

2100, 2105, & 2107 BUCHANAN STREET

SPECIFIC PLAN



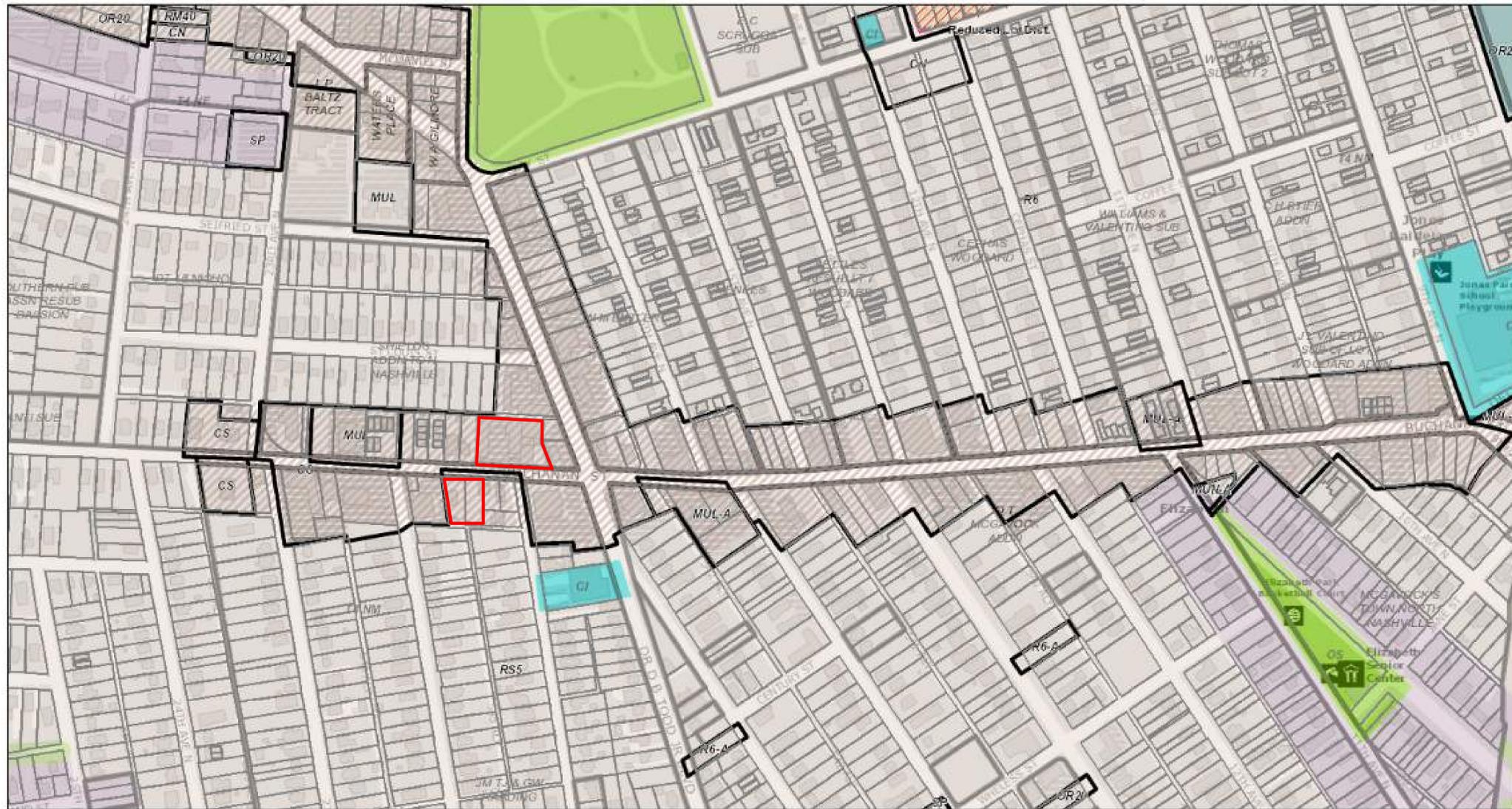
2100, 2105, & 2107 BUCHANAN

BUCHANAN STREET | NASHVILLE | TN | 37208

CASE NO. 2021SP-049-001

REVISIONS

| No. | Description | Date |
|-------------------------------|-------------|------|
| SPECIFIC PLAN | | |
| NOT FOR CONSTRUCTION | | |
| COVER | | |
| A.0 | | |
| 08.02.2021 Project # 20077 | | |



2100, 2105, & 2107 BUCHANAN
BUCHANAN STREET | NASHVILLE | TN | 37208

CASE NO. 2021SP-049-001

CONTEXT MAP

REVISIONS

| SHEET LEGEND | | DEVELOPMENT SUMMARY | | SITE DATA | | APPLICANT/ARCHITECT | | DEVELOPER | |
|--------------|--------------------------------|---------------------|---|------------------|---|---|--|--|--|
| A.0 | COVER | NAME: | 2100, 2105, & 2107 BUCHANAN ST | PARCEL ID: | 08111000900, 08111003000, & 08111002900 | GINA EMMANUEL CENTRIC ARCHITECTURE | | KELLY BONADIES BONADIES URBAN DEVELOPMENT | |
| A.1 | SITE INFORMATION | CASE NUMBER: | SP No 2021SP-049-001 | ADDRESS: | 2100, 2105, & 2107 BUCHANAN ST | GEMMANUEL@CENTRICARCHITECTURE.COM | | KELLY@BUDBUILDS.COM | |
| A.2 | EXISTING SITE SURVEY AND NOTES | COUNCIL DISTRICT: | 21, BRANDON TAYLOR | EXISTING ZONING: | RS5, RS5, & CS | CIVIL ENGINEER | | | |
| A.3 | SITE PLAN & NOTES | OWNER INFO: | KELLY BONADIES | PROPOSED ZONING: | - | JAY FULMER FULMER LUCAS ENGINEERING JAY@FULMERLUCAS.COM | | | |
| A.4 | FLOOR PLANS | NAME: | | EXISTING USE: | RESIDENTIAL, COMMERCIAL, & INDUSTRIAL | | | | |
| A.5 | EXTERIOR DESIGN | ADDRESS: | 2100, 2105, & 2107 BUCHANAN STREET NASHVILLE, TN 37208 | PROPOSED USE: | MIXED USE DEVELOPMENT | | | | |
| A.6 | IMAGERY | | | ACREAGE: | 0.72, 0.19, & 0.21 (1.12 TOTAL) | | | | |
| A.7 | STORMWATER CONCEPT PLAN | | | | | | | | |

| No. | Description | Date |
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| | SPECIFIC PLAN | |

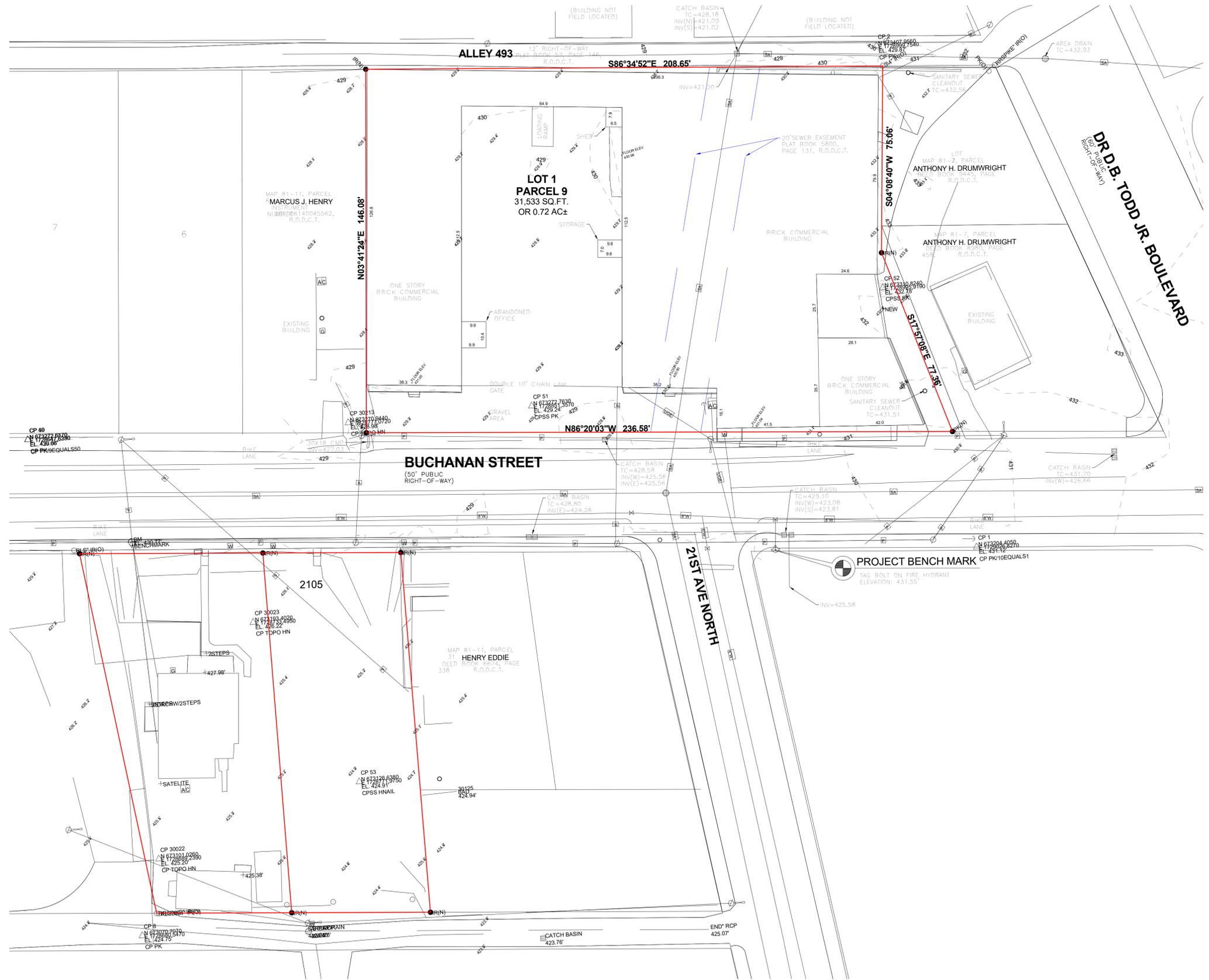
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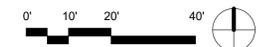
SITE INFORMATION

A.1

08.02.2021
Project # 20077



EXISTING SURVEY



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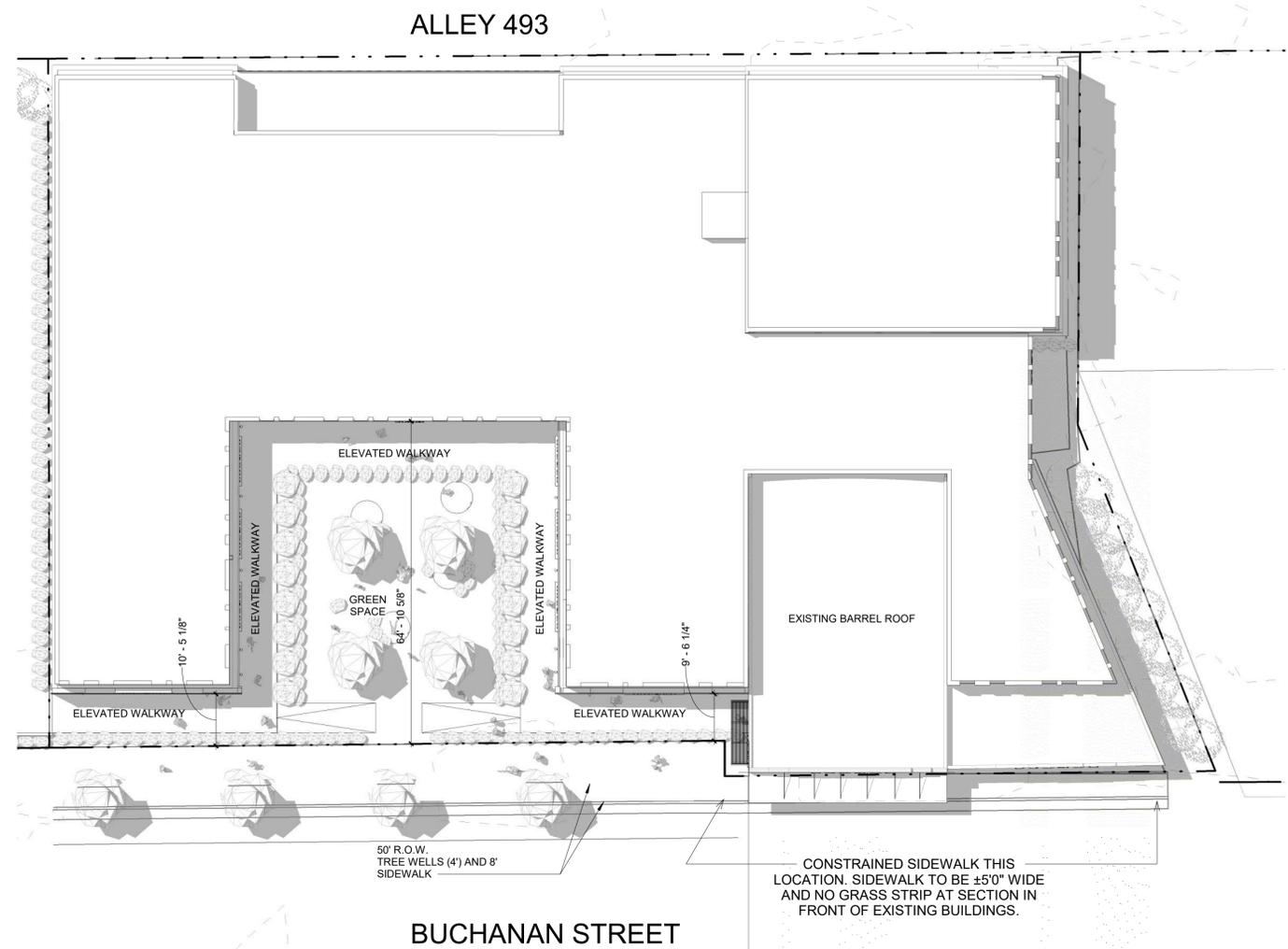
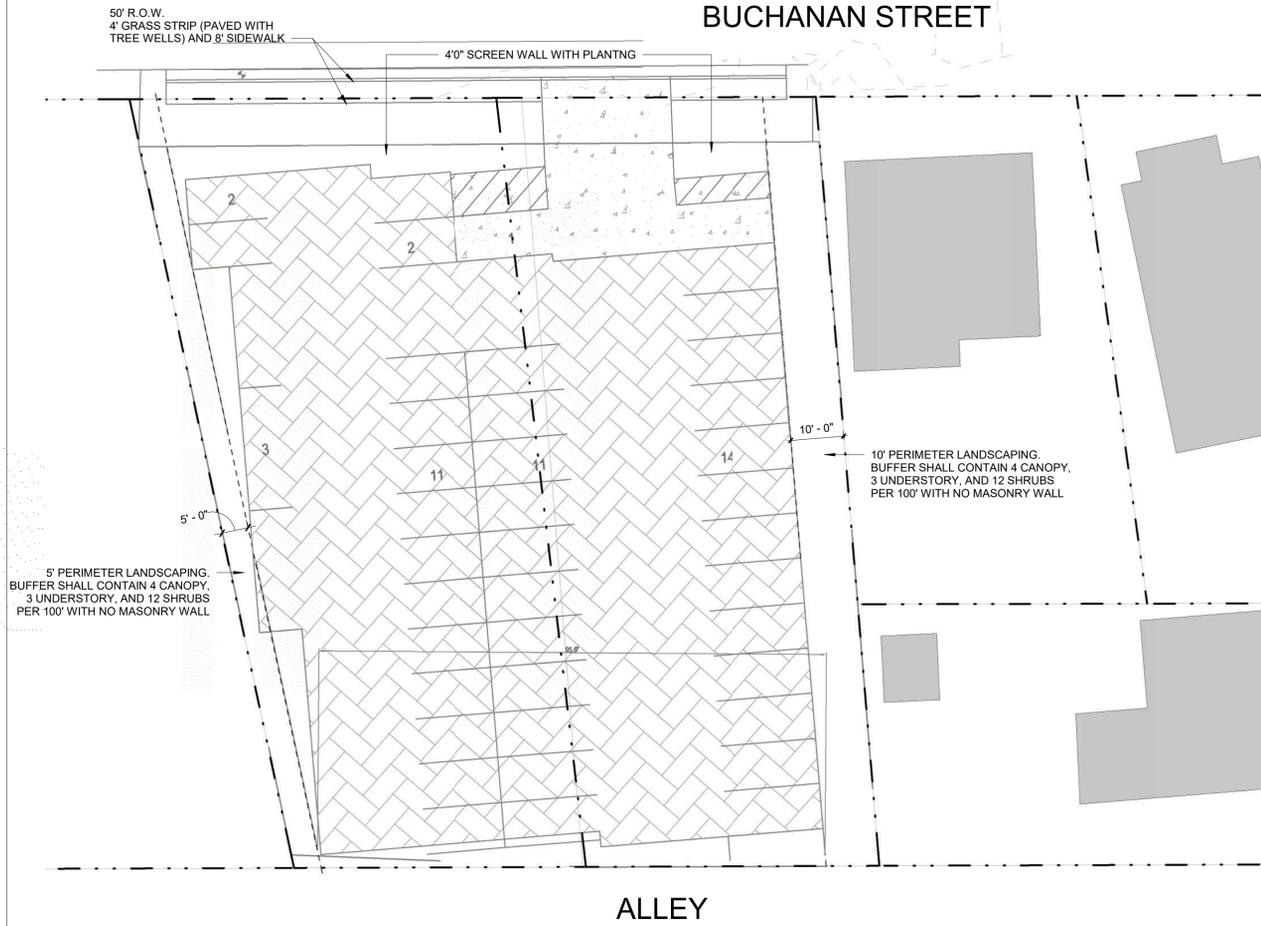
EXISTING SITE SURVEY AND NOTES

A.2

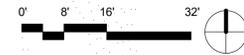
08.02.2021
Project # 20077

ING NOT LOCATED)

(BUILDING NO FIELD LOCATEL



2105 & 2107 BUCHANAN - SITE PLAN



2100 BUCHANAN - SITE PLAN



PURPOSE:

TO PERMIT THE USE OF A MIXED USE DEVELOPMENT AND ASSOCIATED PARKING WHILE PRESERVING THE NORTH NASHVILLE COMMUNITY PLAN.

GENERAL PLAN CONSISTENCY:

THE PROPOSED REGULATORY SPECIFIC PLAN IS LOCATED WITHIN THE NORTH NASHVILLE COMMUNITY PLAN.

CURRENT POLICY: T4 CM, URBAN MIXED USED CORRIDOR

POLICY INTENT: ENHANCE URBAN MIXED USE CORRIDORS BY ENCOURAGING A GREATER MIX OF HIGHER-DENSITY RESIDENTIAL AND MIXED USE DEVELOPMENT.

GENERAL CHARACTERISTICS: T4 URBAN MIXED USE CORRIDORS (T4-cm) PRIORITIZE HIGHER-INTENSITY MIXED USE COMMERCIAL USES AT INTERSECTIONS WITH PREFERENCE GIVEN TO RESIDENTIAL USES BETWEEN INTERSECTIONS. STREETS MOVE VEHICULAR TRAFFIC EFFICIENTLY WHILE ACCOMMODATING SIDEWALKS, BIKEWAYS, AN EXISTING OR PLANNED MASS TRANSIT.

T4-CM AREAS ARE PEDESTRIAN-FRIENDLY, PROMINENT ARTERIAL-BOULEVARD AND COLLECTOR-AVENUE CORRIDORS THAT ACCOMMODATE RESIDENTIAL, COMMERCIAL, AND MIXED USE DEVELOPMENT, AND ARE SERVED BY MULTIPLE MODES OF TRANSPORTATION. T4-CM AREAS ARE INTENDED TO BE "COMPLETE STREETS" - STREETS THAT ARE DESIGNED AND OPERATED TO ENABLE SAFE, ATTRACTIVE, AND COMFORTABLE ACCESS AND TRAVEL FOR ALL USERS. THESE CORRIDORS ARE PROMINENT DUE TO THEIR GEOGRAPHICAL LOCATION, SIZE, SCALE, AND/OR ACCESSIBILITY BY A VARIETY OF MODES OF TRANSPORTATION.

PLAN CONSISTENCY OF ATTACHED PLAN:

THIS PLAN CREATES A VIBRANT MIXED USE NODE INCORPORATING GREEN SPACE ALONG A MAIN COMMERCIAL CORRIDOR IN NORTH NASHVILLE. BY ADDING ANOTHER STORY, A CRITICAL MASS OF TENANTS SUPPORTING COMMUNITY EDUCATION, ENTREPRENEURS, AND BASIC SERVICES WILL COMPRISE A TRUE MIXED USE PRODUCT FOR THE RESIDENTIAL NEIGHBORHOODS BEHIND THE COMMERCIAL CORRIDOR. IT IS SITUATED ON A STREET WITH BIKE LANES, A CONNECTED SIDEWALK NETWORK AND CLOSE TO A MAJOR TRANSIT CORRIDOR AT DB TODD.

ARCHITECTURAL STANDARDS:

- EXTERIOR RAMPS TO BE ADDED TO ADDRESS BUILDING ACCESSIBILITY. ALL ITEMS WILL BE REVIEWED WITH METRO BUILDING CODES.
- EIFS, VINYL SIDING, AND UNTREATED WOOD ARE PROHIBITED.
- ALL BUILDING SIGNAGE WILL COMPLY WITH SECTION 17.32 OF THE ZONING CODE.

LANDSCAPE STANDARDS:

- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE. NOTE: IF THE PLAN DOES NOT MEET THE STANDARDS A UNIQUE PLAN WILL PROVIDED OR FUNDS WILL BE SUBMITTED TO THE TREE BANK.
- SCREENING DETAILS FOR ALL TRASH AND REFUSE TO BE PROVIDED PER '17.24.060 OF ZONING CODE.

PHASING:

ALL CONSTRUCTION IS EXPECTED IN ONE PHASE. DESIGN WILL BEGIN AFTER APPROVAL BY THE METRO COMMISSION AND METRO COUNCIL.

FEDERAL COMPLIANCE:

- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT ADA [HTTP://WWW.ADA.GOV/US](http://www.ada.gov/US)

FIRE MARSHAL NOTES:

- ANY PORTION OF A BUILDING SHALL BE NO FURTHER THAN 500 FEET FROM A FIRE HYDRANT AS MEASURED VIA HARD SURFACE ROAD- NOT A DIRECT LINE FROM HYDRANT TO BUILDING.
- CLEARANCES FOR FIRE TRUCK ACCESS: 20' UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET, INCLUDING ALLEY FOR FIRE TRUCK ACCESS, UNLESS STREET IS A DIVIDED ROAD.
- FIRE LANES MUST BE PROVIDED FOR ANY BUILDING LESS THAN 30' IN HEIGHT WITH A SETBACK OF 150 FEET OR MORE FROM A PUBLIC STREET, AND FOR ANY BUILDING 30' OR TALLER WITH A SETBACK OF 50' OR MORE FROM A PUBLIC STREET.
- 6" DOMESTIC WATER SERVICE TO THE SITE IS ANTICIPATED BASED ON DEMAND AND BUILDING WILL ALSO COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT TIME OF PERMITTING.

METRO SEWER NOTES:

- ALL SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
- ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.

GRADING NOTES:

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER APPROVAL/COMMENTS ONLY. THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
- FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.

PUBLIC WORKS:

- ALLEY IMPROVEMENTS WILL BE COORDINATED WITH PUBLIC WORKS DURING PERMITTING.
- NEW SIDEWALKS TO BE INSTALLED. ANY CHANGES TO BE BY LOCAL ORDINANCE AND COORDINATED WITH PUBLIC WORKS.

SITE ELECTRICAL:

SITE ELECTRICAL SERVICE TO BE COORDINATED WITH NES IF ANY MODIFICATIONS NEEDED TO EXISTING SERVICE.

GENERAL:

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE 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 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.

| SITE DATA | | | | | | | | |
|-------------------|--|---|-------------|-------------------------------------|---|---------------------------|-------------------------------------|--|
| PARCEL NUMBER: | 08111000900 | PARCEL NUMBER: | 08111003000 | PARCEL NUMBER: | 08111002900 | | | |
| SITE AREA: | .72 ACRE | SITE AREA: | .19 | SITE AREA: | .21 | | | |
| COUNCIL DISTRICT: | DISTRICT 21 | | | | | | | |
| | EXISTING | PROPOSED | EXISTING | PROPOSED | EXISTING | PROPOSED | | |
| CURRENT ZONING: | CS | SPECIFIC PLAN | RS5 | SPECIFIC PLAN | RS5 | SPECIFIC PLAN | | |
| FAR: | 6 | 1.5 | | NA - FOR PARKING USE ONLY | | NA - FOR PARKING USE ONLY | | |
| ISR: | 9 | 9 | N/A | NA - FOR PARKING USE ONLY | | NA - FOR PARKING USE ONLY | | |
| SETBACKS: | FRONT: 15' SIDE: 0' REAR: 20' | FRONT: AS NOTED ON PLAN SIDE: 0' REAR: 0' | SETBACKS: | FRONT: 40' SIDE: 5' REAR: 20' | FRONT: AS NOTED ON PLAN SIDE: AS NOTED ON PLAN REAR: 0' | SETBACKS: | FRONT: 40' SIDE: 5' REAR: 20' | |
| HEIGHT: | 30' AT SETBACK LINE 1.5 TO 1' CONTROL PLANE | 45' | HEIGHT: | 3 STORIES MAX | NA - FOR PARKING USE ONLY | HEIGHT: | 3 STORIES MAX | |
| GLAZING: | 20% ON PUBLIC STREETS | | GLAZING: | NA - FOR PARKING USE ONLY | | GLAZING: | NA - FOR PARKING USE ONLY | |
| PARKING REQS: | PER UZO PARKING STANDARDS. BICYCLE PARKING PER METRO ZONING CODE | | | | | | | |

NOTES:

- OVERALL BUILDING HEIGHT TO BE MEASURED FROM FINISHED FLOOR.
- ALL PARKING TO BE PER UZO STANDARDS. ALL PARKING NOT PROVIDED AT 2105 OR 2107 BUCHANAN WILL BE LEASED FROM ADJACENT PROPERTIES.
- A CONSTRANED SIDEWALK WILL EXIST AS NOTED ON PLANS DUE TO EXISTING BUILDING LOCATION.
- PROHIBITED USES ARE ALTERNATIVE FINANCIAL INSTITUTION. PERMITTED USES ARE: CULTURAL CENTER, BUSINESS SCHOOL, COMMUNITY EDUCATION, PERSONAL INSTRUCTION, FINANCIAL INSTITUTION, GENERAL OFFICE, MEDICAL OFFICE, MEDICAL APPLANCE SALES, ATM, GROCERY STORE, MOBILE VENDOR, NANO BREWERY, PERSONAL CARE SERVICES, RESTAURANT FULL SERVICE, RESTAURANT TAKE OUT, RETAIL, ARTISAN MANUFACTURING, COMMERCIAL AMUSEMENT - INDOOR.
- 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 MUL-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 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 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.

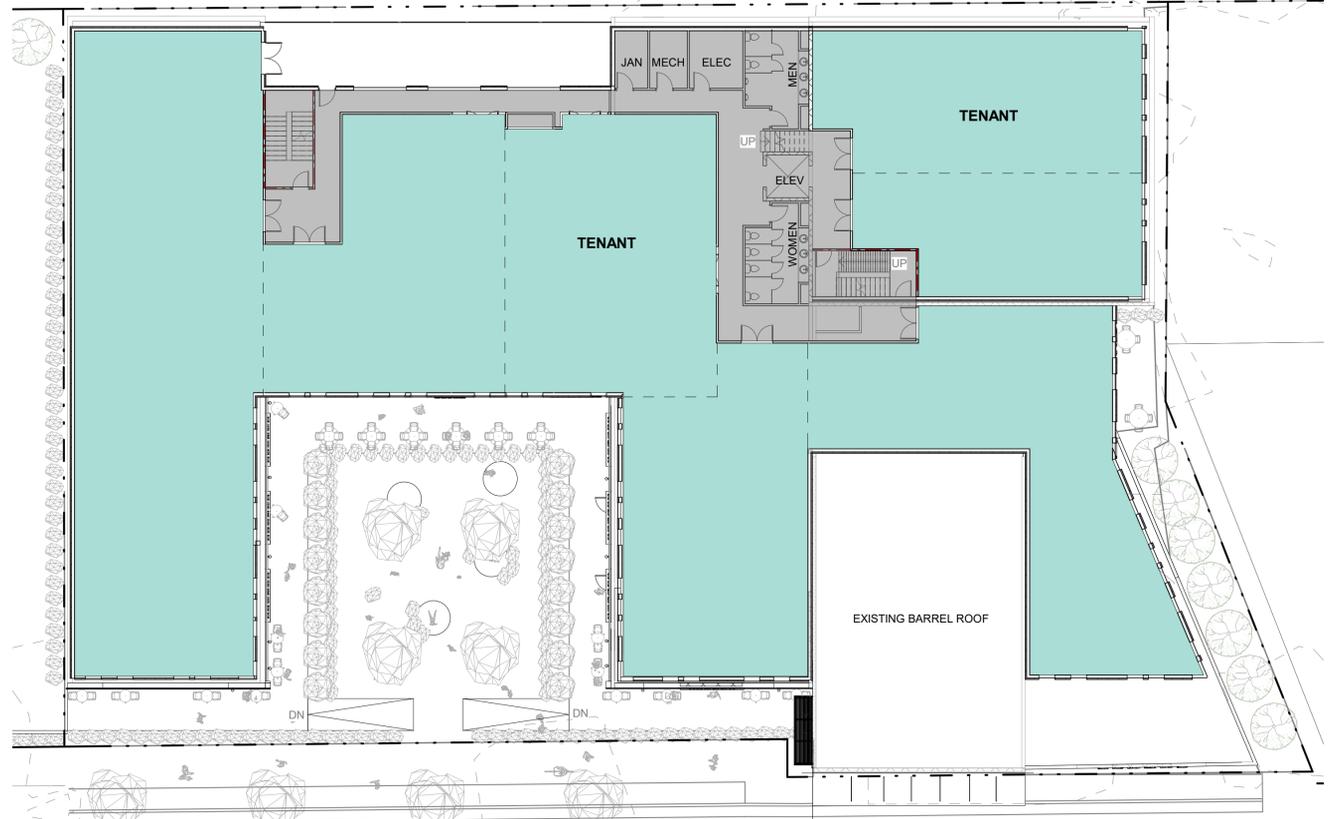
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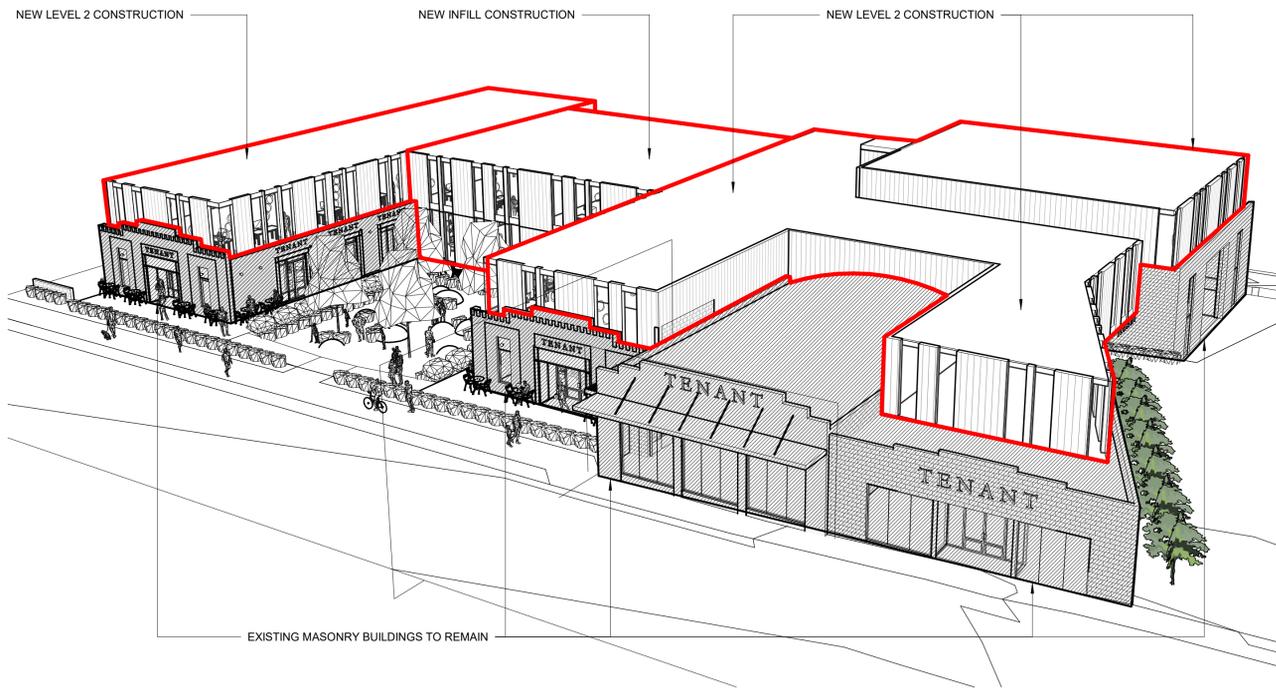
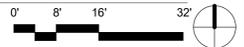
SPECIFIC PLAN

NOT FOR CONSTRUCTION

SITE PLAN & NOTES

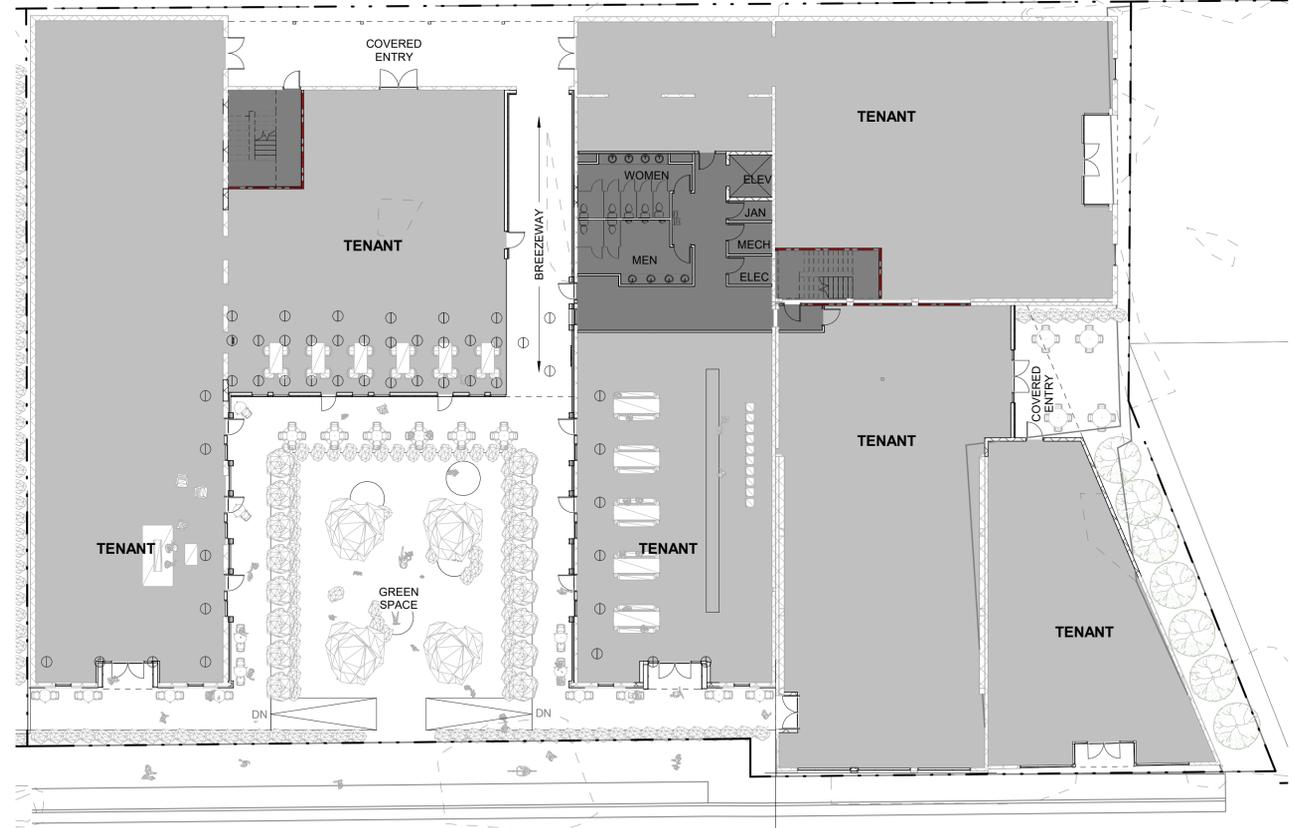


LEVEL 2 PLAN

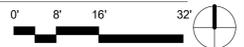


AXON DIAGRAM

NO SCALE



LEVEL 1 PLAN



REVISIONS

| No. | Description | Date |
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| | | |

SPECIFIC PLAN

NOT FOR CONSTRUCTION

FLOOR PLANS

A.4



EAST ELEVATION



COURTYARD VIEW



SOUTHEAST LOOKING NORTH



SOUTHWEST LOOKING EAST



SOUTHEAST LOOKING WEST



BUCHANAN STREET ELEVATION

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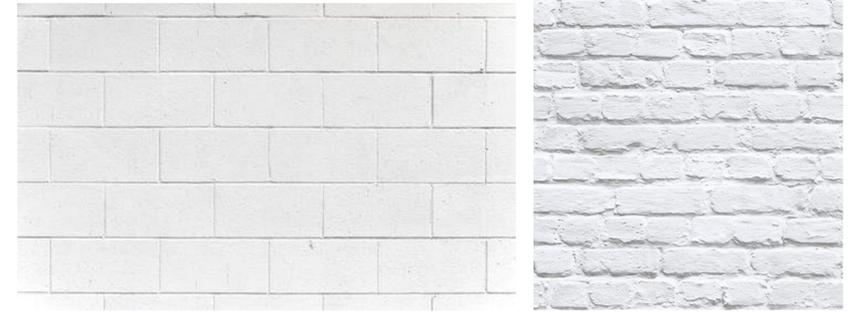
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SPECIFIC PLAN

NOT FOR CONSTRUCTION

EXTERIOR DESIGN

A.5



NON BARREL BUILDINGS TO BE PAINTED



BARREL BUILDINGS TO REMAIN

BRICK DETAILING AND RECESSED ENTRIES



ADDITION MATERIALITY



COLORFUL TENANT ENTRIES



GOLD ACCENTS



REVISIONS

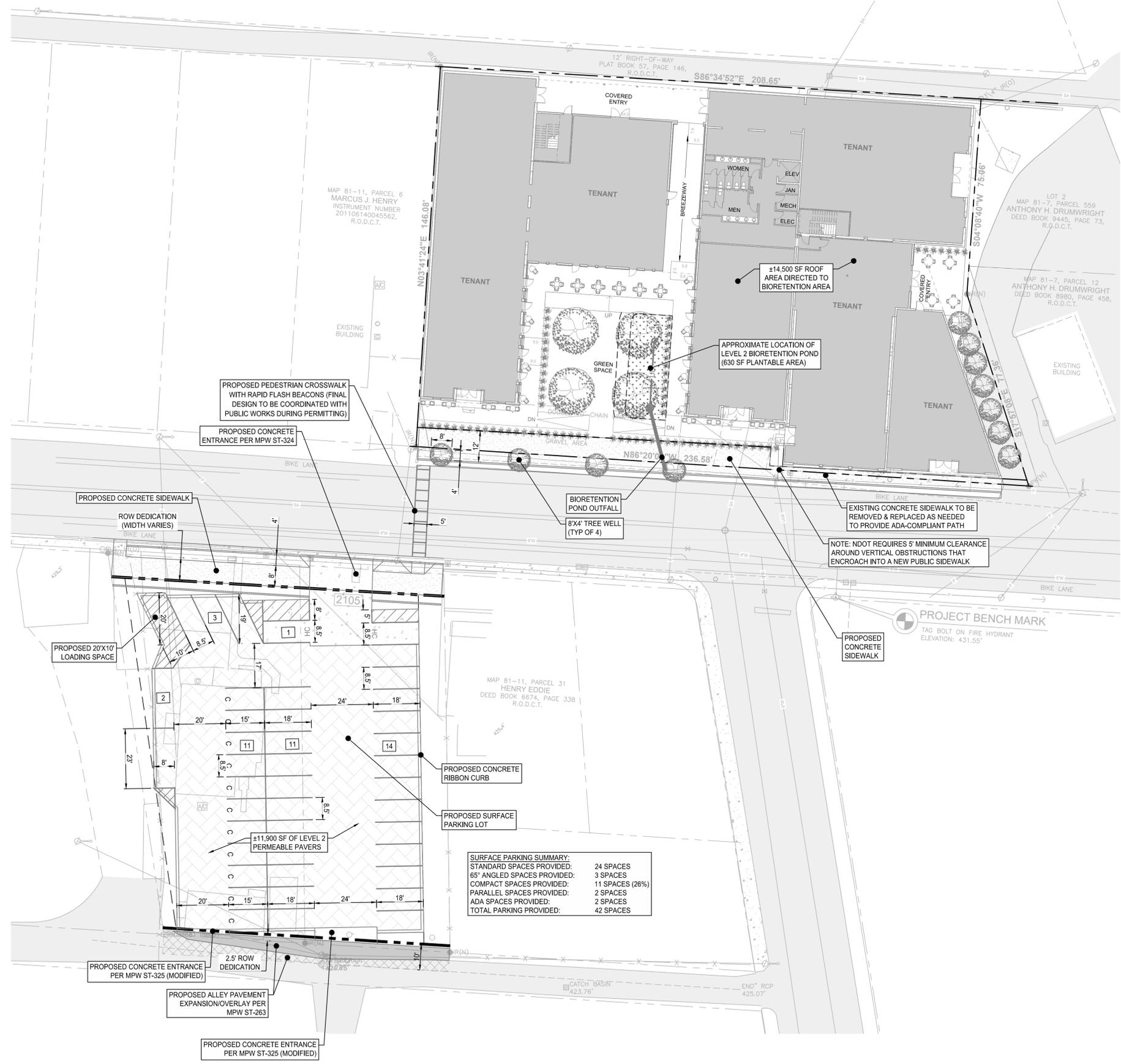
| No. | Description | Date |
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| | REGULATORY SPECIFIC PLAN | |

NOT FOR CONSTRUCTION

IMAGERY

A.6

FEMA MAP: #47037C0241H
EFFECTIVE DATE: 04/05/2017



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 SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. 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.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).

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
- XXX.XX — TOP OF CURB SPOT ELEVATION
- XXX.XX — BOTTOM OF CURB SPOT ELEVATION
- ⊙ — ELECTRIC/COMMUNICATION POLE
- RETAINING WALL
- TW:XXX.XX — TOP OF WALL
- BW:XXX.XX — FINISHED GRADE AT BOTTOM OF WALL

SURFACE PARKING SUMMARY:

| | |
|--------------------------------|------------------|
| STANDARD SPACES PROVIDED: | 24 SPACES |
| 65° ANGLED SPACES PROVIDED: | 3 SPACES |
| COMPACT SPACES PROVIDED: | 11 SPACES (26%) |
| PARALLEL SPACES PROVIDED: | 2 SPACES |
| ADA SPACES PROVIDED: | 2 SPACES |
| TOTAL PARKING PROVIDED: | 42 SPACES |

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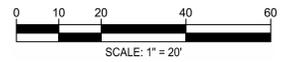
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STORMWATER CONCEPT PLAN

A.7

08.18.2021
Project # 20077



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