

14th Avenue North & Hynes PRELIMINARY SP PLANS

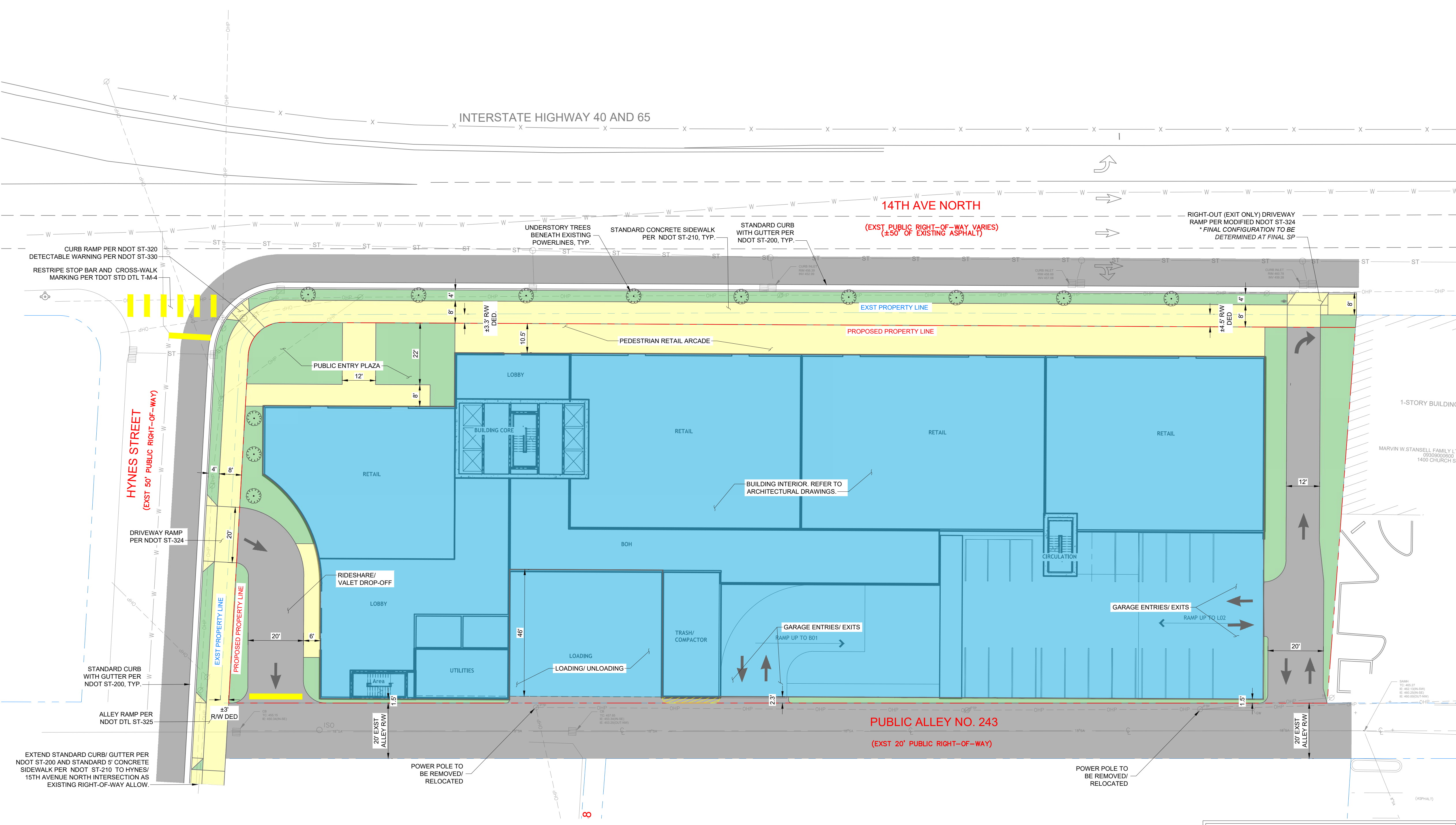
NOVEMBER 28, 2022

COUNCIL DISTRICT 19, COUNCIL MEMBER FREDDIE O'CONNELL
CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2022SP-086-001

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HATCH LEGEND

[Symbol]	HEAVY DUTY CONCRETE (PER MPW ST-325)
[Symbol]	CONCRETE SIDEWALK (PER MPW ST-210)
[Symbol]	MILL & OVERLAY
[Symbol]	HEAVY DUTY ASPHALT (PER MPW ST-261)
[Symbol]	BUILDING INTERIOR (REFER TO ARCHITECTURAL DRAWINGS)
[Symbol]	LANDSCAPE SPACE

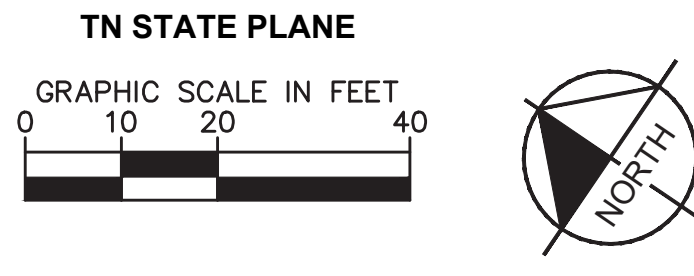
- SITE LAYOUT NOTES**
- INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
 - LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
 - 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.
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER MPW STANDARD DWG NO. ST-210.
 - SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
 - REFER TO ARCHITECTURAL PLAN FOR STRIPING WITHIN THE GARAGE.
 - ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED.

SITE DATA TABLE

SITE ADDRESS	207, 215, 217, 219, 221 & 225 14TH AVENUE NORTH	
PARCELS	0930900700, 0930900800, 0930900900, 09212052000, 09208035500, 09208035300	
EXISTING ZONING	MU-1A, UZO	
PROPOSED ZONING	SP	
PERMITTED USES	ALL USES PERMITTED WITH MU-1A BASE ZONING	
MAXIMUM FAR	18.0	
MAXIMUM BUILDING HEIGHT	(1) 36 STORY TOWER @ 435' (1) 40 STORY TOWER @ 480'	
BUILDING STEP-BACK	NONE	
MAXIMUM HEIGHT IN BUILD-TO-ZONE	N/A	
PARKING REQUIREMENTS	DETERMINED AT FINAL SP	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	±1.28 AC	±1.24 AC
DISTURBED AREA	N/A	TBD
DEDICATED R.O.W. AREA	N/A	0.04 AC

- NDOT SP NOTES**
- THE APPLICANT SHALL CONTRIBUTE TOWARDS THE PLANNED ROAD DIET PROJECT TO CONSTRUCT DEDICATED AND PROTECTED BIKE LANES ON CHURCH STREET. FURTHER COORDINATION WITH NDOT WILL BE REQUIRED PRIOR TO FINAL SP APPROVAL.
 - THE APPLICANT SHALL PROVIDE BIKE LANES ON 15TH AVE BETWEEN CHURCH STREET AND CHARLOTTE PIKE. FURTHER COORDINATION WITH NDOT WILL BE REQUIRED PRIOR TO FINAL SP APPROVAL TO DETERMINE FINAL DESIGN.
 - THE APPLICANT SHALL EITHER CONSTRUCT OR CONTRIBUTE TO PEDESTRIAN/BIKE IMPROVEMENTS OVER THE I40/I65 INTERSTATE WITHIN THE VICINITY OF THE DEVELOPMENT. FURTHER COORDINATION WITH NDOT & TDOT WILL BE REQUIRED.
 - PER THE TIS, THE APPLICANT SHALL IMPROVE THE SIDEWALK CONNECTIVITY ALONG THE EASTERN LEG OF HYNES STREET IF THE ROW IS AVAILABLE.
 - THE FINAL CROSS-SECTIONS FOR THIS DEVELOPMENT ARE TO BE DETERMINED AT FINAL SP AND SHALL CONFORM WITH THE MOST CURRENT MCSP.
 - OFF-PEAK LOADING AND DELIVERIES FOR THIS DEVELOPMENT SHALL BE ENFORCED TO MINIMIZE IMPACTS TO TRAFFIC OPERATIONS.
 - THE DEVELOPMENT SHALL PROVIDE EMPLOYEES, RESIDENTS, AND CUSTOMERS WITH EXTENSIVE INFORMATION ABOUT AREA TRANSIT SERVICE INCLUDING ROUTES, NEARBY STOPS, AND SCHEDULES. THIS INFORMATION MAY BE PROVIDED BY AN INFORMATIONAL KIOSK, MAPS, OR POSTERS AT PROMINENT LOCATIONS. PARKING/STORAGE OPTIONS SHOULD BE PROVIDED FOR BICYCLE AND SCOOTERS ON-SITE. PUBLICIZE BICYCLE SERVICES, STOP LOCATIONS, AND BIKE ROUTES.
 - MODIFICATIONS TO THE ABOVE CONDITIONS MAY BE REQUIRED AS THIS DEVELOPMENT'S PHASE(S) PROGRESS BUT FURTHER ANALYSIS WILL NEED TO BE CONDUCTED TO JUSTIFY SAID MODIFICATIONS.

- GENERAL SP NOTES**
- MODIFICATIONS TO ALLOW EXPANSIONS AND CONNECTIONS OF FLOOR AND PARKING PLATES ABOVE AND BELOW GRADE ACROSS ALLEY 243 MAY BE APPROVED ADMINISTRATIVELY IF THE METROPOLITAN COUNCIL APPROVES AERIAL OR SUBTERRANEAN ENCROACHMENTS.
 - RELIEF IN MASSING TO ACHIEVE EXPOSED AMENITY SPACE WITHIN THE TOWER MAY BE APPROVED ADMINISTRATIVELY.
 - FLUCTUATION IN PARKING DEMANDS MAY OCCUR WITH ADJUSTMENTS IN USES. REDUCTIONS SHOULD OCCUR AT A 1:1 RATE FOR PARKING ABOVE AND BELOW GRADE.



**14th Ave N & Hynes St
 MIXED-USE DEVELOPMENT
 NASHVILLE, TENNESSEE**

METRO CASE # 2022SP-086-001

**PRELIMINARY
 SP REZONING -
 CIVIL PLANS**

DATE	BY	REVISIONS

DESIGNED BY: M. HAMBY
 DRAWN BY: M. HAMBY
 CHECKED BY: R. MCMASTER
 DATE: 11/28/2022
 KIMLEY-HORN PROJECT NO.
 118447003

SITE LAYOUT

SHEET NUMBER
C2-00

METRO WATER SERVICES - STORMWATER SP NOTE

- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- ALL PROJECTS IN OR DRAINING TO THE COMBINED SEWER ARE REQUIRED TO HAVE A CSEP PRE-APPLICATION MEETING WITH CSEP COMMITTEE PRIOR TO FINAL SP APPROVAL.

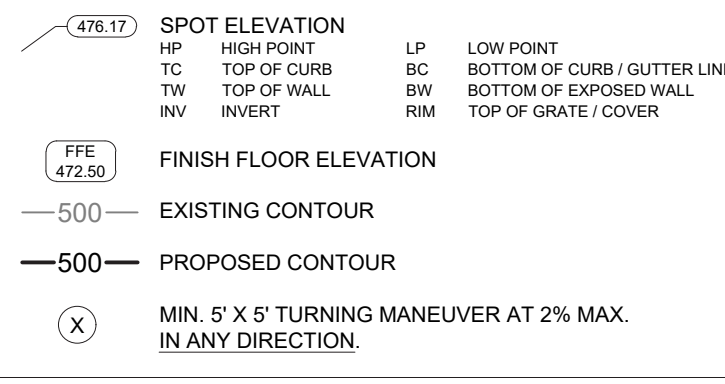
METRO AS BUILT NOTE I

- 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 & OCCUPANCY PERMIT:
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
 - ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
 - PUBLIC STORM SEWER INFRASTRUCTURE
 - CUT & FILL IN THE FLOODPLAIN
 - SINK HOLE ALTERATIONS
 - BIORETENTION POND
- THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

METRO AS BUILT NOTE II

- 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:
- A CERTIFICATION LETTER FROM TENNESSEE REGISTERED PROFESSIONAL ENGINEER STATING THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NONSTRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS
 - AN AS-BUILT LID SPREADSHEET
 - HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED
 - AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES, INCLUDING BIORETENTION POND. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
 - ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
 - COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED / NAMED FOR EASY IDENTIFICATION.
 - CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
 - WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
 - ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO-INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
 - ADDITIONAL TESTING MAY BE REQUIRED AS/IF WARRANTED BY VIDEO INSPECTION.

GRADING PLAN LEGEND



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 NPDES 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 SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND SLOPES STEEPER THAN 2:1 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.
- SEDIMENT/EROSION 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 SO2.
- 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 1-800-752-6000.
- 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.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

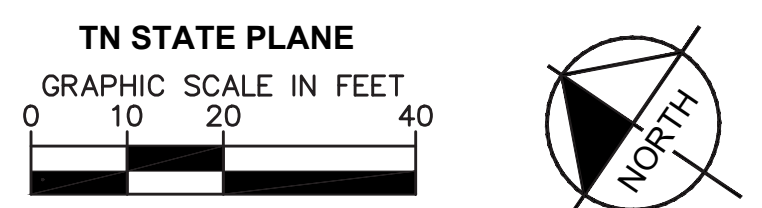
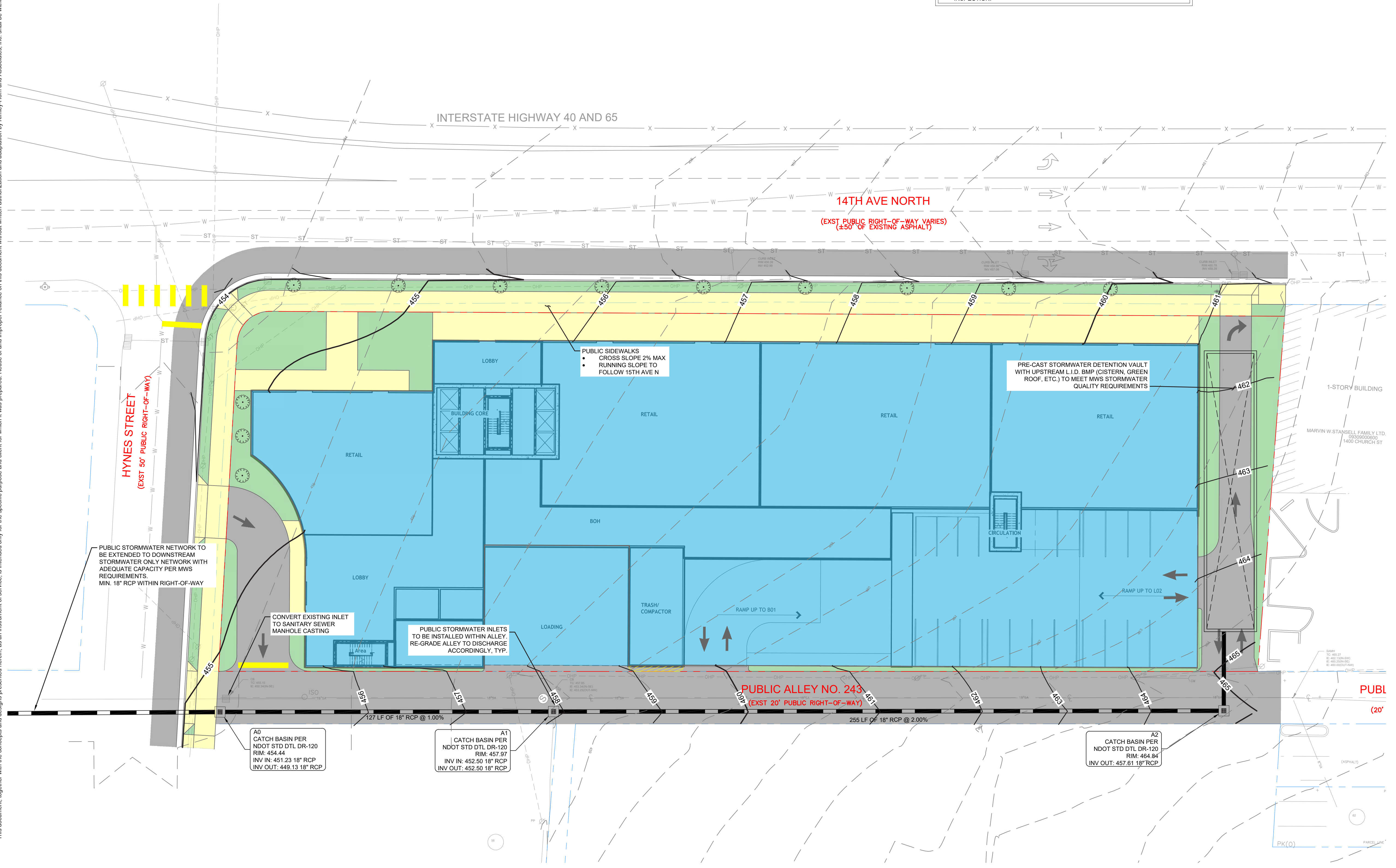
STORM SEWER NOTES

- REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
- ALL RCP PIPE SHALL BE WATER TIGHT AND INSTALLED ACCORDING TO TDOT STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
- FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
- STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH METRO NASHVILLE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
- ALL MANHOLE FRAMES AND COVERS ARE TO BE PER METRO NASHVILLE STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED: FERRULES: 24-INCH (610-MM) BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER".
- MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS.
- SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.
- ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH WATER TIGHT JOINTS.
- ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ASHOTO SECTION 30.
- CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
- ADS IN-LINE DRAINS AND DRAIN BASINS TO BE SIZED TO ACCOMMODATE INLET AND OUTLET PIPES PER MANUFACTURER'S SPECIFICATIONS.
- REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
- REFER TO DETAILS SHEETS FOR ADDITIONAL INFORMATION ON STORM STRUCTURES AND GRATES.

METRO STORMWATER NOTES

- FEMA NOTE:**
 THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #4703703241H, EFFECTIVE 04/05/2017, ZONE "X"
- 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.
- TOEC NOTICE OF COVERAGE NOTE:**
 THIS PROJECT DOES DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TOEC.
 THIS SITE DISCHARGES TO THE CUMBERLAND RIVER.
- THE TOTAL DISTURBED AREA IS ±1.6 ACRES.

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Kimley»Horn

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**14th AVE N & HYNES ST
 MIXED-USE DEVELOPMENT
 NASHVILLE, TENNESSEE**

METRO CASE # 2022SP-086-001

PRELIMINARY SP REZONING - CIVIL PLANS

NO.	DATE	BY	REVISIONS

DESIGNED BY: M. HAMM
 DRAWN BY: M. HAMM
 CHECKED BY: R. MCMASTERS

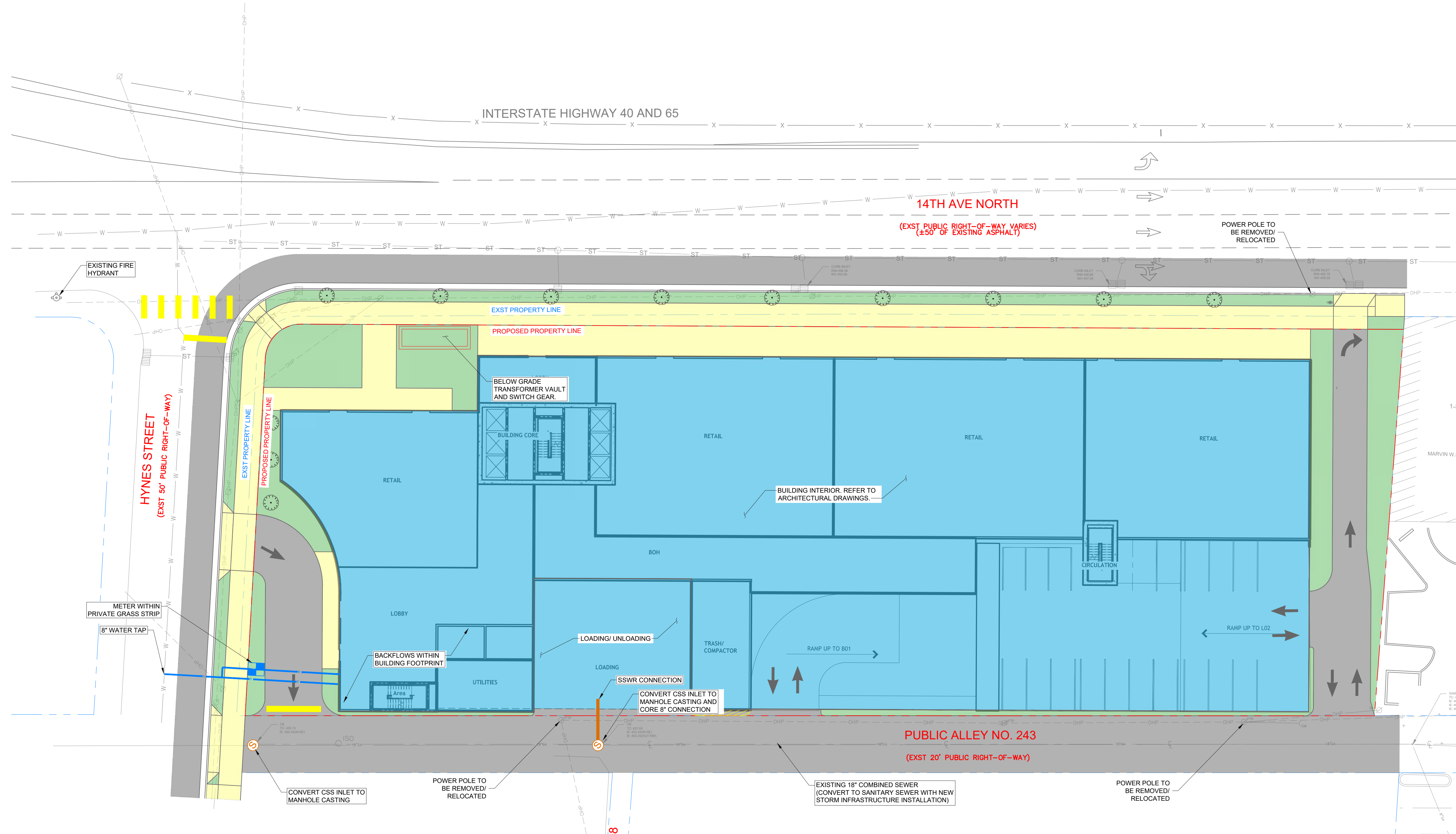
DATE: 11/28/2022

KIMLEY-HORN PROJECT NO. 118447003

GRADING & DRAINAGE PLAN

SHEET NUMBER
C4-00

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MWS STANDARD PUBLIC UTILITY PLAN NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. 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 WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS IN DIGITAL (DWG AND PDF) FORMAT. 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.
 - a. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
 - b. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
13. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
14. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

MWS STANDARD PRIVATE UTILITY PLAN NOTES

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE MINIMUM 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.
10. ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
11. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
12. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
13. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

FRANCHISE UTILITY NOTES

1. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH AT&T STANDARD SPECIFICATIONS.
2. UNDERGROUND ELECTRICAL INSTALLATION SHALL COMPLY WITH NASHVILLE ELECTRIC SERVICE (NES) STANDARD SPECIFICATIONS.
3. NATURAL GAS CONSTRUCTION & INSTALLATION SHALL COMPLY WITH PIEDMONT NATURAL GAS STANDARD SPECIFICATIONS.

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.

IRRIGATION METER NOTE

CONTRACTOR TO VERIFY IRRIGATION METER SIZE WITH IRRIGATION DESIGNER.

BACKFLOW NOTE

ALL BACKFLOW PREVENTION DEVICES TO BE INSTALLED INSIDE THE BUILDING.

VALVE NOTE

ALL VALVES SHALL BE INSTALLED IN METRO NASHVILLE WATER SERVICES APPROVED VALVE BOX AND COVER. COVER TO BE MARKED WITH "WATER".

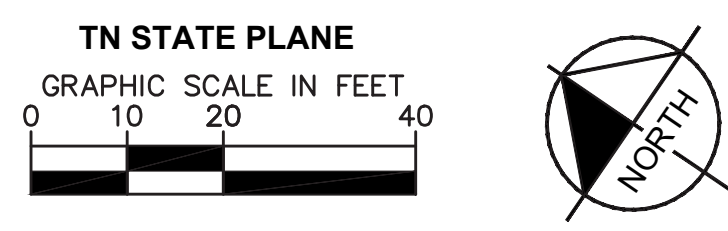
**PRELIMINARY
 SP REZONING -
 CIVIL PLANS**

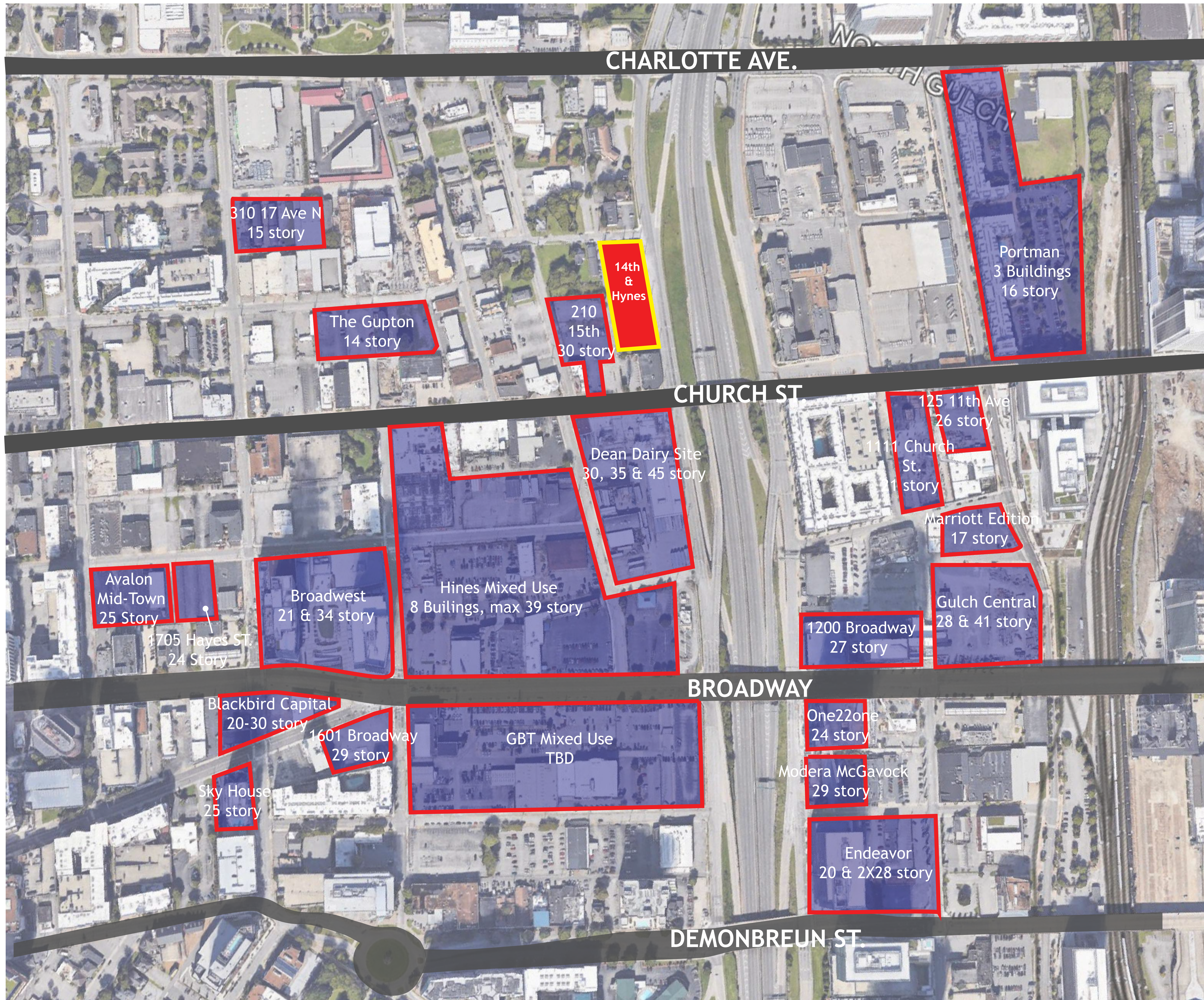
REVISIONS	DATE	BY

DESIGNED BY:	M. HAMBY
DRAWN BY:	M. HAMBY
CHECKED BY:	R. MCMASTER
DATE:	11/28/2022
KIMLEY-HORN PROJECT NO. 118447003	

SITE UTILITY PLAN

SHEET NUMBER
C6-00





VICINITY HIGH RISE DEVELOPMENT MAP



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SPECIFIC PLAN
207, 215, 217, 219, 221 & 225
14TH AVENUE NORTH
NASHVILLE, TN

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△ Issues

Project Number: 21.22507.00

Project Lead: DT

RENDERINGS

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Global File Path: Autodesk Docs://10.10000.00 View and Render File and Types/All (Central 2022) V1



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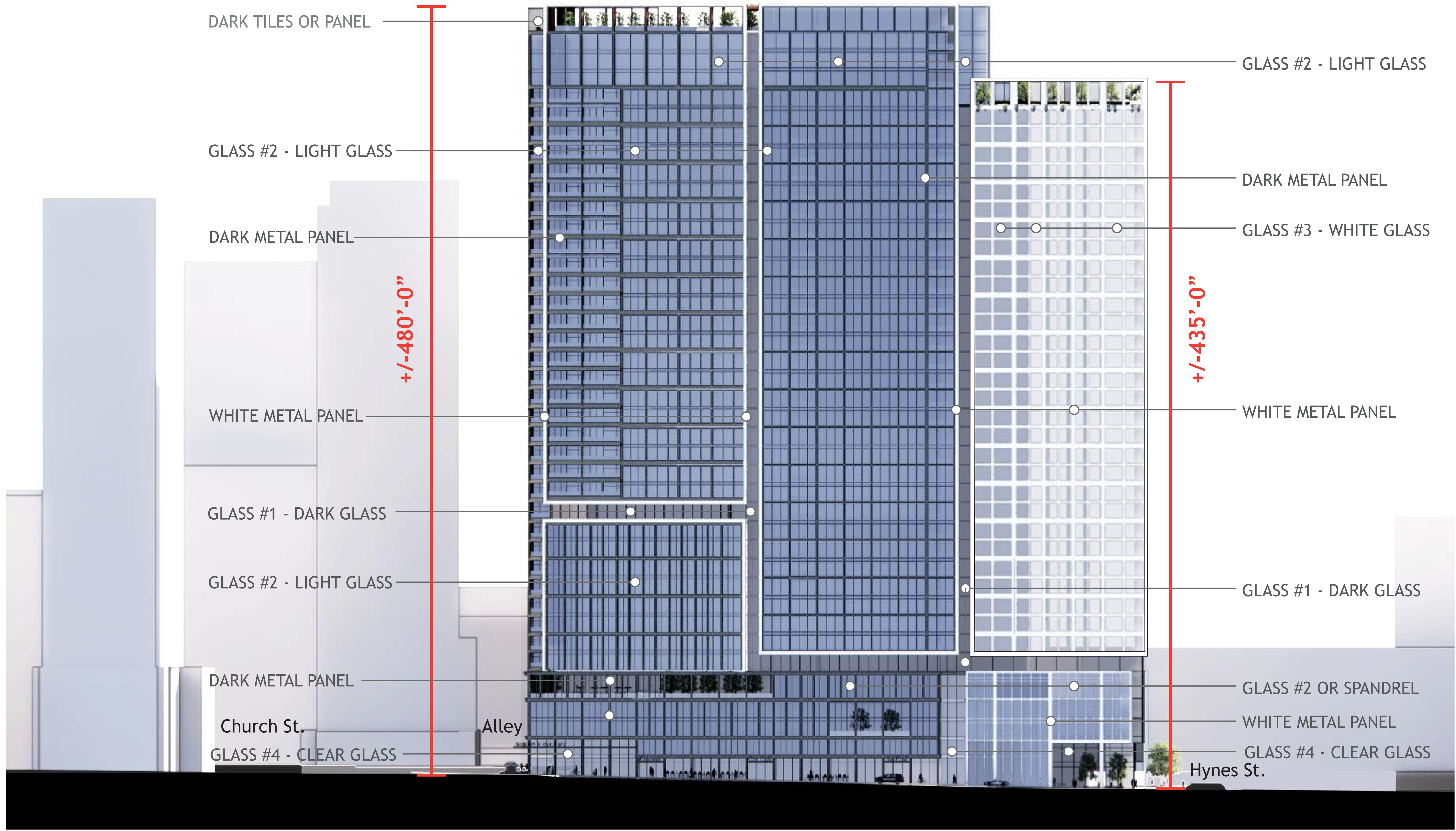
△ Issues

Project Number: 21.22507.00

Project Lead: DT

RENDERINGS

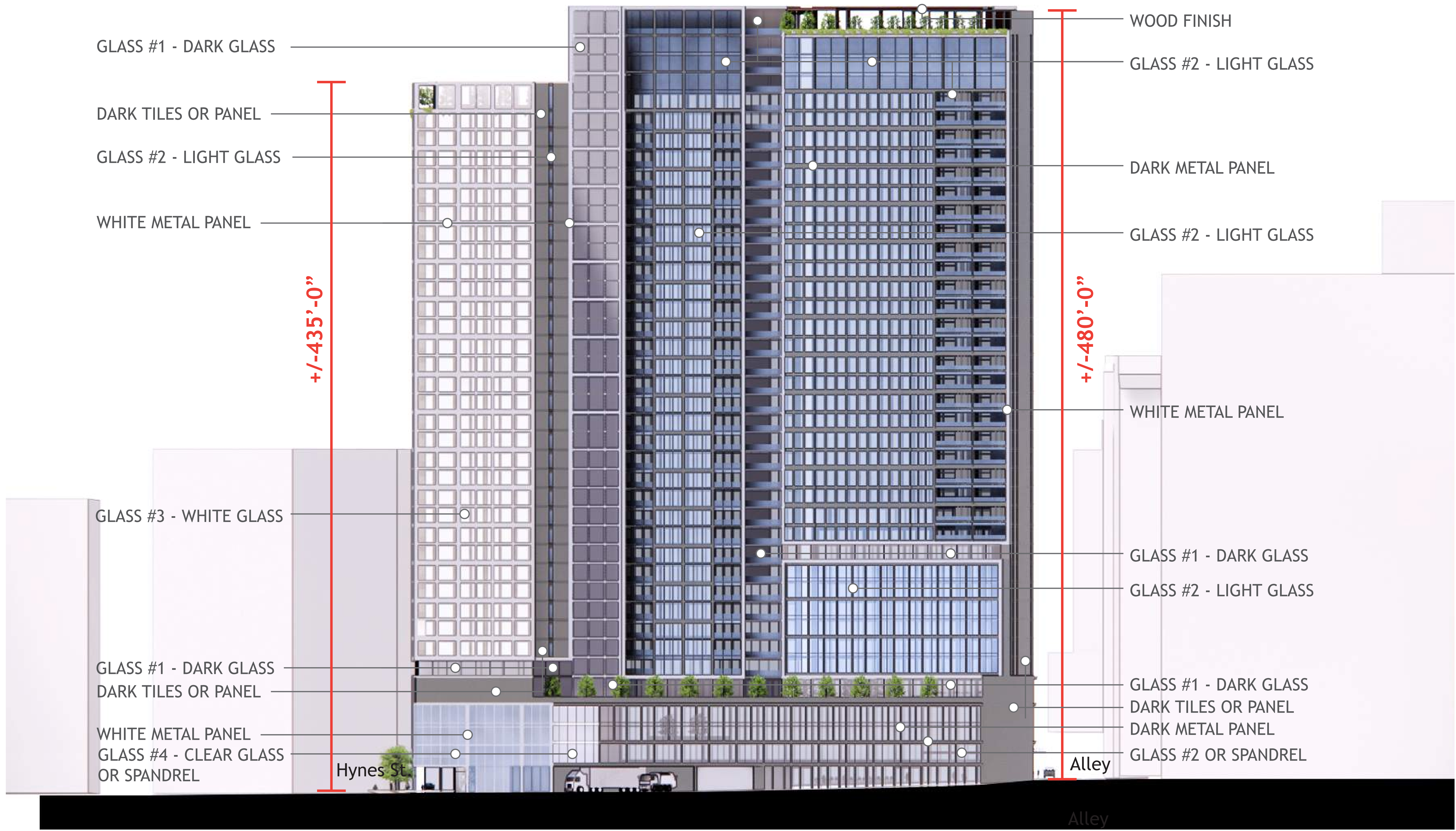
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EAST - 14TH AVE. N. - ELEVATION

MATERIAL PALETTE IS FOR ARCHITECTURAL INTENT PURPOSE
AND IS SUBJECT TO CHANGE IN FINAL SP

Plot Date: 10/21/2022 4:02:27 PM
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WEST - ALLEY 243 - ELEVATION

MATERIAL PALETTE IS FOR ARCHITECTURAL INTENT PURPOSE
AND IS SUBJECT TO CHANGE IN FINAL SP

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AMENITY

RESIDENTIAL

AMENITY
PARKING &
RESIDENTIAL
RETAIL

ALLEY

14TH AVE. N.

SOUTH - CHURCH ST. - ELEVATION

- DARK TILES OR PANEL
- WOOD FINISH
- WHITE METAL PANEL
- GLASS #2 - LIGHT GLASS
- DARK METAL PANEL
- WHITE METAL PANEL
- DARK TILES OR PANEL
- WHITE TILES OR PANEL
- GLASS #3 - WHITE GLASS
- GLASS #1 - DARK GLASS
- GLASS #2 - LIGHT GLASS
- WHITE METAL PANEL
- GLASS #1 - DARK GLASS
- DARK TILES OR PANEL
- DARK METAL PANEL
- WHITE METAL PANEL
- GLASS #2 OR SPANDREL
- DARK PAINT OR PANEL
- GLASS #4 - CLEAR GLASS

14TH AVE. N.

ALLEY

NORTH - HYNES ST. - ELEVATION

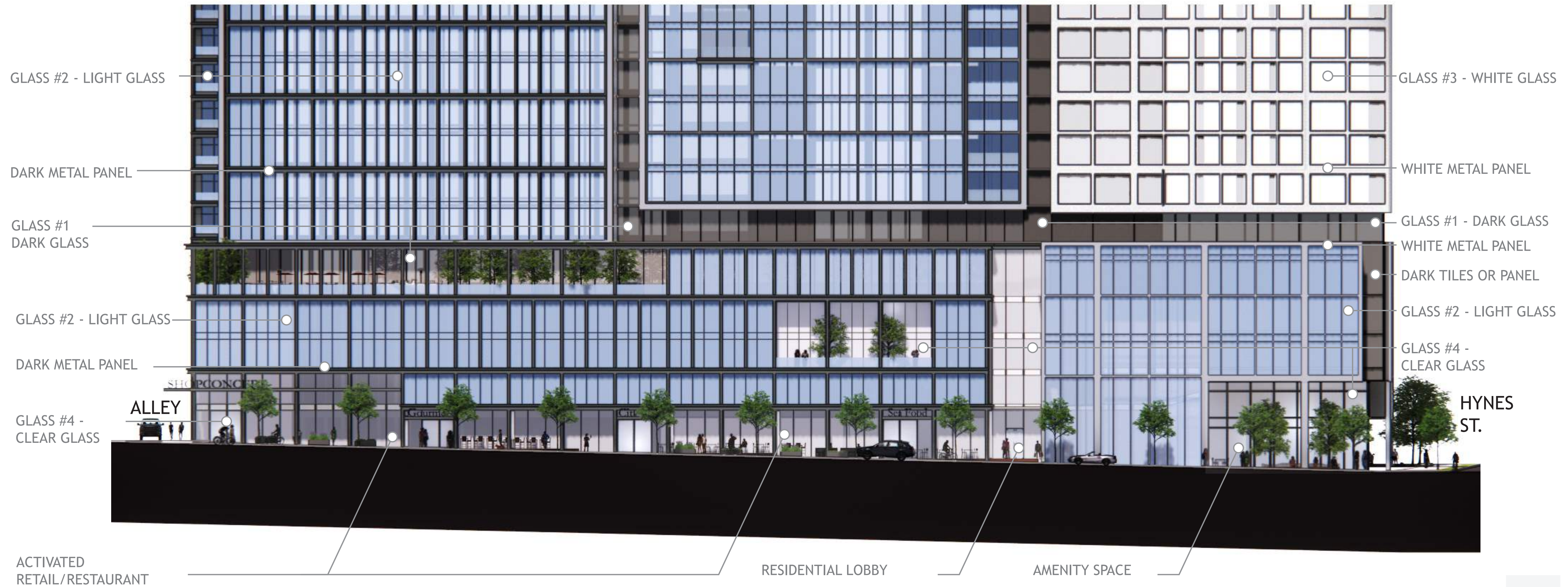
MATERIAL PALETTE IS FOR ARCHITECTURAL INTENT PURPOSE
AND IS SUBJECT TO CHANGE IN FINAL SP

+/-45'-0"

+/-435'-0"

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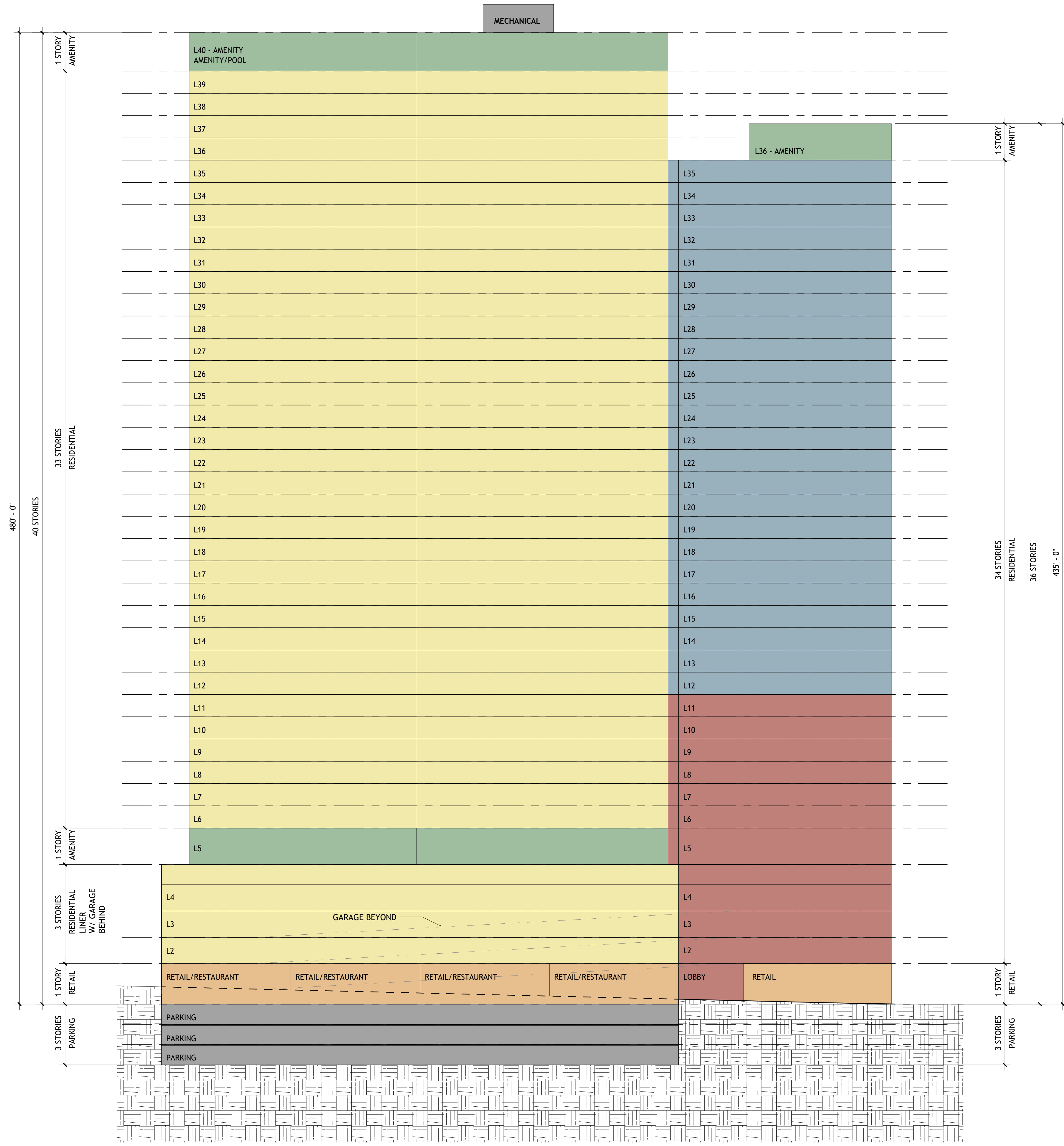
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MATERIAL PALETTE IS FOR ARCHITECTURAL INTENT PURPOSE
AND IS SUBJECT TO CHANGE IN FINAL SP

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Plot Date: 10/21/2022 4:02:27 PM



- AMENITY
- MULTI-FAMILY
- RESIDENTIAL TYPE 1
- RESIDENTIAL TYPE 2
- RETAIL/RESTAURANT

NOTE:
STACKING DIAGRAM INDICATES
PRELIMINARY LOCATION OF USES. ALL
USES AND LOCATIONS ARE SUBJECT TO
CHANGE AND APPROVED DURING THE
FINAL SP PROCESS. THE FINAL DESIGN
WILL BE WITHIN THE GUIDELINES
SET FORTH IN THE SITE DATA TABLE
INCLUDING MAXIMUM FAR

1 STACKING DIAGRAM

1" = 30'-0"



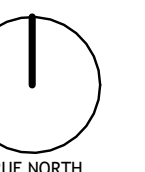
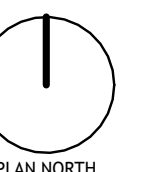
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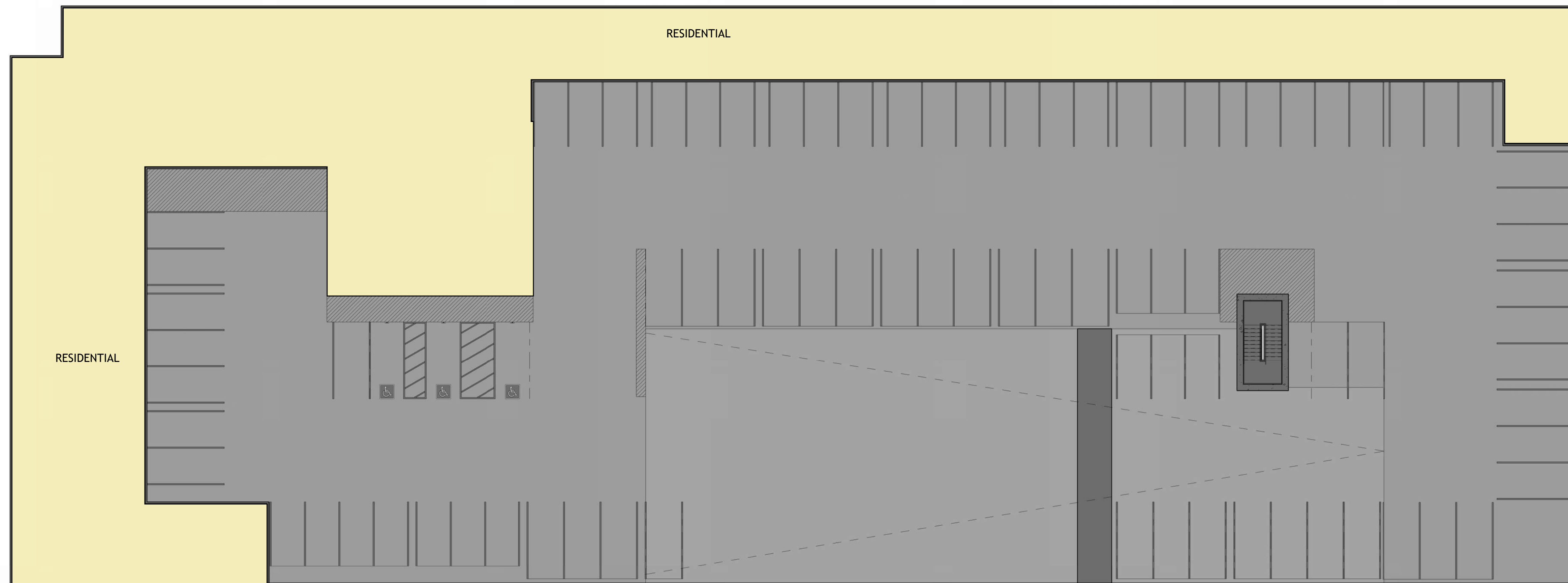
△ Issues

Project Number: 21.22507.00

Project Lead: DT

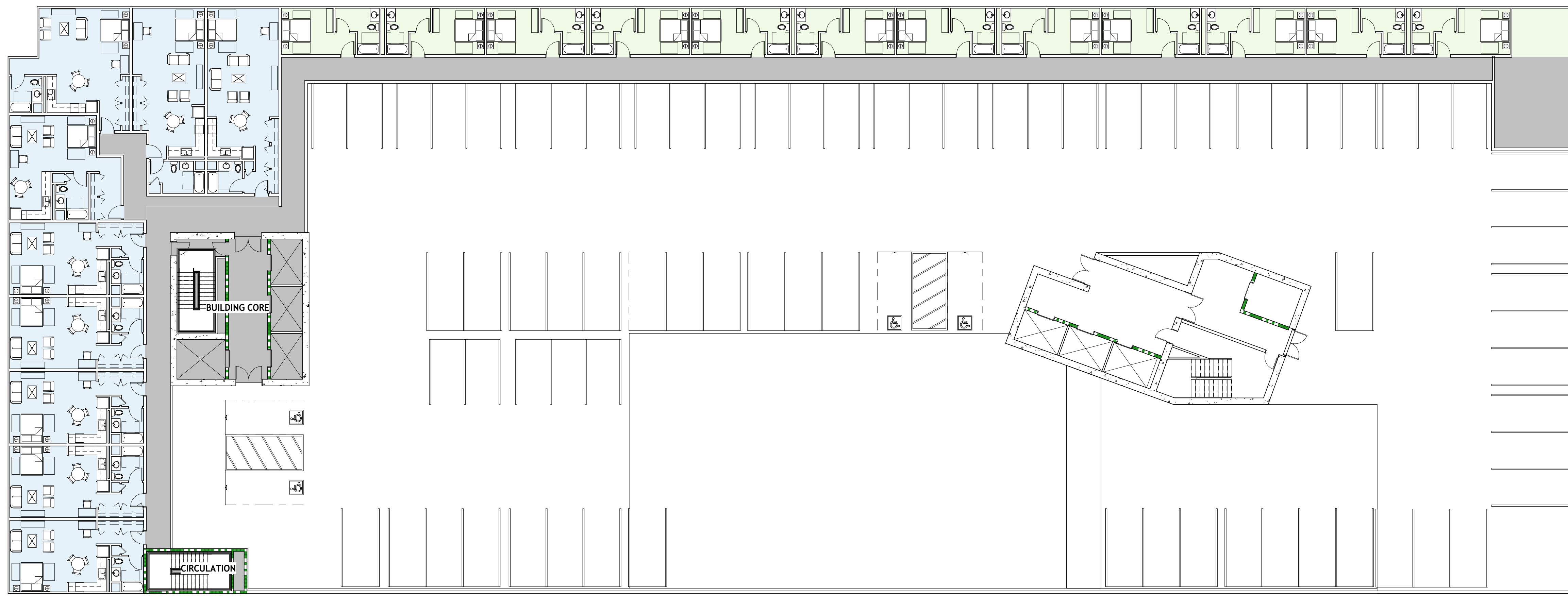
GARAGE LINER PLAN

13



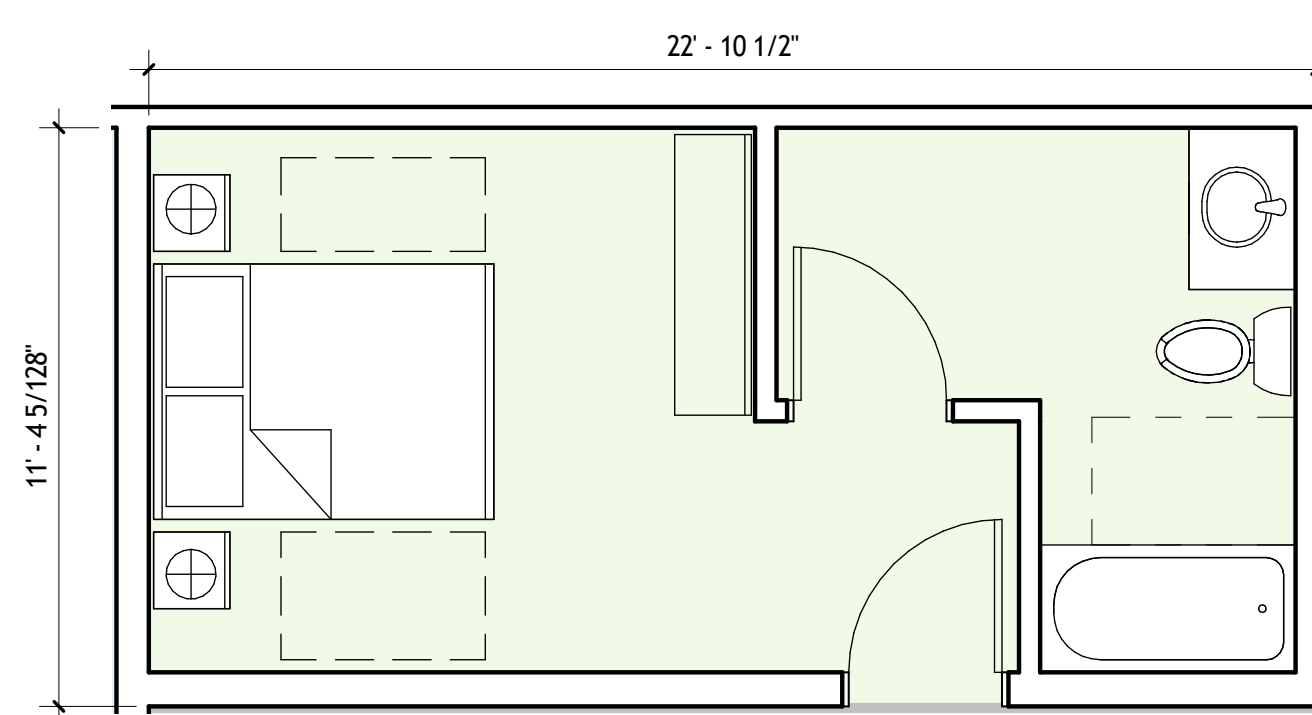
1 GARAGE LINER PLAN
1/16" = 1'-0"

Plot Date: 11/22/2022 5:30:20 PM
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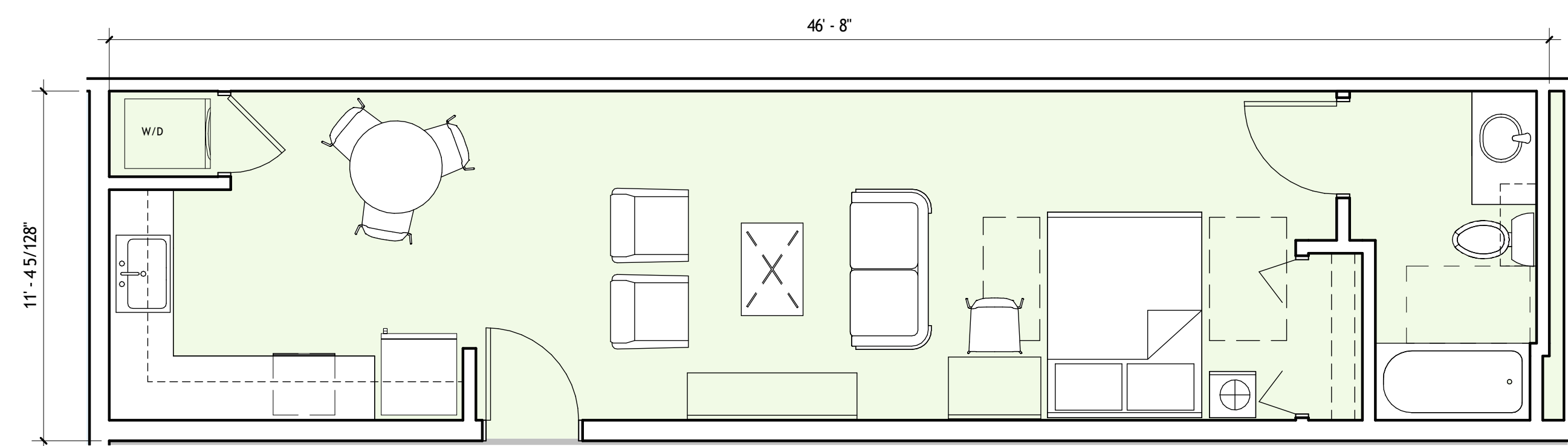
1 GARAGE LINER PLAN

1/16" = 1'-0"



2 UNIT TYPE 1

1/4" = 1'-0"



3 UNIT TYPE 2

1/4" = 1'-0"

Plot Date: 12/29/2022 11:35:55 AM
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STANDARD SP NOTES

The purpose of this SP is to receive preliminary approval to permit the development of the 1.28 acres of mixed-use development as shown.

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.

Required parking consistent with the parking requirements of the Metro Zoning Code shall not be counted as floor area.

Permitted Uses: Permitted uses shall be the uses listed in the MUI-A zone.

ARCHITECTURAL STANDARDS:

- Buildings shall avoid continuous uninterrupted blank facades and at a minimum, the facade plane shall be interrupted by one of the following for every thirty-five linear feet of street frontage:
 - A change in building material
 - A horizontal undulation in the building facade of three feet or greater
 - A porch, stoop or balcony; porches shall be a minimum six feet in depth
- Separation in the massing of the tower structure may be administratively approved by the Planning Department to improve light and view scape from neighboring property owners. Such changes may include separating the tower structure into separate elements or creating voids within the tower.
- Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.
- HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building. HVAC units on roof must be screened from view along Primary and Secondary Frontages
- Where feasible due to site elevations and conditions, ground floor residential units fronting a public street may provide an active entrance point from the public sidewalk in the form of a stoop.
- All ground level porches accessed directly from a public sidewalk shall provide a minimum of six (6) feet of depth.
- EIFS, vinyl siding and untreated wood shall be prohibited on facades facing public R.O.W and public open space (vinyl soffits shall be permitted).
- Building facades fronting a street shall provide a minimum of one principal entrance (doorway).
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers. All internal sidewalks must be a minimum of five (5) feet wide.
- All ROW dedication will occur prior to the issuance of building permits.

PARKING STANDARDS

- Parking shall be provided within designated parking areas and private garages internal to the development and meet the minimum parking set forth by this SP application.
- Bicycle parking shall be provided per Metro Standards.

FEDERAL COMPLIANCE

- All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

STORMWATER NOTES

- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any storm water facilities within the property.
- 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 Service.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' RCP)
- Drawing is to indicate the basic development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- The site is within the combined sewer. Additional requirements will be required and that it is advised to contact MWS staff.
- Properties contain no FEMA designated floodplain per map 47037C0234H, dated April 5, 2017.

LANDSCAPE STANDARDS

- The development of this project shall comply with the street tree, tree density, and tree replacement requirements of Metro Nashville. Landscape plan to be submitted in Final SP Submittal.
- Street trees shall be provided along all street frontages at an average of fifty (50) linear feet on center and be 3.5" caliper minimum.
- All landscaping shall be properly irrigated and maintained.
- Where trees are planted in rows, they shall be uniform in size and shape.
- Reference Metro L.I.D. Manual for design and planting materials for LID measures.
- Ornamental trees may be used as street trees where existing conflicts with overhead utilities occur.
- Metro tree density and tree replacement worksheets shall be utilized to calculate required planting.

NASHVILLE DEPT OF TRANSPORTATION:

- 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.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.
- Developer will ensure bike lanes are continuous through intersections.
- 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.
- All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
- Developer should coordinate with WeGo to up-grade the nearby bus stops on Dickerson Pike.
- If sidewalks are required, then they should be shown on the plans per MCSP and MPW standards and specs.
- Submit copy of ROW dedications prior to bldg. permit sign off.
- An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

FIRE MARSHAL NOTES:

- New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
- No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
- All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
- Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
- If more than three stories above grade, Class I standpipe system shall be installed.
- If more than one story below grade, Class I standpipe system shall be installed.
- When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
- A fire hydrant shall be provided within 100 ft. of the fire department connection.
- Fire hydrants shall be in-service before any combustible material is brought on site.

NES NOTES

- Where feasible, this development will be served with underground power, pad-mounted transformers.
- NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bioswales and the like. This includes primary duct between pad mounted equipment, as well as service duct to a meter.



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NASHVILLE, TN

△ Issues

Project Number: 21.22507.00

Project Lead: DT

SP NOTES

General Note: Autodesk Docs (1/11/2020) 08:50:00 AM
Local File Path: Autodesk Docs (1/11/2020) 08:50:00 AM

File Date: 10/17/2023 4:08:27 PM