



Know what's below. Call before you dig.

NOTES:

- 1. THE PURPOSE OF THIS SP IS TO ALLOW THE CONSTRUCTION OF A MIXED USE 2-STORY BUILDING AND A DOG PARK.
2. DOG PARK TO BE DEFINED AS FOLLOWS: A PRIVATE SPACE WHERE PATRONS AND THEIR PETS WILL BE ADMITTED THROUGH TICKET SALES.
3. 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.
4. IN THE EVENT THE DOG PARK IS NO LONGER OPERATIONAL, USES PERMITTED IN MUL-A SHALL BE PERMISSIBLE WITH A REVISED FINAL SITE PLAN APPROVAL.
5. PARKING REQUIREMENTS SHALL MEET THE URBAN ZONING OVERLAY REQUIREMENTS.
6. 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).
7. WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
8. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
9. 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.
10. 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.
11. 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.
12. 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.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
14. 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).
15. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MCB - MAURY-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP B), SLOPES FROM 2-7%, & MSB - MIMOSA URBAN LAND COMPLEX (HSG C), SLOPES FROM 2-15%.
16. 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.
17. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
18. 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.
19. 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.

PHOTOMETRIC NOTES:

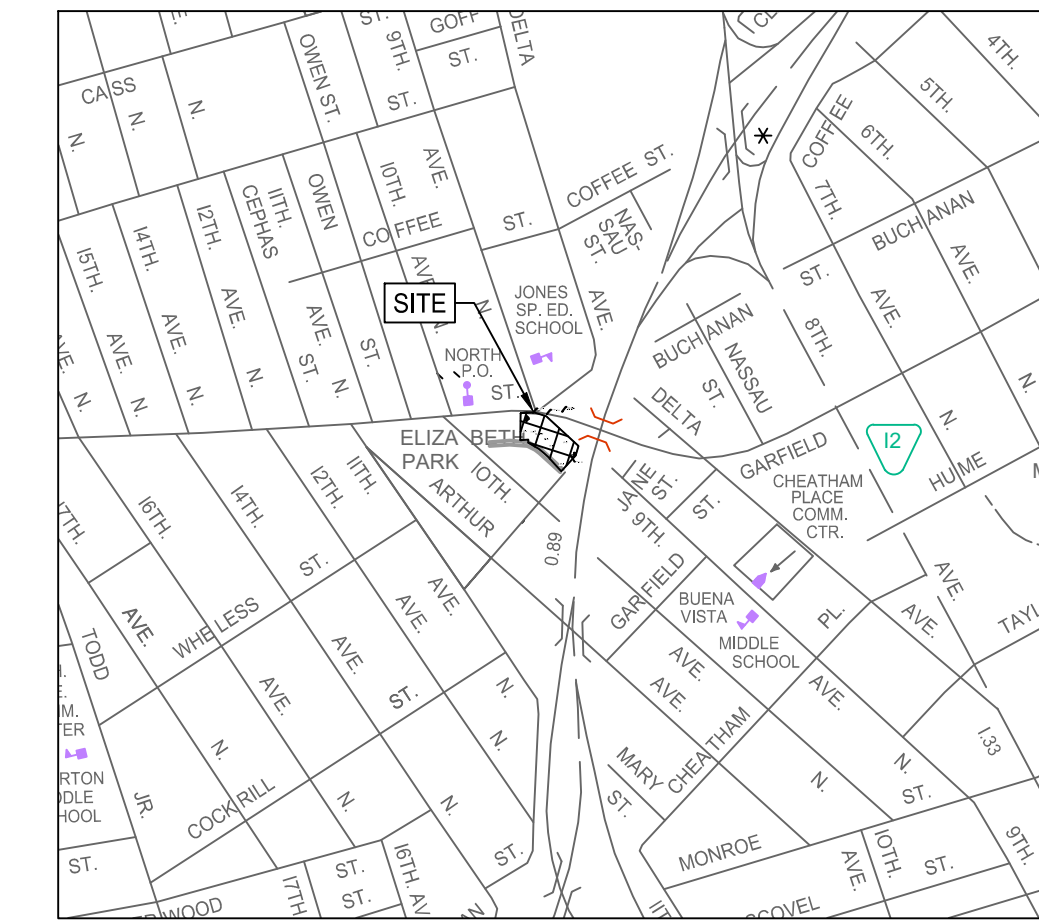
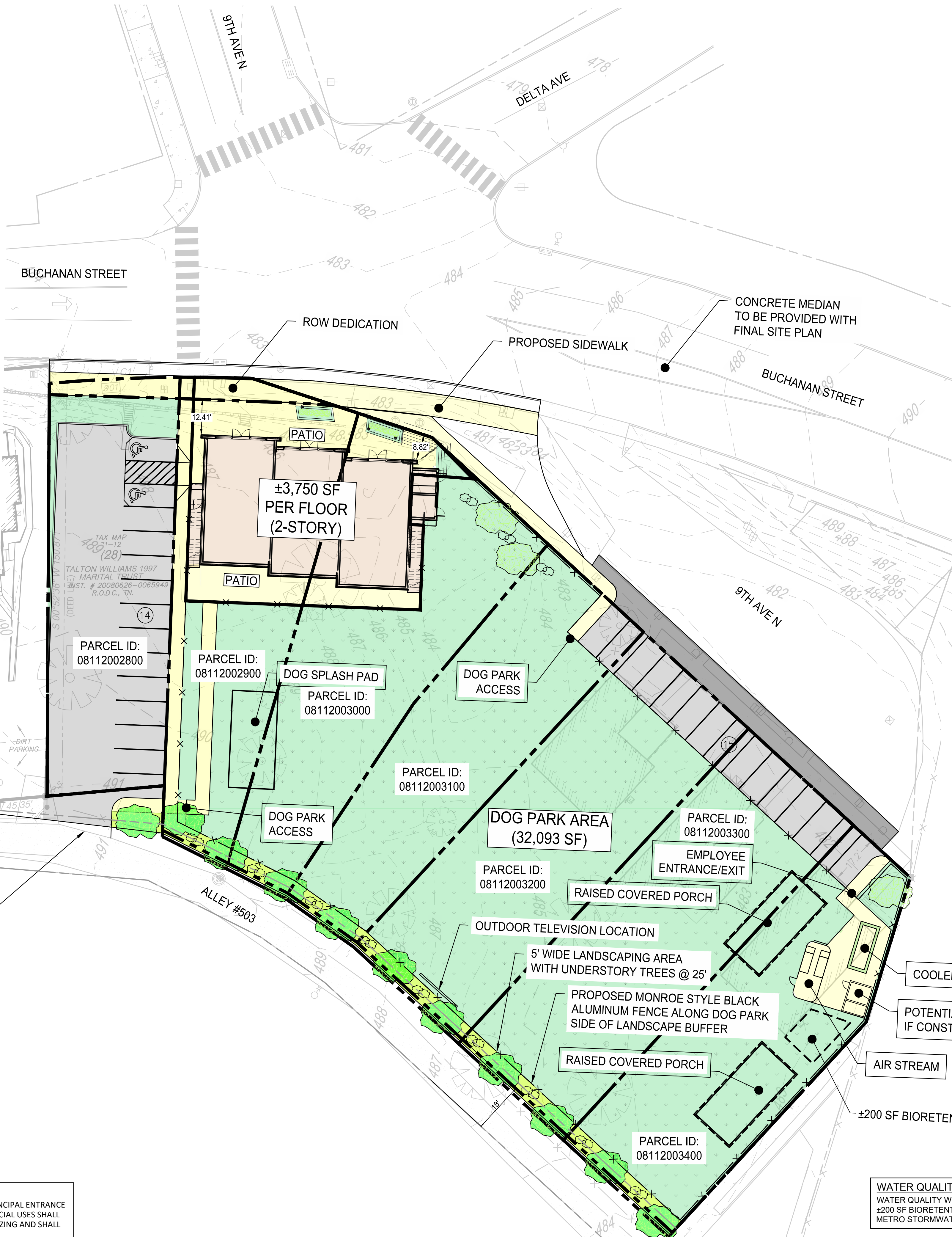
- 1. THE PHOTOMETRIC DESIGN SHALL COMPLY WITH CURRENT REGULATIONS WITH THE EXCEPTION OF LIGHTING ALONG THE ALLEY SHALL BE MEASURED AT THE CENTER OF THE ALLEY RATHER THAN THE PROPERTY LINE TO ENHANCE SAFETY.

ALLEY ROW VARIES. HALF OF REQUIRED STANDARD TO BE DEDICATED AT FINAL SP SUBMITTAL. OVERLAY (PER ST-263) FROM 10TH TO ENTRANCE OF PARCEL #08112002800 - NO WIDENING OR OVERLAY TO EAST FROM ENTRANCE TO JANE STREET

DESIGN STANDARD NOTES:

- 1. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING FOR RESIDENTIAL USES.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. IF INCLUDED, PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
4. A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

1" = 20'



DEVELOPMENT SUMMARY:
SP NAME: 9TH & BUCHANAN
CASE NUMBER: 2021SP-059-001
PLAN DATE: JULY 27TH, 2021
COUNCIL DISTRICT: 21 - BRANDON TAYLOR
OWNER/DEVELOPER INFO: 901 BUCHANAN PARTNERS
OWNER/DEVELOPER INFO: JFM 1705 9TH AVENUE NORTH, LLC & ETAL
OWNER/DEVELOPER INFO: 9TH AND GOAL PARTNERS
OWNER/DEVELOPER INFO: DENNIS, JIMMY ANTAWAN & BOYKIN, SANTEZ
FEMA FIRM MAP: ZONE X ON 47034C0241H (4/5/2017)
ENGINEER: JAY FULMER, PE
COMPANY: FULMER LUCAS ENGINEERING, LLC
PHONE: 615-435-3771
EMAIL: JAY@FULMERLUCAS.COM

SITE DATA:
PARCEL IDS: 08112002800, 08112002900, 08112003000, 08112003100, 08112003200, 08112003300, 08112003400
COMMUNITY PLAN: NORTH NASHVILLE
EX LAND USE POLICY: T4 CM URBAN MIXED USE CORRIDOR
EXISTING ZONING: CS (08112002800, 08112002900, 08112003000)
PROPOSED ZONING: SP - SPECIFIC PLAN
EXISTING USE: COMMERCIAL/ RESIDENTIAL
PROPOSED USE: MIXED-USE DEVELOPMENT
ACREAGE: 1.11 ACRES (48,534 SF)
LOTS: 7 EXISTING / 1 PROPOSED
FAR: 1.0 MAXIMUM
PARKING: REQ.: PER ZONING CODE
PROVIDED: 29 SPACES
DEVELOPMENT PHASES: TWO
PHASE 1: CONSTRUCTION OF DOG PARK & PARKING LOT
PHASE 2: CONSTRUCTION OF MIXED-USE BUILDING

WATER QUALITY NOTE:
WATER QUALITY WILL BE SATISFIED BY ±200 SF BIORETENTION POND (SIZING PER METRO STORMWATER REQUIREMENTS)

FULMER LUCAS
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NASHVILLE, TENNESSEE 37215
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PRELIMINARY SP SITE PLAN
SITE DEVELOPMENT PLANS FOR:
9TH AND BUCHANAN
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

Table with columns for DR, DATE, and DESCRIPTION.

SP-1

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

1194-01\_9TH AND BUCHANAN