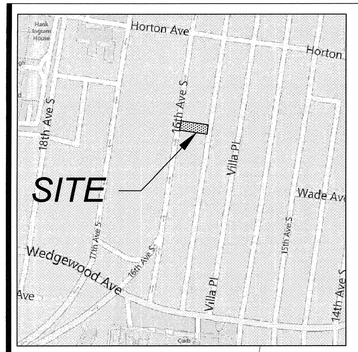


VICINITY MAP
NOT TO SCALE

8" WATER LINE PER METRO WATER MAP (NOT LOCATED)

ROCK-N-ROW EXPRESS, LLC.
TAX MAP 104-08 PARCEL 344

½" IRON ROD W/ CHERRY CAP

BM-1201
TAG BOLT #1240
EL:563.52

LANDSCAPE / WATER QUALITY

ROOF DRAIN

4" PLASTIC PIPE

ELECTRIC SERVICE LINE

EDGE OF PAVEMENT

#438 ALLEY

PK NAIL IN ASPHALT W/ CHERRY SHINER

DUMPSTER PAD

16TH AVENUE SOUTH
(70' R.O.W.)

BIKE LANE

VEHICLE PARKING LANE

CONCRETE PICNIC TABLE

TREADWAY PLACE, LLC.
TAX MAP 104-08 PARCEL 412

TOTAL AREA:
9391 SQFT (+/-)
0.22 ACRES (+/-)

DEDICATE 1.5' ADDITIONAL RIGHT-OF-WAY CONSISTENT WITH THE MAJOR AND COLLECTOR STREET PLAN (MCSP)

GPS-500
N:658331.105
E:1734099.074
EL:563.66

HEDGE

DEDICATE 2.5' ADDITIONAL RIGHT-OF-WAY

WOOD FENCE

WATER QUALITY / DETENTION

⅝" IRON ROD NEW W/YELLOW GRESHAM SMITH CAP

POINT OF BEGINNING
CONC. MONUMENT
EXISTING

EDGE OF PAVEMENT

RAILROAD TIES

CONCRETE PAD

O.I.C. LITTLE 16
CONDOMINIUMS
TAX MAP 104-08 PARCEL K01300C0

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ALLOW THE OWNER TO DEVELOP THIS PROPERTY WITH SLIGHT VARIATIONS TO THE REQUIREMENTS OF THE BASE ZONING. THE FAR AND ISR WOULD INCREASE SLIGHTLY OVER THE MAX ALLOWED BY THE BASE ZONING. THE REAR SETBACK WOULD BE REDUCED FROM THE MINIMUM OF THE BASE ZONING BUT WOULD BE INLINE WITH THE EXISTING BUILDINGS ON EITHER SIDE.
2. SITE GRADING TO BE MINIMIZED. DETAILS WILL BE PROVIDED ON FINAL SP PLAN.
3. LANDSCAPE PLAN WILL MEET WITH PROVISIONS OF THE ZONING ORDINANCE WITH ONE EXCEPTION. THE PARKING AREA BELOW THE BUILDING WILL NOT HAVE THE MINIMUM 2.5' PERIMETER LANDSCAPE STRIP DUE TO PARKING GEOMETRIC REQUIREMENTS.
4. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECTED TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE OR20-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

PUBLIC WORKS NOTES:

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. SOLID WASTE AND RECYCLING WILL BE PROVIDED BY CODE REQUIREMENTS. DETAILS WILL BE INCLUDED IN THE FINAL SP PLAN.

STORMWATER NOTES:

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THIS DRAWING IS FOR ILLISTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

LEGEND

- NEW BUILDING
- RETAINING WALL
- CONCRETE PAVED PARKING UNDER BUILDING
- CONCRETE PAVEMENT

DEVELOPMENT SUMMARY:

COUNCIL DISTRICT #: COUNCIL WOMAN:	17 SANDRA MOORE
OWNER OF RECORD:	COVENT PLACE PARTNERS, LLC 3201 TREVOR STREET, SUITE 200 NASHVILLE, TN 37209 CONTACT: McCLAIN TOWERY PHONE: 615-870-8171
ADJACENT PROPERTY OWNERS:	PARCEL#: 10408034400 ROCK-N-ROW EXPRESS, LLC PARCEL#: 104080K01300CO O.I.C. LITTLE 16 CONDOMINIUMS
SP NAME:	1518 16TH AVENUE SOUTH
SP#:	2015SP-035-001
CLUSTER:	N/A
PLAN PREPARATION DATE:	2/11/2015
DRAWING SCALE:	1" = 10'
DESIGN PROFESSIONAL:	MATT LACKEY GRESHAM SMITH AND PARTNERS 511 UNION STREET, SUITE 1400 NASHVILLE, TN 37219 PHONE: 615-770-8524
FEMA FIRM MAP #:	47037C0218F
PROPOSED FAR:	1.10
PROPOSED ISR:	0.74
MAXIMUM HEIGHT AT SETBACK: MAXIMUM HEIGHT:	23' 43'
PARKING REQUIRED: PROPOSED:	 12 16

ZONING/ LAND USE NOTE:

ALL USES PERMITTED IN THE OR20 ZONING DISTRICT WITH THE EXCEPTION OF RESIDENTIAL SHALL BE PERMITTED IN THIS SP.

NORTH

10' 0 10' 20'
GRAPHIC SCALE

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jackson
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

TOWERY - 16TH AVENUE SOUTH

1518 16TH AVENUE SOUTH
NASHVILLE, TN 37212

PRELIMINARY SP SUBMITTAL

MATTHEW DAVID LACKEY
REGISTERED ENGINEER
No. 00111690
STATE OF TENNESSEE
4-13-2015

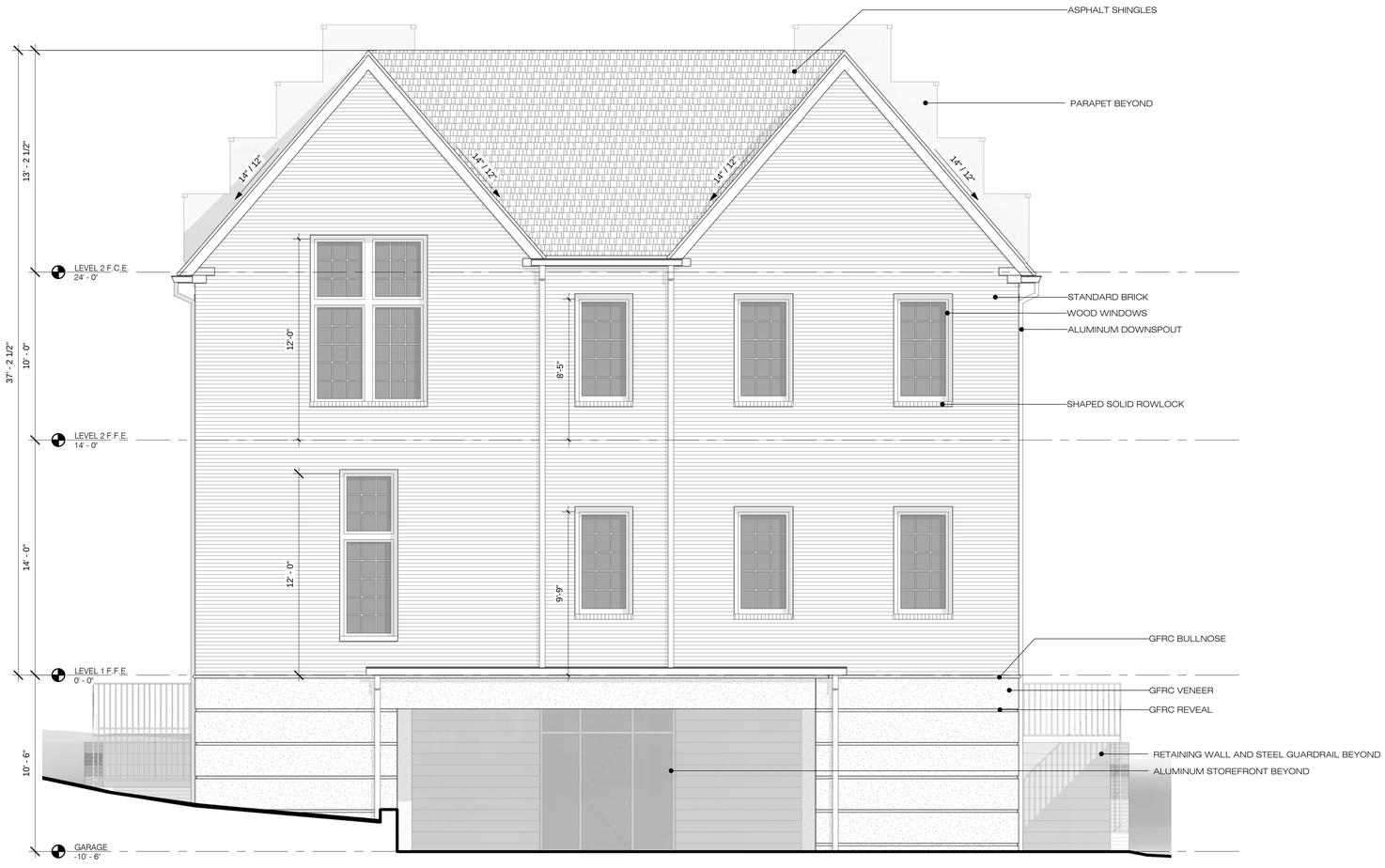
Revision		
No.	Date	Description

SITE LAYOUT PLAN

C200

CASE NO.: 2015SP-035-001
PROJECT: 40515.00
DATE: 04/13/2015

O:\40515\00\DWG\Sheets\40515_C200.dwg - Lackey, Matt - 4/13/2015 11:55:07 AM


ASPHALT SHINGLES
PARAPET BEYOND
14" / 12"
14" / 12"
14" / 12"
14" / 12"
13' - 2 1/2"
LEVEL 2 F.C.E.
24' - 0"
12'-0"
8'-5"
STANDARD BRICK
WOOD WINDOWS
ALUMINUM DOWNSPOUT
SHAPED SOLID ROWLOCK
37' - 2 1/2"
10' - 0"
LEVEL 2 F.F.E.
14' - 0"
14' - 0"
12' - 0"
9'-9"
GFRC BULLNOSE
LEVEL 1 F.F.E.
0' - 0"
GFRC VENEER
GFRC REVEAL
RETAINING WALL AND STEEL GUARDRAIL BEYOND
10' - 6"
ALUMINUM STOREFRONT BEYOND
GARAGE
-10' - 6"

37' - 2 1/2"
13' - 2 1/2"
10' - 0"
14' - 0"
10' - 6"
14" / 12"
14" / 12"
LEVEL 2 F.C.E
24' - 0"
LEVEL 2 F.F.E
14' - 0"
LEVEL 1 F.F.E
0' - 0"
GARAGE
-10' - 6"
8'-5"
9'-9"
ASPHALT SHINGLES
SHAPED SOLID ROWLOCK
STANDARD BRICK
ROOF BEYOND
STANDARD BRICK
WOOD WINDOWS
ALUMINUM DOWNSPOUT
SHAPED SOLID ROWLOCK
GAS LANTERN
GFRC LINTEL
GFRC LINTEL
GFRC BULLNOSE
GFRC VENEER
STEEL GUARDRAIL
GFRC REVEAL
STEEL GUARDRAIL
STANDARD BRICK

ROOF BEYOND
ASPHALT SHINGLES
14" / 12"
14" / 12"
13' - 2 1/2"
LEVEL 2 F.C.E.
24' - 0"
STANDARD BRICK
ALUMINUM DOWNSPOUT
WOOD WINDOWS
8'-5"
SHAPED SOLID ROWLOCK
10' - 0"
37' - 2 1/2"
LEVEL 2 F.F.E.
14' - 0"
GFRC LINTEL
14' - 0"
9'-9"
GFRC BULLNOSE
GFRC VENEER
GFRC REVEAL
LEVEL 1 F.F.E.
0' - 0"
STEEL GUARDRAIL
STANDARD BRICK
10' - 6"
GARAGE
-10' - 6"

ROOF BEYOND
SHAPED SOLID ROWLOCK
STANDARD BRICK
ASPHALT SHINGLES
GABLE VENT
14" / 12"
14" / 12"
14" / 12"
14" / 12"
GFRC LINTEL
WOOD SHUTTER AND SHUTTER DOG
WOOD WINDOWS
ALUMINUM DOWNSPOUT
SHAPED SOLID ROWLOCK
SHAPED SOLID ROWLOCK
GAS LANTERN
GFRC LINTEL
STEEL COLUMN - SEE STRUCTURAL
ALUMINUM STOREFRONT
STEEL GUARDRAIL
GFRC BULLNOSE
GFRC VENEER
GFRC REVEAL
?
STANDARD BRICK
LEVEL 2 F.C.E.
24' - 0"
LEVEL 2 F.F.E.
14' - 0"
LEVEL 1 F.F.E.
0' - 0"
37' - 2 1/2"
13' - 2 1/2"
10' - 0"
14' - 0"
5' - 4"
12'-0"
9'-1"
10'-0"