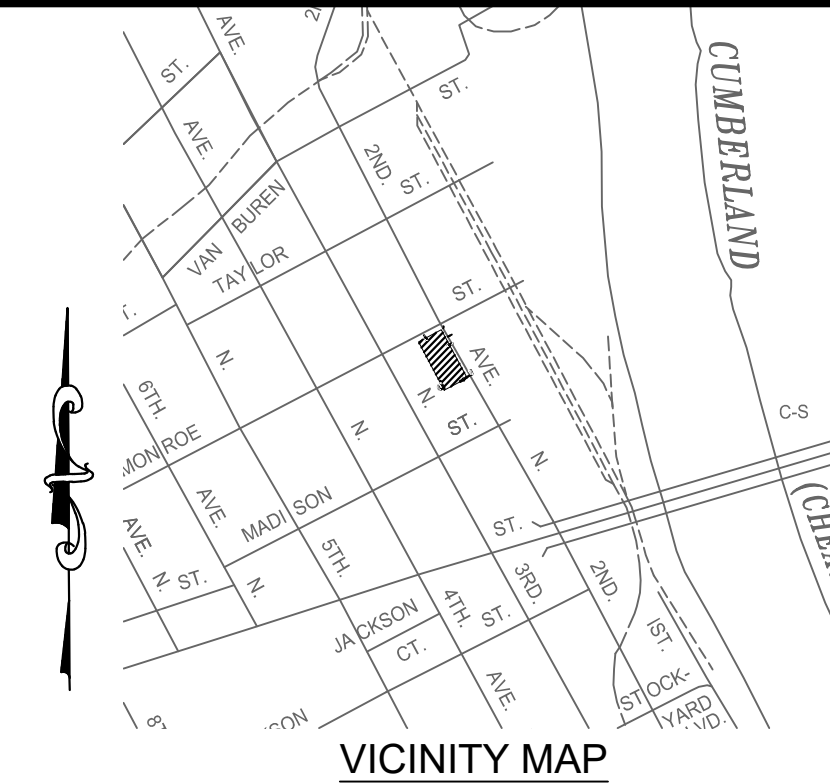




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DEVELOPMENT SUMMARY:

SP NAME: 2ND & MONROE
CASE NUMBER: 2020SP-033-001
PLAN DATE: 06/29/2020
COUNCIL DISTRICT: 19 - FREDDIE O'CONNELL
OWNER/DEVELOPER INFO: GREENPOINTE
ADDRESS: 101 E GAY STREET, #531
WEST CHESTER, PA 19380
FEMA FIRM MAP: ZONE X ON 47037C0241H(04/05/2017)
ENGINEER: C.J. LEBEAU, PE
COMPANY: FULMER LUCAS ENGINEERING
ADDRESS: 2002 RICHARD JONES ROAD
SUITE B200
NASHVILLE, TENNESSEE 37215
757-284-6058
EMAIL: CJ@FULMERENG.COM



FULMER LUCAS

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



SITE DATA:

PARCEL IDS: 08209036800, 08209036900, 08209037100, 08209037200, 08209037300, 08209037400
COMMUNITY PLAN: 9 - DOWNTOWN
EX LAND USE POLICY: T4 - MU
EXISTING ZONING: IR - INDUSTRIAL (OV-UZO)
PROPOSED ZONING: SP - SPECIFIC PLAN
EXISTING USE: GRAVEL PARKING
PROPOSED USE: MIXED-USE DEVELOPMENT
ACREAGE: 0.84 ACRES (36,353 SF)
LOTS: 5 EXISTING / 1 PROPOSED
DENSITY: (30) STUDIO APARTMENTS, (161) 1-BEDROOM APARTMENTS, (26) 2-BEDROOM APARTMENTS, 3,800 SF RETAIL
NO MAXIMUM DENSITY
FAR: 3.0 MAX. (PER ZONING ORDINANCE SECTION 17.12.070-B.1.b AND 17.12.070-B.1.c, RESPECTIVELY, THIS VALUE IS BEING CALCULATED WITHOUT MULTIFAMILY OR GARAGE AREA INCLUDED)
HEIGHT: 75' AND 7 STORIES (MAX.)
ISR: 0.95 (1.0 MAX.)
SETBACKS: 0' BUILD-TO LINE
0' SIDE SETBACK
3.5' REAR SETBACK
PARKING: REQ.: 239 SPACES (230 FOR RESIDENTIAL, 9 FOR RETAIL)
PROVIDED: 245 SPACES (240 IN PARKING GARAGE, 11 STREET SPACES ON 2ND AVE)
DEVELOPMENT PHASES: ONE

PRELIMINARY SP NOTES:

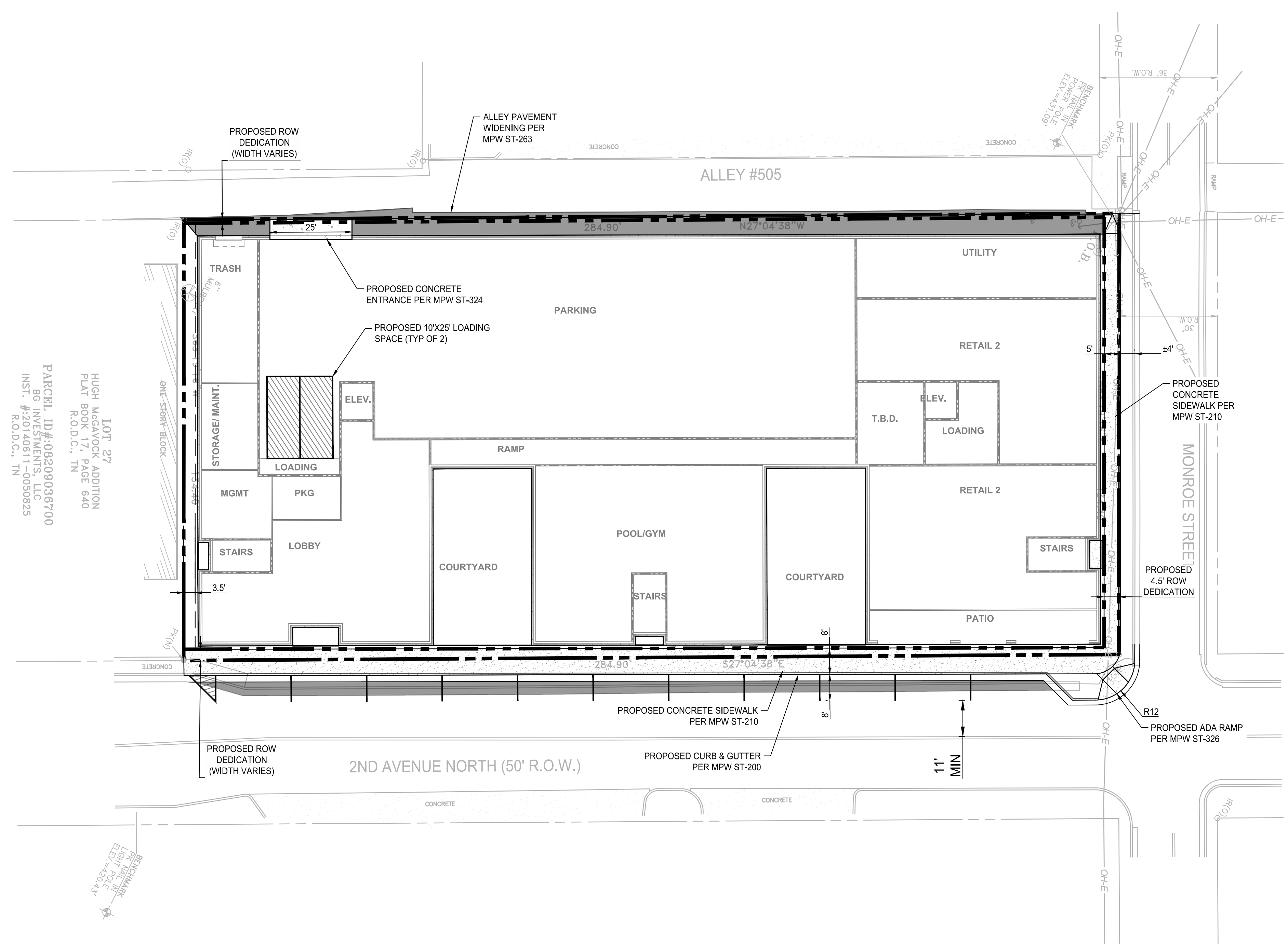
1. THE PURPOSE OF THIS SP IS TO ALLOW THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUG" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. PARKING REQUIREMENTS SHALL MEET THE URBAN ZONING OVERLAY REQUIREMENTS.
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/CRTI/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
5. 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.
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 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).
13. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS L₁ - LINDELL-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP C), SLOPES FROM 0-3%.
14. 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.
15. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
16. 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.

LANDSCAPE NOTES:

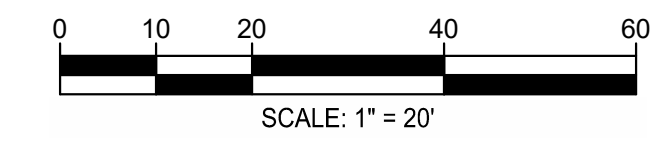
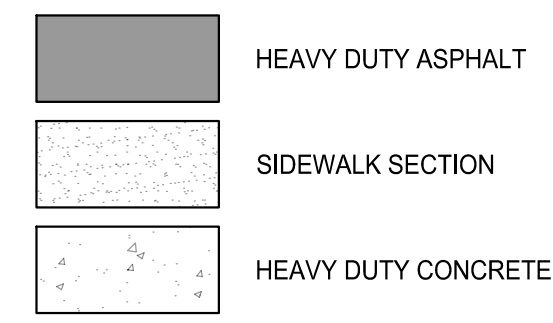
1. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

DESIGN STANDARDS:

- A. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- C. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- D. A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.



PAVING LEGEND



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

PRELIMINARY SP PLANS FOR:
2ND & MONROE

1231 2ND AVE N
NASHVILLE, DAVIDSON COUNTY, 1231 2ND AVE N 37208

DR	DATE	DESCRIPTION
C/L	06/10/2020	PRELIMINARY SP SUBMITTAL
C/L	06/29/2020	PRELIMINARY SP RESUBMITTAL

SITE LAYOUT PLAN

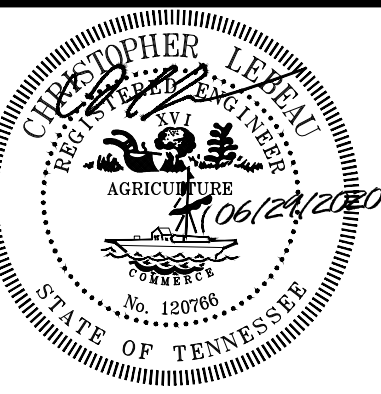
SP1



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PRELIMINARY SP PLANS FOR:
2ND & MONROE
1231 2ND AVE N
NASHVILLE, DAVIDSON COUNTY, 1231 2ND AVE N 37208

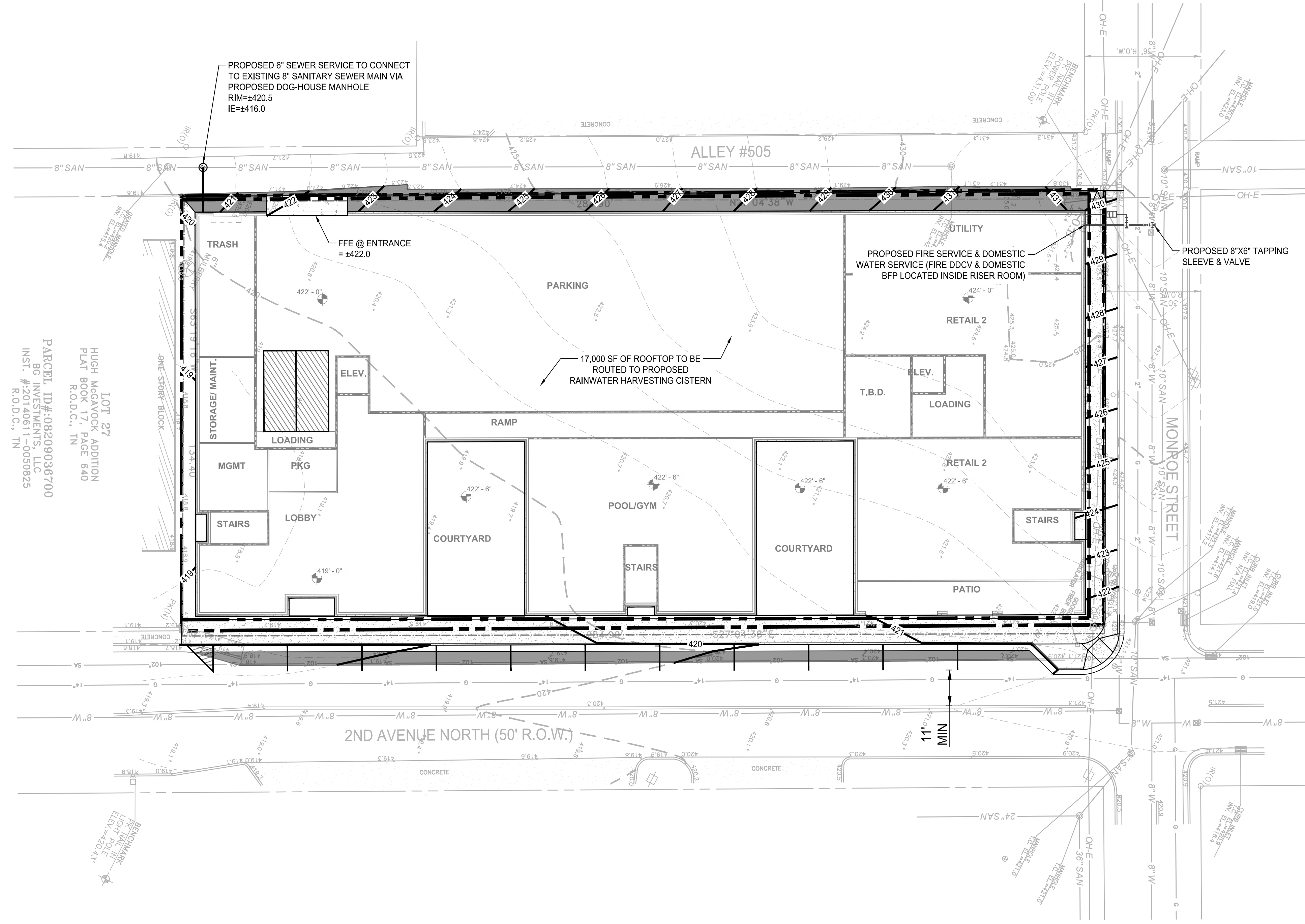
DR	DATE	DESCRIPTION
C/L	06/10/2020	PRELIMINARY SP SUBMITTAL
C/L	06/29/2020	PRELIMINARY SP RESUBMITTAL

SITE GRADING & UTILITY PLAN

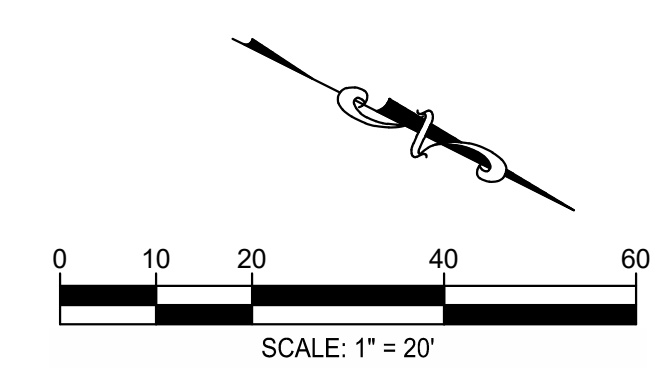
SP2

1016-15 2ND & MONROE

CSEP NOTE:
ADDITIONAL ON-SITE / OFF-SITE REQUIREMENTS WILL BE REQUIRED AS THIS PROPERTY LIES WITHIN THE COMBINED SEWER SYSTEM.



LOT 27
HUGH MCGAVOCK ADDITION
PLAN BOOK 7, PAGE 640
R.O.D.C., TN
PARCEL ID#:0820909367700
BG INVESTMENTS, LLC
INST. #20140611-0050825
R.O.D.C., TN



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

Monday, June 29, 2020 11:01 AM
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