4TH AVE SINGLE FAMILY PRELIMINARY SP PLAN

FOR

FED DEVELOPMENT

STANDARD SP NOTES

1) The purpose of this Specific Plan is to permit a total of three detached residential units. Short-term rental owner-occupied and short-term rental non-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) The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
4) 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).
5) 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.
6) Individual water and/or sanitary sewer service lines are required for each unit.
7) Solid waste pickup to be provided by a mixture of roll-away trash cans and trash enclosures.
8) 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.
9) 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 RS5 as of the date of the applicable request or application.
10) Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
10) Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
12) 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.
13) Porches shall provide a minimum of six feet of depth.
14) A raised foundation of 18"- 36" is required for all residential structures.
15) Height shall be measured from the average elevation (4 most exterior corners) at the finished grades to the top of the primary roof pitch.
16) Landscaping and tree density requirements per Metro Zoning Ordinance.
17) No additions proposed to structures 2 & 3.

ARCHITECTURAL STANDARDS

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 1.5:1 or greater, except for dormers.
3. 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.
4. Porches shall provide a minimum of six feet of depth.
5. A raised foundation of 18"- 36" is required for all residential structures.

MUNICIPALITY CONTACTS

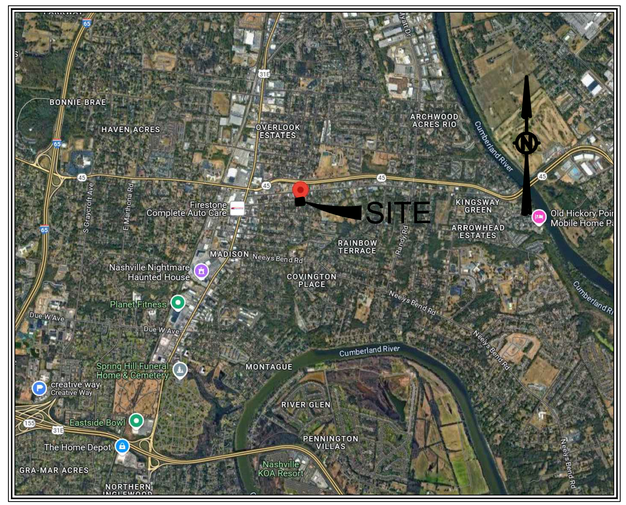
METRO WATER & SEWER
800 SECOND AVENUE S
NASHVILLE, TN 37219
CONTACT: CLAY CHRISTIAN
PH: 615-862-4066

NDOT
750 S 5th St
NASHVILLE, TN 37206
CONTACT: BEN YORK
PH: 615-862-8758

NASHVILLE ELECTRIC
1214 CHURCH STREET
NASHVILLE, TN 37246
CONTACT: PAUL JACKSON
PH: 615-747-3965

METRO STORMWATER
800 SECOND AVENUE S
NASHVILLE, TN 37219
CONTACT: ELI ANDERSON
PH: 615-862-4706

FEMA FLOOD INFORMATION
Subject site is designated as Zone X (0.2% Annual Flood Chance Hazard) determined by FEMA Firm Flood Insurance Rate Map:
Map # 47037C0139H
Revised April 5, 2017



Sheet List Table	
Sheet Number	Sheet Title
SP0.0	COVER
SP1.0	Existing, Site, Grading, & Utility Plan

Applicant & Civil Engineer
Michael Williams, P.E.
Williams and Associates Engineering, inc.
818 18th Ave S, Floor 10
Nashville, TN 37203
Phone: (865) 679-5992
Email: mwilliams@civ-design.com

Developer
Fed Development, LLC
Edward Fedorovich
4220 Franklin Pike
Nashville, TN 37204
Phone: (615) 818-5432
Email: ed@fedbuilders.com

FED Development

DAVIDSON COUNTY, TENNESSEE

DISTRICT 09 / Tonya Hancock

PRELIM SP # 2025SP-031-001

	PROPERTY INFORMATION AND SITE DATA						
Location	ADDRESS	PARCEL ID	DEED REF	OWNER	AREA	EX ZONING	Community Character
1	400 Maple St, 37115	04313021200	DB-20150210 0012034	Fed Development, LLC	0.25 AC	RS5	T4 NM
2	408 Maple St, 37115	04313021300	DB-20190722 0071275	Fed Development, LLC	0.25 AC	RS5	T4 NM

Tennessee811
CALL BEFORE YOU DIG!

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 122908
STATE OF TENNESSEE
8.28.2025

4TH AVE SINGLE FAMILY
FOR
FED DEVELOPMENT
400 & 408 MAPLE ST MADISON, TN 37115

REVISIONS	DATE
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–	–
–	–

DEISGNED BY: MLW
DATE: 8/28/2025
SCALE: N/A
JOB #: 20250115-1

COVER

SP0.0

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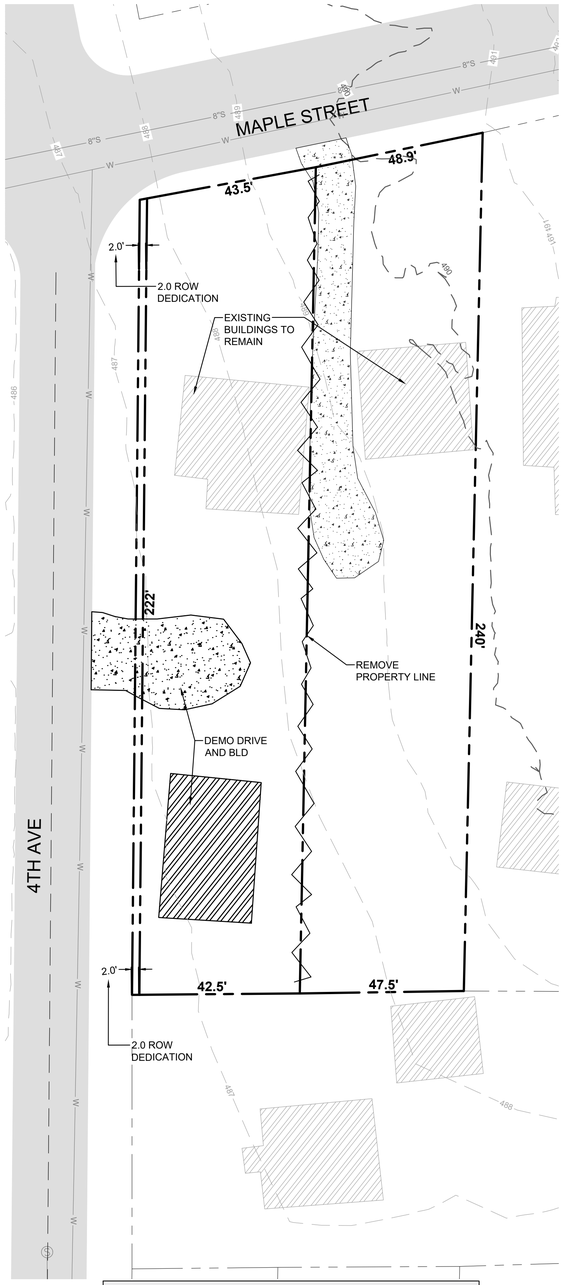
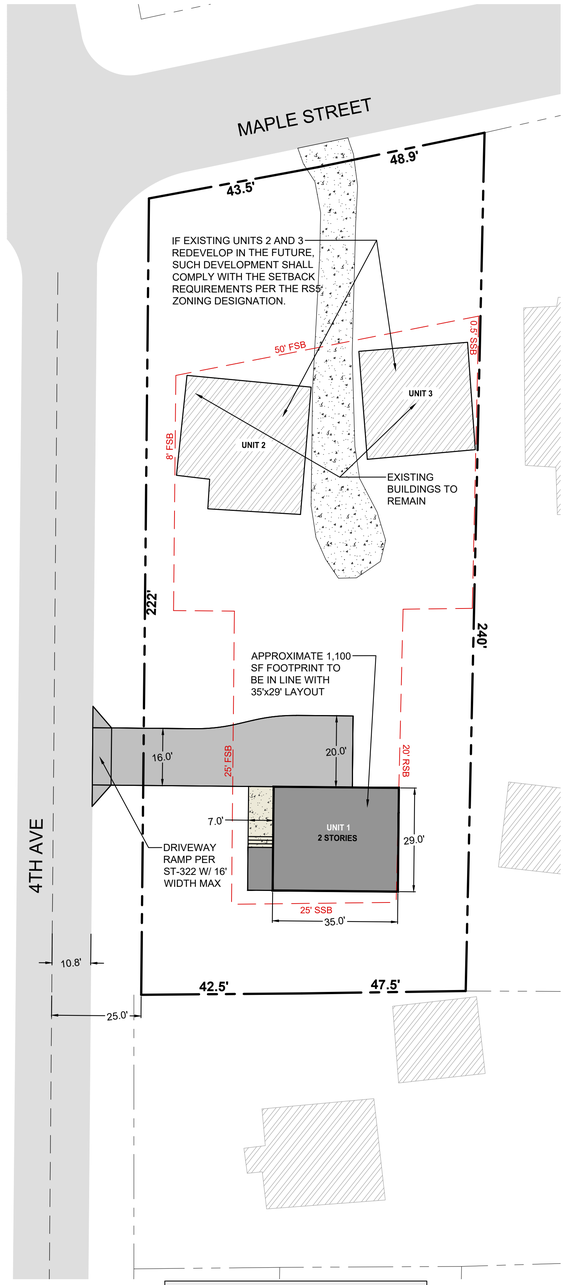
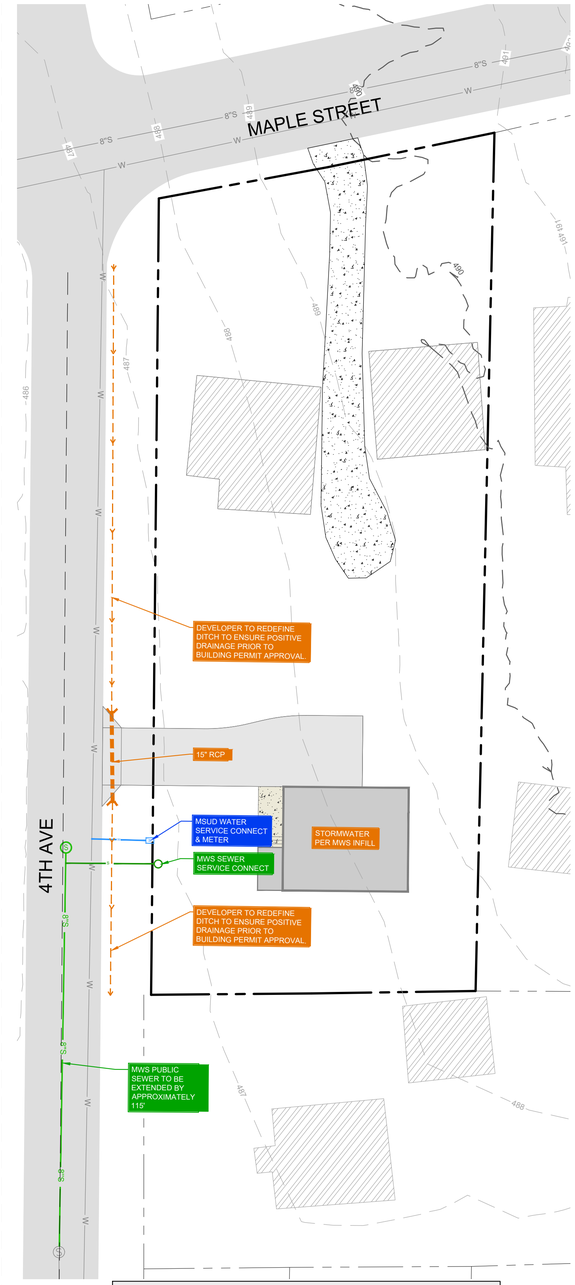


EXISTING CONDITIONS & DEMO PLAN



SITE & LANDSCAPE PLAN



GRADING, DRAINAGE, & UTILITY PLAN

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- WATER MAIN
- WATER VALVE
- SEWER MAIN
- SEWER MH

STORMWATER NOTES

1. Any excavation, fill, or disturbance of existing ground elevation must be done in accordance with the Metro Stormwater Management Ordinance.
2. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to main, repair, replace, and inspect any stormwater facilities within the property.
3. Side driveway culverts per the design criteria set for by the Metro Stormwater Magement Manual. (Minimum driveway culvert in Metro ROW is 15".
4. Project intent is to be redeveloped per Metro Water Services Infill Stormwater Manual.

DEVELOPMENT / SITE DATA TABLE	
METRO ZONING REGULATORY INFORMATION	
CURRENT ZONING	RS5
PROPOSED ZONING	SP
TOTAL AREA	0.50 AC
SIDE SETBACK (Southern)	25 FT (UNIT 1)
FRONT SETBACK (Western)	25 FT (UNIT 1)
REAR SETBACK (Eastern)	20 FT (UNIT 1)
HEIGHT STANDARDS	2 Stories, a pitched roof, and maximum of 30 ft height
MAX BUILDING COVERAGE	0.2
MAX DRIVE WIDTH	16 FT

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Nashville: 865.679.5592 | mwilliams@civ-design.com

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STATE OF TENNESSEE
8.28.2025

4TH AVE SINGLE FAMILY
FOR
FED DEVELOPMENT
400 & 408 MAPLE ST MADISON, TN 37115

REVISIONS	DATE
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–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 8/28/2025

SCALE: 1"=20'

JOB #: 20250115-1

EXISTING, SITE, GRADING, & UTILITY PLAN

SP1.0

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