

PURPOSE NOTE

THE PURPOSE OF THIS PRELIMINARY SPECIFIC PLAN IS TO PERMIT 374 RESIDENTIAL UNITS, 7,000 SF OF NEIGHBORHOOD RETAIL TENANT SPACE, AND TO PRESERVE AN EXISTING 14,000 SF NATIONAL REGISTER ELIGIBLE BUILDING WITH A LEGACY MUSIC INDUSTRY-RELATED TENANT.

SITE DATA

PROJECT NAME: 1-7 MCN
METRO PLANNING PROJECT #: 2023SP-061-001
PROPERTY ADDRESS: 1 & 7 MUSIC CIRCLE NORTH, NASHVILLE, TENNESSEE 37203
DAVIDSON COUNTY PARCEL I.D.: 09313025000 & 09313025300
TAX MAP: 093.13
PARCELS: 250 & 253

COUNCIL DISTRICT: 19TH DISTRICT
COUNCILMAN: freddie.oconnell@nashville.gov

CURRENT ZONING: ORI (OFFICE & RESIDENTIAL INTENSIVE)
OVERLAY DISTRICT: UZO (URBAN ZONING OVERLAY)
PROPOSED ZONING: SP (FALLBACK ORI)
CHARACTER M POLICY: D OC (DISTRICT OFFICE CONCENTRATION)
SUPPLEMENTAL POLICY: 10-MR-D-OC-01 AND MUSIC VISION PLAN (AREA 2A)
TOTAL SITE AREA: 1.20 AC.
TOTAL FORMAL OPEN SPACE: N/A
FEMA FIRM PANEL NUMBER: PANEL 47037C0243H, DATED APRIL 5, 2017, FLOOD ZONE 'X'.

PROPOSED PROGRAM (MAXIMUM): 374 RESIDENTIAL UNITS, 7,000 SF RETAIL TENANT SPACE, 14,000 SF OFFICE.
*NATIONAL REGISTER ELIGIBLE BUILDING MAINTAINED MUSIC INDUSTRY RELATED TENANT CURRENTLY OCCUPIES BUILDING. DESIGNATED USE: BUSINESS SCHOOL/PERSONAL INSTRUCTION/VOCATIONAL SCHOOL.

PARKING CODE MAXIMUM: 1 SPACE PER UNIT FOR STUDIO AND/OR 1 BEDROOM (PER UZO), 1.5 SPACES PER UNIT FOR 2 BEDROOM OR MORE (PER UZO), RESTAURANT, FULL-SERVICE, FIRST 1,000 SF EMEXPT, 1 SPACE PER 150 SF OF FLOORSPACE IN EXCESS OF 1,000 SF BUSINESS SCHOOL/PERSONAL INSTRUCTION/VOCATIONAL SCHOOL: 1 SPACE PER 200 SF*

*THIS USE IS APPLIED TO THE NATIONAL REGISTER ELIGIBLE BUILDING THAT IS BEING MAINTAINED ON THE 7 MUSIC CIRCLE NORTH SITE.

PARKING MINIMUM: THERE IS NO MINIMUM PARKING REQUIREMENT.

PARKING PROVIDED (MAXIMUM): 500 TOTAL SPACES, 402 RESIDENTIAL SPACES, 40 RETAIL SPACES, 58 BUSINESS SCHOOL SPACES*
*PER THE BUSINESS SCHOOL USE, AT 1 SPACE PER 200 SF THE CODE MAXIMUM WOULD PERMIT 70 SPACES. THE 58 SPACES PROVIDED FOR THE BUSINESS SCHOOL USE EQUAL THE NUMBER OF EXISTING SPACES ON THE 7 MCN SITE DESIGNATED FOR THE EXISTING BUILDING.

MAXIMUM BUILDING HEIGHT: 15 STORIES
NOTE: ON THIS SITE, 15 LEVELS OF RESIDENTIAL EQUALS APPROXIMATELY 172'-0" (+/-) TOTAL HEIGHT, WHILE 12 LEVELS OF OFFICE ON THIS SITE WOULD EQUAL APPROXIMATELY 180'-0" (+/-) TOTAL HEIGHT.

BUILDING HEIGHTS LISTED ABOVE DENOTE THE DISTANCE TO THE TOP ROOF LEVEL. NOTE THAT SCREENING OF MECHANICAL EQUIPMENT AND ELEVATOR OVER-RUN ENCLOSURES ARE EXCLUDED FROM THE LISTED BUILDING HEIGHTS.

GROSS SQUARE FOOTAGE: 400,000 SF (INCLUDES 14,000 SF OF EXISTING BUILDING TO BE MAINTAINED)

PRELIM. RESIDENTIAL SQUARE FOOTAGE: 379,000 SF
PRELIM. RETAIL SQUARE FOOTAGE: 7,000 SF
BUSINESS SCHOOL SQUARE FOOTAGE: 14,000 SF

DENSITY (COMBINED SITE): 7.65 FAR
LANDSCAPING & TREE DENSITY: SEE SHEET L200
CURRENT LAND USE: OFFICE AND BUSINESS SCHOOL/PERSONAL INSTRUCTION/VOCATIONAL SCHOOL

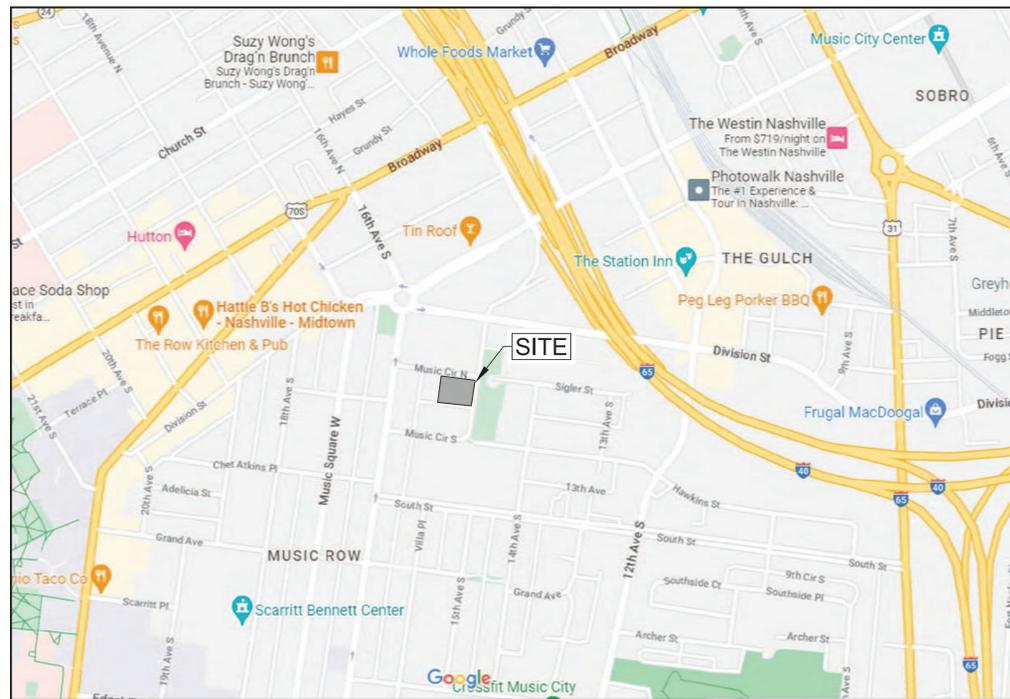
PROPOSED LAND USE: RESIDENTIAL, RETAIL, AND BUSINESS SCHOOL/PERSONAL INSTRUCTION/VOCATIONAL SCHOOL

MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): PARCEL 250, PRE-DEVELOPED ISR = 0.92
PARCEL 250, POST-DEVELOPED ISR = 0.82
PARCEL 253, PRE-DEVELOPED ISR = 0.89
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PRELIMINARY SPECIFIC PLAN FOR 1-7 MCN

SP CASE NUMBER: 2023SP-061-011
PARCEL ID: 09313025000 & 09313025300
1 & 7 MUSIC CIRCLE NORTH
DAVIDSON COUNTY
NASHVILLE, TENNESSEE

GRESHAM SMITH PROJECT NO. 45586.00



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER
ENDEAVOR Real Estate Group
500 West 5th Street, STE 700
Austin, TX 78701
Owner Contact: Geoffrey Palmer
Phone: (512) 682-5500

Gresham Smith
222 Second Avenue South
Suite 1400
Nashville, TN 37201
CIVIL ENGINEER
Civil Contact: Levi Sciara
Phone: (615) 770-8100
Email: levi.sciara@greshamsmith.com
LANDSCAPE ARCHITECT
Landscape Contact: Kate Choi
Phone: (615) 770-8100
Email: kate.choi@greshamsmith.com
ARCHITECT
Architect Contact: Adam Nicholson
Phone: (615) 770-8100
Email: adam.nicholson@greshamsmith.com

REGULATIONS NOTE:

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES PROVISIONS FOR MAINTENANCE OF TRAFFIC, CONSTRUCTION AND THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

FEDERAL COMPLIANCE NOTE:

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. VISIT https://www.ada.gov AND https://www.justice.gov/crt/fair-housing-act-1 FOR ADDITIONAL INFORMATION.

PUBLIC WORKS NOTE:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

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.

WITH THE FINAL SP, SUBMIT GRADING PLANS THAT INDICATE SIDEWALKS ARE TO BE INSTALLED AT THE CENTERLINE ROAD GRADE

FLOOD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL NUMBER 47037C0243H, DATED APRIL 5, 2017. THE PROPERTY IS DESCRIBED AS FLOOD ZONE 'X'.

METRO WATER SERVICES NOTES:

ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

AS-BUILT NOTE

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT AND FILL IN THE FLOODPLAIN
- SINKHOLE OPERATIONS
- DOWNSPOUT DISCONNECTION
- FILTER STRIPS
- INFILTRATION PRACTICES
- POCKET WETLANDS
- PERMEABLE PAVEMENT
- RAIN BARRELS/CISTERNS
- RAIN GARDENS/BIORETENTION
- SOIL AMENDMENTS
- STREET TREES AND AFFORESTATION
- TREE BOX FILTERS
- VEGETATED ROOFS
- VEGETATED SWALES

THE ENGINEER SHALL CONTACT THE STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

UNDERGROUND PROTECTION NOTE

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE TENNESSEE UTILITY PROTECTION SERVICE AT 811 OR 800 351-1111 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

SP GENERAL NOTES:

- 1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NUMBER 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. URBAN BIORETENTION PLANTER BOXES IN SERIES SHALL BE UTILIZED TO INCORPORATE LOW IMPACT DEVELOPMENT PRACTICES AS VOLUME REQUIREMENTS PERMIT ON THE PROPOSED PLAN.
5. RIGHT-OF-WAY DEDICATION INFORMATION DERIVED FROM METRO NASHVILLE COMMUNITY TRANSPORTATION PLANS GIS MAP AS OF APRIL 12, 2023.
6. METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED WITH FINAL SP DEVELOPMENT PLAN.
7. ALL LANDSCAPING SHALL BE IRRIGATED.
8. 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.
9. ALL PROPOSED BUILDING ELEVATIONS SHALL BE SUBMITTED AT FINAL SITE PLAN & REVIEWED & APPROVED BY PLANNING STAFF

SP LAYOUT 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. EXISTING UTILITIES (WATER, SEWER, AND NATURAL GAS) ARE AVAILABLE AT THE R.O.W. CAPACITY OF UTILITIES FOR THE DEVELOPMENT SHOULD BE REVIEWED DURING FINAL SP DEVELOPMENT.
3. WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING AND APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
4. NO PARKING SHALL BE PERMITTED BETWEEN THE PRIMARY STRUCTURE AND PUBLIC RIGHT-OF-WAY.
5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. PROPERTY ADDRESSES SHALL BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. THE REQUIRED ELECTRICAL LOAD FOR THE SP SHALL BE DETERMINED BY THE OWNER AND SERVICE CAPACITY SHALL BE VERIFIED BY NES PRIOR TO ISSUANCE OF A BUILDING PERMIT. ALL GEAR LOCATIONS SHALL BE REVIEWED AND APPROVED BY NES. DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL EASEMENTS REQUIRED: NES DUCTS RUNS SHALL BE WITHIN A 20 FOOT PUBLIC UTILITY EASEMENT CENTERED ON THE CONDUIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF NES CONSTRUCTION GUIDELINES UNDER "BUILDERS AND CONTRACTORS". TAB AT WWW.NESPOWER.COM/ ALL STREET LIGHTING SHALL MEET METRO'S REQUIREMENTS FOR THE PUBLIC ROW. CONCRETE ENCASEMENTS WILL BE REQUIRED FOR NES UNDERGROUND ELECTRIC.
8. THE REQUIREMENTS OF THE METROPOLITAN FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

Table with 2 columns: Sheet Number, Sheet Title. Rows include C000 COVER SHEET, C100 EXISTING CONDITIONS, C200 SITE LAYOUT PLAN, C201 ACCESS PLAN, C300 GRADING AND DRAINAGE PLAN, C301 COLOR BMP PLAN, C500 UTILITY PLAN, L100 TREE INVENTORY PLAN, L200 LANDSCAPE PLAN.

PRELIMINARY SPECIFIC PLAN - CASE #2023SP-061-001

1-7 MCN
1 & 7 MUSIC CIRCLE NORTH
NASHVILLE, TN 37203



THIS PLAN HAS BEEN DIGITALLY SIGN AND SEALED

Revision table with columns: No., Date, Description. Row 1: 1, 05.19.2023, Per Metro Comments.

COVER SHEET

C000

45586.00
APRIL 26, 2023



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 TOTAL FORMAL OPEN SPACE: N/A
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 DESIGNATED USE: BUSINESS SCHOOL/PERSONAL
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PARKING CODE MAXIMUM:
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 150 SF OF FLOORSPACE IN EXCESS OF 1,000 SF
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 THE BUSINESS SCHOOL USE EQUAL THE NUMBER OF EXISTING
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MAXIMUM BUILDING HEIGHT: 15 STORIES
 NOTE: ON THIS SITE, 15 LEVELS OF RESIDENTIAL EQUALS
 APPROXIMATELY 172'-0" (+/-) TOTAL HEIGHT, WHILE 12 LEVELS OF
 OFFICE ON THIS SITE WOULD EQUAL APPROXIMATELY 180'-0" (+/-)
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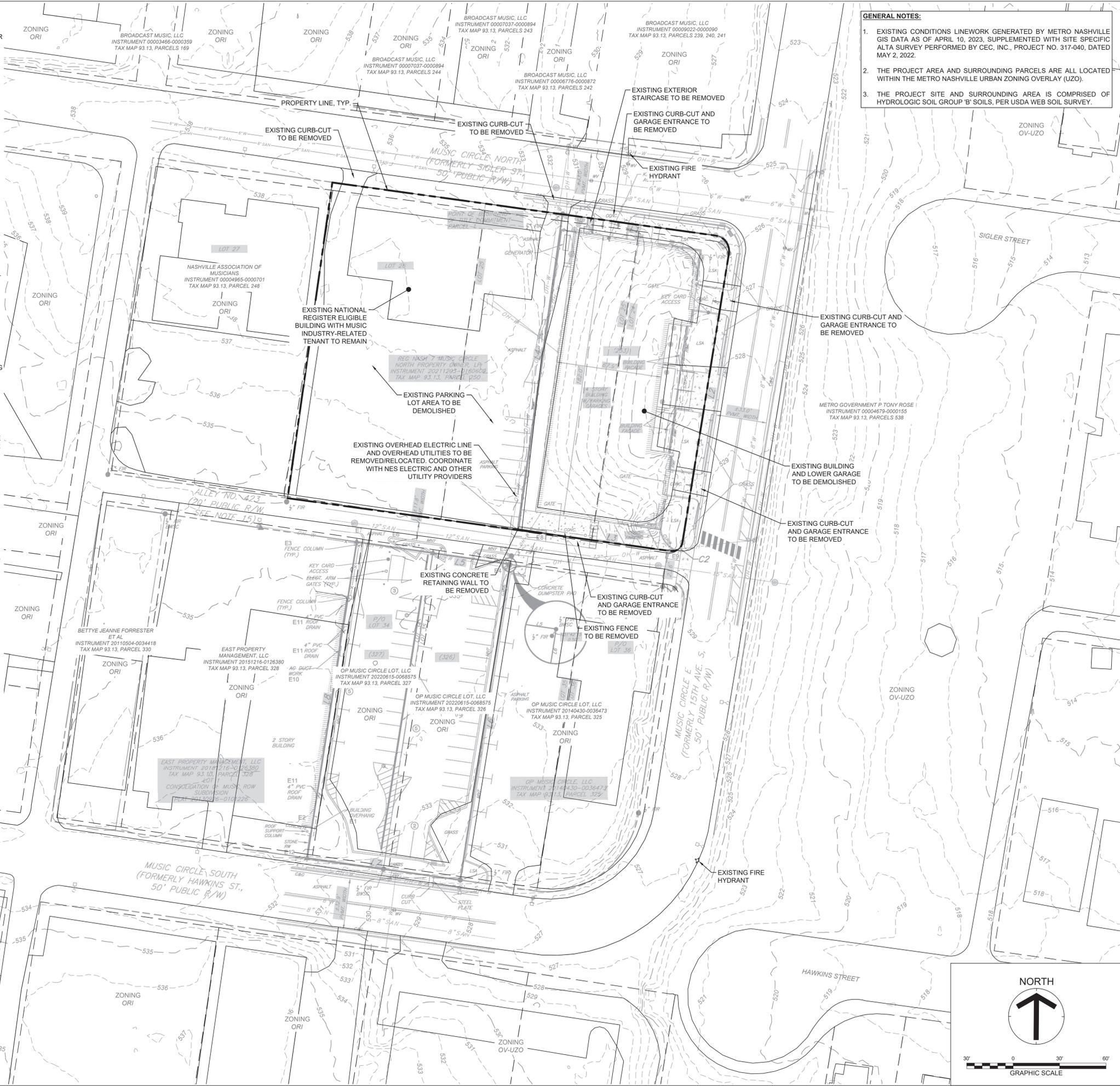
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MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): PARCEL 250, PRE-DEVELOPED ISR = 0.92
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GENERAL NOTES:

- EXISTING CONDITIONS LINEWORK GENERATED BY METRO NASHVILLE GIS DATA AS OF APRIL 10, 2023, SUPPLEMENTED WITH SITE SPECIFIC ALTA SURVEY PERFORMED BY CEC, INC., PROJECT NO. 317-040, DATED MAY 2, 2022.
- THE PROJECT AREA AND SURROUNDING PARCELS ARE ALL LOCATED WITHIN THE METRO NASHVILLE URBAN ZONING OVERLAY (UZO).
- THE PROJECT SITE AND SURROUNDING AREA IS COMPRISED OF HYDROLOGIC SOIL GROUP 'B' SOILS, PER USDA WEB SOIL SURVEY.



GreshamSmith.com

222 Second Avenue South
 Suite 1400
 Nashville, TN 37201
 615.770.8100

PRELIMINARY SPECIFIC PLAN - CASE #2023SP-061-001

1-7 MCN
 1 & 7 MUSIC CIRCLE NORTH
 NASHVILLE, TN 37203



Levi Sciarra
 Date: 2023.05.19
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THIS PLAN HAS BEEN
 DIGITALLY SIGN AND
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Revision		
No.	Date	Description
1	05.19.2023	Per Metro Comments



EXISTING
 CONDITIONS

C100

45586.00
 APRIL 26, 2023

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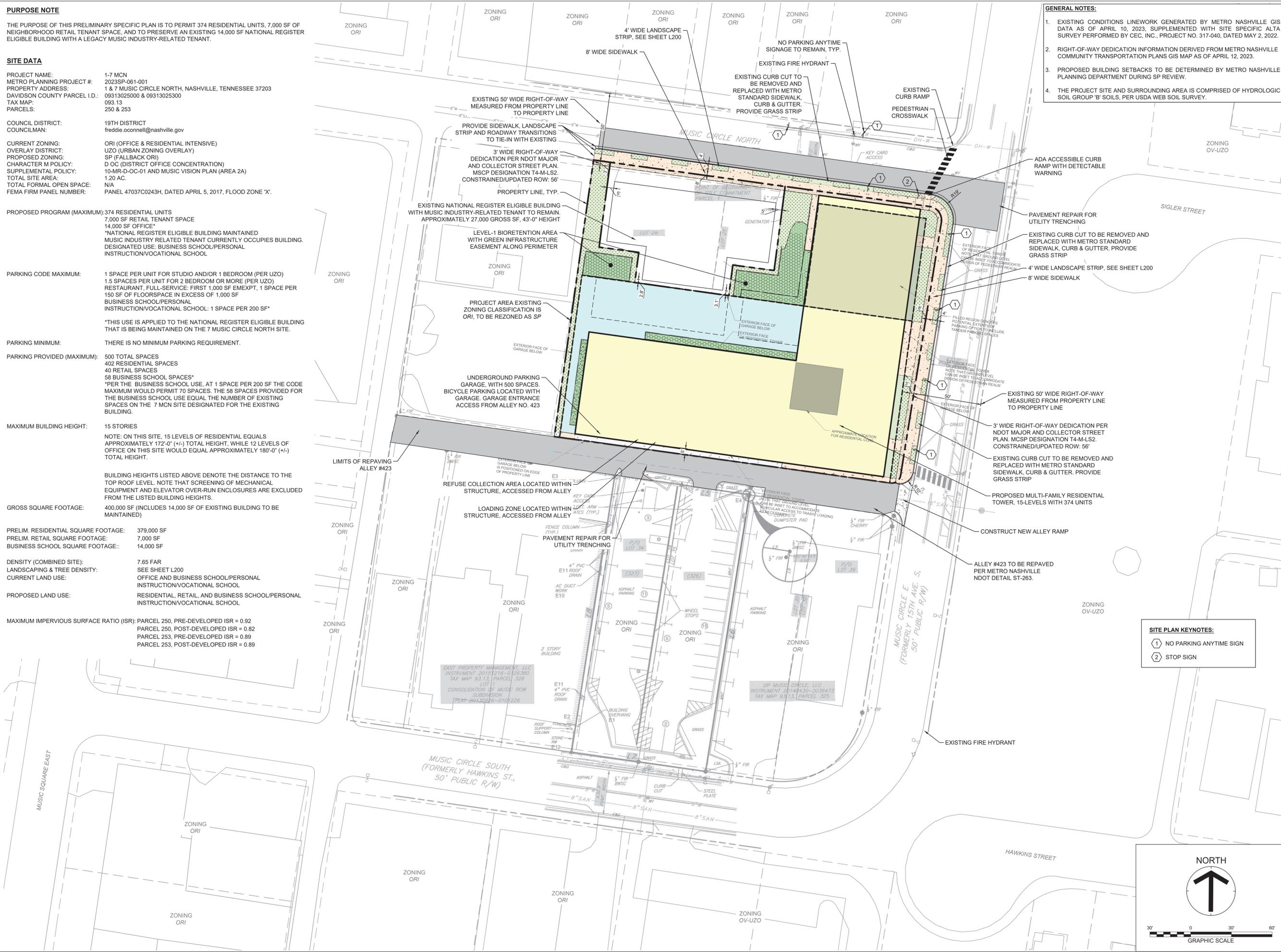
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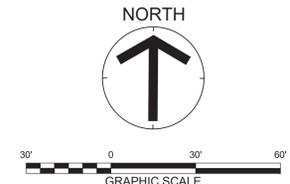
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SITE PLAN KEYNOTES:
 ① NO PARKING ANYTIME SIGN
 ② STOP SIGN

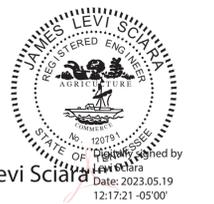


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SITE LAYOUT PLAN

C200

45586.00
 APRIL 26, 2023

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PRELIMINARY SPECIFIC PLAN - CASE #2023SP-061-001

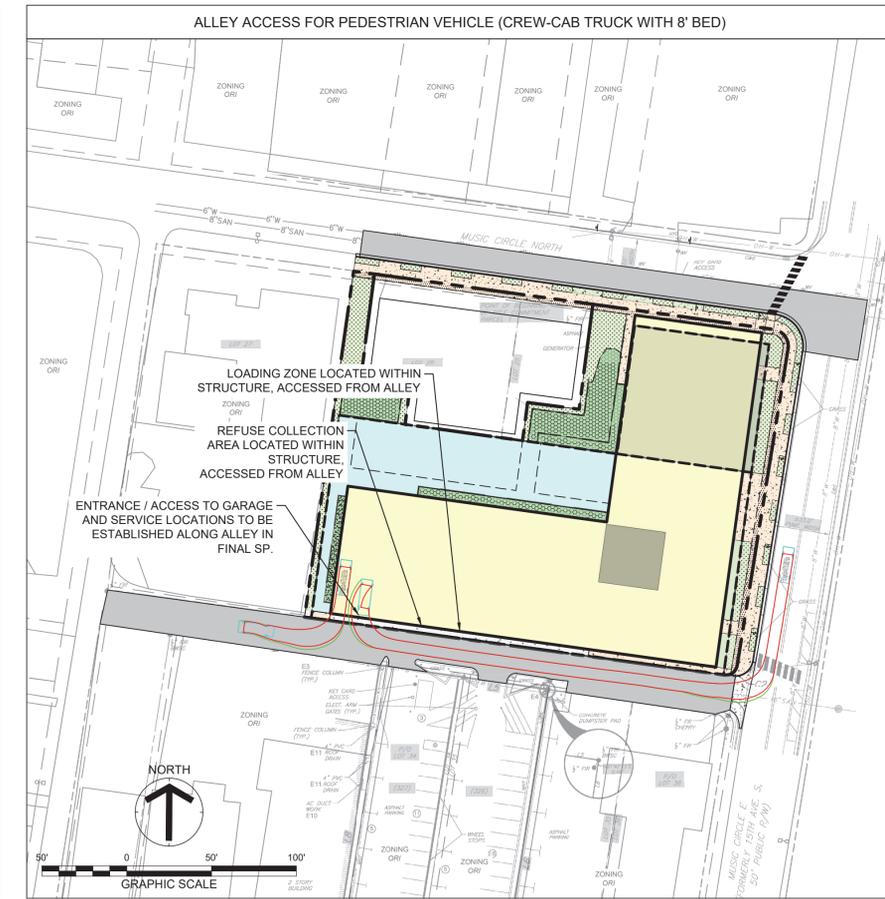
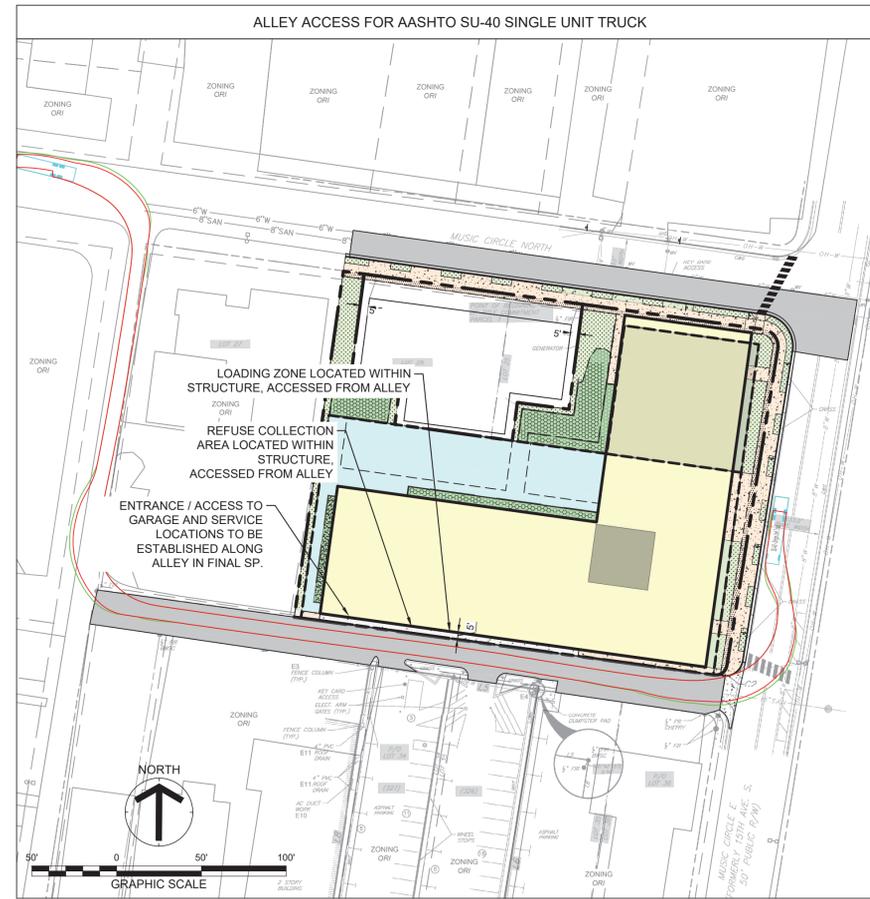
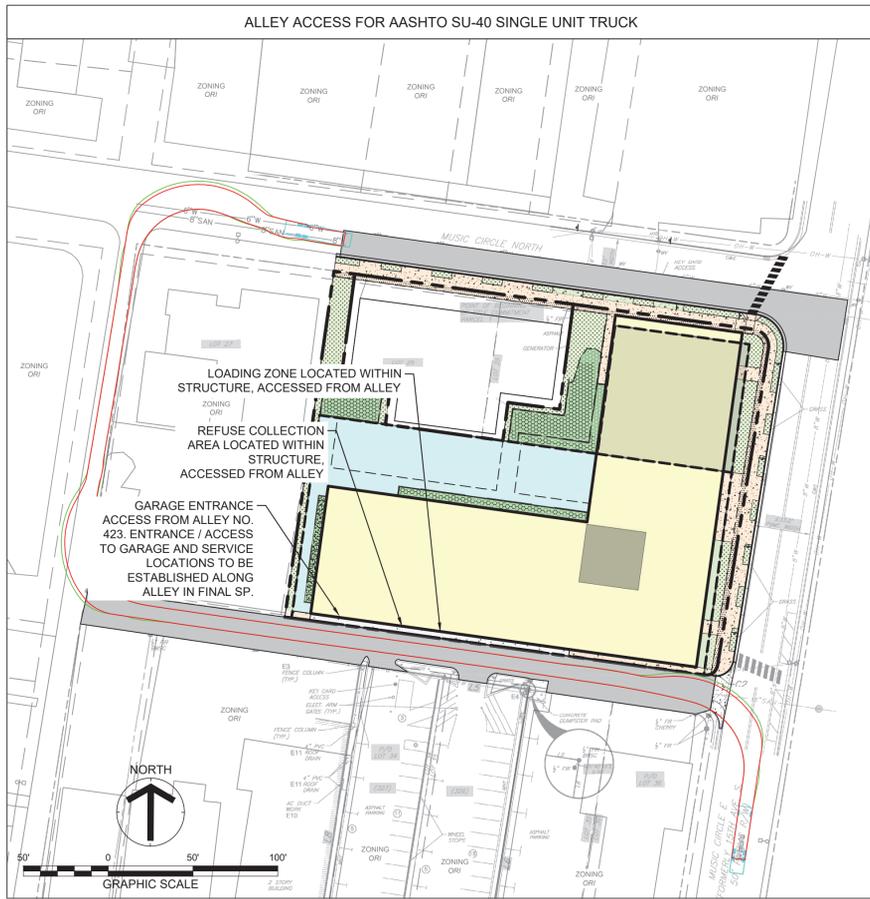
1-7 MCN
1 & 7 MUSIC CIRCLE NORTH
NASHVILLE, TN 37203



THIS PLAN HAS BEEN
DIGITALLY SIGN AND
SEALED

Revision

No.	Date	Description
1	05.19.2023	Per Metro Comments



ACCESS PLAN

C201

45586.00
APRIL 26, 2023

This Line Is 3 Inches When Printed Full Size

PURPOSE NOTE

THE PURPOSE OF THIS PRELIMINARY SPECIFIC PLAN IS TO PERMIT 374 RESIDENTIAL UNITS, 7,000 SF OF NEIGHBORHOOD RETAIL TENANT SPACE, AND TO PRESERVE AN EXISTING 14,000 SF NATIONAL REGISTER ELIGIBLE BUILDING WITH A LEGACY MUSIC INDUSTRY-RELATED TENANT.

SITE DATA

PROJECT NAME: 1-7 MCN
 METRO PLANNING PROJECT #: 2023SP-061-001
 PROPERTY ADDRESS: 1 & 7 MUSIC CIRCLE NORTH, NASHVILLE, TENNESSEE 37203
 DAVIDSON COUNTY PARCEL I.D.: 09313025000 & 09313025300
 TAX MAP: 093.13
 PARCELS: 250 & 253

COUNCIL DISTRICT: 19TH DISTRICT
 COUNCILMAN: freddie.oconnell@nashville.gov

CURRENT ZONING: ORI (OFFICE & RESIDENTIAL INTENSIVE)
 OVERLAY DISTRICT: UZO (URBAN ZONING OVERLAY)
 PROPOSED ZONING: SP (FALLBACK ORI)
 CHARACTER M POLICY: D OC (DISTRICT OFFICE CONCENTRATION)
 SUPPLEMENTAL POLICY: 10-MR-D-OC-01 AND MUSIC VISION PLAN (AREA 2A)
 TOTAL SITE AREA: 1.20 AC.
 TOTAL FORMAL OPEN SPACE: N/A
 FEMA FIRM PANEL NUMBER: PANEL 47037C0243H, DATED APRIL 5, 2017, FLOOD ZONE 'X'

PROPOSED PROGRAM (MAXIMUM): 374 RESIDENTIAL UNITS
 7,000 SF RETAIL TENANT SPACE
 14,000 SF OFFICE
 *NATIONAL REGISTER ELIGIBLE BUILDING MAINTAINED
 MUSIC INDUSTRY RELATED TENANT CURRENTLY OCCUPIES BUILDING.
 DESIGNATED USE: BUSINESS SCHOOL/PERSONAL
 INSTRUCTION/VOCATIONAL SCHOOL

PARKING CODE MAXIMUM:
 1 SPACE PER UNIT FOR STUDIO AND/OR 1 BEDROOM (PER UZO)
 1.5 SPACES PER UNIT FOR 2 BEDROOM OR MORE (PER UZO)
 RESTAURANT, FULL-SERVICE: FIRST 1,000 SF EMEXPT., 1 SPACE PER
 150 SF OF FLOORSPACE IN EXCESS OF 1,000 SF
 BUSINESS SCHOOL/PERSONAL
 INSTRUCTION/VOCATIONAL SCHOOL: 1 SPACE PER 200 SF*

*THIS USE IS APPLIED TO THE NATIONAL REGISTER ELIGIBLE BUILDING
 THAT IS BEING MAINTAINED ON THE 7 MUSIC CIRCLE NORTH SITE.

PARKING PROVISION AT FINAL SITE PLAN WILL NOT EXCEED THE ZONING
 CODE MAXIMUMS FOR THE UZO. FINAL PARKING MAXIMUM WILL BE BASED
 ON UNIT BEDROOM COUNTS AND COMMERCIAL SQUARE FOOTAGE.

PARKING MINIMUM: THERE IS NO MINIMUM PARKING REQUIREMENT.

PARKING PROVIDED (MAXIMUM): 500 TOTAL SPACES
 402 RESIDENTIAL SPACES
 40 RETAIL SPACES
 58 BUSINESS SCHOOL SPACES*
 *PER THE BUSINESS SCHOOL USE, AT 1 SPACE PER 200 SF THE CODE
 MAXIMUM WOULD PERMIT 70 SPACES. THE 58 SPACES PROVIDED FOR
 THE BUSINESS SCHOOL USE EQUAL THE NUMBER OF EXISTING
 SPACES ON THE 7 MCN SITE DESIGNATED FOR THE EXISTING
 BUILDING.

MAXIMUM BUILDING HEIGHT: 15 STORIES
 NOTE: ON THIS SITE, 15 LEVELS OF RESIDENTIAL EQUALS
 APPROXIMATELY 172'-0" (+/-) TOTAL HEIGHT, WHILE 12 LEVELS OF
 OFFICE ON THIS SITE WOULD EQUAL APPROXIMATELY 180'-0" (+/-)
 TOTAL HEIGHT.

BUILDING HEIGHTS LISTED ABOVE DENOTE THE DISTANCE TO THE
 TOP ROOF LEVEL. NOTE THAT SCREENING OF MECHANICAL
 EQUIPMENT AND ELEVATOR OVER-RUN ENCLOSURES ARE EXCLUDED
 FROM THE LISTED BUILDING HEIGHTS.

GROSS SQUARE FOOTAGE: 400,000 SF (INCLUDES 14,000 SF OF EXISTING BUILDING TO BE
 MAINTAINED)

PRELIM. RESIDENTIAL SQUARE FOOTAGE: 379,000 SF
 PRELIM. RETAIL SQUARE FOOTAGE: 7,000 SF
 BUSINESS SCHOOL SQUARE FOOTAGE: 14,000 SF

DENSITY (COMBINED SITE): 7.65 FAR
 LANDSCAPING & TREE DENSITY: SEE SHEET L200
 CURRENT LAND USE: OFFICE AND BUSINESS SCHOOL/PERSONAL
 INSTRUCTION/VOCATIONAL SCHOOL

PROPOSED LAND USE: RESIDENTIAL, RETAIL, AND BUSINESS SCHOOL/PERSONAL
 INSTRUCTION/VOCATIONAL SCHOOL

MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): PARCEL 250, PRE-DEVELOPED ISR = 0.92
 PARCEL 250, POST-DEVELOPED ISR = 0.82
 PARCEL 253, PRE-DEVELOPED ISR = 0.89
 PARCEL 253, POST-DEVELOPED ISR = 0.89

GIP-02 URBAN BIORETENTION SIZING WORKSHEET			
45586.00 - 1-7 MCN			
Sub Basin ID: UB1			
Structure ID:			
Equivalent Storage Depth, D _e			
Equivalent Storage Depth = D _e = n ₁ (D ₁) + n ₂ (D ₂) + ...			
Bioretention Soil Media Porosity	n	0.25	
Bioretention Soil Media Depth	D ₁	4.00	feet
Gravel Porosity	n	0.40	
Gravel Depth	D ₂	1.00	feet
Surface Storage Porosity	n	1.00	
Surface Storage Pounding Depth	D ₃	0.50	feet
Equivalent Storage Depth	D _e	1.90	ft
Minimum Surface Area, SA			
Treatment Volume (From LID Spreadsheet)	Tv	470	cu. ft.
Bioretention Minimum Surface Area Required	SA	247	sq. ft.
Bioretention Surface Area Provided	SA	250	sq. ft.
Treatment Volume Provided	Tv	475	cu. ft.
Treatment Volume Percent Provided	Tv %	101	%

GIP-02 URBAN BIORETENTION SIZING WORKSHEET			
45586.00 - 1-7 MCN			
Sub Basin ID: UB2			
Structure ID:			
Equivalent Storage Depth, D _e			
Equivalent Storage Depth = D _e = n ₁ (D ₁) + n ₂ (D ₂) + ...			
Bioretention Soil Media Porosity	n	0.25	
Bioretention Soil Media Depth	D ₁	4.00	feet
Gravel Porosity	n	0.40	
Gravel Depth	D ₂	1.00	feet
Surface Storage Porosity	n	1.00	
Surface Storage Pounding Depth	D ₃	0.50	feet
Equivalent Storage Depth	D _e	1.90	ft
Minimum Surface Area, SA			
Treatment Volume (From LID Spreadsheet)	Tv	559	cu. ft.
Bioretention Minimum Surface Area Required	SA	294	sq. ft.
Bioretention Surface Area Provided	SA	585	sq. ft.
Treatment Volume Provided	Tv	1,112	cu. ft.
Treatment Volume Percent Provided	Tv %	199	%

Drainage Land Use Table		
	Existing Conditions	Proposed Conditions
Pervious (sf)	3,298	6,292
Impervious (sf)	38,972	35,978
Total (sf)	42,270	42,270
ISR Ratio	0.92	0.85

GENERAL NOTES:

- EXISTING CONDITIONS LINWORK GENERATED BY METRO NASHVILLE GIS DATA AS OF APRIL 10, 2023, SUPPLEMENTED WITH SITE SPECIFIC ALTA SURVEY PERFORMED BY CEC, INC., PROJECT NO. 317-040, DATED MAY 2, 2022.
- RIGHT-OF-WAY DEDICATION INFORMATION DERIVED FROM METRO NASHVILLE COMMUNITY TRANSPORTATION PLANS GIS MAP AS OF APRIL 12, 2023.
- PROPOSED BUILDING SETBACKS TO BE DETERMINED BY METRO NASHVILLE PLANNING DEPARTMENT DURING SP REVIEW.
- THE PROJECT SITE AND SURROUNDING AREA IS COMPRISED OF HYDROLOGIC SOIL GROUP 'B' SOILS, PER USDA WEB SOIL SURVEY.

STORMWATER NOTES:

- WATER QUALITY TREATMENT AREA FOR EACH LOT DOES NOT INCLUDE THE LAND AREA DEDICATED TO MEET THE METRO NASHVILLE MAJOR COLLECTOR AND STREET PLAN.
- THIS PROJECT IS NOT LOCATED WITH THE COMBINED SEWER SYSTEM AREA.
- PER COORDINATION WITH METRO NASHVILLE STAFF, THE EXISTING SAE INSTITUTE BUILDING LOCATED ON LOT 250 IS TO REMAIN. STORMWATER QUANTITY AND QUALITY CALCULATIONS ARE NOT REQUIRED TO BE PROVIDED FOR THIS AREA.
- TOTAL WATER QUALITY BOUNDARY IS 0.970 AC. SINCE THE PROJECT IS DEFINED AS REDEVELOPMENT A 20% WATER QUALITY CREDIT REDUCES THE TARGET REMOVAL RATE FROM 80% TO 60%.
 - TOTAL AREA OF WATER QUALITY TREATMENT IS 0.970 AC.
 - REFER TO THE PRE AND POST-DEVELOPED CONDITIONS LAND USE TABLES PER THIS SHEET.
 - THE PRE-DEVELOPED CURVE NUMBER IS 95.7.
 - THE POST-DEVELOPED CURVE NUMBER IS 93.7, AND WITH THE DESIGNED GIPs THE MODIFIED CURVE NUMBER IS 79.8

GIP-02 URBAN BIORETENTION SIZING WORKSHEET

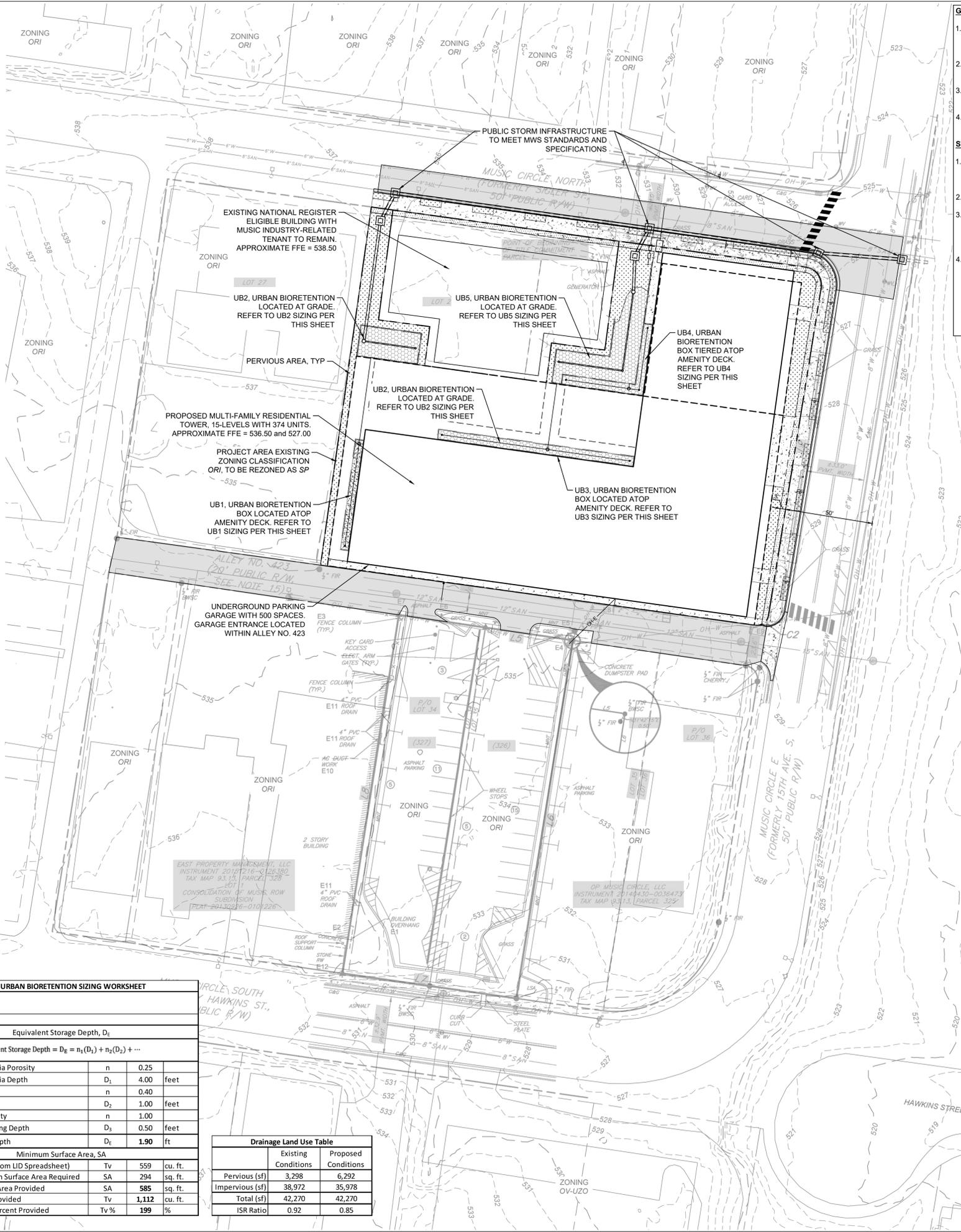
45586.00 - 1-7 MCN			
Sub Basin ID: UB3			
Structure ID:			
Equivalent Storage Depth, D _e			
Equivalent Storage Depth = D _e = n ₁ (D ₁) + n ₂ (D ₂) + ...			
Bioretention Soil Media Porosity	n	0.25	
Bioretention Soil Media Depth	D ₁	4.00	feet
Gravel Porosity	n	0.40	
Gravel Depth	D ₂	1.00	feet
Surface Storage Porosity	n	1.00	
Surface Storage Pounding Depth	D ₃	0.50	feet
Equivalent Storage Depth	D _e	1.90	ft
Minimum Surface Area, SA			
Treatment Volume (From LID Spreadsheet)	Tv	1,049	cu. ft.
Bioretention Minimum Surface Area Required	SA	552	sq. ft.
Bioretention Surface Area Provided	SA	560	sq. ft.
Treatment Volume Provided	Tv	1,064	cu. ft.
Treatment Volume Percent Provided	Tv %	101	%

GIP-02 URBAN BIORETENTION SIZING WORKSHEET

45586.00 - 1-7 MCN			
Sub Basin ID: UB4			
Structure ID:			
Equivalent Storage Depth, D _e			
Equivalent Storage Depth = D _e = n ₁ (D ₁) + n ₂ (D ₂) + ...			
Bioretention Soil Media Porosity	n	0.25	
Bioretention Soil Media Depth	D ₁	4.00	feet
Gravel Porosity	n	0.40	
Gravel Depth	D ₂	1.00	feet
Surface Storage Porosity	n	1.00	
Surface Storage Pounding Depth	D ₃	0.50	feet
Equivalent Storage Depth	D _e	1.90	ft
Minimum Surface Area, SA			
Treatment Volume (From LID Spreadsheet)	Tv	620	cu. ft.
Bioretention Minimum Surface Area Required	SA	326	sq. ft.
Bioretention Surface Area Provided	SA	389	sq. ft.
Treatment Volume Provided	Tv	739	cu. ft.
Treatment Volume Percent Provided	Tv %	119	%

GIP-02 URBAN BIORETENTION SIZING WORKSHEET

45586.00 - 1-7 MCN			
Sub Basin ID: UB5			
Structure ID:			
Equivalent Storage Depth, D _e			
Equivalent Storage Depth = D _e = n ₁ (D ₁) + n ₂ (D ₂) + ...			
Bioretention Soil Media Porosity	n	0.25	
Bioretention Soil Media Depth	D ₁	4.00	feet
Gravel Porosity	n	0.40	
Gravel Depth	D ₂	1.00	feet
Surface Storage Porosity	n	1.00	
Surface Storage Pounding Depth	D ₃	0.50	feet
Equivalent Storage Depth	D _e	1.90	ft
Minimum Surface Area, SA			
Treatment Volume (From LID Spreadsheet)	Tv	1,263	cu. ft.
Bioretention Minimum Surface Area Required	SA	665	sq. ft.
Bioretention Surface Area Provided	SA	1,228	sq. ft.
Treatment Volume Provided	Tv	2,333	cu. ft.
Treatment Volume Percent Provided	Tv %	185	%



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1-7 MCN
 1 & 7 MUSIC CIRCLE NORTH
 NASHVILLE, TN 37203



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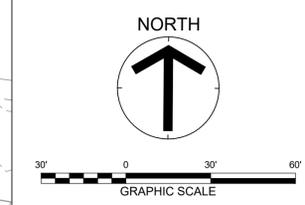
Revision

No.	Date	Description
1	05.19.2023	Per Metro Comments
2	05.24.2023	Per Metro Comments

GRADING AND
 DRAINAGE PLAN

C300

45586.00
 APRIL 26, 2023



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LEGEND

- — — — — PROPERTY LINE
- TP — TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED

EXISTING TREE INVENTORY

NUMBER	DBH	SPECIES
1	6	HOLLY
2	6	DOGWOOD
3	10	DOGWOOD*
4	9	MAGNOLIA*
5	6	HOLLY
6	6	MAPLE
7	6	MAPLE
8	8	MAPLE
9	8	MAGNOLIA*
10	10	MAGNOLIA*
11	6	MAPLE

*HERITAGE TREE



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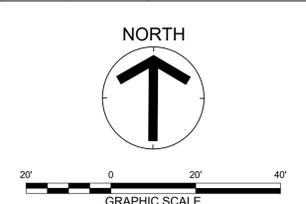
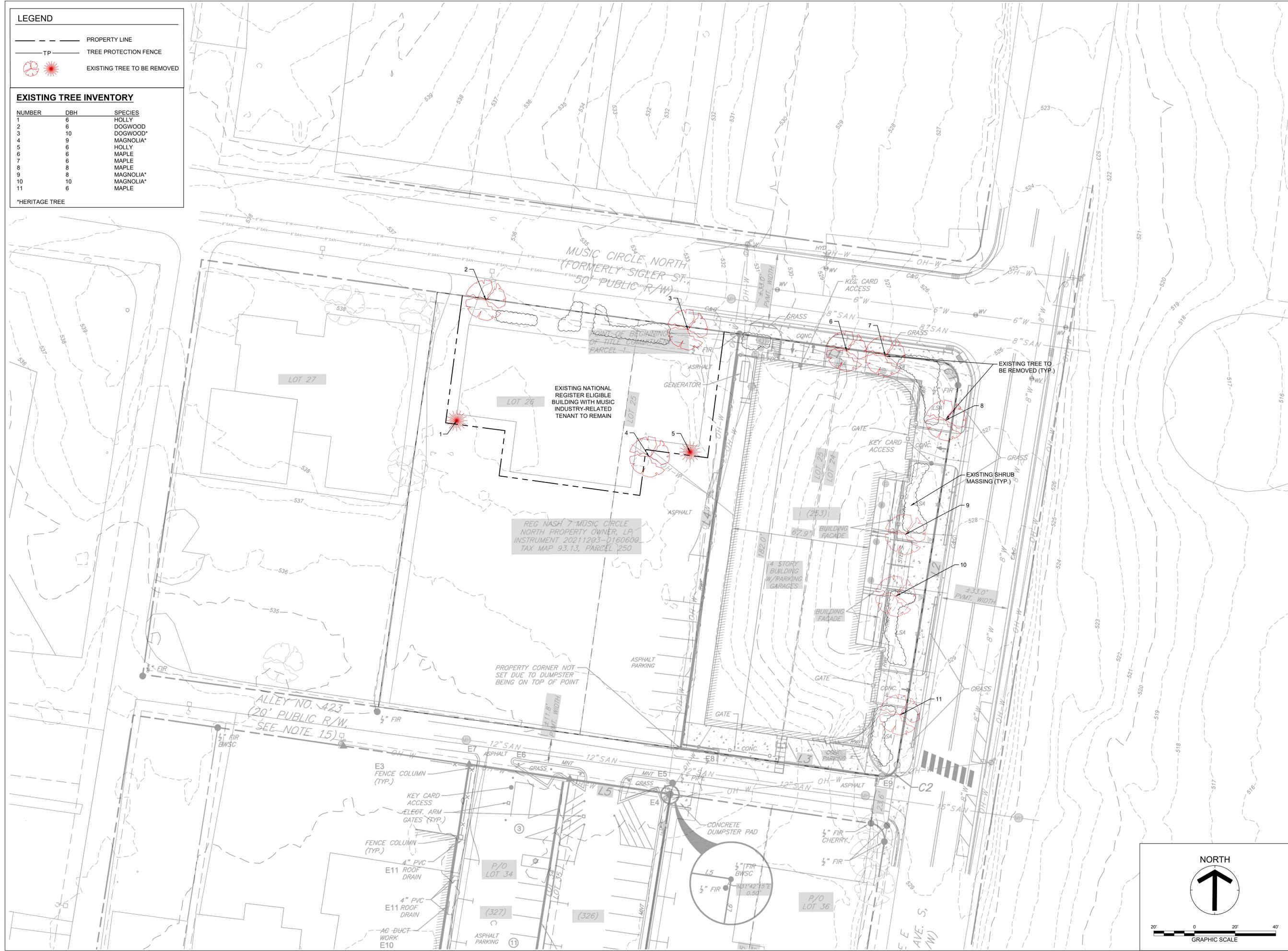
TREE INVENTORY PLAN

L100

45586.00
APRIL 26, 2023

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LANDSCAPE SITE DATA
 PROJECT NAME: 1-7 MCN
 METRO PLANNING PROJECT #: TBD
 PROPERTY ADDRESS: 1 & 7 MUSIC CIRCLE NORTH
 DAVIDSON COUNTY PARCEL I.D.: 09313025000 & 09313025300

CURRENT ZONING: ORI (OFFICE & RESIDENTIAL INTENSIVE)
 OVERLAY DISTRICT: UZO (URBAN ZONING OVERLAY)
 PROPOSED ZONING: SP (FALLBACK ORI)

TREE DENSITY
 TOTAL SITE AREA: 1.20 AC.
 TOTAL BUILDING AREA: -0.77 AC. (33,370± SF)
 R.O.W. DEDICATION AREA: -0.03 AC. (1,367± SF)
 ADJUSTED SITE AREA: 0.40 AC.
 X22

TDU REQUIRED: 8.80 UNITS
 3" CANOPY @ 0.6 UNITS: 4.2 UNITS
 3" UNDERSTORY @ 0.3 UNITS: 4.8 UNITS
TDU PROVIDED: 9.0 UNITS

STREET TREE
 MUSIC CIRCLE N (250 LF)
 REQUIRED: 9 TREES (1 PER 30 LF)
 PROVIDED: 9 TREES

MUSIC CIRCLE E (181 LF)
 REQUIRED: 6 TREES (1 PER 30 LF)
 PROVIDED: 7 TREES

LANDSCAPE BUFFER: N/A

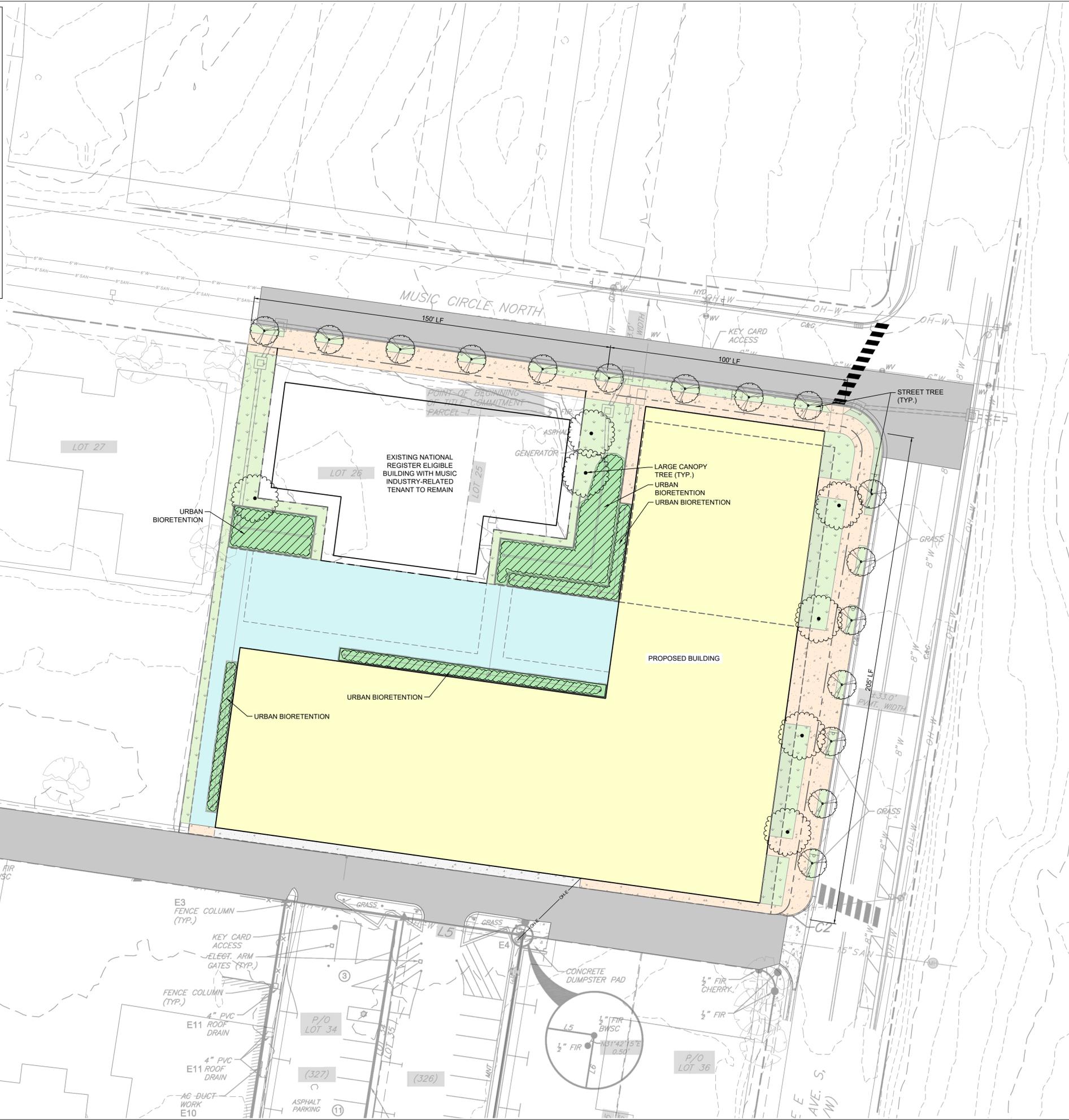
LANDSCAPE LEGEND

 LARGE CANOPY
 3" CALIPER CANOPY TREE (MAPLE,
 BALD CYPRESS, SWEETGUM, ELM,
 GINKGO, ZELKOVA, OAK) 7

 STREET TREE
 3" CALIPER (ARMSTRONG MAPLE,
 PRINCETON SENTRY GINKGO,
 SLENDER SILHOUTTE SWEETGUM,
 COLUMNAR ENGLISH OAK,
 MUSASHINO COLUMNAR ZELKOVA) 16

 SHRUB & GROUNDCOVER PLANTING

 TURF



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LANDSCAPE PLAN

L200

45586.00
 APRIL 26, 2023

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