



Know what's below.
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PRELIMINARY SP PLANS FOR:
1202 MCGAVOCK PK & 1201 KELLER AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216
PARCELS: 072064K90000CO & 07206037200
CASE NO. 2024SP-030-001

OWNER
ALI SHAHOSSEINI
1707 STILLWATER CIR
BRENTWOOD, TENNESSEE 37027

CONTACT: ALI SHAHOSSEINI
615-482-0939

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

CONTACT: JAY FULMER
615-345-3770

LAND SURVEYOR
JAMES L. TERRY
2812 BRANWOOD DRIVE
NASHVILLE, TENNESSEE 37214

CONTACT: JAMES L. TERRY
615-405-7525

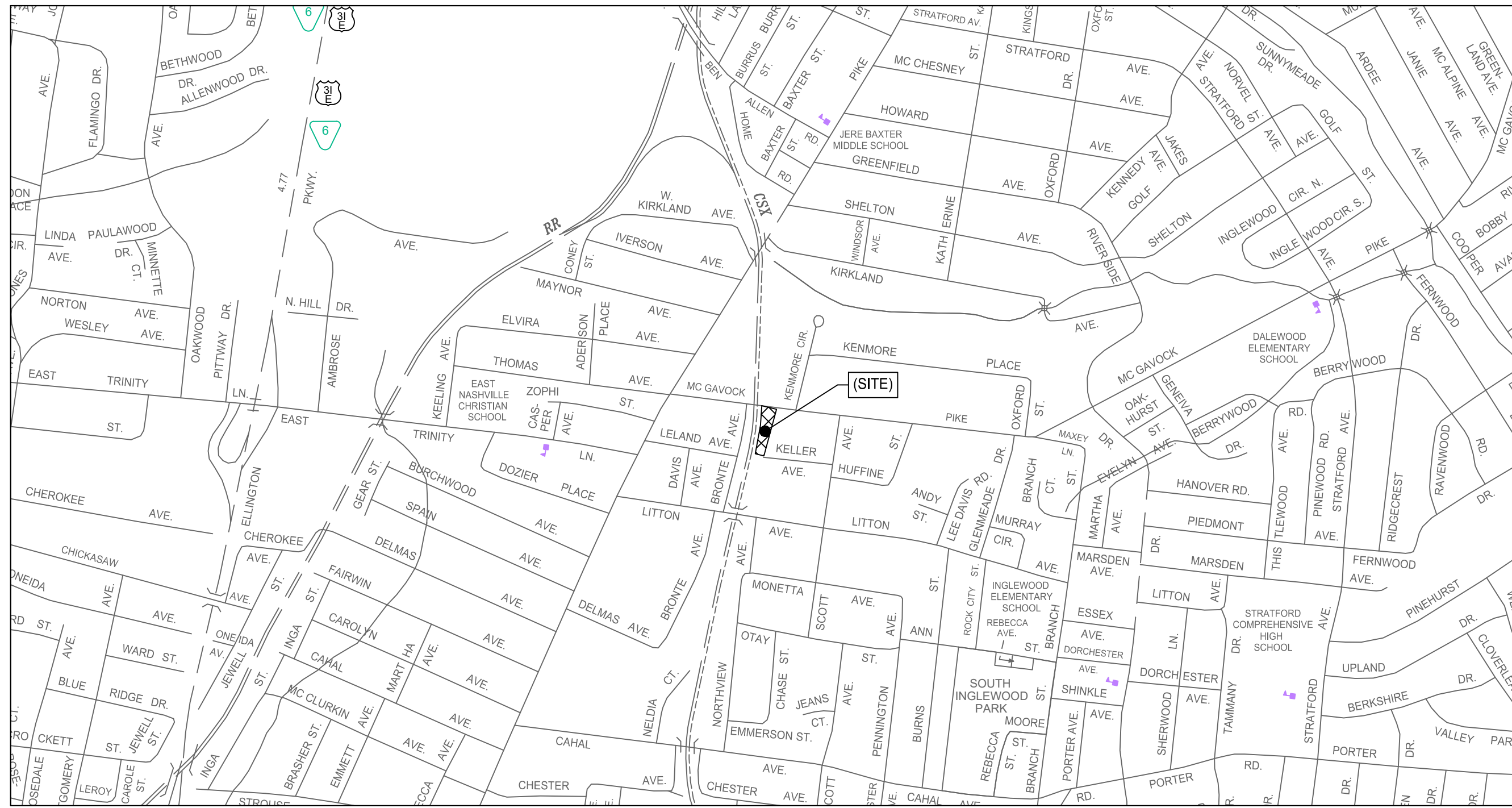
ARCHITECT
JENNER DESIGN
2610 WESTWOOD DRIVE
NASHVILLE, TENNESSEE 37204

CONTACT: WILL JENNER
615-268-9887

LANDSCAPE ARCHITECT
HEIBERT & BALL, LAND DESIGN
1894 GENERAL GEORGE PATTON DRIVE, SUITE 400
NASHVILLE, TENNESSEE 37067

CONTACT: CONNOR BALL
615-376-2421

COUNCIL DISTRICT#: 07 - EMILY BENEDICT
FEMA MAP #: 47037C0253H
(04/08/2024)



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
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C1.0	SITE LAYOUT PLAN
C1.1	FCC PLAN
C2.0	SITE GRADING, DRAINAGE, & UTILITY PLAN
C3.0	SITE DETAILS
L1.0	LANDSCAPE PLAN
---	TOWNHOME ELEVATIONS

FULMER LUCAS

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

NOT FOR
CONSTRUCTION
10.11.24

SITE DEVELOPMENT PLANS FOR:
**1202 MCGAVOCK PK
& 1201 KELLER AVE**
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216

SR.	DATE	DESCRIPTION
JRH	06/25/2024	PRELIMINARY SP SUBMITTAL
JRH	07/25/2024	PRELIMINARY SP RESUBMITTAL
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JRH	09/19/2024	PRELIMINARY SP RESUBMITTAL

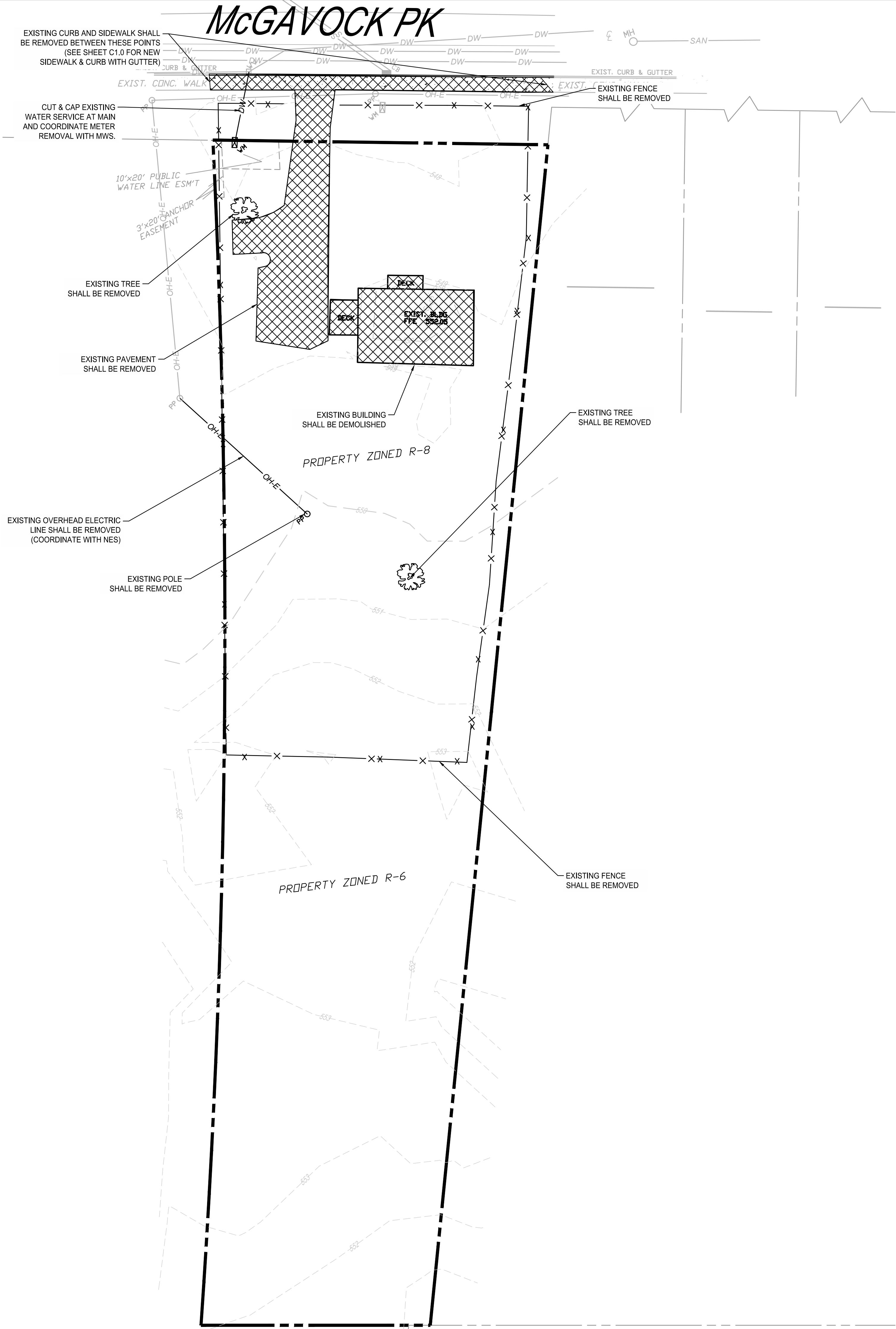
COVER SHEET

C0.0

SURVEY INFO
PROVIDED BY: ENTER SURVEYOR NAME
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



Know what's below.
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GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

LEGEND

- IRON ROD (OLD)
- ◆ BENCHMARK
- CATCH BASIN
- ⛑ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ EXISTING TREE
- ⊗ WATER VALVE
- WM WATER METER
- IRON ROD (NEW)
- ⊕ UTILITY POLE

MAP REFERENCE:

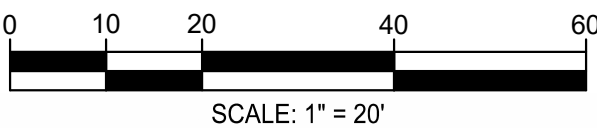
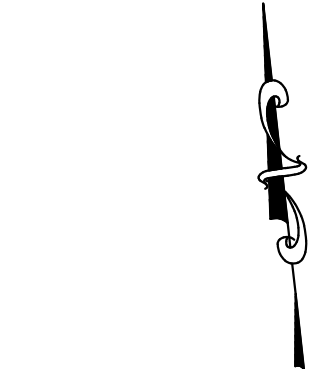
PARCEL ID FOR SUBJECT PROPERTY IS 082064K90000CO & 07206037200 ON ##### COUNTY PROPERTY MAP.



LIMITS OF DEMOLITION

UTILITY REMOVAL NOTE:

COORDINATE REMOVAL OF EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY.



SURVEY INFO
PROVIDED BY: ENTER SURVEYOR NAME
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

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INFO@FULMERLUCAS.COM - (615) 345-3770

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10.11.24

SITE DEVELOPMENT PLANS FOR:
**1202 MCGAVOCK PK
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NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216

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JRH	09/19/2024	PRELIMINARY SP RESUBMITTAL

EXISTING
CONDITIONS & SITE
DEMOLITION PLAN

C0.1



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DEVELOPMENT SUMMARY:

SP NAME: 1202 MCGAVOCK SP
CASE NUMBER: 2024SP-030-001
PLAN DATE: 08/26/24
COUNCIL DISTRICT: 07 - EMILY BENEDICT
OWNER INFO: ALI SHAHOSSEINI
ADDRESS: 1707 STILLWATER CIR
BRENTWOOD, TN 37027
CONTACT: PATRICK NAPIER
PHONE: 615-969-3700
EMAIL: PATRICK@FULMERLUCAS.COM
FEMA FIRM MAP: ZONE X ON 47037C0253H (04/08/2024)
ENGINEER: JOSH HUTCHESON
COMPANY: FULMER LUCAS ENGINEERING
ADDRESS: 2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215
(615) 477-9440
EMAIL: JOSH@FULMERLUCAS.COM

SITE DATA:

PARCEL ID: 072064K90000CO, 07206037200
COMMUNITY PLAN: 05 - EAST NASHVILLE
EX LAND USE POLICY: T4 - URBAN NEIGHBORHOOD MAINTENANCE
EXISTING ZONING: R8 - ONE AND TWO FAMILY RESIDENTIAL - UZO - URBAN ZONING OVERLAY
PROPOSED ZONING: SP
FALLBACK ZONING: RM9-A
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY
ACREAGE: 0.86 ACRES (±37,461 SF)
LOTS: 2 EXISTING / 1 PROPOSED
DENSITY: 9.3 UNITS/AC
MAX # OF UNITS: 8 MULTI-FAMILY UNITS
NUMBER OF BEDROOMS: 24 BEDROOMS
FAR: 0.60 MAX. / 0.58 PROPOSED
HEIGHT: 3 STORIES IN 35' (MAX. HEIGHT) - MEASURED FROM THE AVERAGE FINISHED GRADE TO THE TOP OF ROOF LINE. PARAPETS MAY EXTEND 3' ABOVE TOP OF THE ROOFLINE.
ISR: 0.70 MAX. / 0.61 PROPOSED
OPEN SPACE: ±16,511 SF
SETBACKS: 40' MINIMUM FRONT SETBACK - MEASURED FROM THE EDGE OF PUBLIC RIGHT OF WAY
10' SIDE SETBACK
20' REAR SETBACK
PARKING REQUIRED: 16 SPACES
PARKING PROVIDED: 2 GARAGE SPACES PER UNIT + 5 SHARED PARKING SPACES = 21 SPACES
DEVELOPMENT PHASES: ONE

WASTE DISPOSAL NOTE:

- WASTE DISPOSAL WILL BE BY ROLLAWAY CART THROUGH PRIVATE HAULER.

LANDSCAPING NOTE:

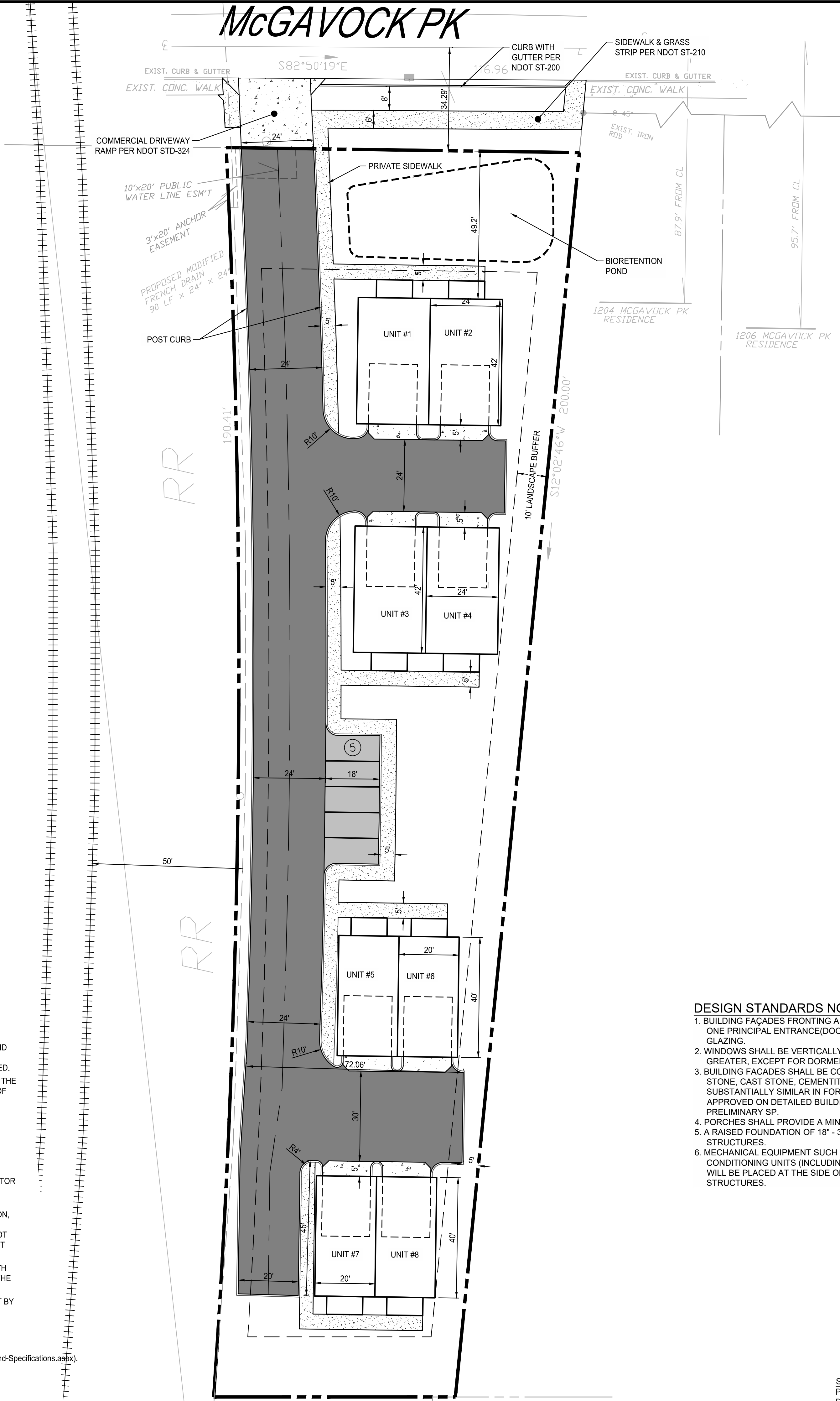
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

PUBLIC SIDEWALK NOTE:

- THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALK, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY 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 ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.

NOTES:

- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
- IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- SURPLUS MATERIAL, NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
- FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
- CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
- BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
- PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
- ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (<http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx>).
- ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
- ALL CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.



SP NOTES:

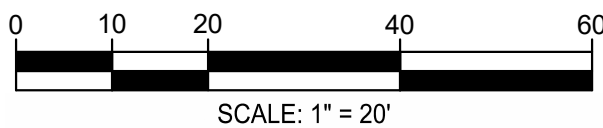
- THE PURPOSE OF THIS SP IS TO PERMIT 8 MULTIFAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL OWNER OCCUPIED AND SHORT TERM RENTAL NOT OWNER OCCUPIED ARE PROHIBITED.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "RM-15" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS WITH SUBMITTAL OF FINAL SP.
- 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).
- WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
- 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 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.
- 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.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- 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" RCP).
- PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS Ln - LINDELL-URBAN LAND COMPLEX(HYDROLOGIC SOIL GROUP C), SLOPES FROM 0-3%.
- 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.
- ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.

DESIGN STANDARDS NOTE:

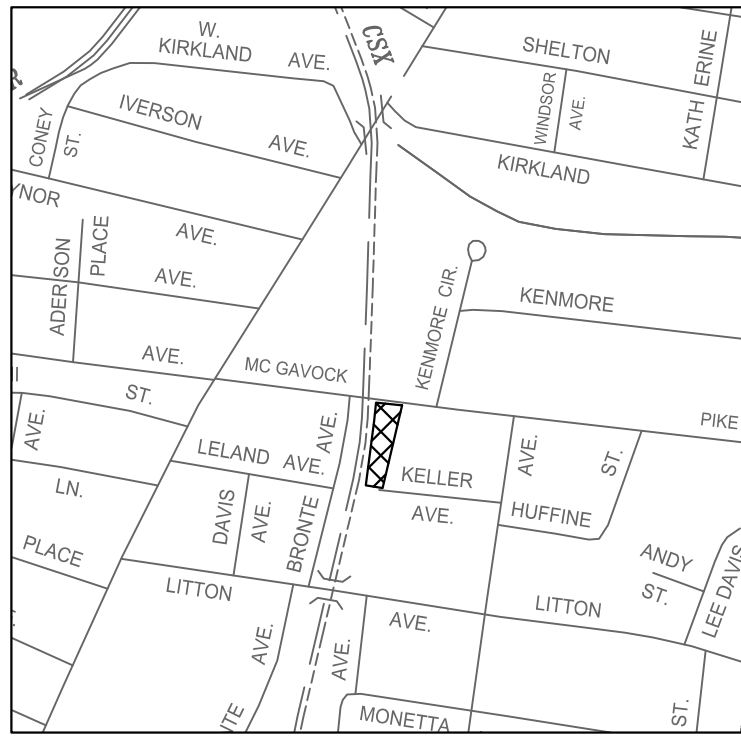
- BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE(DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- BUILDING FAÇADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- MECHANICAL EQUIPMENT SUCH AS HEATING, VENTILATION AND AIR CONDITIONING UNITS (INCLUDING COMPRESSORS AND CONDENSERS) WILL BE PLACED AT THE SIDE OR REAR OF THE PROPOSED STRUCTURES.

PAVING LEGEND

	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	SIDEWALK SECTION
	HEAVY DUTY CONCRETE



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PROVIDED BY: ENTER SURVEYOR NAME
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VICINITY MAP
SCALE: 1"=1000'

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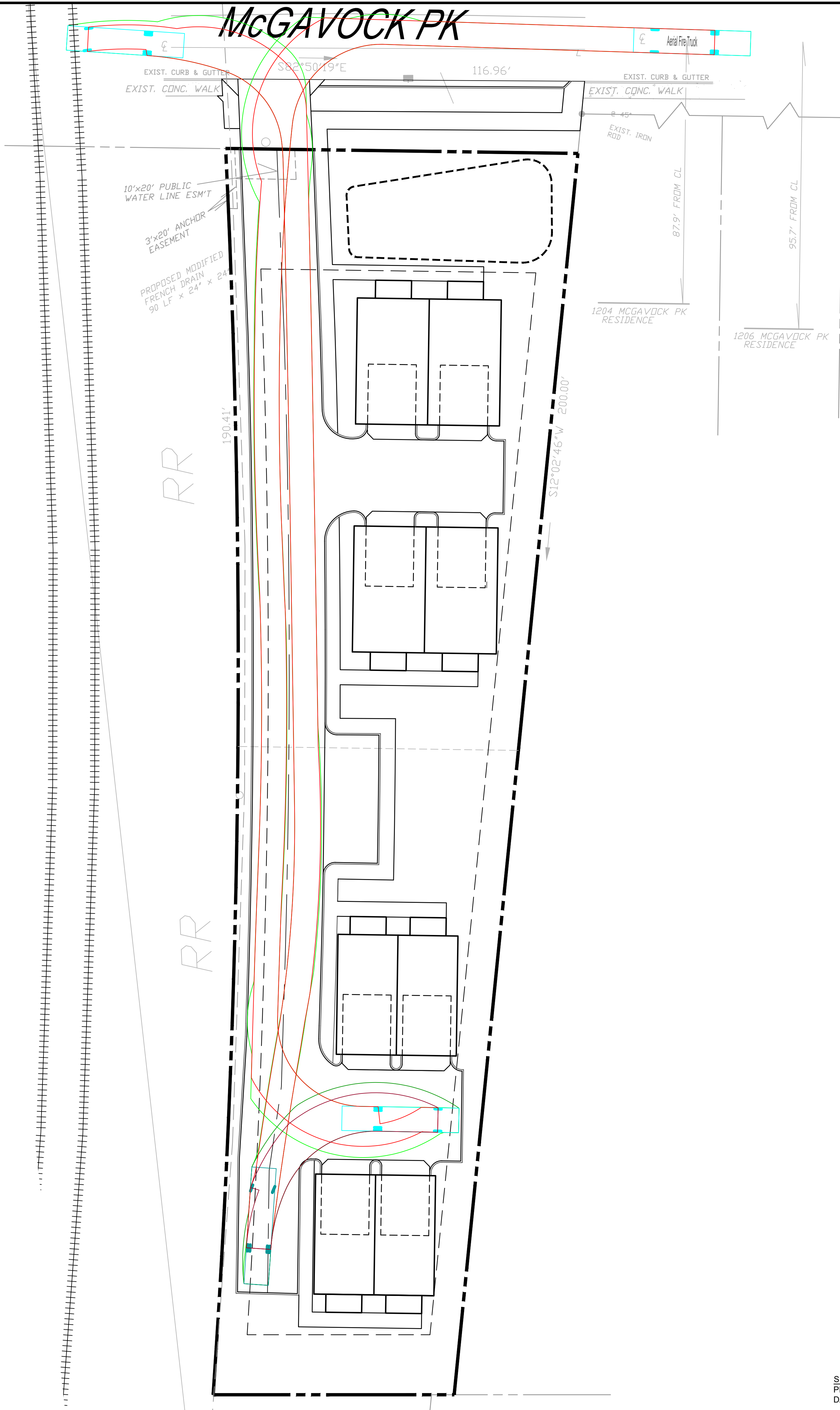
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CONCEPTUAL
SITE LAYOUT
PLAN

C1.0

Friday, October 11, 2025
12:03 PM
C:\Users\jlu\OneDrive\Documents\1202 McGavock PK & 1201 Keller Ave\1202_Cad\Drawings\1202_Plan.dwg



SURVEY INFO
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- LEGEND**
- VEHICLE PATH
 - TIRES
 - VEHICLE BODY

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FCC PLAN

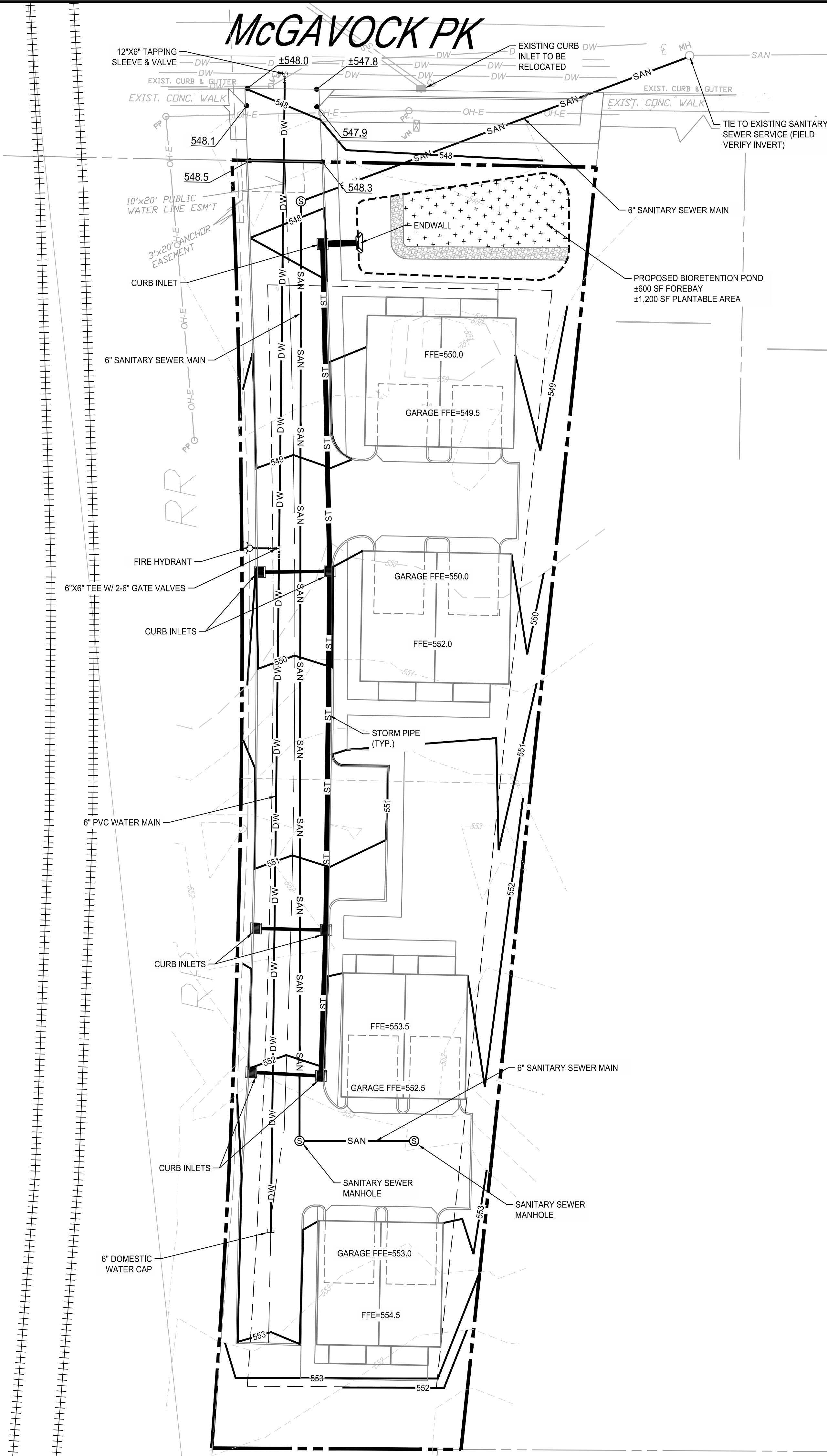
C1.1

1376-01_1202 MCGAVOCK PK & 1201 KELLER AVE



Know what's below.
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Friday, October 11, 2024
1202 McGavock PK & 1201 Keller Ave - Civil/Storm/1376-01_Site Grading Plan.dwg



GRADING PLAN NOTES:

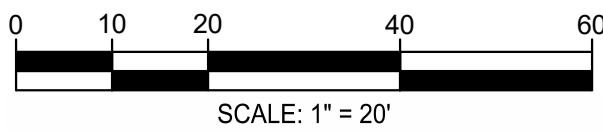
- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE 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 TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
- 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.

GRADING/UTILITY DESIGN NOTE:

FULL STORM & UTILITY DESIGN SHALL REQUIRE ADDITIONAL SURVEY INFORMATION PRIOR TO CONSTRUCTION PLAN SET.

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)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- TOP OF CURB SPOT ELEVATION
- BOTTOM OF CURB SPOT ELEVATION
- RETAINING WALL
- TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL



SURVEY INFO
PROVIDED BY: ENTER SURVEYOR NAME
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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10.11.24

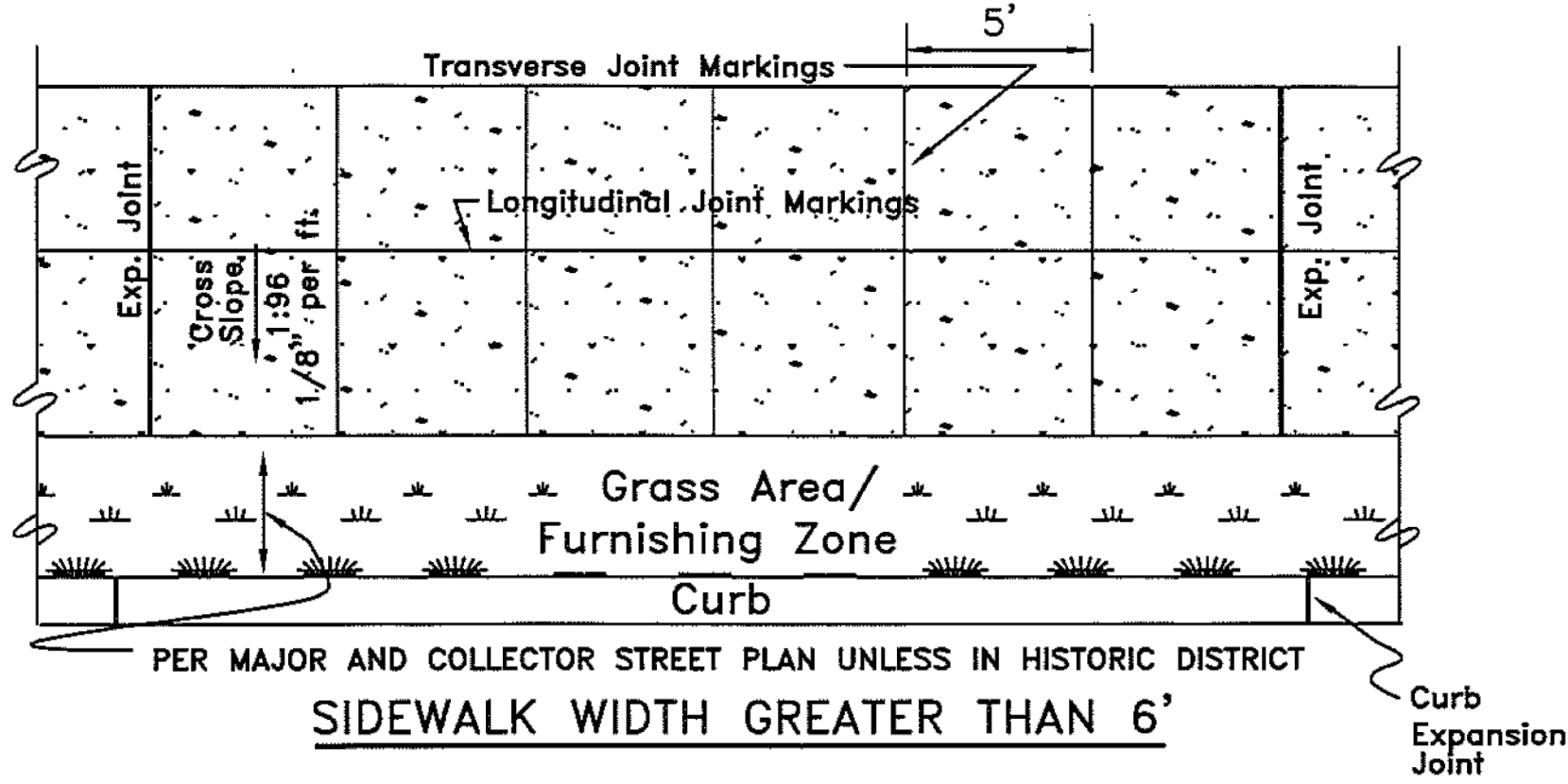
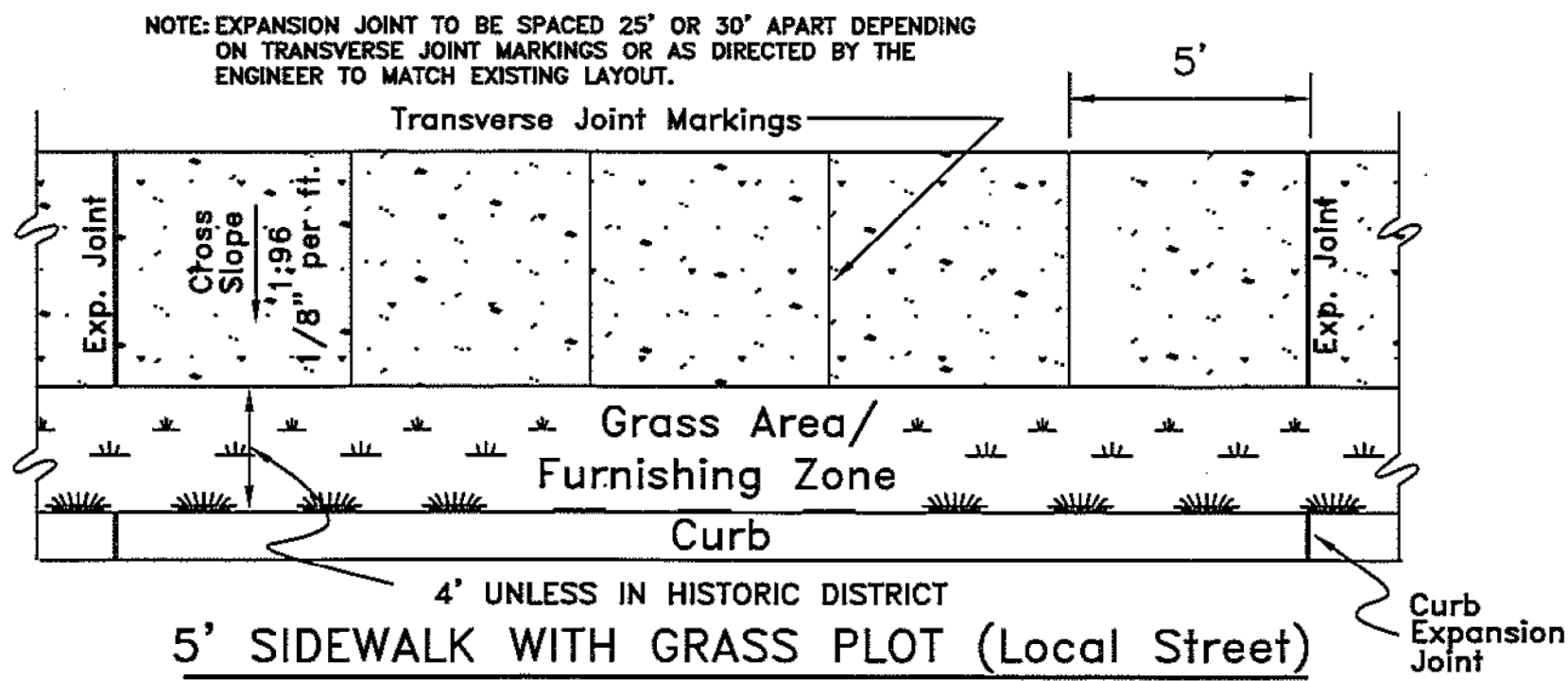
SITE DEVELOPMENT PLANS FOR:
**1202 MCGAVOCK PK
& 1201 KELLER AVE**
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37216

SR.	DATE	DESCRIPTION
JRH	06/25/2024	PRELIMINARY SP SUBMITTAL
JRH	07/25/2024	PRELIMINARY SP RESUBMITTAL
JRH	08/04/2024	PRELIMINARY SP RESUBMITTAL
JRH	09/19/2024	PRELIMINARY SP RESUBMITTAL

SITE GRADING,
DRAINAGE, &
UTILITY PLAN

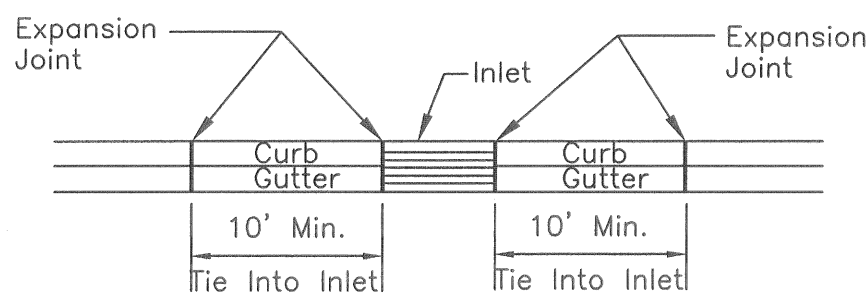
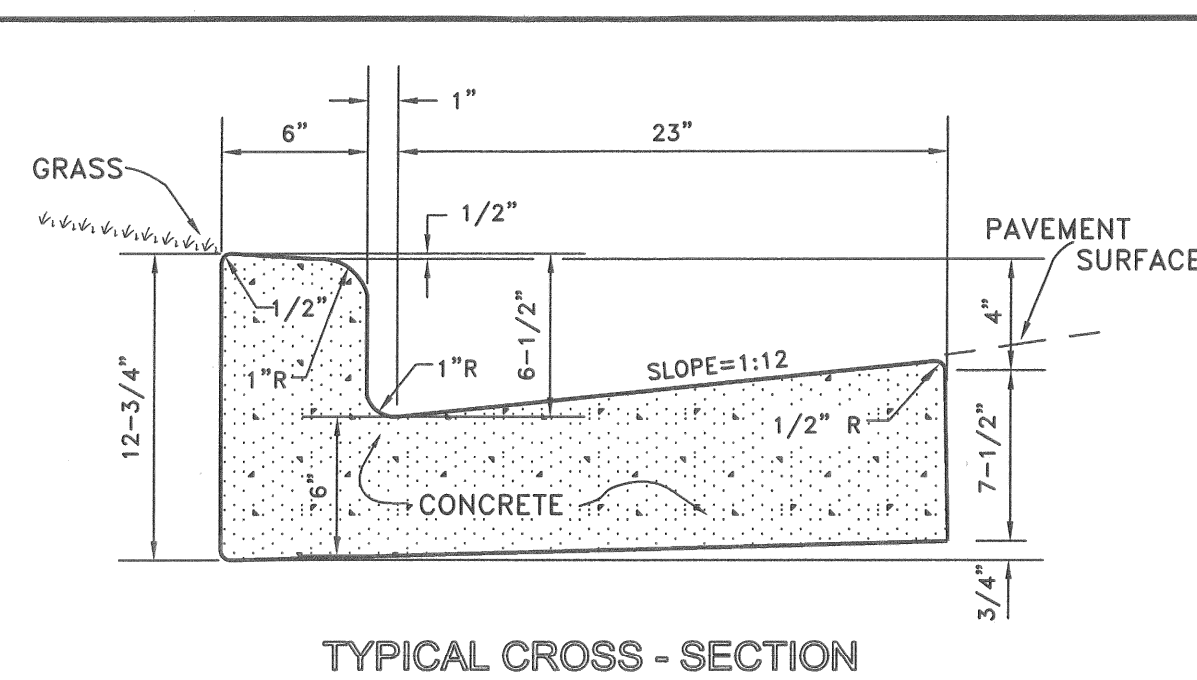
C2.0

1376-01_1202 McGAVOCK PK & 1201 KELLER AVE



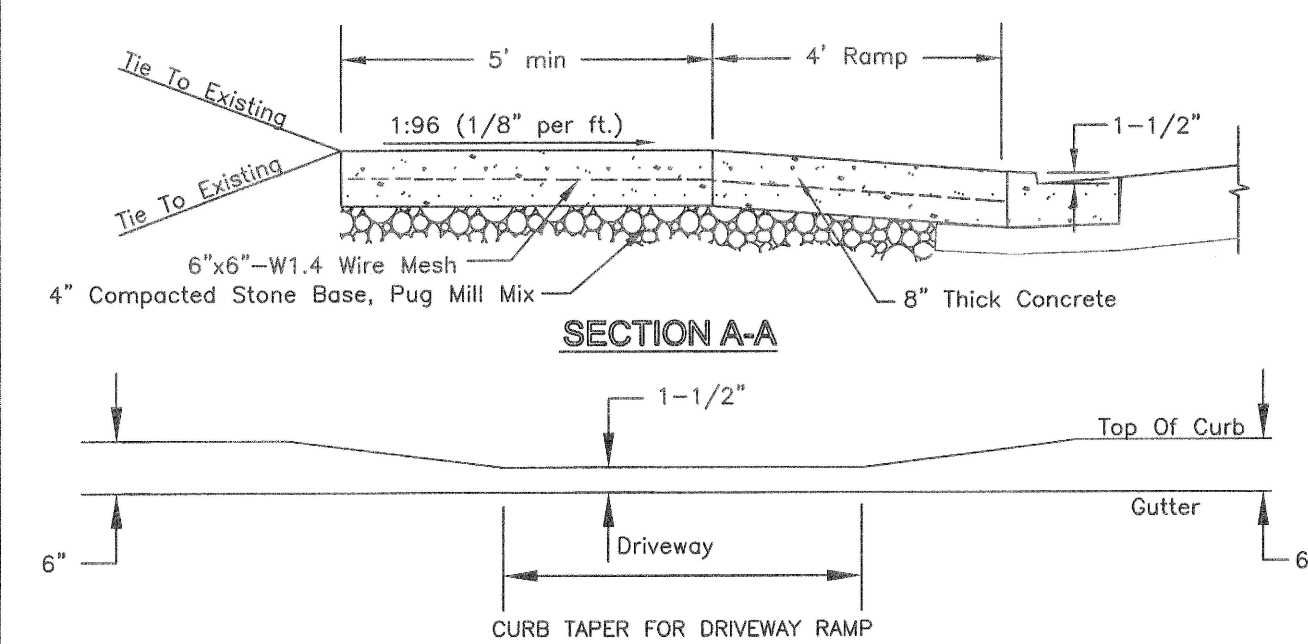
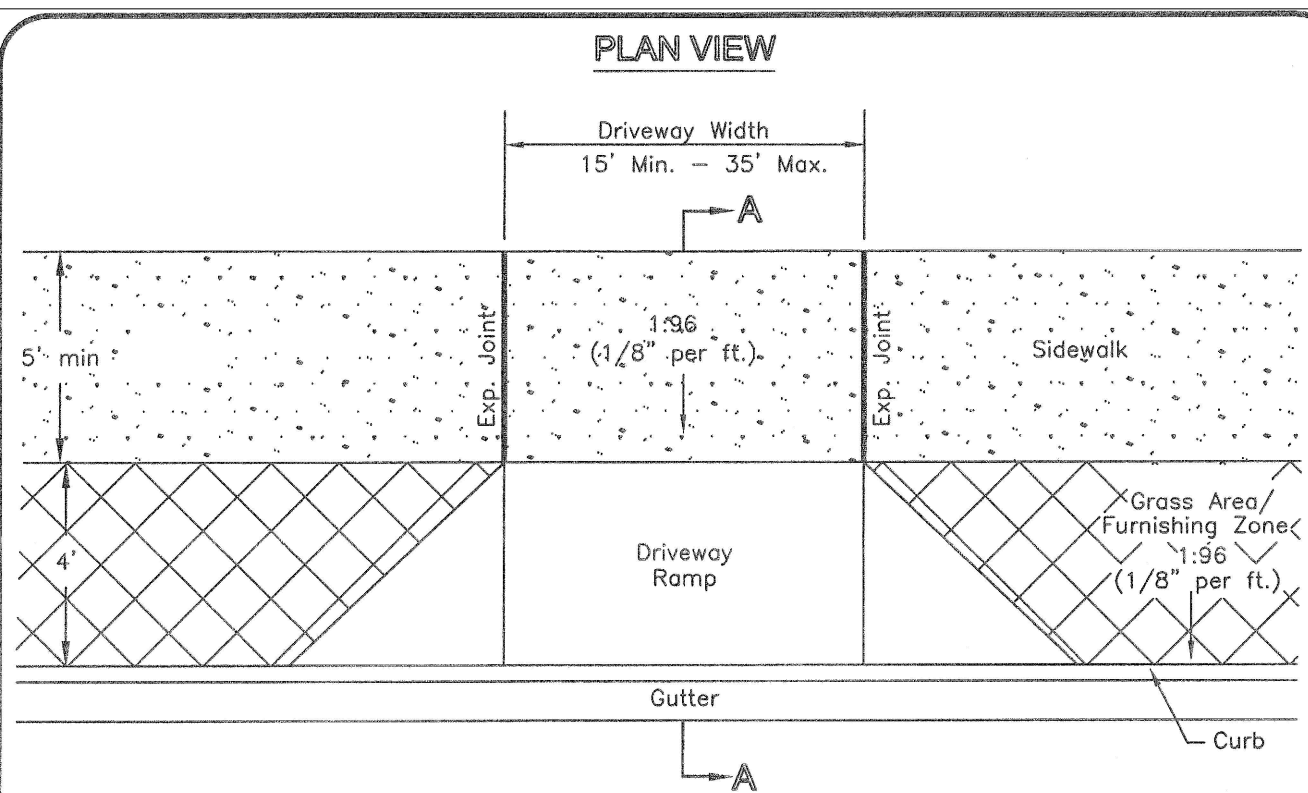
- GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
 2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
 3. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
 4. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
 5. IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
 6. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
 7. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
 8. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.
- NTS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: <i>D. J. J.</i>	DATE: 9/12/17	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04 REVISED: 09/11/17



- GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
 2. Expansion joints will also be required at tangent points, ramps, and inlets.
 3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
 4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
 5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.
- NOT TO SCALE

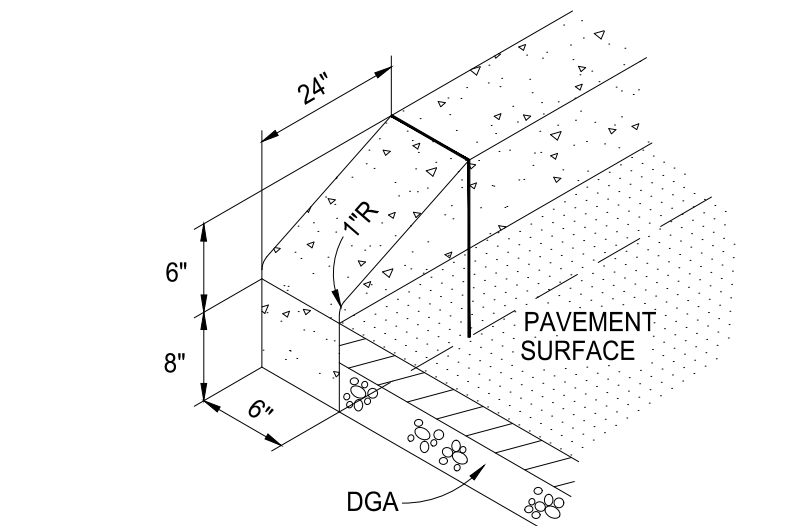
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/21/00 REVISED: 05/02/03



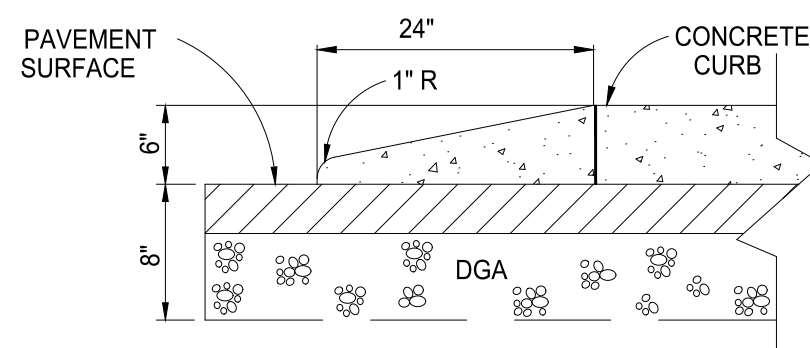
- NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03

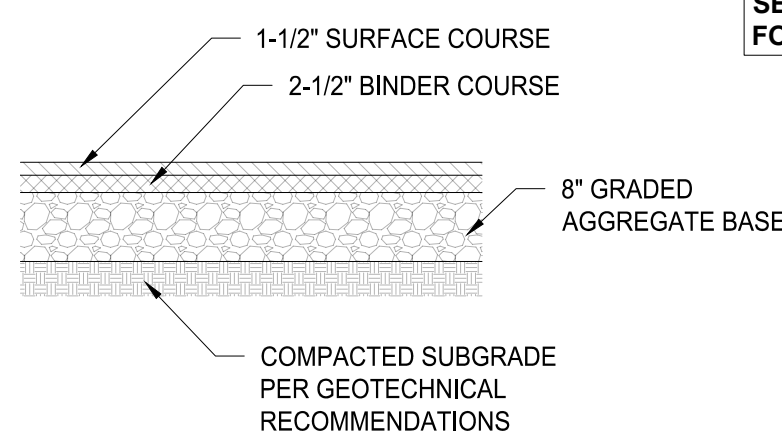
DRIVEWAY RAMP
N.T.S.



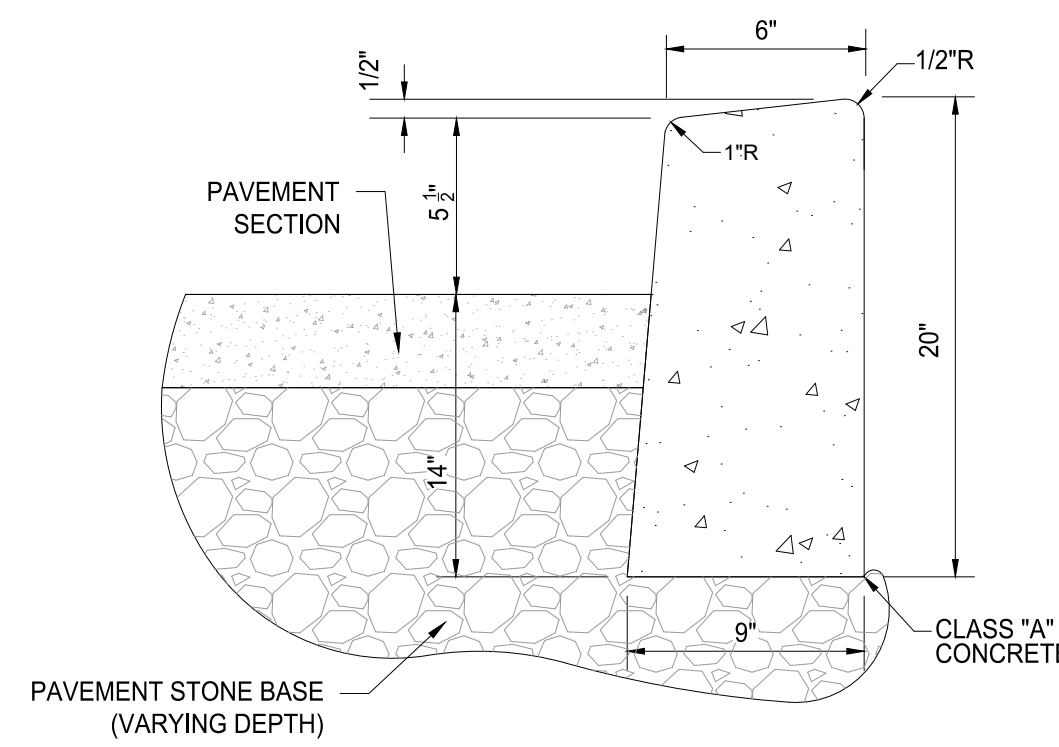
CURB TAPER
N.T.S.



LIGHT DUTY ASPHALT PAVEMENT SECTION
N.T.S.

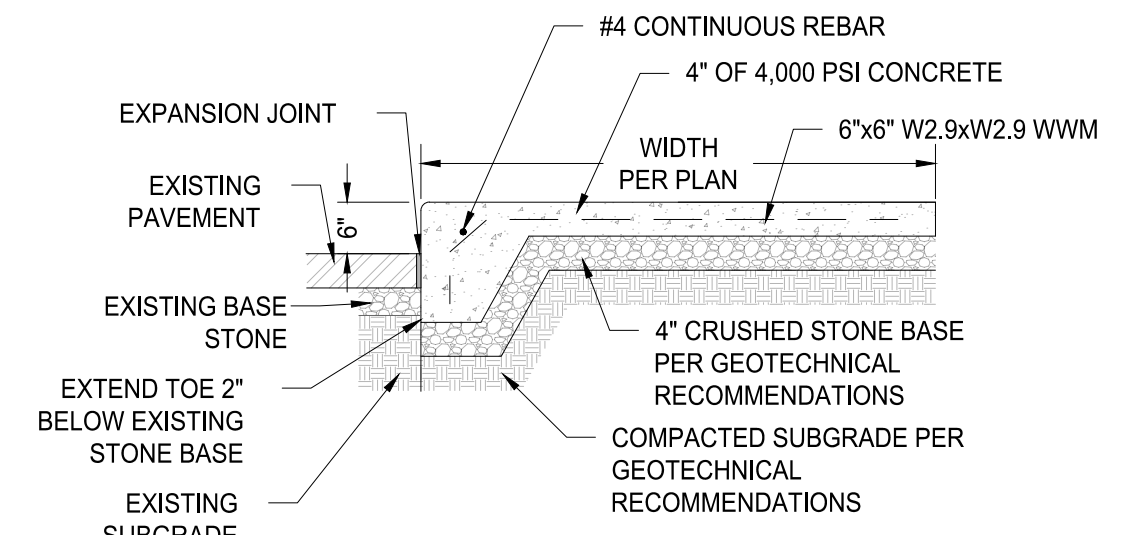
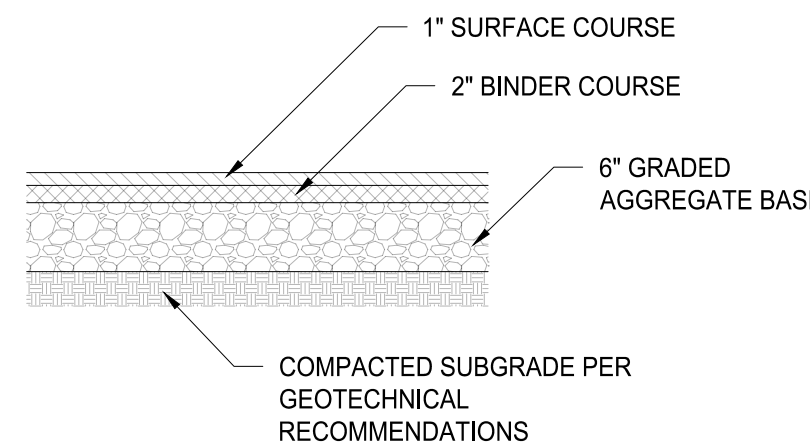


HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



6" POST CURB
N.T.S.

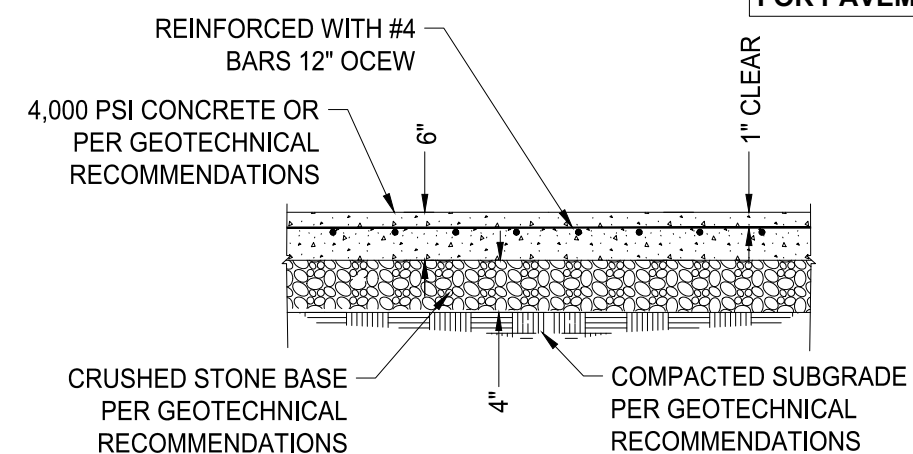
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



INTEGRAL CONCRETE CURB AND WALK
N.T.S.

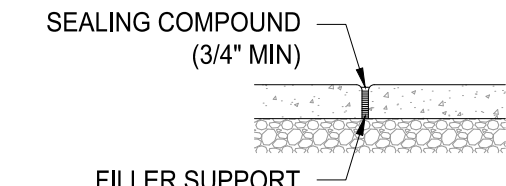
NOTE: EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



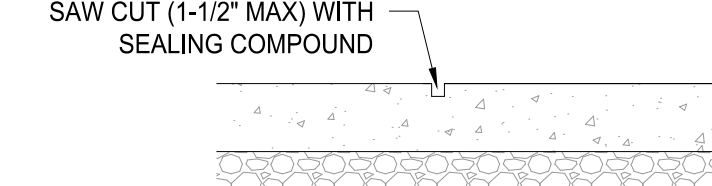
HEAVY DUTY CONCRETE SECTION
N.T.S.

NOTE: 30" MAXIMUM SPACING.

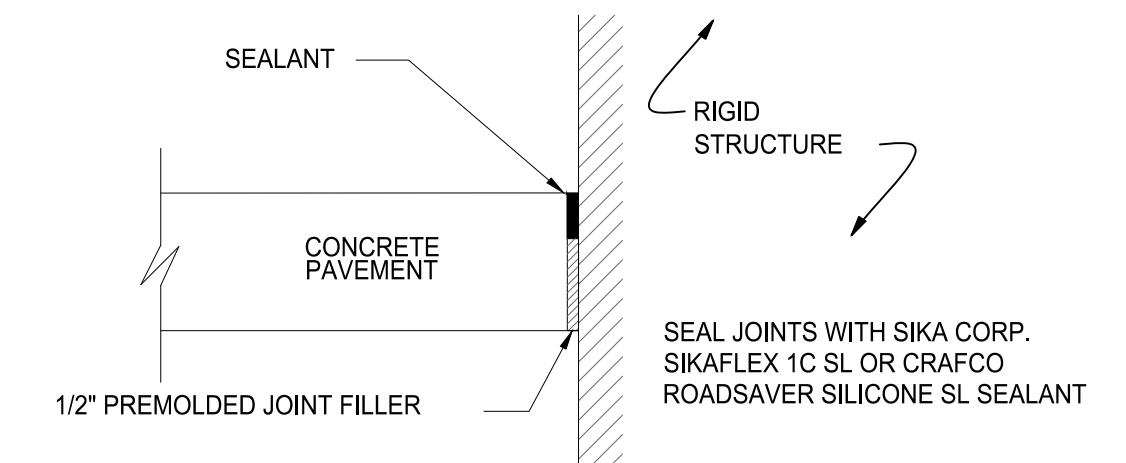


EXPANSION JOINT
N.T.S.

NOTE: REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS.



CONTROL JOINT
N.T.S.



NOTE: PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

ISOLATION JOINT
N.T.S.

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SR.	DATE	DESCRIPTION
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JRH	09/19/2024	PRELIMINARY SP RESUBMITTAL

SITE DETAILS

C3.0

● T.O. ROOF STRUCTURE
31' - 0"

● T.O. 3RD LVL PLATE
30' - 0"

● T.O. 3RD LVL SUB-FLOOR
21' - 0"

● T.O. 2ND LVL PLATE
19' - 6"

● T.O. 2ND LVL SUB-FLOOR
10' - 6"

● T.O. BALCONY
10' - 2"

● T.O. 1ST LVL PLATE
9' - 0"

● T.O. 1ST LVL SLAB
0"

● T.O. PORCH
-4"

BRICK SOLDIER COURSE

HARDIE PANEL SIDING

BRICK VENEER

WOOD RAILING

