

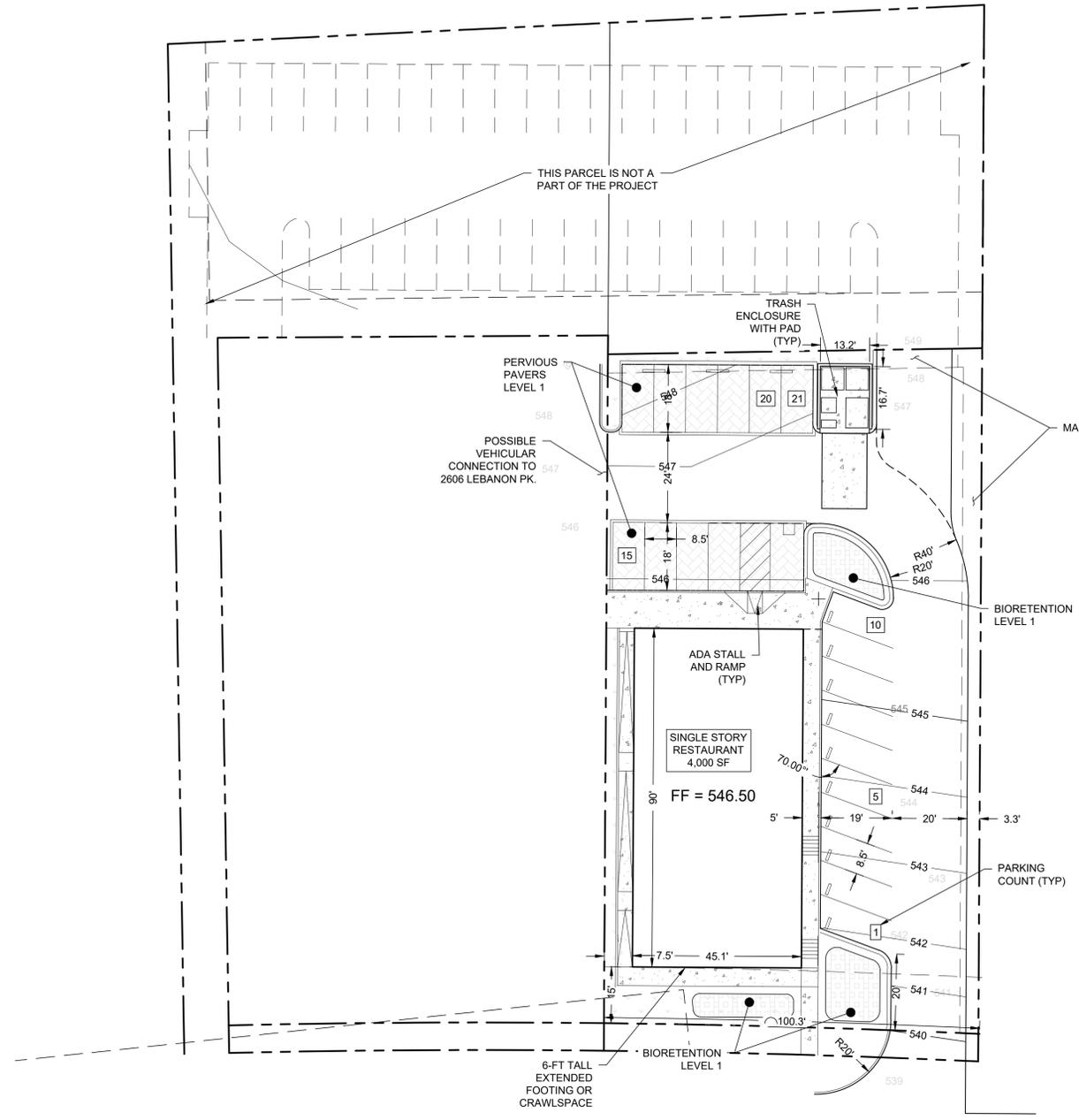
FLOOD PLAIN NOTE:
THE PROJECT LAYS WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA'S FLOOD INSURANCE RATE MAP 47037C0266H EFFECTIVE DATE APRIL 5, 2017.



0 20 40
SCALE 1" = 20'

- PROPOSED**
- BOUNDARY LINE
 - /// WATERWAY NATURAL AREA
 - AC PAVING
 - ▨ CONCRETE PAVING
 - DETENTION AREA
 - W — WATER LINE
 - ⊗ FIRE HYDRANT
 - SS — SANITARY SEWER LINE
 - GAS — GAS LINE

- ABBREVIATIONS:**
- AC ACRE
 - E EAST
 - EX EXISTING
 - FT FEET
 - LAT LATITUDE
 - LONG LONGITUDE
 - MBSL MAIN BUILDING SETBACK LINE
 - MIN MINIMUM
 - N NORTH
 - PUE PUBLIC UTILITY EASEMENT
 - S SOUTH
 - SF SQUARE FEET
 - (TYP) TYPICAL
 - W WEST



- PARKING ANALYSIS NOTES:**
- FOR FULL SERVICE RESTAURANTS IN AN URBAN ZONING OVERLAY, FIRST 1,000 SF EXEMPT; 1 SPACE PER 150 SF FOR FLOORSPACE IN EXCESS OF 1,000 SF.
- SITE PLAN NOTES:**
- ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
 - ALL STRIPING IN TDOT ROW SHALL BE THERMOPLASTIC.
 - ALL THREE PARCELS TO CONVEY AN EASEMENT FOR RECIPROCAL ACCESS AND PARKING.

DEVELOPMENT SUMMARY: 2608 LEBANON PIKE	
SITE AREA:	0.41± ACRES (17,950± SF)
PROPERTY ZONING:	CS W/ DDUDO SUBDISTRICT 2
EXISTING USE:	RESTAURANT (BUILDING RECENTLY DEMOLISHED)
PROPOSED USE:	RESTAURANT
BUILDING SQUARE FOOTAGE:	4,000
NEIGHBORING ZONING:	NORTH: DDUDO WEST: DDUDO EAST: DDUDO SOUTH: DDUDO
SETBACKS: FRONT SIDE REAR	0-52 FT (ARTERIAL STREET) 0 FT 5 FT
HEIGHT STANDARDS:	3 STORIES IN 45 FEET
PRE-DEVELOPMENT PERVIOUS AREA IMPERVIOUS AREA	0.02 AC ± 0.39 AC ±
POST-DEVELOPMENT PERVIOUS AREA IMPERVIOUS AREA	0.08 AC± 0.33 AC±
REQUIRED PARKING: PROVIDED PARKING:	4,000 SF - 1,000 SF = 3,000 SF 3,000 SF / 150 SF/SPACE = 20 20 SPACES, 1 ADA SPACE



REV.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

ISSUE DATE: 01/16/2025	PROJECT NUMBER: 224-0901
DESIGNED BY: FCG	DRAWN BY: FCG
CHECKED BY: FCG	

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CONCEPT SITE PLAN
FOR
2608 LEBANON PIKE
MAP 095-04, PARCEL 17.00
2608 LEBANON PIKE
NASHVILLE, TN

STAMP:

SHEET TITLE:
SITE PLAN

SHEET:
C-2.0