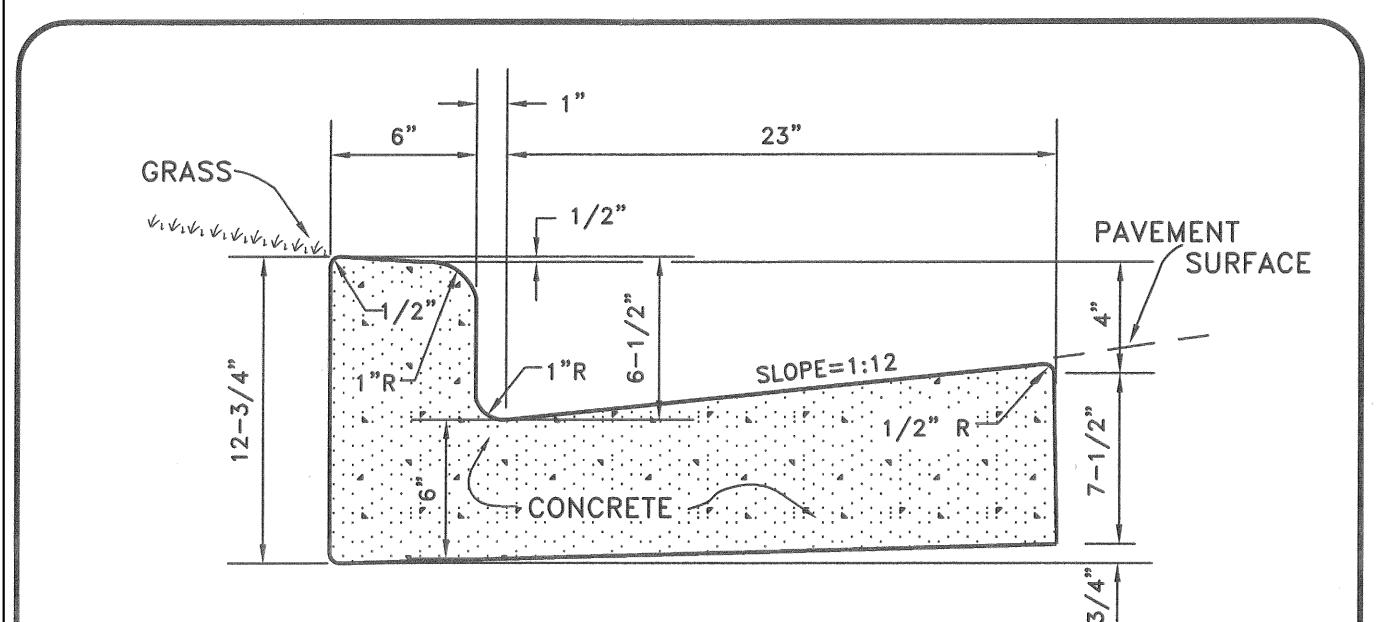


GENERAL NOTES

1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
4. SIDEWALKS SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
5. IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
6. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
7. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
8. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	<b>SIDEWALK CONSTRUCTION</b>	DWG. NO. ST-210
DIR. OF ENG.: <i>D. P. G.</i>	DATE: 9/12/17	REVISED: 05/02/03
		REVISED: 11/24/03
		REVISED: 06/23/04
		REVISED: 09/11/17



GENERAL NOTES

1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of  $D/4$ , where  $D$  equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

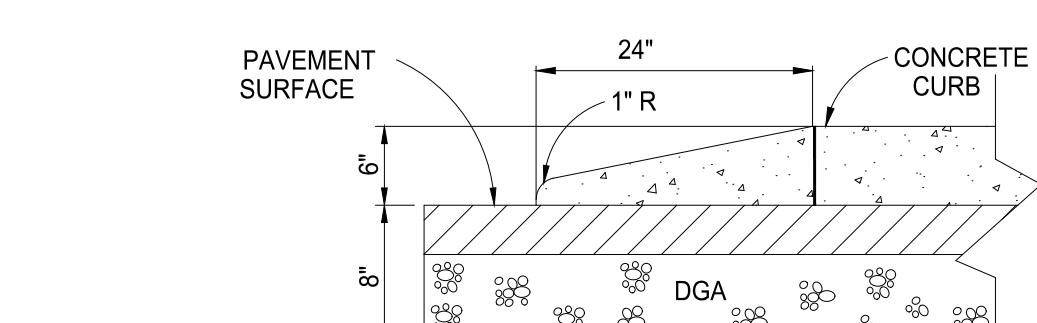
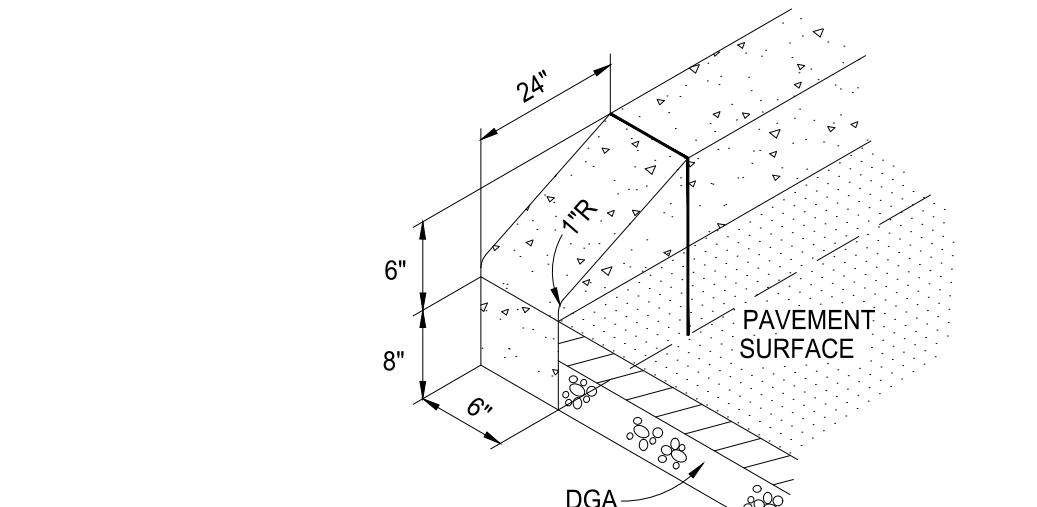
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>Mash May</i>	DATE: 5/12/03	REVISED: 07/21/00

REVISED: 05/02/03

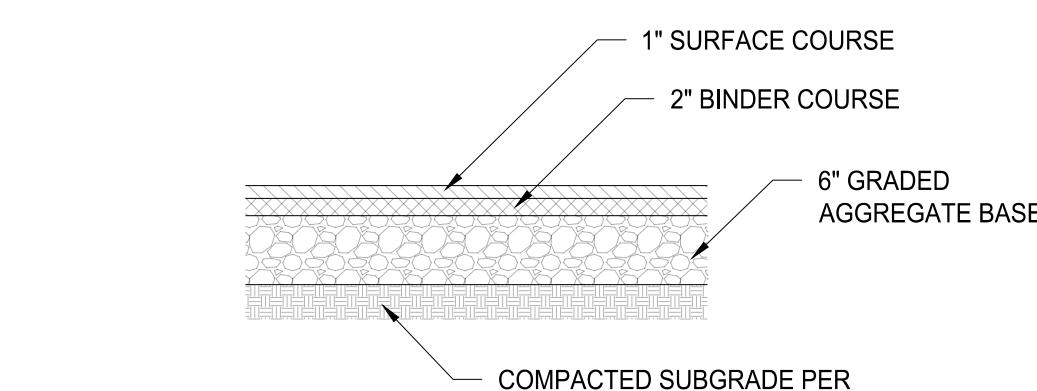
REVISED: 05/02/03

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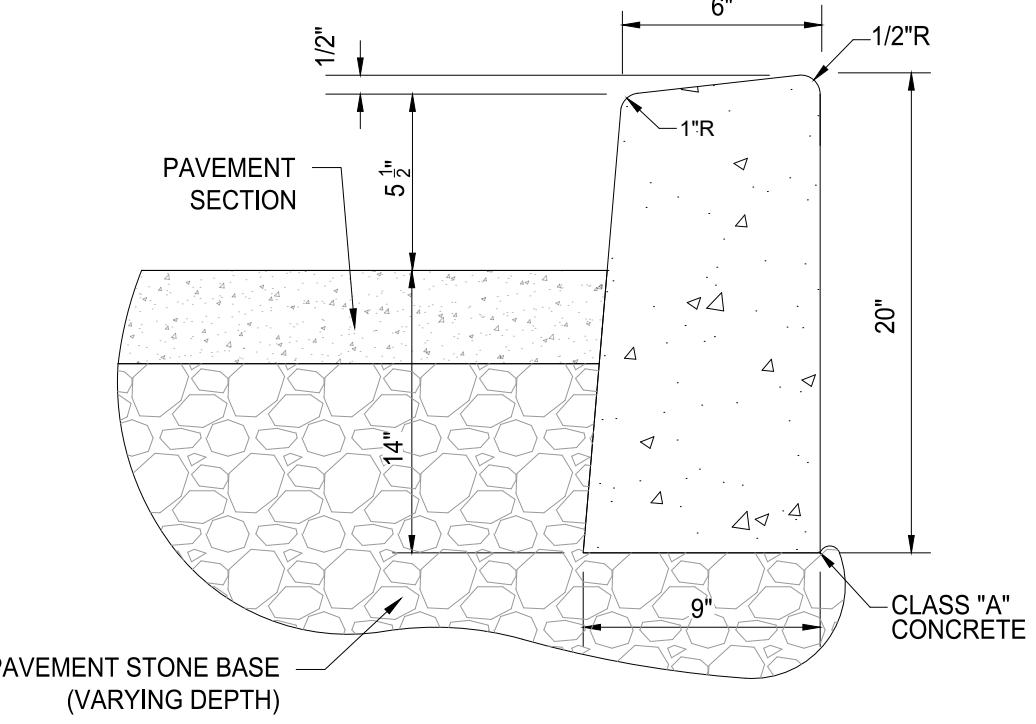
REVISED: 05/02/03



PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



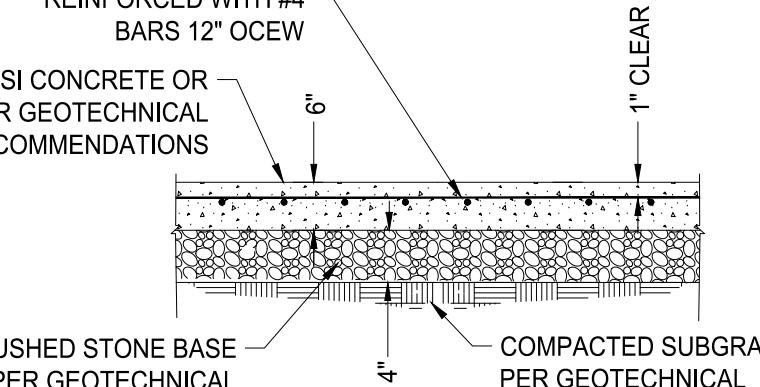
N.T.S.



N.T.S.

NOTE: EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



N.T.S.

NOTE: REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS.

SAW CUT (1-1/2" MAX) WITH SEALING COMPOUND

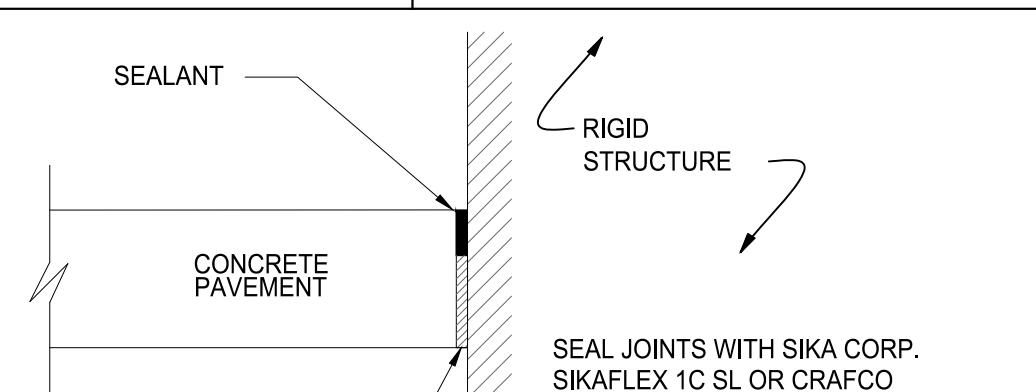
FILLER SUPPORT

**EXPANSION JOINT**

N.T.S.



N.T.S.

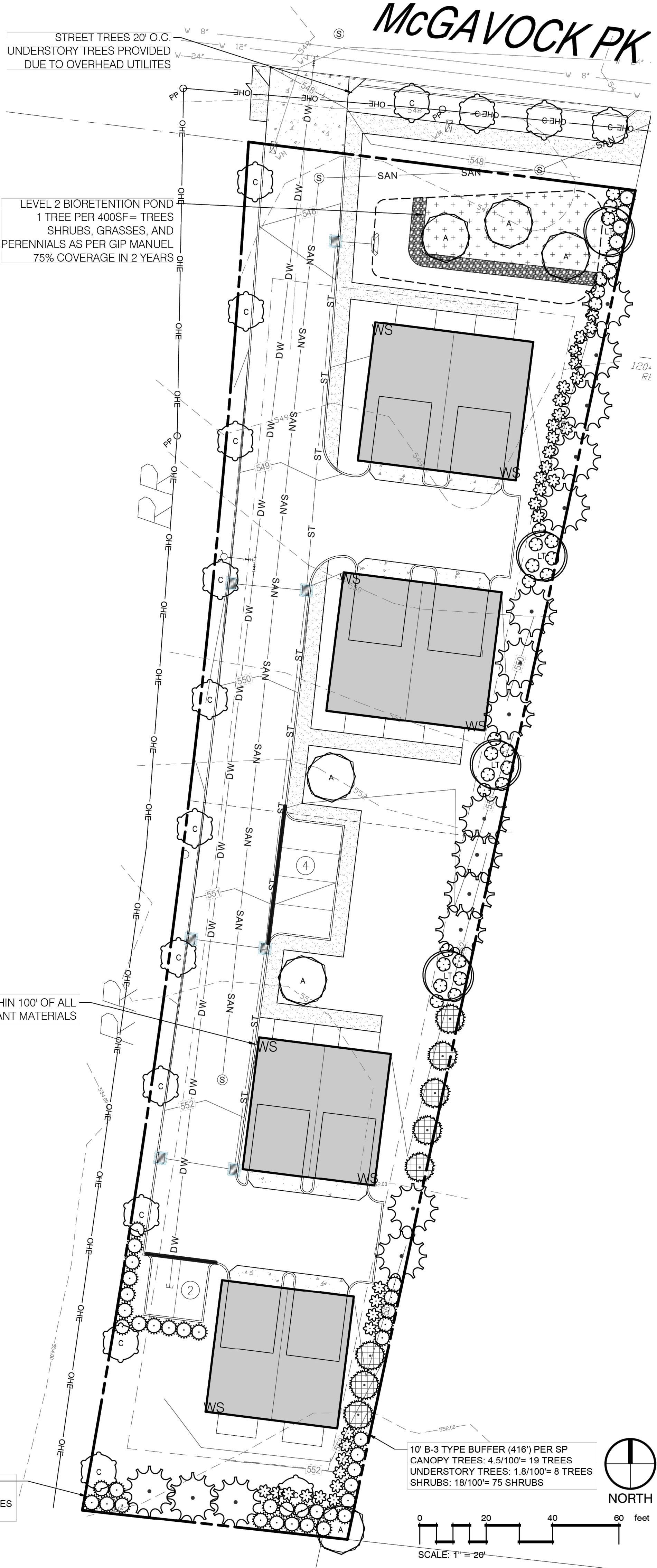
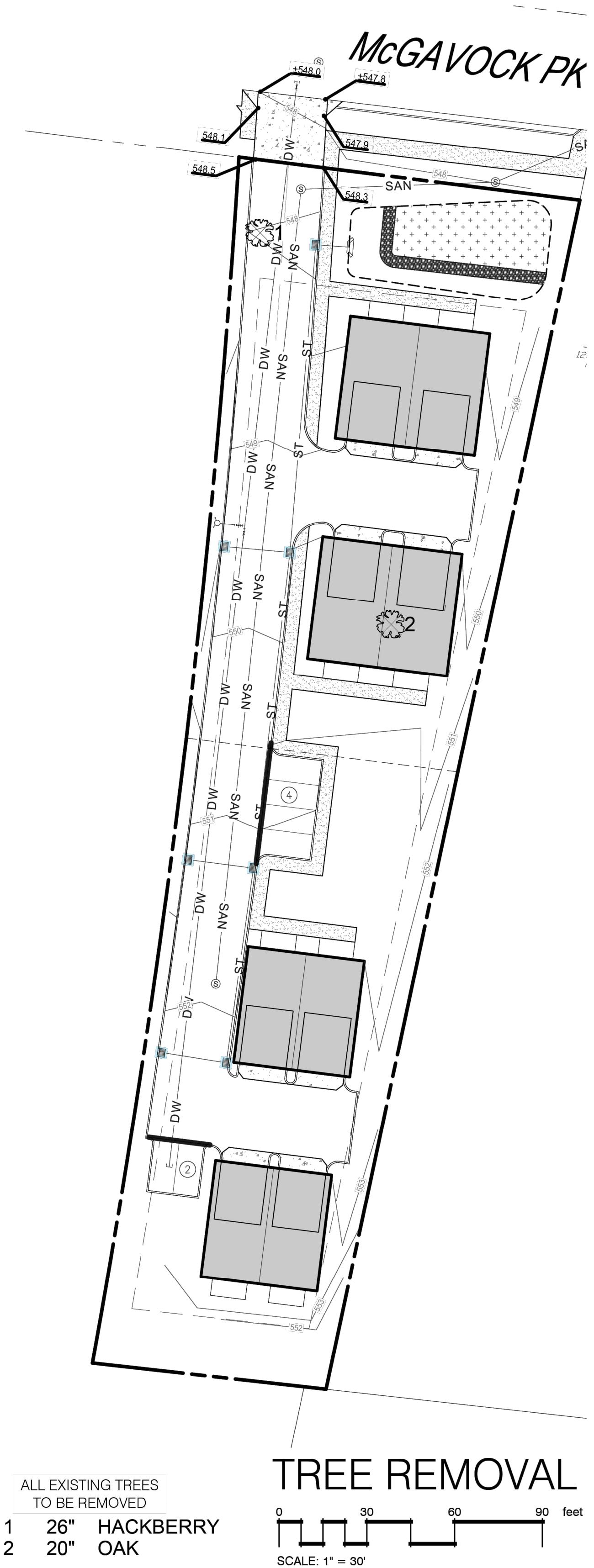


N.T.S.

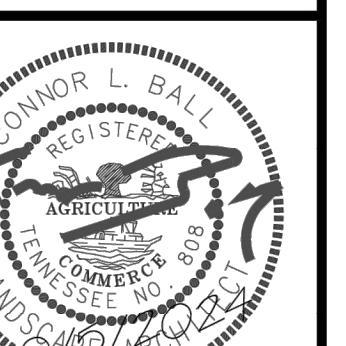
NOTE: PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

1376-01 1202 MCGAVOCK PK & 1201 KELLER AVE

1376-01 1202 MCGAVOCK PK &



**PROPOSED SITE FOR:**  
**1202 McGavock SP**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



Job # - 24208

By: cb

L1.0

**LANDSCAPE PLAN**

**B LAND**  
**DESIGN**  
106 MISSION CRT. STE 403B  
Franklin, TN 37067  
615.376.2421  
hollanddesign.com

