Know what's **below.**
Call before you dig.

SITE DEVELOPMENT PLANS FOR:

5901 CALIFORNIA

5901 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209
TAX MAP: 091-02, PARCEL: 239.00
SP #: 2023SP-009-001

DEVELOPER
WOOD PARTNERS
15 MUSIC SQUARE WEST
NASHVILLE, TENNESSEE 37203

CONTACT: CAROLEEN WILKES
615-246-6208

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

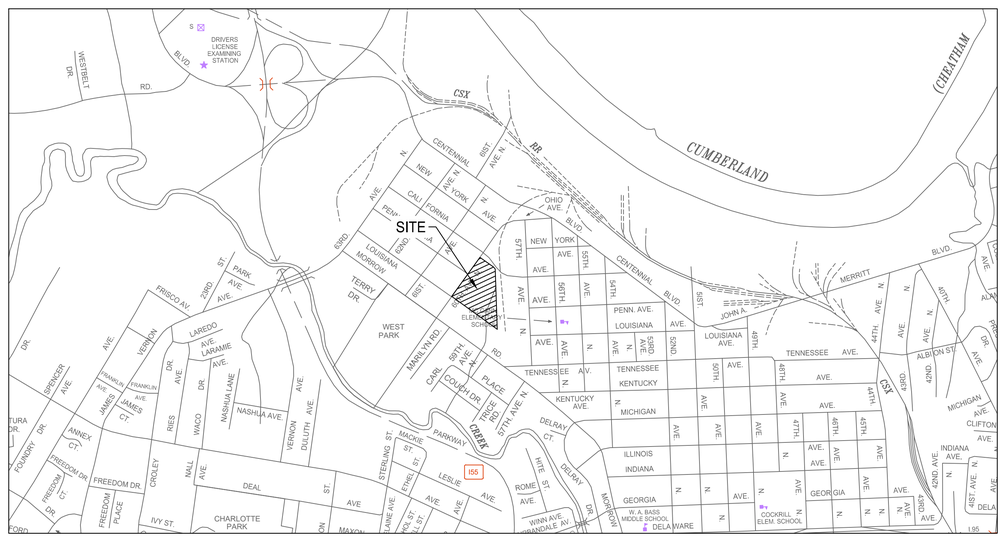
CONTACT: JAY FULMER
615-345-3770

ARCHITECT
VINTAGE SOUTH, LLC
5016 CENTENNIAL BLVD. STE 201
NASHVILLE, TENNESSEE 37209

CONTACT: CONNELL ANDERSON
864-607-1910

LANDSCAPE ARCHITECT
HEIBERT & BALL LAND DESIGN
1894 GEN. GEO. PATTON DR.
FRANKLIN, TENNESSEE 37067-4465

CONTACT: CONNOR BALL
615-376-2421



VICINITY MAP
SCALE: 1"=1000'

SURVEY INFO
PROVIDED BY: TTL, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SP CASE #: 2023SP-009-001

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

JOEL HIBBETT BALL
REGISTERED ENGINEER
AGRICULTURE
No. 114999
STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:
5901 CALIFORNIA
5901 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

DR.	DATE	DESCRIPTION
JAF	12/20/2022	REVISION 1

COVER SHEET

C0.0

1192-06 CALIFORNIA AVE

Tuesday, December 20, 2022
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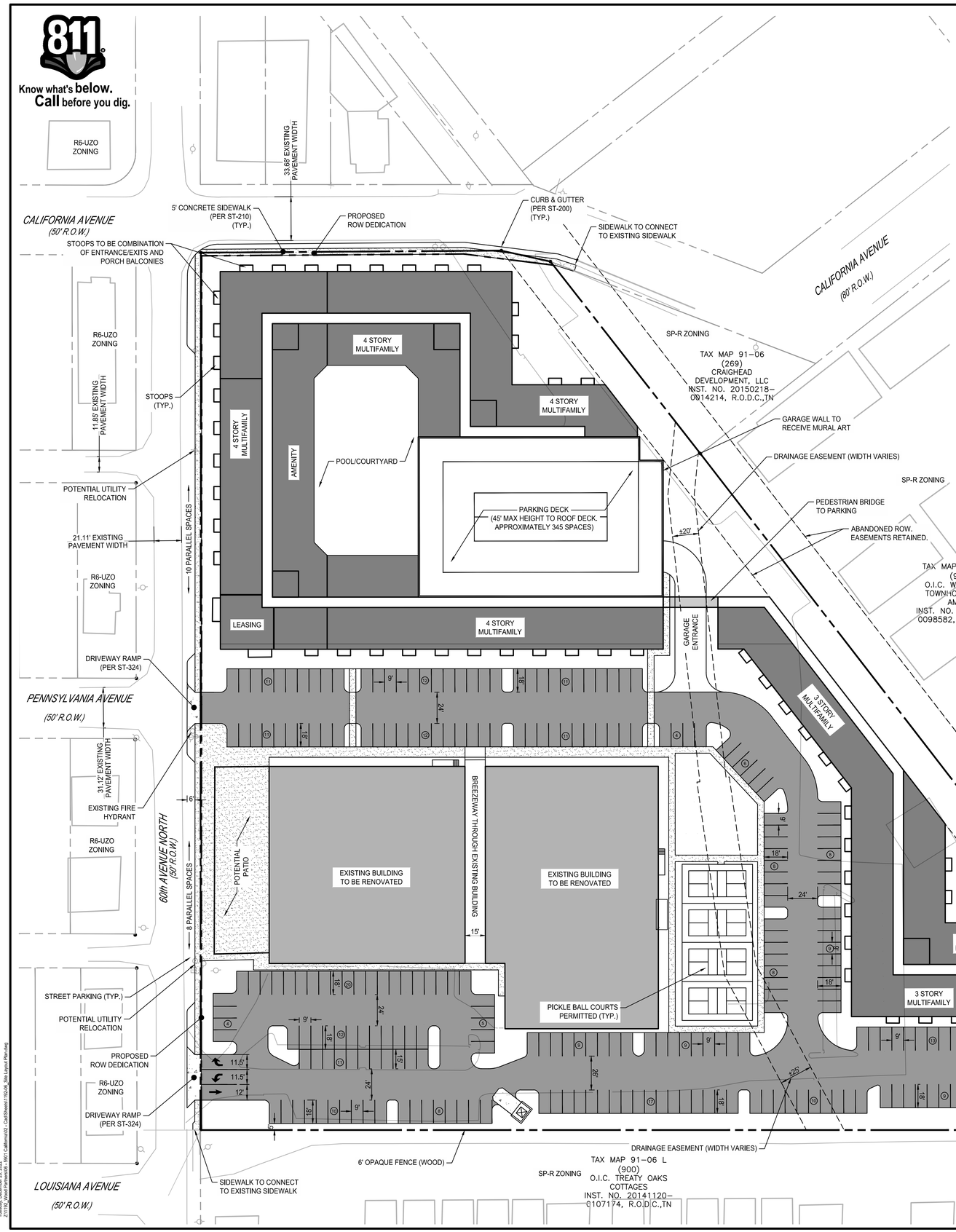
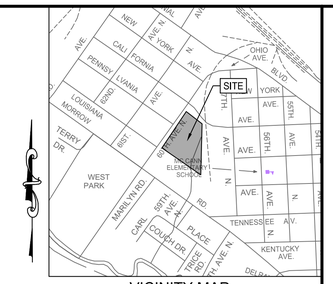


PRELIMINARY SP NOTES:

1. THE PURPOSE OF THIS SP IS TO REZONE 8.12 ACRES FROM IR TO SP ZONING TO ALLOW FOR A MIXED-USE DEVELOPMENT CONSISTING OF COMMERCIAL, MULTIFAMILY, AND OTHER PERMITTED USES LISTED.
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 "MUL-A" 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 UNLESS OTHERWISE STATED.
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. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
7. 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.
8. 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.
9. 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.
10. 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.
11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
12. 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" CMP).PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MAURY-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP B), SLOPES FROM 2 TO 7 PERCENT SLOPES%.
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 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 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.



VICINITY MAP
SCALE: 1"=1000'

DEVELOPMENT SUMMARY:

SP NAME:	CALIFORNIA AVE SP
CASE NUMBER:	2023SP-009-001
PREPARATION DATE:	12/20/2022
REVISIONS:	REVISION 1 - 12/20/2022
COUNCIL DISTRICT:	20 - MARY CAROLYN ROBERTS
DEVELOPER INFO: ADDRESS:	WOOD PARTNERS 15 MUSIC SQUARE WEST NASHVILLE TN, 37203 VINTAGE SOUTH, LLC 5016 CENTENNIAL BLVD. SUITE 201 NASHVILLE, TN 37209
OWNER INFO: ADDRESS:	SKYLIGHT LAND, LP 5901 CALIFORNIA AVE NASHVILLE, TN 37203
FEMA FIRM MAP:	47037C0236H ZONE X DATED 4/5/2017
ENGINEER: COMPANY: ADDRESS:	JAY FULMER, PE FULMER LUCAS ENGINEERING 2002 RICHARD JONES ROAD SUITE B200 NASHVILLE, TENNESSEE 37215
PHONE:	(615) 345-3771

SITE DATA:

PARCEL ID:	09102023900
COMMUNITY PLAN:	7 - WEST NASHVILLE COMMUNITY PLAN
EX LAND USE POLICY:	T4 - NM - URBAN NEIGHBORHOOD MAINTENANCE
PROPOSED LAND USE:	T4 - NEIGHBORHOOD CENTER
EXISTING ZONING:	IR - INDUSTRIAL RESTRICTIVE (OV-UZO)
PROPOSED ZONING:	SPECIFIC PLAN - MIXED USE (MR)
EXISTING USE:	BREWERY - INDUSTRIAL WAREHOUSE
ALLOWABLE USES:	ALL USES OF MUL-A & NANO-BREWERY, MICRO-BREWERY, VETERINARIAN, ANIMAL BOARDING FACILITY, LIQUOR SALES, TASTING ROOM, ARTISAN DISTILLERY, WAREHOUSE, BUILDING CONTRACTOR SUPPLY, THEATRE, THEATER, SMALL OUTDOOR MUSIC EVENT
DWELLING UNITS:	300 MULTIFAMILY UNITS + COMMERCIAL (PER FAR)
ACREAGE:	8.12 ACRES (±353,707 SF)
DENSITY:	16.55 UNITS/ACRE
ACTIVE OPEN SPACE:	0.49 ACRES (±19,517 SF)
PASSIVE OPEN SPACE:	1.50 ACRES (±65,483 SF)
LOTS:	1 EXISTING / 2 PROPOSED
FAR:	1.5 (MAXIMUM SF CALCULATED BY FAR)
HEIGHT:	4 STORY MAX (MULTIFAMILY) OR AS NOTED
ISR:	0.9
SETBACKS:	AS SHOWN
PARKING REQ.:	PARKING NOT TO EXCEED UZO MAXIMUM STANDARDS OF METRO CODE.
DEVELOPMENT PHASES:	UP TO 2 PHASES, PENDING CONSTRUCTION OF PARKING FOR EXISTING TENANT.

RAISED FOUNDATION NOTE:

FOUNDATION MAY BE ADJUSTED TO SATISFY SITE CONSTRAINTS. MAJORITY OF STOOPS WILL BE 12"-42" ABOVE ADJACENT GRADE.

LANDSCAPE NOTES:

1. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE BL2018-1416 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

STORMWATER QUALITY NOTE:

STORMWATER QUALITY AND QUANTITY WILL BE PROVIDED TO SATISFY STORMWATER MANAGEMENT REGULATIONS.

0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: TTL, INC.
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SP CASE #: 2023SP-009-001

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

JAY ALBERT FULMER REGISTERED ENGINEER AGRICULTURE No. 114998 STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:
5901 CALIFORNIA
5901 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

DR.	DATE	DESCRIPTION
JAF	12/20/2022	REVISION 1

PRELIMINARY SP SITE PLAN

SP

1192-06 CALIFORNIA AVE

Tuesday, December 20, 2022
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Know what's **below.**
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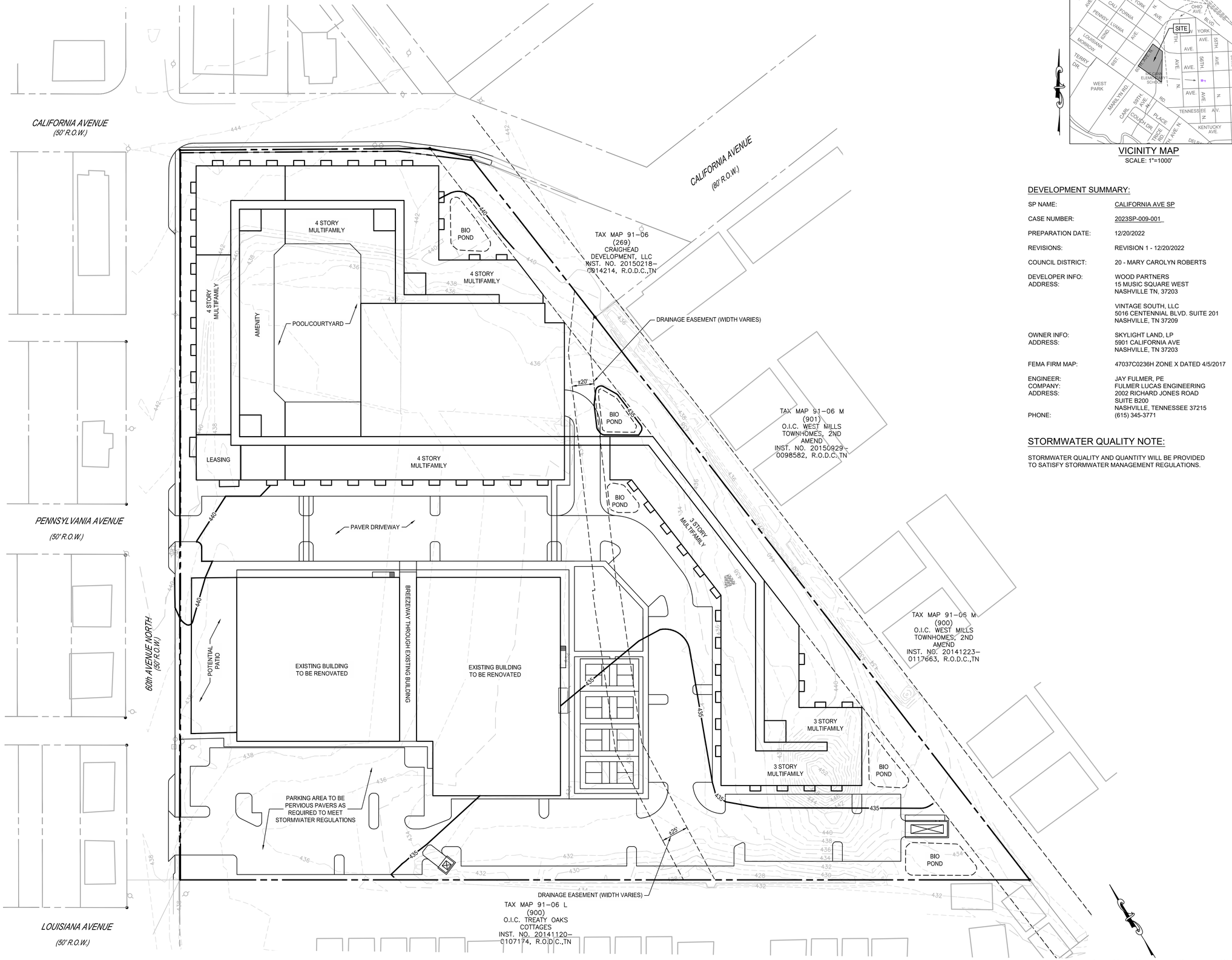

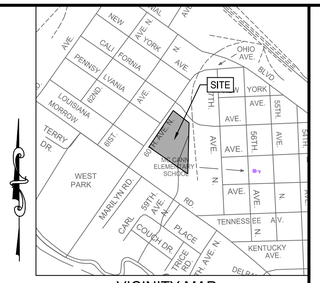

VICINITY MAP
SCALE: 1"=1000'

DEVELOPMENT SUMMARY:

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SURVEY INFO
PROVIDED BY: TTL, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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

JOEL ALBERT FULMER
REGISTERED ENGINEER
AGRICULTURE
No. 114998
STATE OF TENNESSEE
12/20/2022

SITE DEVELOPMENT PLANS FOR:
5901 CALIFORNIA
5901 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

DR.	DATE	DESCRIPTION
JAF	12/20/2022	REVISION 1

GRADING & DRAINAGE PLAN

SP

1192-06 CALIFORNIA AVE

Tuesday, December 20, 2022
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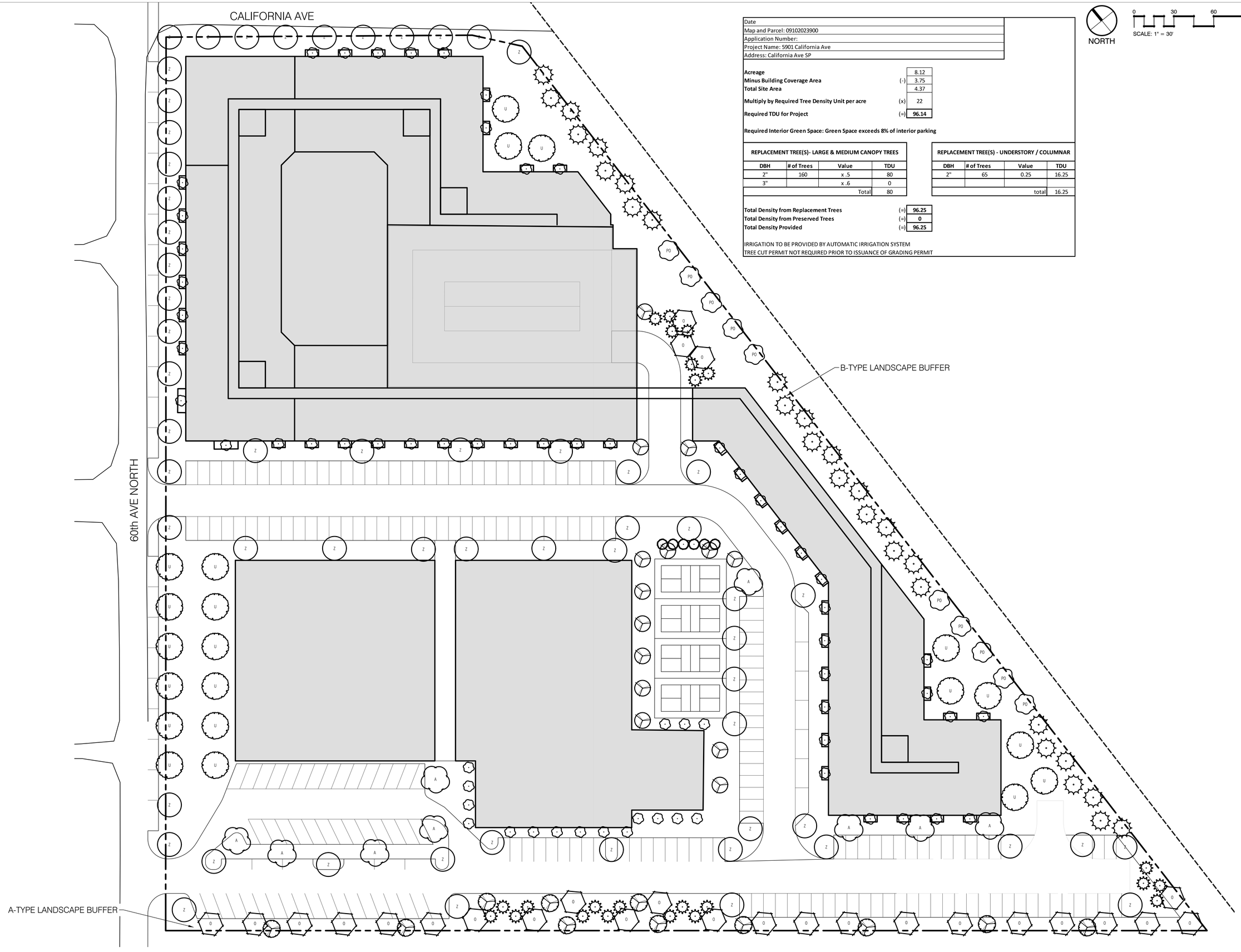

Date	
Map and Parcel: 09102023900	
Application Number:	
Project Name: 5901 California Ave	
Address: California Ave SP	

Acreage		8.12
Minus Building Coverage Area	(-)	3.75
Total Site Area		4.37
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**96.14**

Required Interior Green Space: Green Space exceeds 8% of interior parking

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	160	x .5	80
3"		x .6	0
		Total	80

REPLACEMENT TREE(S) - UNDERSTORY / COLUMNAR

DBH	# of Trees	Value	TDU
2"	65	0.25	16.25
		total	16.25

Total Density from Replacement Trees	(=)	**96.25**
Total Density from Preserved Trees	(=)	**0**
Total Density Provided	(=)	**96.25**

IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM
TREE CUT PERMIT NOT REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT

NORTH

0 30 60 90 feet
SCALE: 1" = 30'

LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:
5901 CALIFORNIA AVENUE SP
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
AGRICULTURE
CAMPUS
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

Job # - 22369
BY: cb

RELEASE DATE: 00/00/00
REV 1:

L1

LANDSCAPE PLAN