

MULTIMODAL ACCESS CLOSURE EXCEPTION APPLICATION FORM AND CHECKLIST

Submittal Date: 09/04/25 ☒ New Submittal ☐ Re-Submittal No: _____

Related Building Permit No: 2023038774

Project Name: The Jesse - Mixed Use

Street Name Location: 730 Main Street

Between: S. 7th Street And: 800 Main Street

Applicant Name: Duane Cuthbertson - Richland Building Partners

Address: 303 31st Avenue N. #105; Nashville, TN 37203

Phone: 615.924.9618 Fax: _____ Contact: _____

Email: duane@richlandbuildersllc.com

Project Description: Mixed Use - New Construction - 6.5 stories

Start Date: Spring 2025 End Date: Summer 2026 Project Length: 15 Months

Describe Type of Closure: Temporary alley closure / detour

Provide Reasons why Project cannot be completed without closures and what other options were considered (attach documents as needed): _____

Building Constructed close to property east property line. Redundant alley space will enable controlled access to site, specifically the entrance to the podium garage. It will also allow access to work on east facade of the building.

PROJECT INFORMATION CHECKLIST:

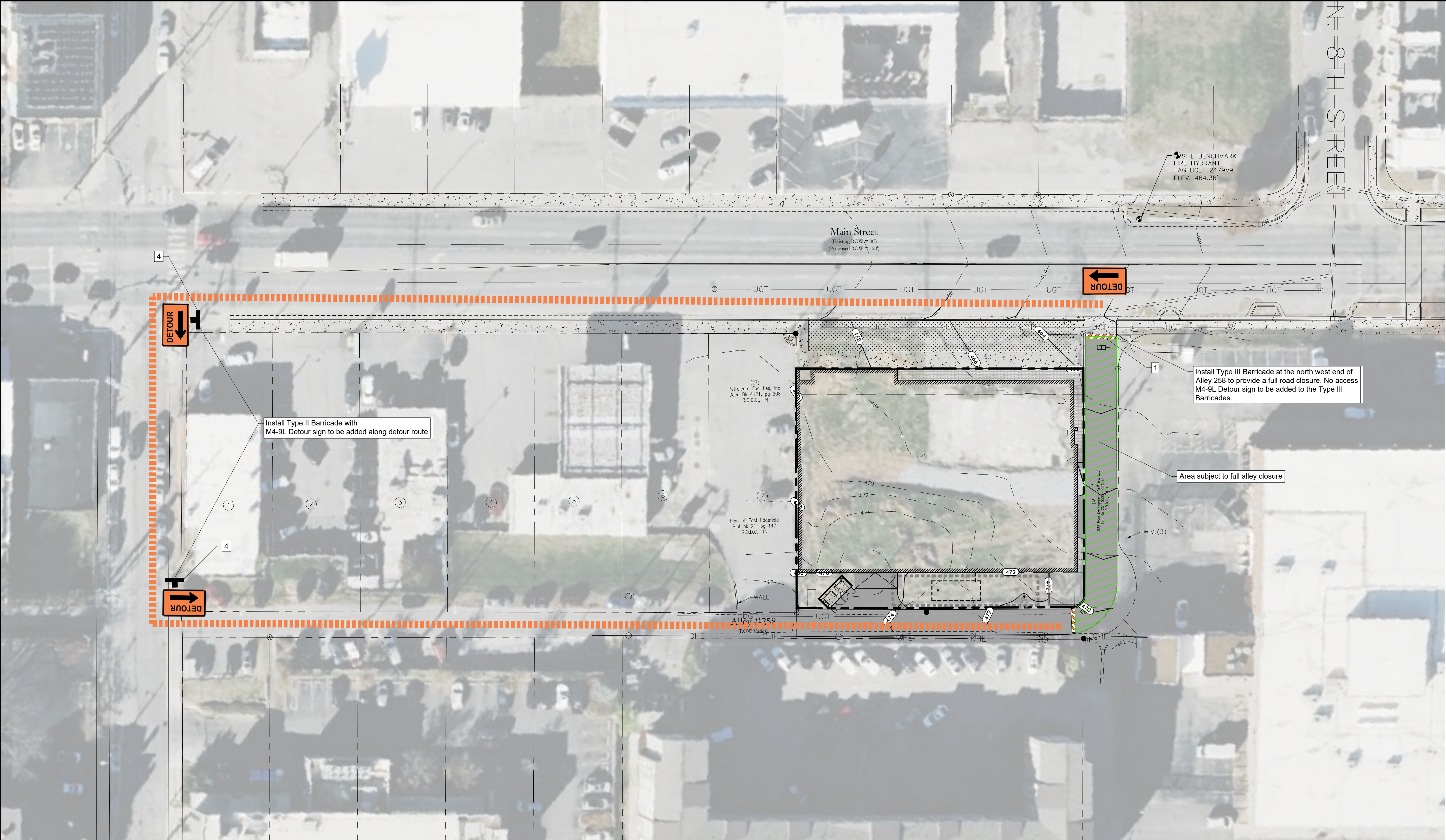
Included Not Applicable

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Project Vicinity Map with Project Area shown, street names, property information, existing pavement and striping, gutter and building locations, north arrow, and scale. |
| ☐ | ☐ | Planned work hours included. |
| ☐ | ☐ | Exact location and dimensions of the construction work zone shown. |
| ☐ | ☐ | If multiple phases are necessary, include perimeter impact of each phase, phase number, anticipated work hours and phase duration. |
| ☐ | ☐ | Details on construction activity and equipment being used as part of construction included for each phase. |
| ☐ | ☐ | Specify if any on-street parking, and/or metered parking, is to be restricted and if bus zone will need to be relocated. |
| ☐ | ☐ | Specify if trash pickup will be impacted. |
| ☐ | ☐ | Provide information on all utility work and utility connections. |
| ☐ | ☐ | List all affected residents, businesses, agencies, and schools and any conversations/agreements taken place. |
| ☐ | ☐ | Show ongoing construction projects within vicinity of proposed project impact. |
| ☐ | ☐ | Provide plan to address conflicts with other nearby projects. |
| ☐ | ☐ | Provide traffic control plan for each phase of construction (see traffic control checklist for more information). |
| ☐ | ☐ | Provide information on work vehicle parking locations. |
| ☐ | ☐ | Show construction trucks ingress/egress to project location. |
| ☐ | ☐ | Provide information on any traffic signals, traffic signal loops, and traffic signal cabinets in close proximity to project. |

TRAFFIC CONTROL PLAN CHECKLIST:

Included Not Applicable

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | All temporary traffic control plans shall be designed in accordance with the most recent ADA regulations and requirements of the Manual of Uniform Traffic Control Devices. |
| ☐ | ☐ | Clearly show the locations of all existing signs (including speed limit) as well as the proposed signs for each construction phase. |
| ☐ | ☐ | Show the location of all existing pedestrian paths and pedestrian detour route of each stage of construction. |
| ☐ | ☐ | Show dimensions of travel lane width, shoulder width, sidewalk of each phase, and overall roadway width along the length of affected area. |
| ☐ | ☐ | Show all existing striping and markings to remain, to be removed, and all proposed striping and markings for each construction stage. |
| ☐ | ☐ | Provide detour plan clearly showing detour route for any roadway or pedestrian/bike path closures. |
| ☐ | ☐ | Specify placement of all temporary traffic control devices. |
| ☐ | ☐ | Specify spacing of all temporary traffic control devices. |
| ☐ | ☐ | Show all existing traffic signals and streetlights in the work zone location. |
| ☐ | ☐ | Lighting provided for all pedestrian detour routes. |
| ☐ | ☐ | Provide minimum eleven (11) foot travel lanes at all times. |
| ☐ | ☐ | Show size, height, and location of all channelizing devices, warning lights, flag trees, barriers, etc. |
| ☐ | ☐ | Label all taper lengths and widths. |
| ☐ | ☐ | Provide locations of police officers for each phase as needed. |
| ☐ | ☐ | Temporary Traffic Control Plan has been stamped and signed by a TN licensed Civil Engineer. |



Development Summary

Map 82-16 Parcel 24
714 Main Street
0.28 Ac.

Map 82-16 Parcel 25
730 Main Street
0.34 Ac.

Properties Zoned MUG-A (MDHA-EB, UDO, UZO)

Total Site Area - 0.62 Ac.
Total Disturbed Area - 0.79 Ac.
Council District #6 - Brett Withers

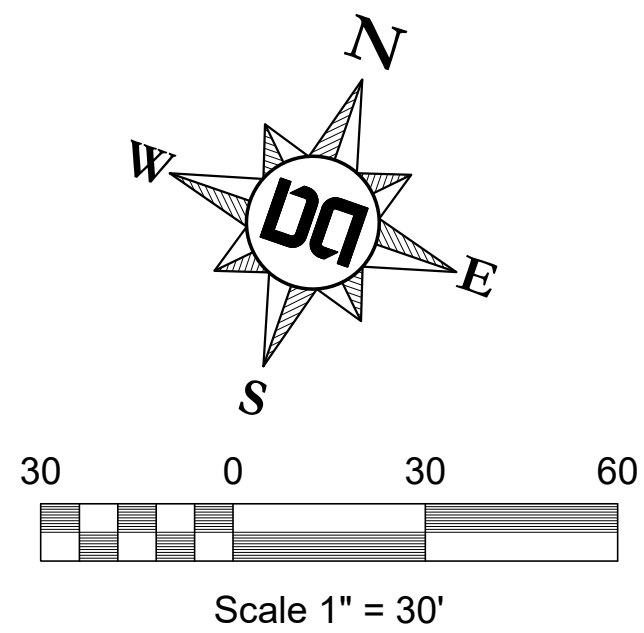
Owner
714-730 Main St. OZ LLC
4012 Hillsboro Pike Ste 9
Nashville, TN 37215

Developer
Richland Builders
Chris Barnhizer
7127 Crossroads Bldg. Ste 102
Brentwood, TN 37027
Phone 615.999.4997
Email chris@richlandbuildersllc.com

Engineer
Dale and Associates
Contact: Robert Passarella
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: robert@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0242H Dated 4/5/2017.

Benchmark
Fire Hydrant Tag Bolt # 2479V9
Elev: 464.36'



PERMITS:
Tracking #
SWGR #2022053317
23-SL-0109
MWS #2023015823

Drawing Date:
August 6, 2022

Revisions

12/8/22 - Stormwater
3/6/23 - Stormwater
5/10/23 - Stormwater
5/16/23 - SUP
7/19/23 - Stormwater
7/24/23 - Sewer
8/14/23 - SUP
9/25/23 - SUP
10/6/23 - Sewer
10/6/23 - NDOT
11/1/23 - NDOT

SITE PLAN

730 Main

Map 82-16 Parcels 24 & 25
Nashville, Davidson County, Tennessee



Traffic Control Plan



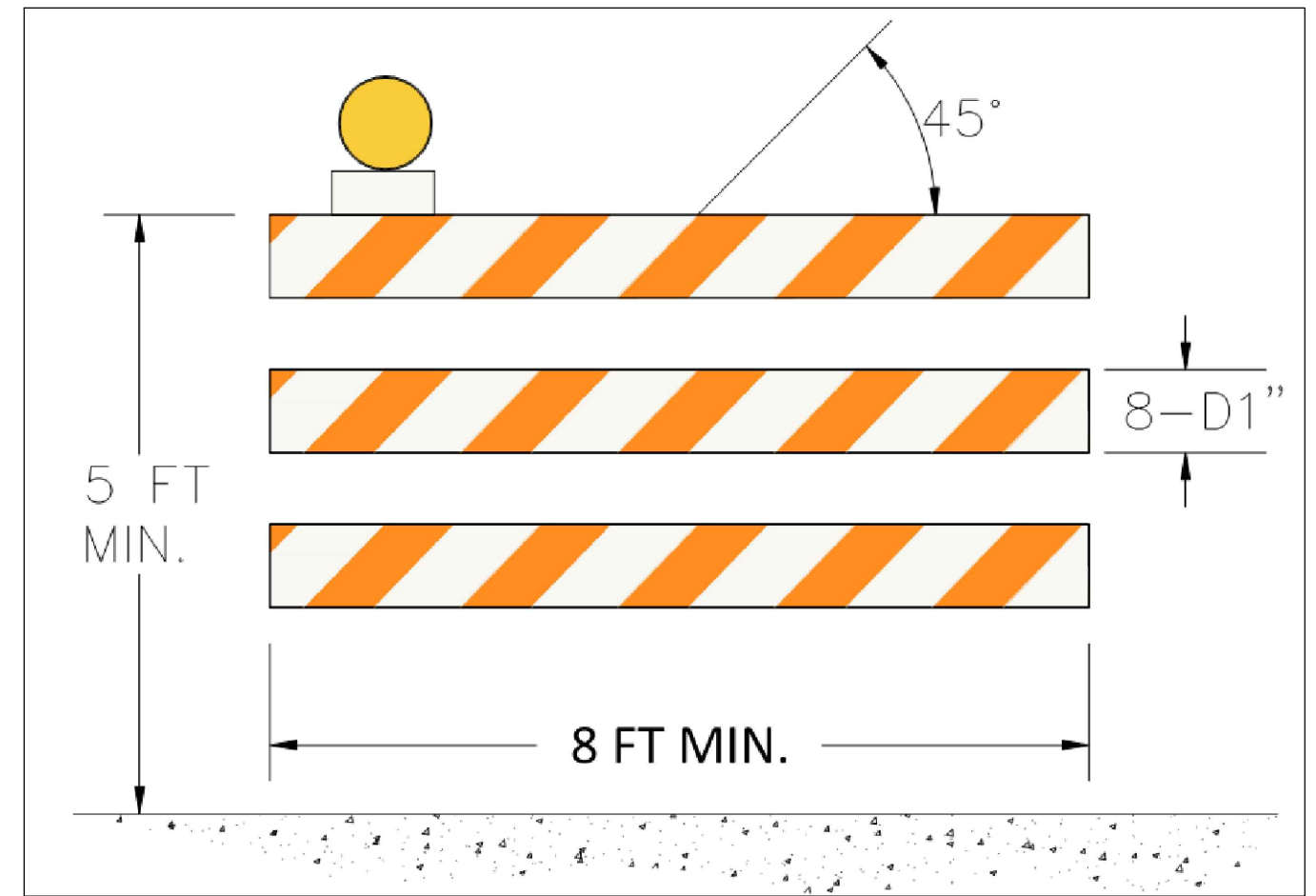
R11-2

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M4-9L

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Type III Barricade

Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21228
714-730 Main
C4.2