

- 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.

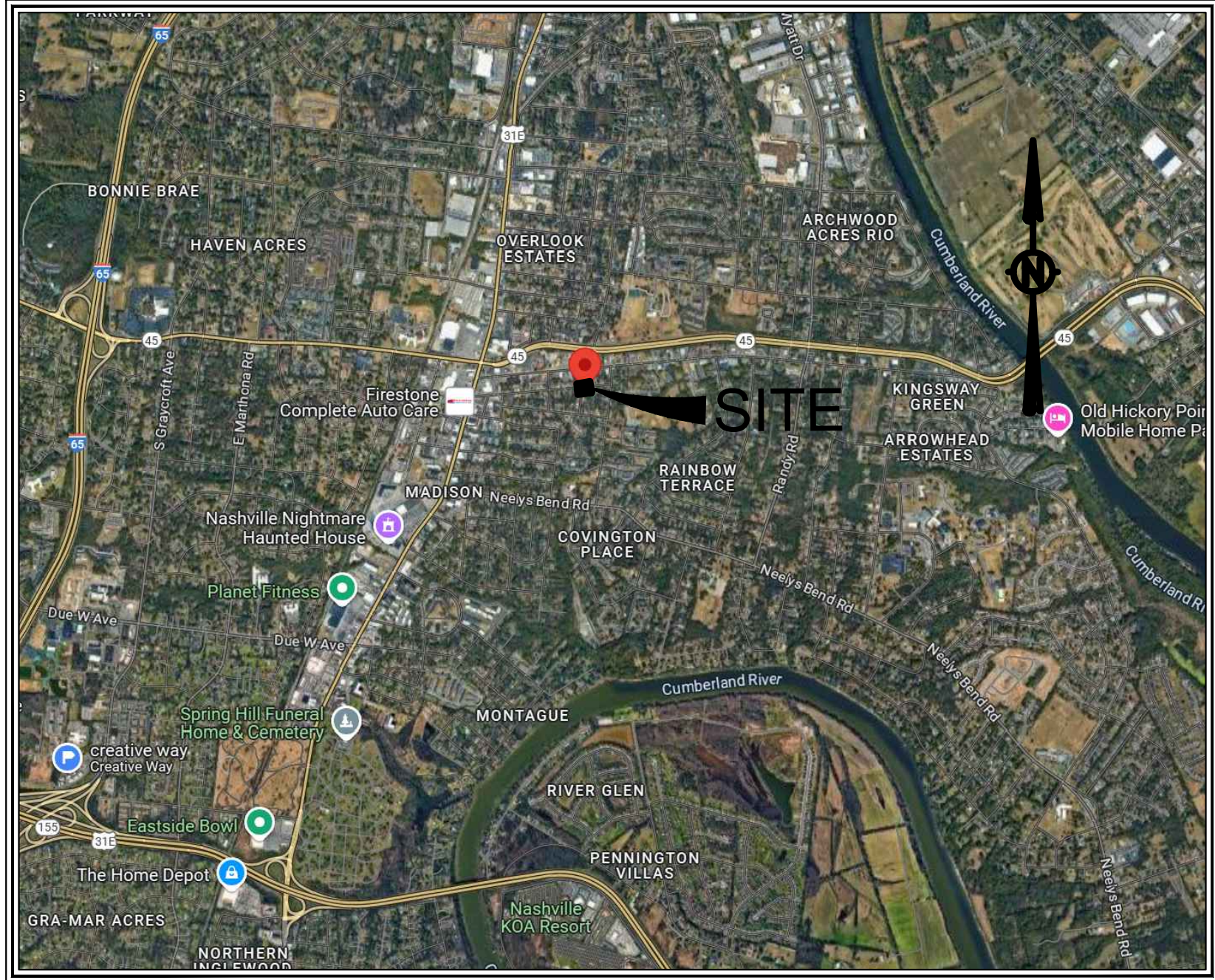
- ARCHITECTURAL STANDARDS**
1. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
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 4. Porches shall provide a minimum of six feet of depth.
 5. A raised foundation of 18" - 36" 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

4TH AVE SINGLE FAMILY PRELIMINARY SP PLAN FOR FED DEVELOPMENT



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

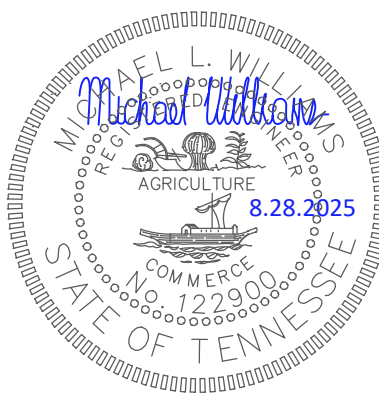


DAVIDSON COUNTY, TENNESSEE

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



4TH AVE SINGLE FAMILY

FOR FED DEVELOPMENT

400 & 408 MAPLE ST MADISON, TN 37115

REVISIONS	DATE
-	-
-	-
-	-
-	-
-	-
-	-

DESIGNED BY: MLW

DATE: 8/28/2025

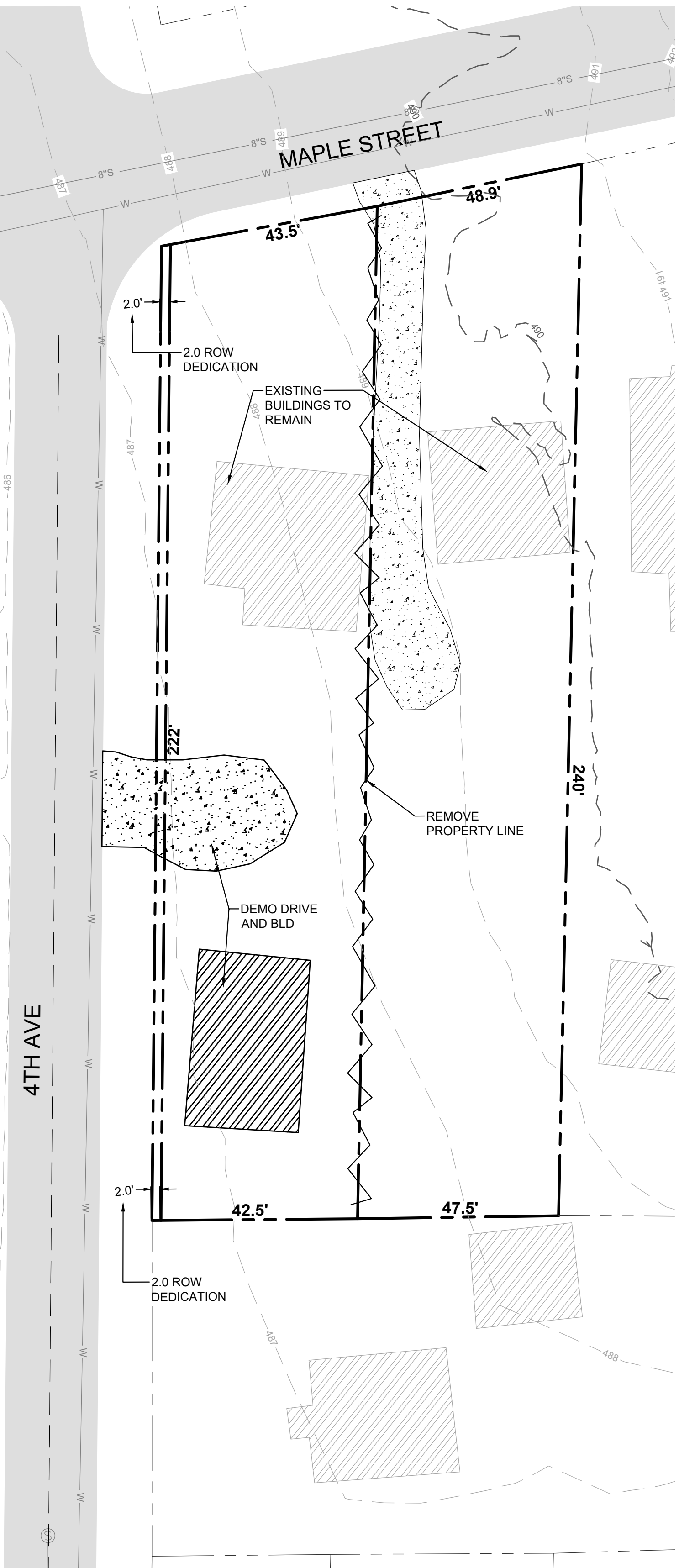
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JOB #: 20250115-1

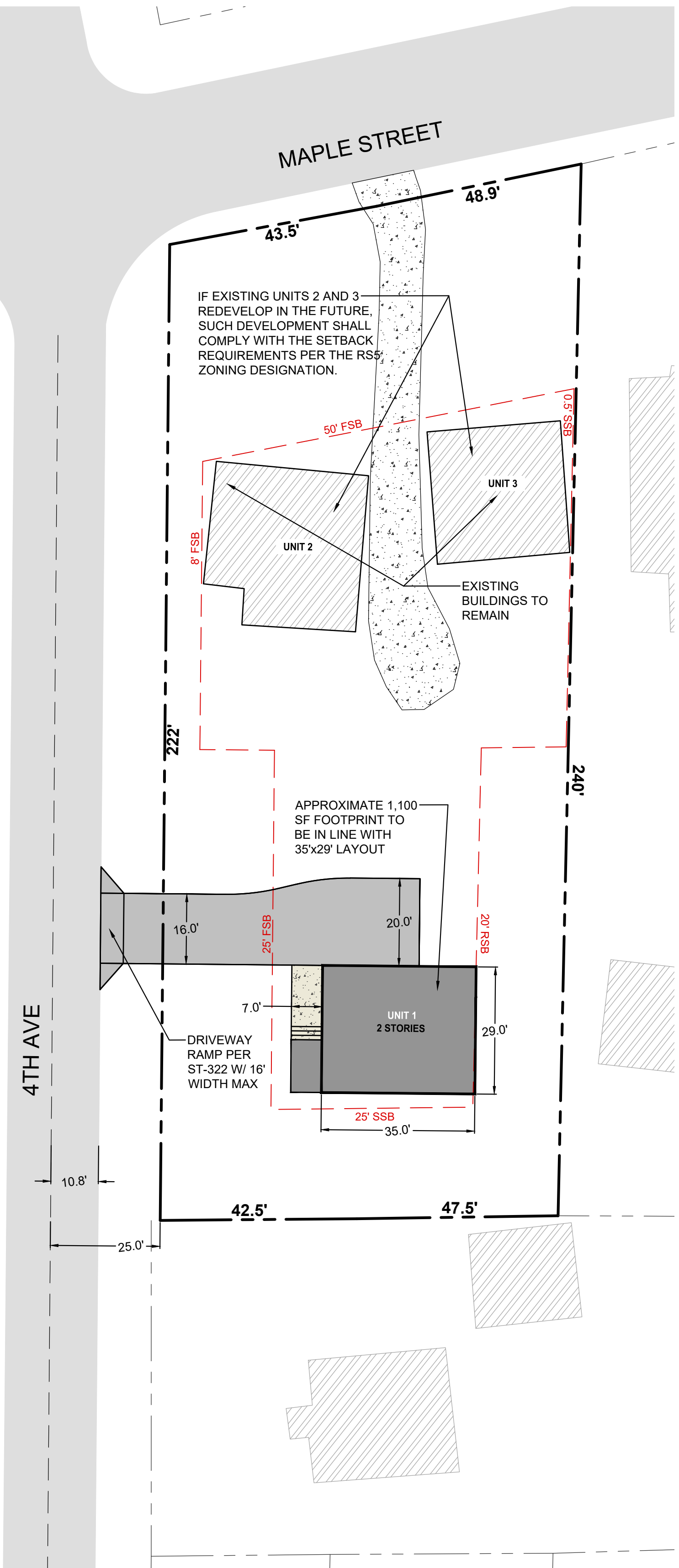
COVER

SP0.0

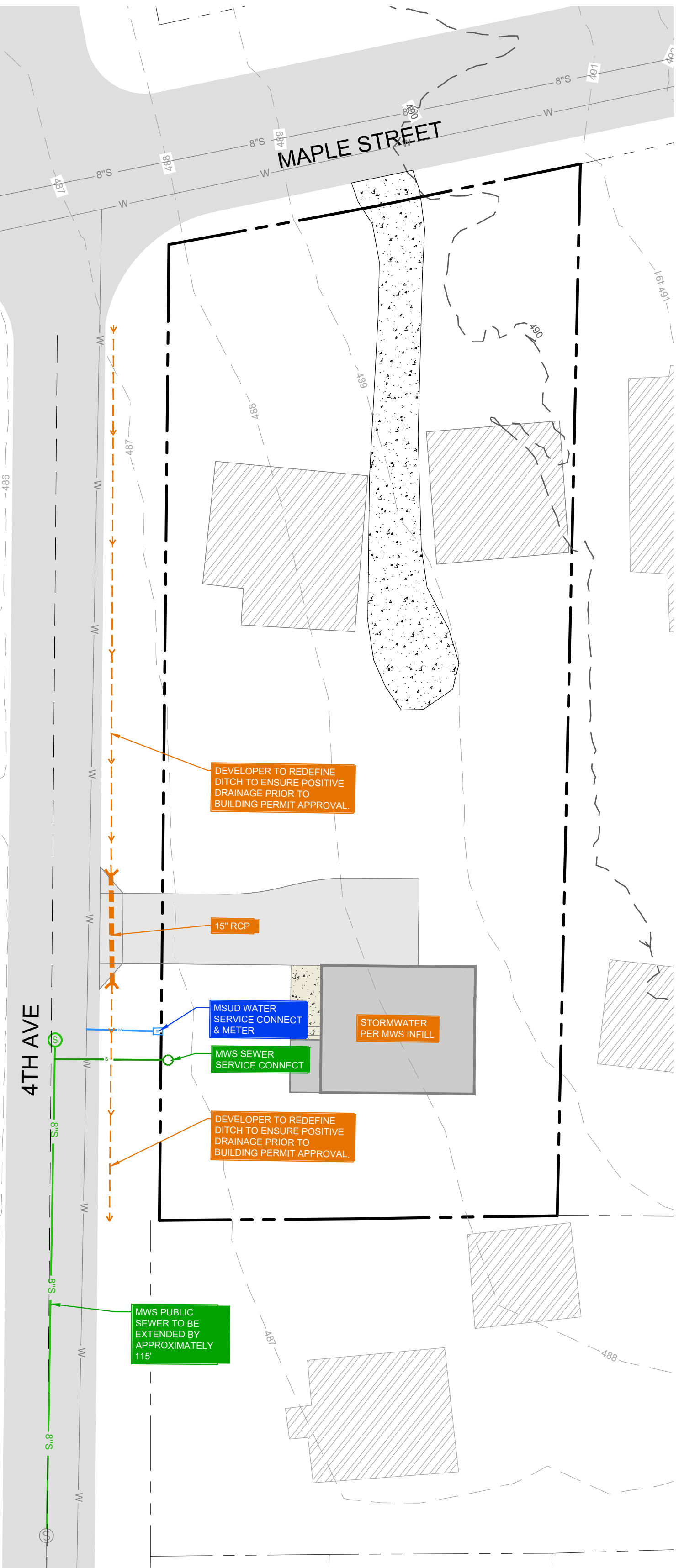
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PLOTTER BY MICHAEL WILLIAMS, P.E. ON 8/28/2025 4:54 PM. LAST UPDATED BY MICHAEL WILLIAMS ON 8/28/2025 3:42 PM



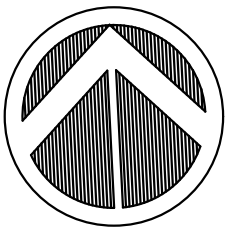
EXISTING CONDITIONS & DEMO PLAN



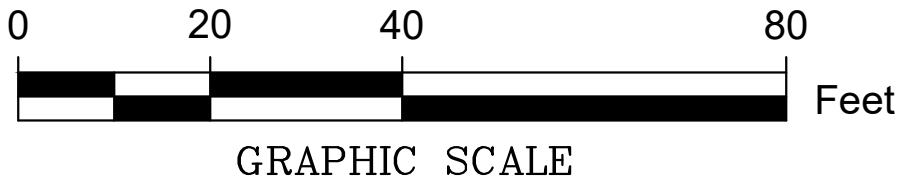
SITE & LANDSCAPE PLAN



GRADING, DRAINAGE, & UTILITY PLAN



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



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

- Any excavation, fill, or disturbance of existing ground elevation must be done in accordance with the Metro Stormwater Management Ordinance.
- 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.
- Side driveway culverts per the design criteria set for by the Metro Stormwater Magement Manual. (Minimum driveway culvert in Metro ROW is 15".
- 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

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



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

REVISIONS	DATE

DESIGNED BY: MLW
DATE: 8/28/2025
SCALE: 1"=20'
JOB #: 20250115-1

EXISTING, SITE,
GRADING, &
UTILITY PLAN

SP1.0