

PUD AMENDMENT FOR A PROPOSED RESIDENCE INN PARCEL ID:1600002100 NASHVILLE, TENNESSEE

SEPTEMBER 27, 2022

REV. NOVEMBER 29, 2022

CASE NO. 85-85P-007

General Notes

1. THE PURPOSE OF THIS PUD AMENDMENT IS TO PERMIT A NEW STRUCTURE CONSISTING OF 137 HOTEL ROOMS AND A 4 LEVEL PARKING STRUCTURE. THERE IS AN EXISTING 250 ROOM HOTEL ON THE SITE.
2. THE EXISTING SITE, LOCATED AT 760 OLD HICKORY BLVD, IS A PART OF THE BRENTWOOD COMMONS PUD WITH A BASE ZONING OF COMMERCIAL LIMITED (CL). THE CURRENT USES FOR THE SITE ARE HOTEL. TWO OF THE OTHER LOTS IN THE PUD HAVE OFFICE AS THE CURRENT USE. THE PROPOSED USE FOR THE SITE IS HOTEL. THIS USE IS DEFINED IN THE METRO NASHVILLE ZONING ORDINANCE.
3. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
4. BUILDING SETBACKS SHALL BE PER THE APPROVED PUD.
5. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THE PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FIRE HOUSING ACT.
6. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
7. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
8. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
9. 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.
10. YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
11. INDIVIDUAL WATER AND/OR SEWER SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
12. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY 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 REQUIRE SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

PROPOSED BUILDING SUMMARY

GROUND LEVEL
USAGE: LOBBY/AMENITY/MEETING ROOM
SQUARE FOOTAGE: 23,888 SF

LEVELS 2-5
USAGE: HOTEL ROOMS
SQUARE FOOTAGE: 23,903 SF/FLOOR (95,612 SF TOTAL)
ROOM COUNT: 27 ROOMS/FLOOR (137 ROOMS TOTAL)

PARKING SUMMARY

EXISTING HOTEL
ROOMS: 250
PARKING: 300 SPACES
PARKING RATIO: 1.20 SPACES/ROOM

PROPOSED HOTEL
NEW ROOMS: 140 ROOMS
NEW GARAGE PARKING SPACES: 481
EXISTING SURFACE SPACES TO BE REMOVED: 274
NEW SURFACE SPACES: 26 (INCLUDING 8 ACCESSIBLE)

REQUIRED PARKING
1 SPACE PER ROOMING UNIT, PLUS 1 SPACE PER 2 EMPLOYEES
250 EXISTING ROOMS
140 PROPOSED ROOMS
30 EXISTING STAFF ON MAX SHIFT
30 PROPOSED STAFF ON MAX SHIFT
(250+140) + (30+30)2 = 420 SPACES

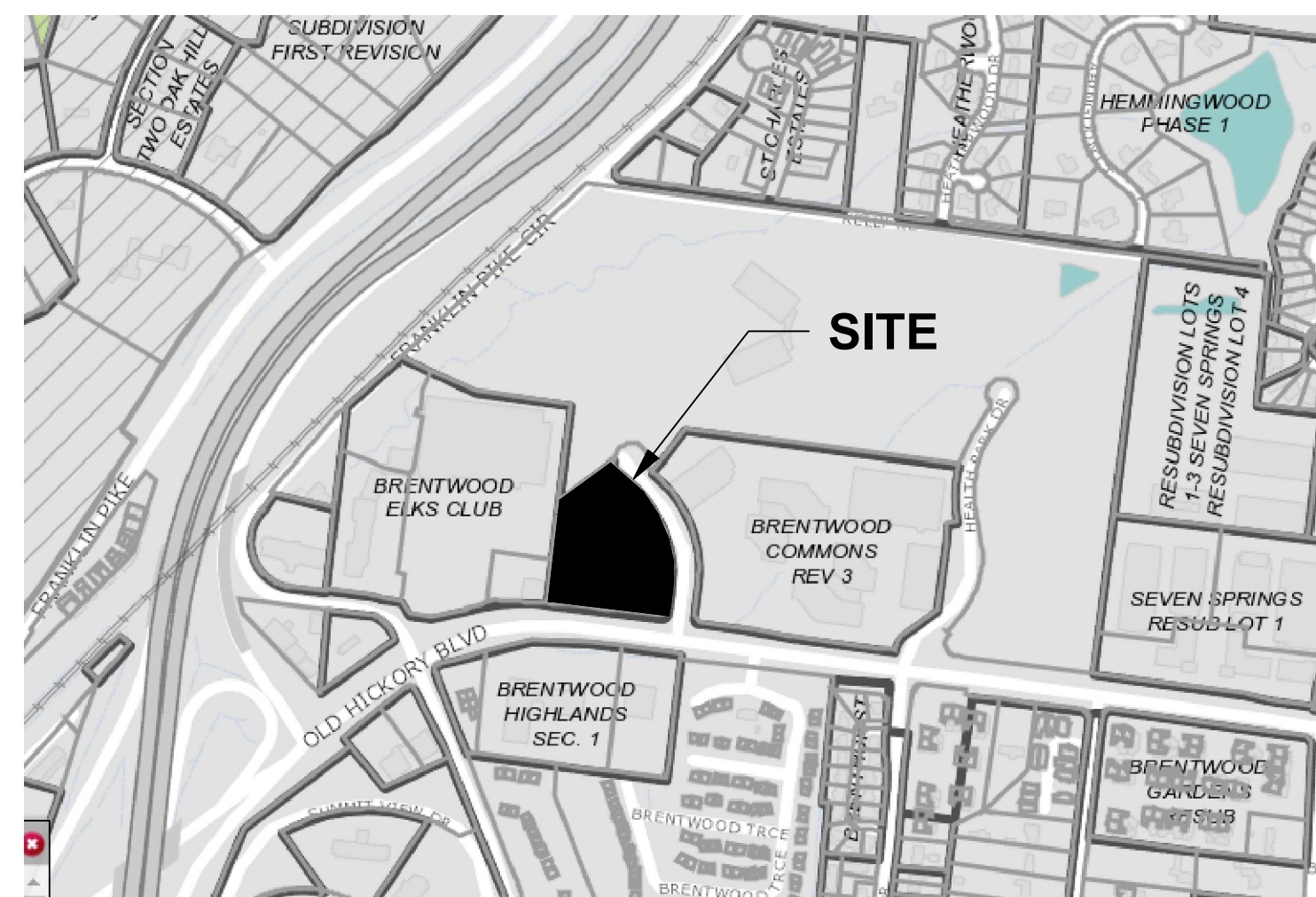
TOTALS
ROOMS: 250 + 140 = 390 ROOMS
PROPOSED SURFACE SPACES: 26 (INCLUDING 8 ACCESSIBLE)
PROPOSED GARAGE PARKING SPACES: 477 (INCLUDING 4 ACCESSIBLE)
TOTAL PARKING SPACES: 26 + 481 = 507 SPACES (507/390 = 1.29 SPACES/ROOM)

SHEET INDEX

COVER
C100 EXISTING CONDITIONS
C200 SITE PLAN



**INGRAM CIVIL
ENGINEERING GROUP, LLC**
212 OVERLOOK PIKE CIRCLE, SUITE 105
BRENTWOOD, TN 37027
615.370.7964 OFFICE
615.370.1273 FAX



VICINITY MAP
SCALE: NTS

DEVELOPMENT SUMMARY

COUNCIL DISTRICT/COUNCILMAN	4 / ROBERT SWOPE	
OWNER(S) RECORD / MAP & PARCEL #	DR. ANIL PATEL EAGLE HOSPITALITY, INC.	MAP 160; PARCEL 210
PUD NAME	BRENTWOOD COMMONS	
PUD NUMBER	85-85-P	
PLAN PREPARATION DATE	SEPTEMBER 27, 2022	
DESIGN PROFESSIONAL	SAMUEL H. BOHANNON TN LICENSE NO. 113398	
U.S. FEMA FIRM MAP NO.	47037C 0367 H / NOT IN SPECIAL FLOOD AREA / DATED: APRIL 5, 2017	

SITE DATA TABLE

GROSS SITE HORIZONTAL AREA	4.28 ACRES (71.77 ENTIRE PUD)
EXISTING BUILDING	130,000 SF
PROPOSED BUILDING	119,500 SF
PROPOSED PARKING GARAGE	216,671 SF
FLOOR AREA RATIO (FAR)	2.47
LOTS	3 EXISTING 3 PROPOSED
MAXIMUM BUILDING HEIGHT (STORIES)	5 STORIES IN 60 FEET, FROM FIRST FLOOR SLAB TO HIGHEST POINT ON ROOF
MINIMUM SETBACKS (FEET)	
SIDE	0
REAR	15
STREET	15
IMPERVIOUS SURFACE RATIO (ISR)	
BUILDINGS	0.51
ROADS/SIDEWALKS/DRIVES/PAVING	0.19
TOTAL	0.70
EXISTING LAND USE (AC)	
OFFICE	14.51 AC
OFFICE	52.98 AC
HOTEL	4.28 AC
PROPOSED LAND USE (AC)	
OFFICE	14.51 AC
OFFICE	52.98 AC
HOTEL	4.28 AC
BUILDINGS (SQ. FT.)	
EXISTING	
OFFICE	312,400
OFFICE	286,000
HOTEL	250 ROOMS
PROPOSED	
OFFICE	312,400
OFFICE	286,000
HOTEL	390 ROOMS
ZONING	
EXISTING	CL
PROPOSED	CL

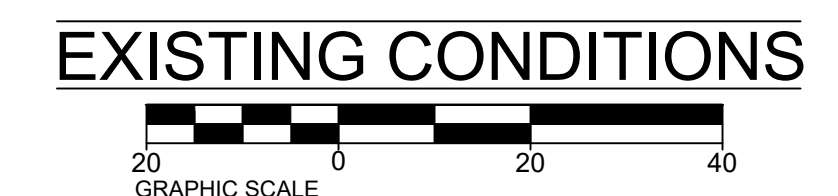
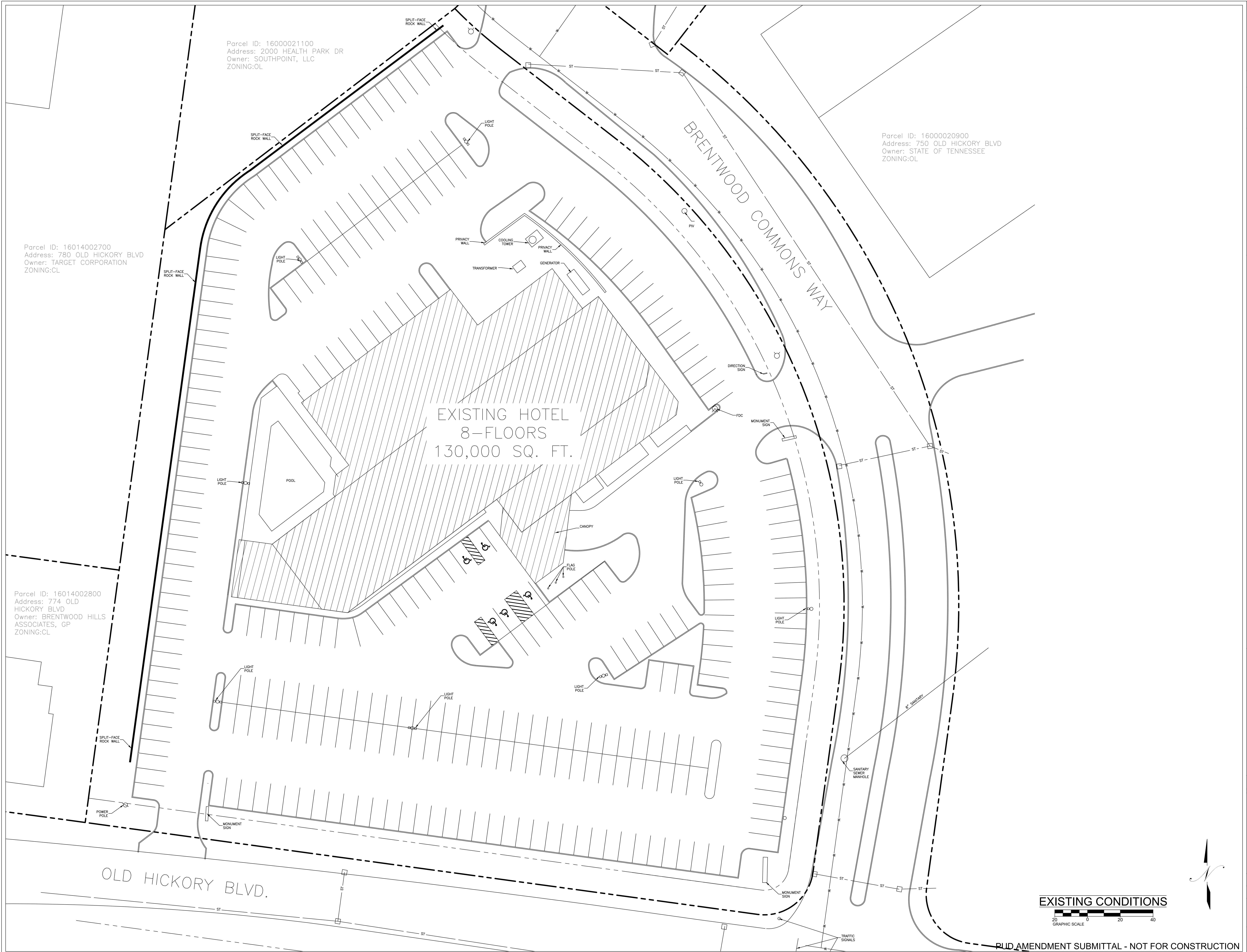
Parcel ID: 16000021100
 Address: 2000 HEALTH PARK DR
 Owner: SOUTHPOINT, LLC
 ZONING:OL

Parcel ID: 16014002700
 Address: 780 OLD HICKORY BLVD
 Owner: TARGET CORPORATION
 ZONING:CL

Parcel ID: 16014002800
 Address: 774 OLD HICKORY BLVD
 Owner: BRENTWOOD HILLS ASSOCIATES, GP
 ZONING:CL

Parcel ID: 16000020900
 Address: 750 OLD HICKORY BLVD
 Owner: STATE OF TENNESSEE
 ZONING:OL

EXISTING HOTEL
 8-FLOORS
 130,000 SQ. FT.



PUD AMENDMENT SUBMITTAL - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT:
 LICENSE NUMBER:
 EXPIRATION DATE:

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INGRAM CIVIL ENGINEERING GROUP, LLC
 212 OVERLOOK CIRCLE, SUITE 105
 BRENTWOOD, TENNESSEE 37027
 615.370.7084 OFFICE
 615.370.1273 FAX
 STATE OF TENNESSEE
 PROFESSIONAL ENGINEER
 LICENSE # 413288
 SAMUEL H. BOHANNON

Residence Inn

Nashville, Tennessee

CASE NO. 85-85P-007

REVISIONS & ADDENDA

No.	Date	Description

Release Date: 09/27/2022

Project No.: 101121

Sheet Title:

Existing Conditions

Sheet No.:

C100

Parcel ID: 1600021100
 Address: 2000 HEALTH PARK DR
 Owner: SOUTHPOINT, LLC
 ZONING:OL

Parcel ID: 16014002700
 Address: 780 OLD HICKORY BLVD
 Owner: TARGET CORPORATION
 ZONING:CL

Parcel ID: 16014002800
 Address: 774 OLD HICKORY BLVD
 Owner: BRENTWOOD HILLS ASSOCIATES, GP
 ZONING:CL

Parcel ID: 1600020900
 Address: 750 OLD HICKORY BLVD
 Owner: STATE OF TENNESSEE
 ZONING:OL

PROPOSED PARKING STRUCTURE
 5-FLOORS
 481 SPACES

EXISTING HOTEL
 8-FLOORS
 130,000 SQ. FT.

PROPOSED HOTEL
 5-FLOORS
 119,500 SQ. FT.

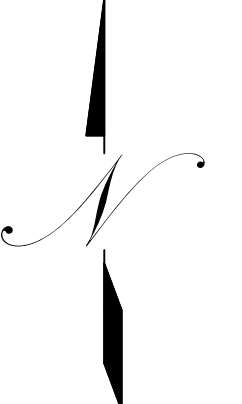
Type MmC Soils
 Mimosa Silt Loam

- GENERAL SITE NOTES**
- SITE LAYOUT FOR RESIDENCE INN BY INGRAM CIVIL ENGINEERING GROUP, LLC, BASED ON GIS IMAGERY.
 - ORIGINAL TOPOGRAPHICAL INFORMATION IS BASED ON GIS IMAGERY. THE ENGINEER, THE OWNER, OR ANY OF THE OWNER'S CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION.
 - ALL CIVIL/SITE WORK ELEMENTS INDICATED TO BE CONSTRUCTED ON THE PLANS ARE TO BE BUILT IN STRICT ACCORDANCE WITH THE STANDARDS ADOPTED BY THE CITY OF NASHVILLE/DAVIDSON COUNTY, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SITE WORK MUST ALSO COMPLY WITH THE CITY OF NASHVILLE/DAVIDSON COUNTY ENVIRONMENTAL REQUIREMENTS AND FEDERAL EPA REQUIREMENTS.
 - WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
 - DIMENSIONS LOCATING THE BUILDING IN RELATIONSHIP TO THE PROPERTY LINES HAVE BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. WHERE POSSIBLE, COORDINATES CAN BE USED TO ESTABLISH PHYSICAL LENGTHS ALONG THE BUILDING PERIMETER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FROM STRUCTURAL AND ARCHITECTURAL DRAWINGS THE ACTUAL EXTENT OF THE BUILDING ON THE PROPERTY. BUILDING LAYOUT SHALL BE BASED SOLELY ON DIMENSIONAL INFORMATION PROVIDED ON STRUCTURAL AND ARCHITECTURAL DRAWINGS. DISCREPANCIES WHICH IMPACT SITE LAYOUT SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SITE FEATURES, (BUILDINGS, ROADS, PARKING, PADS, WALKS, ETC.) AND WILL EMPLOY A LAND SURVEYOR LICENSED TO PRACTICE IN THE PROJECT'S REGION OF CONSTRUCTION TO STAKE OUT AND MAINTAIN ALL REQUIRED CONTROL POINTS THROUGHOUT THE LIFE OF THE PROJECT. THE SURVEYOR SHALL CERTIFY TO THE ENGINEER, IN WRITING, THAT THE LAYOUT IN THE FIELD SUBSTANTIALLY CONFORMS TO THE LAYOUT INDICATED ON THE CONTRACT DOCUMENTS. LAYOUT DISCREPANCIES OR CHANGES SHOULD BE SO NOTED TO THE ENGINEER.
 - THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF THE WORK AND SHALL BEAR ANY COST ASSOCIATED WITH REPAIR.
 - THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT FEES. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES AND RECEIVE APPROPRIATE APPROVALS WHERE REQUIRED PRIOR TO COMMENCEMENT OF THE WORK.
 - MATERIALS AND PROCESSES OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHILE THE ENGINEER HAS PROVIDED, FOR THE CONVENIENCE OF THE CONTRACTOR, DRAWINGS OUTLINING CERTAIN REQUIRED OSHA MINIMUM SAFETY PRACTICES, THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR VERIFYING THAT SUCH MEASURES ARE IMPLEMENTED ON SITE. MAINTAINING A SAFE ENVIRONMENT DURING THE PROMULGATION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR, THE ENGINEER, THE OWNER AND OTHER CONSULTANTS. HAVE NO EXPERTISE, NOR ACCEPT ANY LIABILITY, IMPLIED OR OTHERWISE, FOR MATERIALS AND PROCESSES OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT COMMENCE ANY WORK WHICH IS NOT UNDER THE CONTROL OR OWNERSHIP OF THE OWNER WITHOUT WRITTEN PERMISSION FROM THE PROPERTY'S OWNER OR CONTROLLING INTEREST. WHERE CONTROLLING INTEREST IS A LOCAL, STATE, OR FEDERAL AGENCY, THEN APPROVAL FOR CONSTRUCTION SHALL CONSTITUTE AUTHORITY TO COMMENCE WORK.
 - WHERE NOT SPECIFICALLY NOTED OTHERWISE, ALL CONCRETE FINISHES SHALL BE SLIP RESISTANT PER TECHNICAL SPECIFICATIONS.
 - ALL ACCESSIBLE PARKING SPACES, INDICATED WITH THE GRAPHIC ACCESSIBLE SYMBOL, DENOTE ACCESSIBLE PARKING SPACES. THESE SPACES ARE DESIGNED TO CONFORM TO ADA AND TENNESSEE ACCESSIBILITY STANDARD SPECIFICATIONS. ALL INDICATED SPACES SHALL RECEIVE THE PAINTED SYMBOL AND APPROPRIATE IDENTIFICATION SIGNAGE. WHERE REQUIREMENTS ARE DIFFERENT OR IN EXCESS OF THESE, THE CONTRACTOR WILL ALLOW FOR THOSE ADDITIONAL REQUIREMENTS IN HIS PRICE AND PROMPTLY SUBMIT THEM TO THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR USING THE ONE-CALL SYSTEM OR OTHER MEANS TO CONTACT AND VERIFY LOCATIONS OF ALL UTILITIES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRS TO DAMAGED UTILITIES.
 - THE CONTRACTOR IS TO CONTROL TRAFFIC FLOW DURING TIME OF CONSTRUCTION. ANY AND ALL TRAFFIC CONTROL IMPLEMENTED DURING THIS PROJECT SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH CITY OF NASHVILLE/DAVIDSON COUNTY AND TENNESSEE D.O.T. REGULATIONS.
 - LANDSCAPE AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE.
 - A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SITE PLAN SUBMITTAL.
 - FINAL ACCESS PLACEMENT TO OLD HICKORY BLVD WILL BE COORDINATED WITH NDOT.
 - COORDINATE ANY SIDEWALK CONSTRUCTION REQUIREMENTS ALONG BRENTWOOD COMMONS WAY WITH THE PLANNING DEPARTMENT.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT DIAMETER IS 15" RCP).

LEGEND: SITE

	PROPOSED HC ACCESSIBLE PARKING SPACE (SEE SITE DETAIL)
	LINEAR DIMENSION
	PROPOSED CURVE RADIUS DIMENSION
	PROPOSED SIGN
	PROPOSED PRECAST WHEEL STOP
	PROPOSED TRAFFIC ARROW (SEE SITE DETAIL)
	PROPOSED STOP BAR (SEE SITE DETAIL)
	PROPOSED CROSS WALK MARKING
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT

CONCEPT SITE PLAN



BLVD AMENDMENT SUBMITTAL - NOT FOR CONSTRUCTION

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SAMUEL H. BOHANNON

Residence Inn

Nashville, Tennessee

CASE NO. 85-859-007

REVISIONS & ADDENDA

No.	Date	Description

Release Date: 09/27/2022

Project No.: 101121

Sheet Title:

Site Plan

Sheet No.:

C200



GROUND FLOOR



TYPICAL FLOOR (2-5)

BULK SUMMARY	
LOT AREA (SF)	188,134
TOTAL EXISTING SF	130,000
TOTAL PROPOSED SF	119,500
TOTAL SF	249,500

FLOORS	
GROUND FLOOR (LOBBY, BOH, ETC)	1
HOTEL GUESTROOMS	4
TOTAL FLOORS	5
TOTAL BUILDING HEIGHT	60'

NEW HOTEL KEYS	
FLOORS 2-5	35 EA
TOTAL	140

PARKING SUMMARY	
TOTAL REQ'D @ 1/KEY (390)	390
TOTAL REQ'D @ 1/TWO EMPLOYEES	30
TOTAL REQUIRED	420

SURFACE SPACES	
NEW GARAGE @ GROUND FLOOR	57
NEW GARAGE @ TYPICAL FLOORS	424
TOTAL PROVIDED	507

TOTAL GUESTROOM MIX:	
KING=100 KEYS (71%) (CORNER UNITS 1BR)	
QUEEN/QUEEN=36 KEYS (26%)	
2BR=4 KEYS (3%)	

23,900 SF/FL

- KING
- QUEEN/QUEEN
- 2BR

