

LAND DESCRIPTION:

Being a certain parcel of land located in the 5th Councilmanic District of Nashville-Davidson County, Tennessee, and being further described as follows:
Beginning at an old spike situated in the easterly margin of Cowan Street; said spike being 2.409' +/- the said margin of Cowan Street from the northerly margin of Jefferson Street; said spike also being the northwest corner of the Mark Stevens Meadows property as recorded in Book 8744, page 822, Registers' Office of Davidson County, Tennessee.

Thence, leaving the Meadows property and along the said margin of Cowan Street and in a northwesterly direction with a curve to the right having a radius of 469.47' an arc length of 102.49' to a P.K. Nail;
Thence, leaving the said margin of Cowan Street and along a new line (running generally along the wall of the existing building) N 81 degrees - 09' - 28" E - 198.19' to an iron rod situated in the westerly margin of I-65; thence, with the said margin of I-65 S 04 degrees - 12' - 00" W - 100.98' to an iron rod; said iron rod being the northeast corner of the aforesaid Mark Stevens Meadows property; thence leaving the said margin of I-65 and along the northerly boundary line of Meadows, S 80 degrees 3' 2" - 01" W - 154.17' to the POINT OF BEGINNING.
CONTAINING 0.41 ACRES (17,669 square feet).

TABLE A NOTES:

- ITEM 2: 2110 CENTURY FARMS PKWY ANTOCH, TN 37013, AS PER NASHVILLE PLANNING DEPARTMENT.
- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "AE & X SHADED" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 4703720242H, WITH AN MAP REVISED DATE OF APRIL 5, 2017, IN THE METRO GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 7/19/2022 (NAVD83, GEOID18).
- ITEM 6A: NO ZONING REPORT PROVIDED.
- ITEM 16: THERE WAS EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: THERE WAS EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1 M	102.50'	469.47'	N 21°04'46" W	102.29'
C1 R	102.49'	469.47'	N/A	N/A

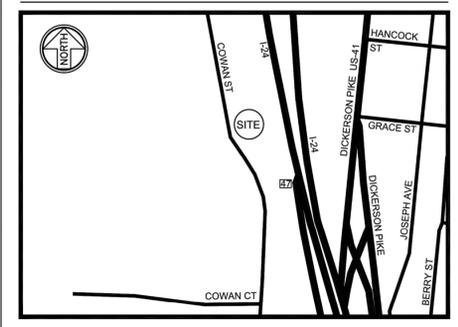
SITE ADDRESS:

611 COWAN STREET
NASHVILLE, TN 37207

PARKING:

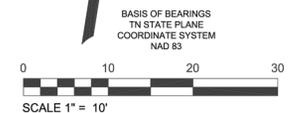
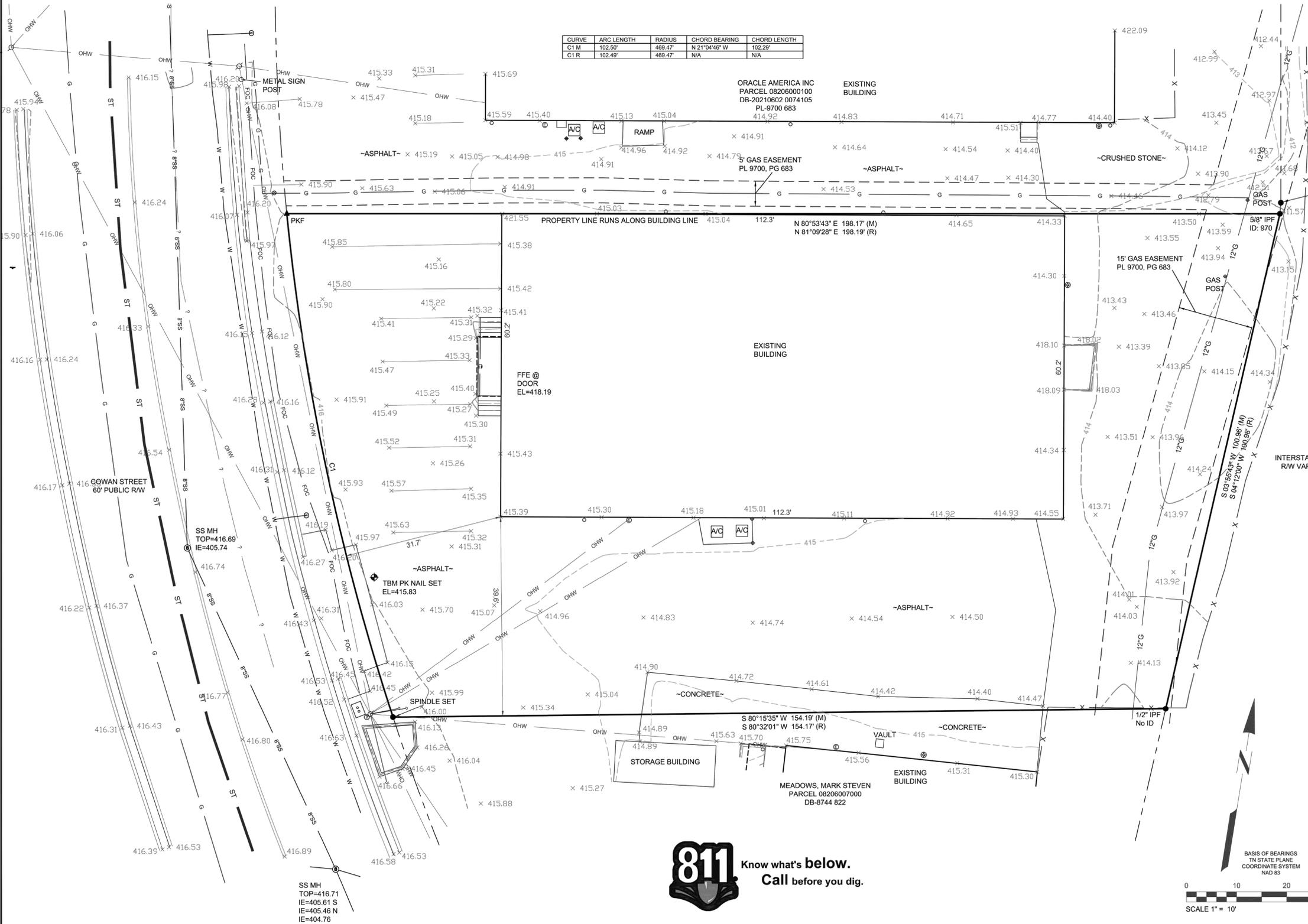
REGULAR: 5
HANDICAP: 0
TOTAL: 5

LOCATION MAP NTS



LEGEND

- IRON PIN FOUND, AS NOTED
- BENCHMARK, AS NOTED
- BOLLARD
- SIGN, AS NOTED
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- ROOF DRAIN
- GATE POST
- GAS METER
- GAS VALVE
- FOC PULL BOX
- TELEPHONE BOX
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OHW
- OVERHEAD WIRE
- FENCE LINE
- HANDRAIL
- GAS LINE, AS NOTED
- WATER LINE, AS NOTED
- SS
- SANITARY SEWER, AS NOTED
- UNDERGROUND FIBER OPTIC
- FOC
- STORM SEWER PIPE, AS NOTED
- OVERHANG



SURVEYOR'S CERTIFICATION:

To: TBD
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2022.
DATE OF PLAT OR MAP: JULY 28, 2022.

PRELIMINARY

KENNETH A. BAU, RLS 2019
kenny@younghobbs.com

SURVEY NOTES:

- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TN ONE CALL SYSTEM, INC. 1-800-351-111 OR 811).
- NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.
- CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS, UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR.
- THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY, AND THERE ARE NO GAPS OR GORES OR OVERLAPS OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ADJOINERS.
- I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.
- THERE WAS NO EVIDENCE OF THIS PROPERTY BEING USED AS A LANDFILL.
- THERE WAS NO EVIDENCE OF THIS PROPERTY BEING USED AS A CEMETERY.

YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

KENNETH A. BAU, RLS
kenny@younghobbs.com

No.	Date	Revision
7		
6		
5		
4		
3		
2		
1		

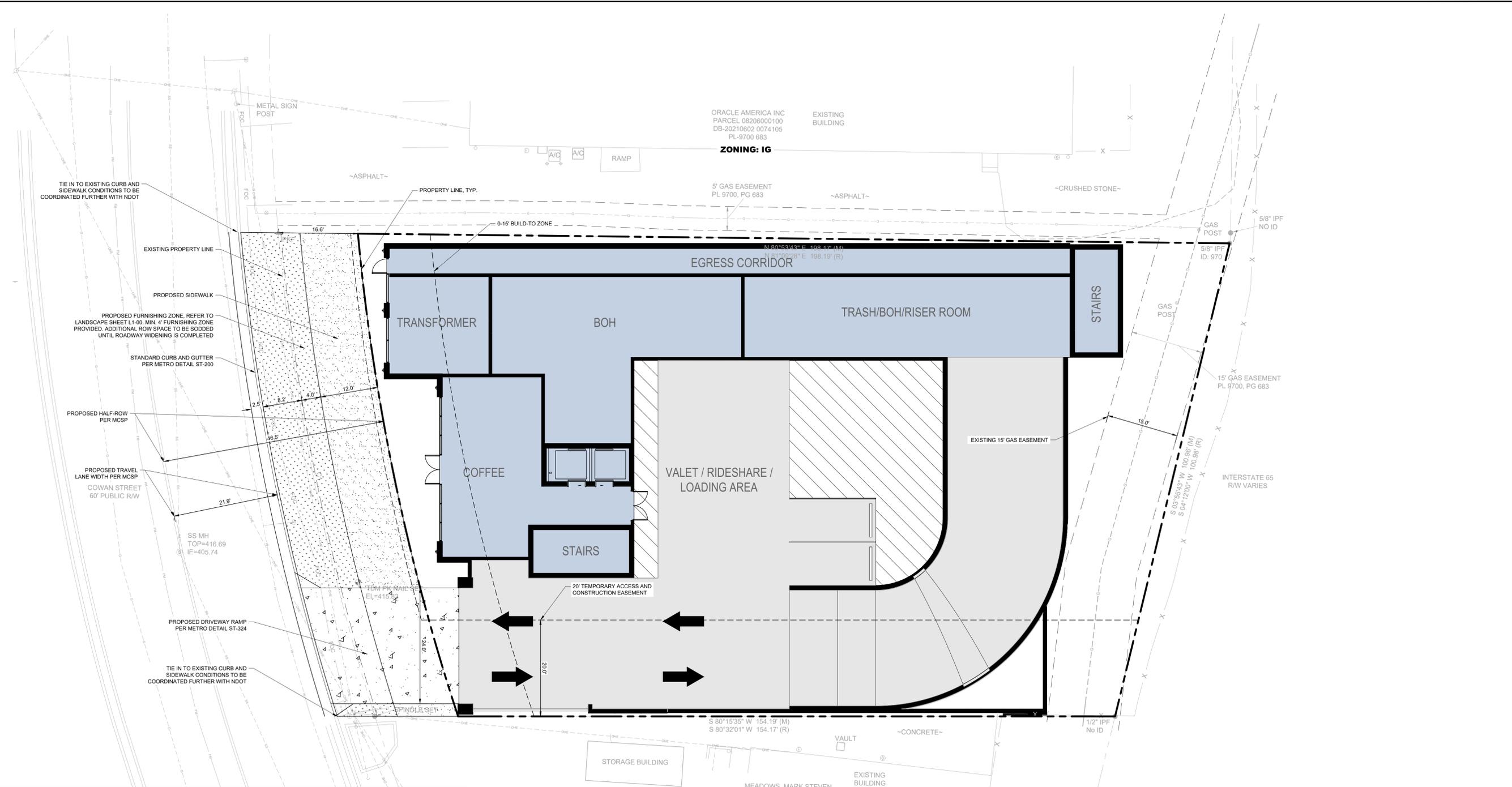
CLIENT
EMERGE HOSPITALITY GROUP
EMERGE HOSPITALITY GROUP, LLC
SACHIN SAM PATEL
423-715-6111

Limited Topographic Survey
611 COWAN ST.
NASHVILLE, TN 37207

OWNER INFORMATION
EWING, CHARLES L., SR. & DONNA C.
PROPERTY
DB-00011725 0000360
PARCEL 0820609400
CITY OF NASHVILLE
DAVIDSON COUNTY,
TENNESSEE

DRAWN BY: KAB, CLH
APPROVED BY: KAB
DATE: (FIELD) 7/19/2022
DATE: (OFFICE) 7/28/2022
YHA PRO. # 154-22

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611 COWAN SP DEVELOPMENT STANDARDS

1. THE PURPOSE OF THIS PLAN IS TO REZONE TO PRELIMINARY SPECIFIC PLAN ZONING TO PERMIT UP TO 250 HOTEL ROOMS, 2,000 SF OF RETAIL SPACE PLUS ANCILLARY USES. ALLOWED RETAIL USES INCLUDE ALL COMMERCIAL USES PERMITTED UNDER MUG-A ZONING STANDARDS, EXCEPT AUTOMOBILE SERVICE & AUTOMOBILE PARKING.
2. 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.
3. THIS PROPERTY LIES WITHIN ZONE AE, THE 1% ANNUAL CHANCE FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0242H, DATED 04/05/2017.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL, (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" RCP).
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
8. MINOR MODIFICATIONS TO THE PRELIMINARY SP 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 THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
9. 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 MUI ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OF APPLICATION.
10. DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
11. APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.
12. ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
13. ACCORDING TO THE NRCS SOIL MAP, THE SOIL ON THE PROPERTY IS LINDELL-URBAN.
14. THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
15. SIGNAGE SHALL MEET METRO DESIGN STANDARDS AND BE REVIEWED WITH THE BUILDING PLANS.
16. ALL DEVELOPMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE BASED ON THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT, AS APPLICABLE.
17. THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
18. ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
19. THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR THE DEVELOPMENT AS LONG AS THE DEVELOPMENT REMAINS IN PLACE.
20. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION.
21. 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 PERMIT, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
22. A MINIMUM OF 60 PERCENT OF THE LOTS FRONTAGE SHALL CONSIST OF ACTIVE GROUND FLOOR USES.

NDOT NOTES

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE NASHVILLE DEPARTMENT OF TRANSPORTATION, IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS.
3. STORMWATER DISCHARGES ARE TO BE COORDINATED WITH NDOT AND METRO STORMWATER. POINT SOURCE DISCHARGE WILL NOT BE PERMITTED.

SITE LAYOUT NOTES

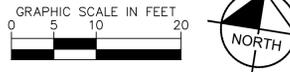
1. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL LANDSCAPE ISLANDS SHALL BE MOUND WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER MPW STANDARD DWG NO. ST-210.
9. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" ABOVE THE EXISTING EDGE OF PAVEMENT.
10. ALL ENTRY GATES SHALL MEET THE REQUIREMENTS OF SECTION D 103.5 OF THE INTERNATIONAL FIRE CODE (2012).
11. REMOVE ANY VEGETATION THAT OBSTRUCTS PROPER SIGHT DISTANCE.
12. ALL FENCING SHALL BE CONSTRUCTED SO AS NOT TO OBSTRUCT ADEQUATE SIGHT DISTANCE.

METRO PERMITTING REFERENCE

PRELIMINARY SP: **2023SP-057-001**
 BUILDING PERMIT: **TBD**
 GRADING PERMIT: **SWGR TBD**
 SITE UTILITY PERMIT: **TBD**
 WATER CAPACITY: **T2022086654**
 SEWER CAPACITY: **T2022086656**

PAVEMENT LEGEND

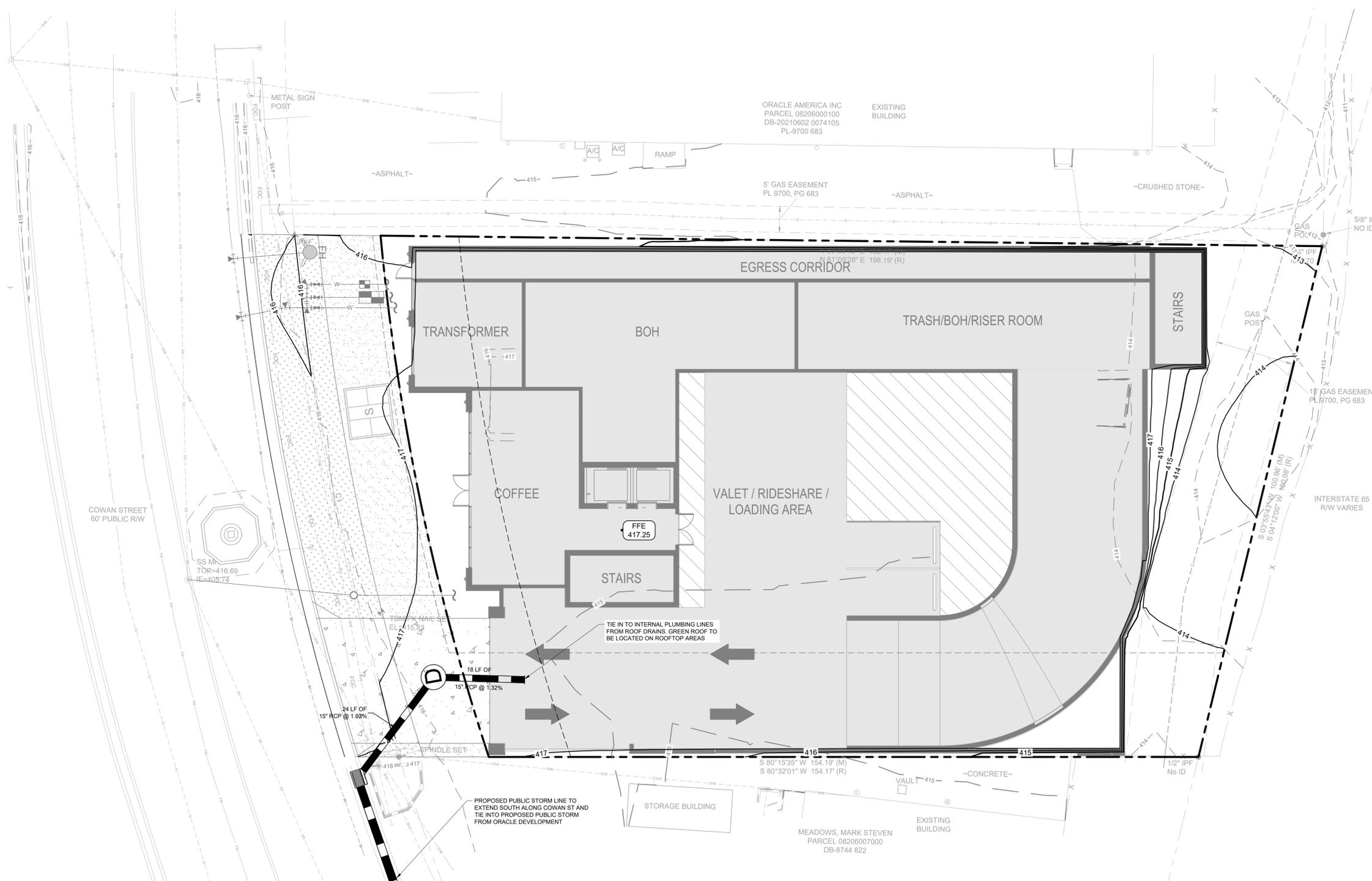
- HEAVY DUTY ASPHALT PAVEMENT (C8-10)
- HEAVY DUTY CONCRETE PAVEMENT (C8-10)
- LIGHT DUTY CONCRETE PAVEMENT (C8-10)
- MILLING AND REPAVING



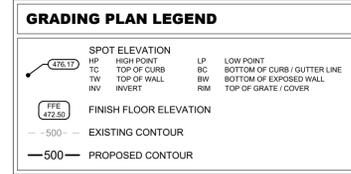
REV	DATE	BY	REVISIONS
1	9/19/2023	JFZ	PRELIMINARY SP RESUBMITTAL
2	9/27/2023	JFZ	PRELIMINARY SP REVISIONS
3			
4			
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7			
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DESIGNED BY: MDS
 DRAWN BY: AMM
 CHECKED BY: MDS
 DATE: 09/27/2023
 KIMLEY-HORN PROJECT NO. 018717004

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- ### GRADING NOTES
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NOTES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENTATION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOIL.
 - INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE-CALL-811 OR 1-800-752-6907.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.



METRO STORMWATER NOTES

DRAINAGE ULTIMATE OUTFALL CUMBERLAND RIVER

FEMA NOTE:
 THIS LOT DOES LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #4703020242H, 4/8/2017.

- ### CONSTRUCTION SCHEDULE
- PRE-CONSTRUCTION MEETING
 - INSTALLATION OF EROSION CONTROL MEASURES
 - EROSION INSPECTION BY EPSC AND METRO
 - ISSUANCE OF GRADING PERMIT
 - CONSTRUCTION
- CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

TDEC NOTICE OF COVERAGE NOTE:
 THIS PROJECT DOES NOT DISTURB MORE THAN 1 ACRE AND IS NOT REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT.

THE TOTAL DISTURBED AREA IS ±0.37 ACRES.

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 FOLLOW AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE-GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS

STORMWATER DESIGN INTENT

LID REQUIREMENTS TO BE MET PER METRO STORMWATER MANUAL USING COMBINATION OF GREEN ROOF AND URBAN BIORETENTION, RESULTING CURVE NUMBER REDUCTION FROM LID MEASURES WILL REDUCE POST-DEVELOPMENT PEAK FLOWS SUCH THAT DEDICATED STORMWATER DETENTION WILL NOT BE NECESSARY.

FLOODPLAIN NOTE

THE SUBJECT PROPERTY IS LOCATED IN 'ZONE AE' AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 4703020242H.

- BASE FLOOD ELEVATION = 414.70'
- MIN. AMENITY SPACE ELEVATION = 416.00'+

EXISTING SITE CONDITIONS TO BE ANALYZED FOR FLOODPLAIN STORAGE VOLUME. ANY PROPOSAL OF UNCOMPENSATED FILL IN THE FLOODPLAIN OR UNDERGROUND FLOODPLAIN STORAGE TO BE REVIEWED AND APPROVED BY METRO WATER SERVICES.



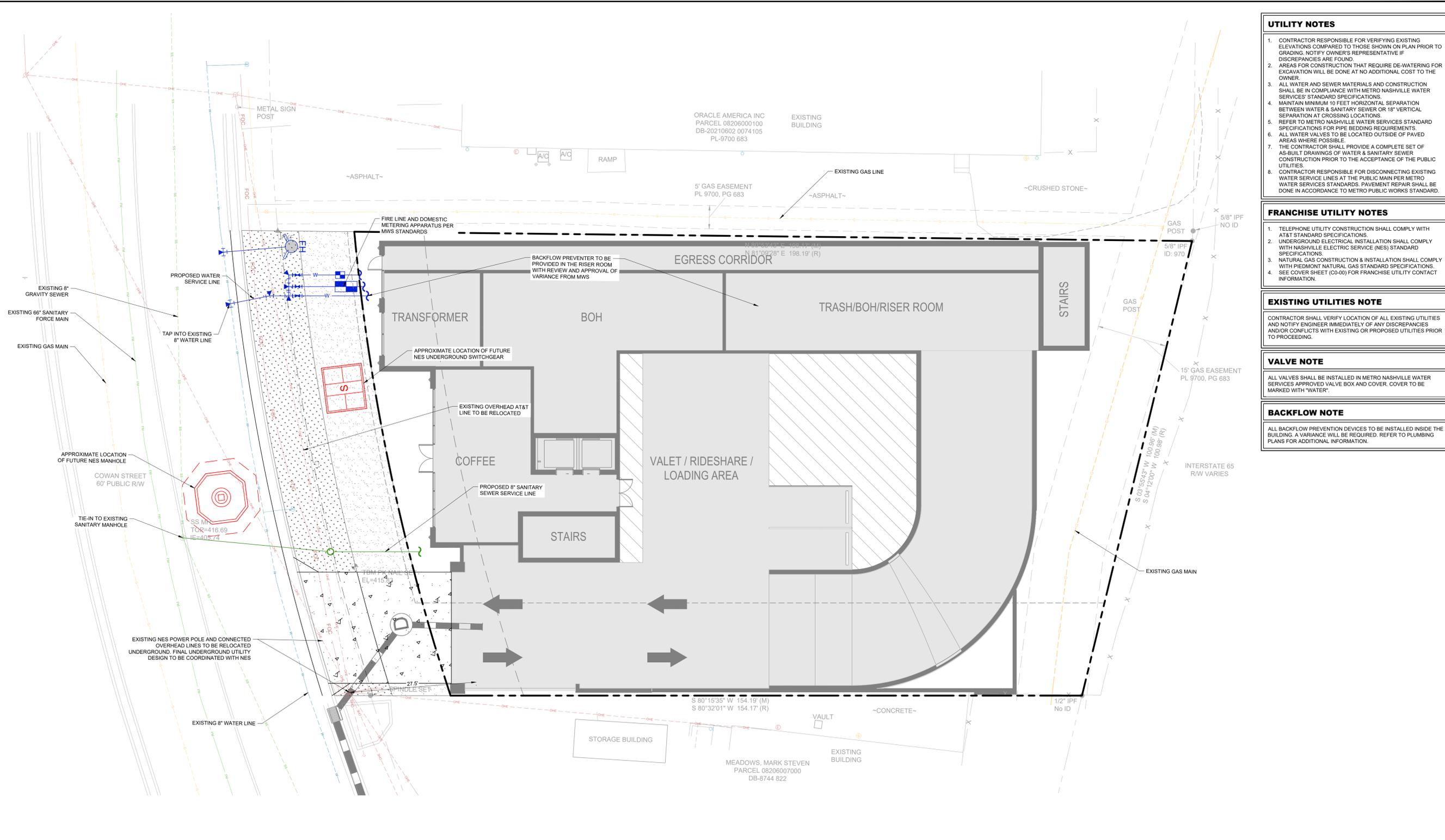
Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
 Main: 615.564.2701 | www.kimley-horn.com
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611 COWAN EMERGE HOSPITALITY GROUP, LLC NASHVILLE, TN

NO.	DATE	BY	REVISIONS
1	9/19/2023	JFZ	DESIGNED BY:
2			DRAWN BY:
3	9/27/2023	JFZ	CHECKED BY:
4			DATE: 09/27/2023
5			KIMLEY-HORN PROJECT NO. 018717004
6			GRADING AND DRAINAGE PLAN
7			SHEET NUMBER
8			C4-00
9			
10			

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- UTILITY NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 - ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES' STANDARD SPECIFICATIONS.
 - MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
 - REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
 - ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
 - THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
 - CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO METRO PUBLIC WORKS STANDARD.
- FRANCHISE UTILITY NOTES**
- TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH AT&T STANDARD SPECIFICATIONS.
 - UNDERGROUND ELECTRICAL INSTALLATION SHALL COMPLY WITH NASHVILLE ELECTRIC SERVICE (NES) STANDARD SPECIFICATIONS.
 - NATURAL GAS CONSTRUCTION & INSTALLATION SHALL COMPLY WITH PIEDMONT NATURAL GAS STANDARD SPECIFICATIONS.
 - SEE COVER SHEET (C6-00) FOR FRANCHISE UTILITY CONTACT INFORMATION.
- EXISTING UTILITIES NOTE**
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
- VALVE NOTE**
- ALL VALVES SHALL BE INSTALLED IN METRO NASHVILLE WATER SERVICES APPROVED VALVE BOX AND COVER. COVER TO BE MARKED WITH "WATER".
- BACKFLOW NOTE**
- ALL BACKFLOW PREVENTION DEVICES TO BE INSTALLED INSIDE THE BUILDING. A VARIANCE WILL BE REQUIRED. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

- METRO NASHVILLE WATER SERVICES STANDARD NOTES**
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
 - THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE WATER SERVICES THE COST OF INSPECTION.
 - THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
 - AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISION OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO NASHVILLE WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
 - ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
 - REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO NASHVILLE WATER SERVICES.
 - ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
 - UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
 - PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
 - PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
 - ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
 - ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
 - VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
 - IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
 - THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
 - ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
 - BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
 - PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.



Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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**611 COWAN
EMERGE HOSPITALITY
GROUP, LLC**

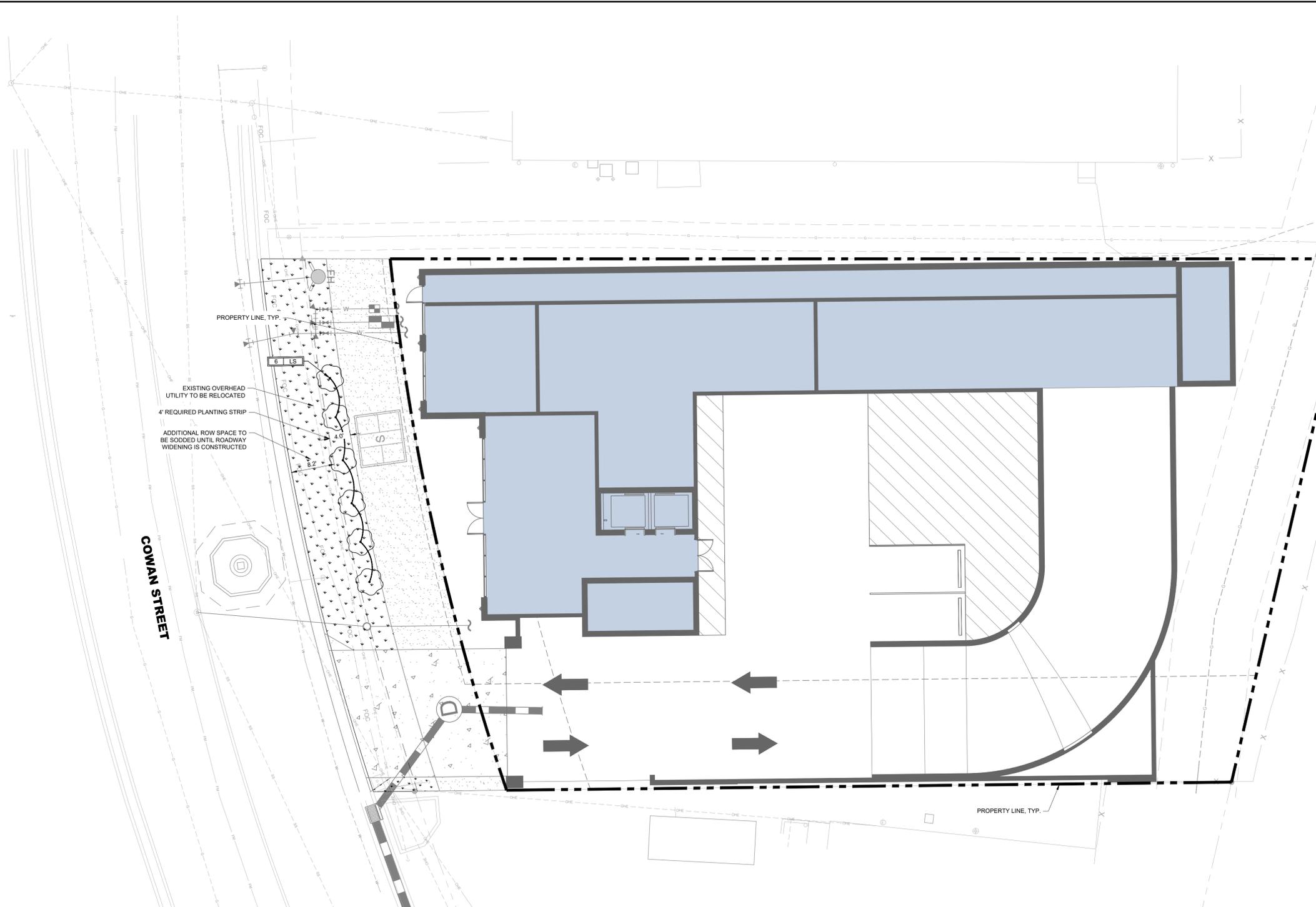
NASHVILLE, TN

REV	DATE	BY
1	9/19/2023	JFZ
2	9/27/2023	JFZ
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 09/27/2023
KIMLEY-HORN PROJECT NO. 018717004

UTILITY PLAN
SHEET NUMBER
C6-00

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LANDSCAPE DATA TABLE	
PROJECT NAME:	811 COWAN
PROPERTY ADDRESS:	811 COWAN ST NASHVILLE, TN 37207
MAP AND PARCEL ID:	MAP 082.06 PARCEL 09400
EXISTING ZONING:	IG
EXISTING LAND USE:	DISTRIBUTION WAREHOUSE
PROPOSED LAND USE:	X
SITE AREA (AC):	0.37
BUILDING AREA (SF):	14,107
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE REQUIREMENTS	
STREET TREES: ONE CANOPY TREE PER EVERY 30 LF, OR ONE UNDERSTORY TREE PER EVERY 20 LF WHEN OVERHEAD POWERLINES ARE PRESENT. COWAN STREET REQUIRED: 4 UNDERSTORY TREES (77 LF / 20) PROVIDED: 4 UNDERSTORY TREES	
REQUIRED BUFFERS: LANDSCAPE BUFFERS ARE NOT REQUIRED.	
INTERIOR PARKING AREAS: INTERIOR PARKING AREA LANDSCAPE IS NOT REQUIRED.	
PERIMETER PARKING SCREENING: PERIMETER PARKING SCREENING IS NOT REQUIRED.	

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date	8/28/2023
Map	Parcel D0147-00438
Application Number	
Project Name	611 Cowan
Address	

1 Acreage (area of parcel including building site)	0.68
2 Minus Building Coverage Area	(-) 0.32
3 Equals Adjusted Acreage	(=) 0.36
4 Multiply by Required Tree Density Unit per acre (check row)	(x) 22
5 Required TDU for Project	(=) 7.92

DBH	# of Trees	Value	TDU
8"	x 3.2	0	0
10"	x 4.0	0	0
12"	x 4.8	0	0
14"	x 5.6	0	0
16"	x 6.4	0	0
18"	x 7.2	0	0
20"	x 8.0	0	0
22"	x 8.8	0	0
24"	x 9.6	0	0
*Greater than 24" equals DBH x .5 per inch			
total		0	0
add total to line 6			

DBH	# of Trees	Value	TDU
42"	x 21.1	0	0
44"	x 26.1	0	0
46"	x 27.6	0	0
48"	x 28.8	0	0
50"	x 30.0	0	0
52"	x 31.2	0	0
54"	x 35.1	0	0
56"	x 36.4	0	0
58"	x 37.7	0	0
60"	x 42.0	0	0
total		0	0
add total to line 6			

DBH	# of Trees	Value	TDU
24"	x 8.4	0	0
26"	x 9.1	0	0
28"	x 9.8	0	0
30"	x 10.5	0	0
32"	x 11.2	0	0
34"	x 11.9	0	0
36"	x 12.6	0	0
38"	x 13.3	0	0
40"	x 20.0	0	0
total		0	0
add total to line 6			

DBH	# of Trees	Value	TDU
2"	x .5	0	0
3"	x .6	0	0
4"	x .7	0	0
5"	x .9	0	0
6"	x 1.0	0	0
7"	x 1.2	0	0
8"	x 1.3	0	0
total		0	0
add total to line 7			

DBH	# of Trees	Value	TDU
2"	6	x .25	1.5
3"		x .3	0
4"		x .4	0
5"		x .5	0
6"		x .5	0
7"		x .6	0
8"		x .7	0
total			1.5
add total to line 7			

6 Total TDU Retained on-site	0
7 Total TDU for Replacement Trees- On-site	(+) 1.5
8 Total Credits Paid to Tree Mitigation Bank*	(+) 1.5
9 Total Density Units Provided	(=) 1.5

TREE BANK NOTE

- TOTAL TREE BANK CREDITS = 6.42 CREDITS
- *1 CREDIT = 1 TDU = \$725.00
- TREE MITIGATION BANK CANNOT BE USED TO SUPPLEMENT LANDSCAPE BUFFER, SCREENING STREET FRONTAGE, PERIMETER, OR OTHER REQUIREMENTS AND MUST ONLY BE USED TO BALANCE THE REQUIRED TDUs FOR THE SITE.

PLANT SCHEDULE

SHADE TREES	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	LS 6	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEET GUM	B & B	2" CAL	B&B	FULL- MATCHED
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	SOD 304 SF	-	TIFWAY 419 BERMUDA SOD	SOD	-	SOD	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS



Kimley»Horn
 10 Lea Avenue, Suite 400, Nashville, TN 37210
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**611 COWAN
 EMERGE HOSPITALITY
 GROUP, LLC
 NASHVILLE, TN**

REVISONS	DATE	BY
PRELIMINARY SP RESUBMITTAL	9/19/2023	JFZ
PRELIMINARY SP REVISIONS	9/27/2023	JFZ

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	OAS									
DRAWN BY:	OAS									
CHECKED BY:	JLR									
DATE:	09/27/2023									
KIMLEY-HORN PROJECT NO. 018717004										

LANDSCAPE PLAN
 SHEET NUMBER
L1-00

