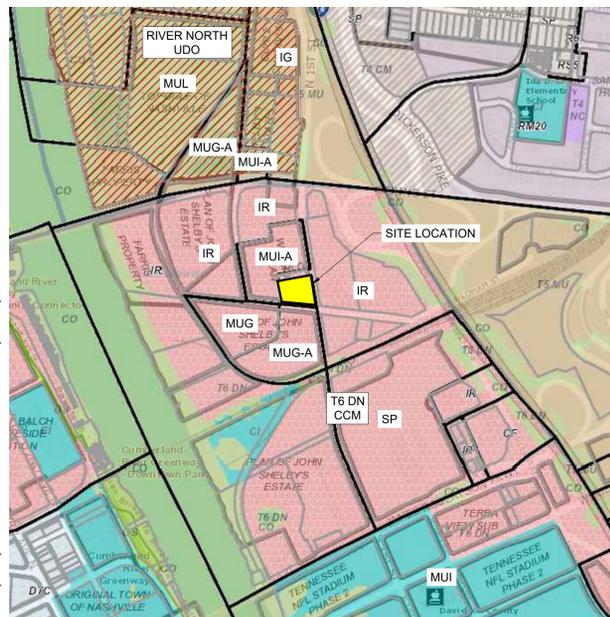




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**CURRENT ZONING:** MUG

**CURRENT LAND USE POLICY:** THE PROPERTY IS LOCATED IN THE JEFFERSON-SPRING NEIGHBORHOOD OF THE EAST BANK DEVELOPMENT AREA, AND THE CURRENT LAND USE POLICY FOR THE PROPERTY IS T6 DOWNTOWN NEIGHBORHOOD (T6-DN).



**EAST BANK VISION PLAN: JEFFERSON-SPRING NEIGHBORHOOD**

JEFFERSON-SPRING'S LOCATION ALLOWS IT TO ACT AS A TRANSITION BETWEEN THE EAST BANK AND RIVER NORTH. THE INTERSECTION OF JEFFERSON STREET AND THE NEW EAST BANK BOULEVARD WILL BECOME A KEY INTERSECTION THAT CONNECTS THE EAST BANK TO RIVER NORTH. FUTURE WORK SHOULD EXPLORE A PROMINENT GATEWAY TO JEFFERSON STREET IN THIS AREA. THE NEW EAST BANK BOULEVARD WILL EXTEND INTO RIVER NORTH VIA COWAN STREET.

**BUILDINGS:**  
**VISION PLAN:** SUCCESSFUL BUILDINGS ENHANCE LIVABILITY AND SENSE OF PLACE BY FITTING INTO THE EXISTING OR PLANNED CONTEXT, CONTRIBUTING POSITIVELY TO THE PUBLIC REALM AND URBAN FABRIC, AND ACTING AS "GOOD NEIGHBORS." THEY SHOULD PROMOTE AND CONTRIBUTE TO THE EXPERIENCE OF COMFORT, VIBRANCY, DIVERSITY, SAFETY, AND BEAUTY WITHIN A NEIGHBORHOOD.

**BUILT FORM:**  
**VISION PLAN:** THE EAST BANK'S BUILT FORM WILL BE DIVERSE AND VARY STREET BY STREET, BLOCK-BY-BLOCK, AND NEIGHBORHOOD-BY-NEIGHBORHOOD. BUILDINGS SHOULD BE APPROPRIATELY SITED, ORIENTED, MASSES, DESIGNED, AND PROGRAMMED TO MAKE A POSITIVE CONTRIBUTION TO THE BUILT ENVIRONMENT.

*THE 15-FLOOR HOTEL BUILDING WILL INCORPORATE JUMP LOBBY ON A HIGHER LEVEL IN ORDER TO COMMIT THE GROUND FLOOR AREA TO PUBLIC RETAIL SPACE THAT WILL FACE THE IMPROVED ROW SECTIONS. THE ADDITIONAL BUILDING SETBACK ALONG OLDHAM THAT WAS CREATED TO AVOID SIGNIFICANT IMPACTS TO NES INFRASTRUCTURE IS BEING UTILIZED FOR ACTIVE OUTDOOR PATIO SPACE AND URBAN BIORETENTION SPACE THAT WILL ENGAGE THE PUBLIC SPACE AND CREATE A LARGER PEDESTRIAN REALM AS YOU APPROACH THE MAJOR INTERSECTION WITH N 1ST ST.*

**DEVELOPMENTS ADJACENT TO OPEN SPACES**  
**VISION PLAN:** DEVELOPMENTS ADJACENT TO EITHER PUBLIC OR PRIVATE OPEN SPACES WILL PROVIDE INTERFACE, MAXIMIZE ACCESS AND VIEWS, AND PROVIDE ACTIVE USES AND SECURITY TO THESE OPEN SPACES.

*THE PROPOSED DEVELOPMENT IS NOT ADJACENT TO PROPOSED OPEN SPACES.*

**PARKING AND CURBSIDE MANAGEMENT:**  
**VISION PLAN:** THE EAST BANK'S PROPOSED MULTIMODAL TRANSPORTATION NETWORKS WILL IDEALLY LIMIT THE AMOUNT OF PARKING NECESSARY IN THE AREA. EFFORTS SHOULD BE MADE TO LIMIT IMPACTS OF PARKING AND CURBSIDE ACTIVITIES ON THE EAST BANK.

*PARKING PROVIDED IN THE STRUCTURE WILL BE LESS THAN THE ALLOWABLE MAXIMUM FOR A DEVELOPMENT OF THIS SIZE. GUEST PICK-UP/DROP-OFF SPACE WILL BE PROVIDED WITHIN THE GARAGE, REDUCING THE NEED FOR CURBSIDE SPACE. ROW IMPROVEMENTS HAVE BEEN INCORPORATED CONSISTENT WITH THE EAST BANK COMPLETE STREETS GUIDANCE. THIS WILL ENSURE THAT THE PUBLIC ROW IMPROVEMENTS WILL BE CONSISTENT WITH THE EAST BANK VISION PLAN*

**COMMUNITY CHARACTER POLICY: T6-DN, DOWNTOWN NEIGHBORHOOD**

MAINTAIN AND CREATE DOWNTOWN NEIGHBORHOODS, WITH DIVERSE DEVELOPMENT CHARACTERISTICS, THAT CONTAIN A MIX OF USES, INCLUDING HIGH DENSITY RESIDENTIAL. FOSTER APPROPRIATE TRANSITIONS FROM LESS INTENSE AREAS OF T6 DOWNTOWN NEIGHBORHOODS (T6-DN) POLICY AREAS TO THE MORE INTENSE T6 DOWNTOWN CORE POLICY AREA. NEIGHBORHOODS HAVE HIGH LEVELS OF CONNECTIVITY AND COMPLETE STREET NETWORKS WITH SIDEWALKS, BIKEWAYS, AND TRANSIT.

**BUILDING FORM AND SITE DESIGN**  
 BUILDING HEIGHT, FORM, AND ORIENTATION FIT IN WITH THE URBAN CHARACTER AND DEVELOPMENT PATTERN OF DOWNTOWN NEIGHBORHOODS TO WHICH THE T6-DN POLICY HAS BEEN APPLIED. THE APPROPRIATE FORM AND DESIGN ARE CRITICAL TO ENSURE THAT DENSE AND INTENSE DEVELOPMENT DOES NOT OVERWHELM THE STREETScape, DAMAGING THE LIVELINESS AND ATTRACTIVENESS OF DOWNTOWN.

**MASSING:**  
**CCM:** MASSING OF BUILDINGS RESULTS IN FOOTPRINTS WITH INTENSE LOT COVERAGE. WHEN NEW DEVELOPMENT IS ADJACENT TO HISTORIC BUILDINGS, CARE SHOULD BE TAKEN TO ENSURE THAT THE SCALE AND MASSING OF THE NEW BUILDING ENHANCE AND DO NOT DETRACT FROM THE HISTORIC BUILDING.

*THE BUILDING FORM CONFORMS TO LINEAR SITE DIMENSIONS AND PROPOSES A FOOTPRINT WITH HIGH LOT COVERAGE. THE DEVELOPMENT IS NOT ADJACENT TO ANY HISTORIC BUILDINGS.*

**ORIENTATION:**  
**CCM:** BUILDINGS ARE ORIENTED TO THE STREET OR AN OPEN SPACE.

*THE BUILDING IS ORIENTED TO FRONTAGE ALONG BOTH 1ST ST AND OLDHAM ST.*

**BUILD-TO ZONES:**  
**CCM:** WHEN FRONTING ON A STREET, THE BUILDING'S FRONT BUILDING FAÇADE IS GENERALLY BUILT TO THE BACK EDGE OF THE SIDEWALK SO THAT IT ENGAGES THE PUBLIC REALM AND CREATES A PEDESTRIAN-FRIENDLY ENVIRONMENT.

*THE PROPOSED DEVELOPMENT WILL BE BUILT TO THE BACK EDGE OF THE SIDEWALK ALONG 1ST ST TO ENGAGE THE PUBLIC REALM. EXCEPTION IS BEING MADE ON THE OLDHAM FRONTAGE DUE TO THE RECENT INSTALLATION OF LARGE, STEEL NES POLES ALONG THE OLDHAM ST. THESE POLES AND OVERHEAD LINES ONLY PERMIT THE BUILDING FRONTAGE TO BE APPROXIMATELY 20' FROM THE BACK OF SIDEWALK. ACTIVE OUTDOOR PATIO SPACE WILL BE CONSTRUCTED IN THIS SETBACK AREA IN ORDER TO CREATE A COMFORTABLE MICROCLIMATIC CONDITION FOR PEDESTRIANS ALONG OLDHAM ST.*

**BUILDING HEIGHT:**  
**CCM:** THE HEIGHT IS BASED ON THE LOCATION WITHIN THE T6-DN AREA, ARCHITECTURAL ELEMENTS, AND THE SURROUNDING CONTEXT.

*THE PROPOSED DEVELOPMENT IS 15 STORIES. N 1ST ST IS A PROMINENT ROADWAY FOR THE EAST BANK DEVELOPMENT, AND PENDING THE COWAN REALIGNMENT, THIS WILL BE A MAJOR INTERSECTION IN THE NEIGHBORHOOD, WHICH ACCOMMODATES GREATER BUILDING HEIGHT.*

**PARKING:**  
**CCM:** PARKING IS IDEALLY PROVIDED IN STRUCTURES, WHICH ARE LOCATED BEHIND, BESIDE, OR BENEATH THE PRIMARY BUILDING AND WHICH USE A LINER TO AVOID HAVING PARKING STRUCTURES ON PUBLIC STREETS. IF A LINER IS NOT FEASIBLE, PARKING STRUCTURES HAVE ARCHITECTURAL CLADDING AND OTHER FAÇADE TREATMENTS ON WALLS FACING PUBLIC STREETS SO AS TO RESEMBLE OTHER BUILDINGS WITH OTHER TYPES OF USES.

*THE PROPOSED ABOVE-GROUND PARKING STRUCTURE WILL HAVE A SINGLE GROUND-FLOOR GARAGE ENTRANCE FROM THE PUBLIC FRONTAGE (OLDHAM ST). THE PARKING AREA WILL BEGIN ON THE SECOND FLOOR AS TO NOT OCCUPY GROUND-LEVEL PUBLIC ROADWAY FRONTAGE, AND WILL INCORPORATE ACTIVE USE LINER FOR PUBLIC FRONTAGES.*

**ACCESS:**  
**CCM:** ACCESS TO LOTS IS PROVIDED PRIMARILY BY ALLEYS. WHEN ALLEY ACCESS IS UNAVAILABLE, SHARED ACCESS FROM SIDE STREETS OR LESS PROMINENT STREETS IS APPROPRIATE.

*THE ALLEY INTERSECTING OLDHAM ST HAS BEEN ABANDONED, SO SITE ACCESS VIA OLDHAM ST (LESS PROMINENT THAN N 1ST ST) WILL BE UTILIZED.*

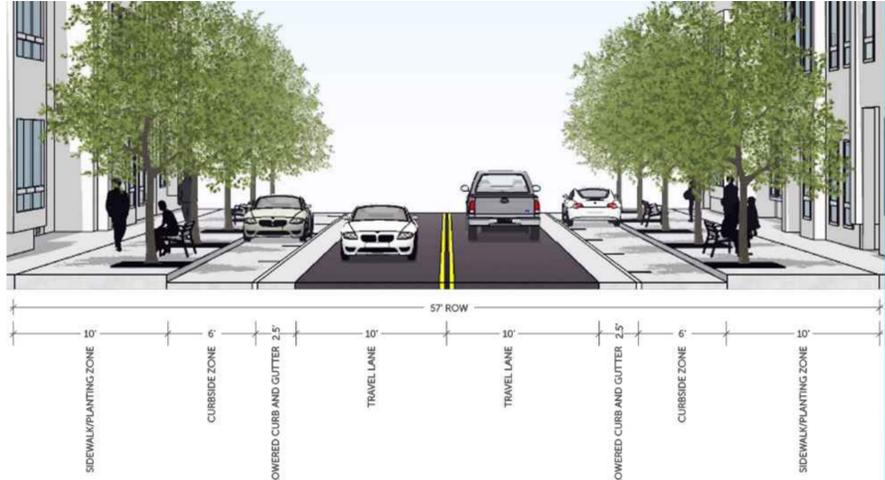
**PROPOSED ROW SECTION IMPROVEMENTS**

PROPOSED ROW IMPROVEMENTS ALONG N 1ST ST AND OLDHAM ST ARE CONSISTENT WITH THOSE OUTLINED IN THE EAST BANK COMPLETE STREETS GUIDE, AND WILL HELP DEVELOP AN IMPROVED PUBLIC REALM ALONG THESE PUBLIC ROADWAYS. DUE TO CONCERNS WITH STREET SECTION TRANSITIONING, THE N 1ST ST SECTION AS SHOWN BELOW WILL NOT YET BE IMPLEMENTED. PROPER ROW WIDTH WILL BE DEDICATED TO MEET THE VISION PLAN REQUIRED HALF-ROW, BUT STREET SECTION BUILDOUT WILL NOT BE COMPLETED AT THIS TIME PER. SEE SHEET C2-00 FOR ADDITIONAL DETAIL ON PROPOSED SECTIONS.

**N 1ST ST CROSS SECTION FROM VISION PLAN**



**OLDHAM ST CROSS SECTION**



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**EAST BANK HOTEL  
 REVPAR DEVELOPMENT**  
 NASHVILLE, TN

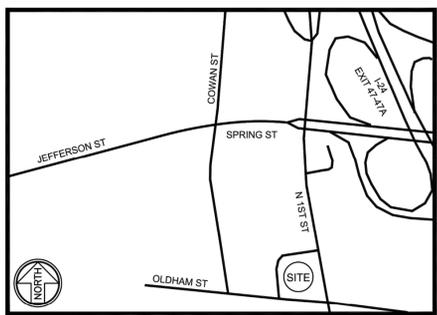
No.	REVISIONS	DATE	BY
1	PRELIMINARY SP RESUBMITTAL	07/05/2023	JFZ
2	PRELIMINARY SP RESUBMITTAL	08/15/2023	JFZ
3	PRELIMINARY SP REVISION	09/15/2023	JFZ
4	PRELIMINARY SP REVISION	10/12/2023	JFZ
5			
6			
7			
8			
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10			

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: 10/12/2023  
 KIMLEY-HORN PROJECT NO. 018717002

**ZONING & POLICY NOTES**

SHEET NUMBER  
**C0-02**

**LOCATION MAP NTS**



**FORCE MAIN NOTE:**

A 60" FORCE MAIN WAS ORIGINALLY MARKED IN PAINT AS CROSSING OUR SITE IN THE AREA OF THE HYDROVAC BORE SHOWN HEREON. AFTER DISCUSSION AND ONSITE CONSULTATION WITH METRO WATER SERVICES THEY DETERMINED THAT THE ORIGINAL FORCE MAIN LOCATION WAS IN ERROR. THIS DETERMINATION WAS CONFIRMED IN AN EMAIL FROM JAMES MOSHER OF MWS, DATED 10/18/21. THE FORCE MAIN WAS RELOCATED WITH PAINT IN THE AREA SHOWN HEREON. TO CONFIRM THIS A HYDROVAC BORE HOLE TEST WAS CONDUCTED IN THE AREA SHOWN HEREON. THIS BORE HOLE LOCATION WAS DIRECTLY IN THE CENTER OF THE ORIGINAL PAINTED FORCE MAIN LOCATION. THE HOLE WAS BORED TO A DEPTH OF 17 FEET AND NO PIPE WAS ENCOUNTERED.



Know what's below.  
Call before you dig.

**LEGEND**

- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- P. K. NAIL SET (PKS)
- P. K. NAIL FOUND (PKF), AS NOTED
- BENCHMARK, AS NOTED
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- BOLLARD
- SIGN, AS NOTED
- ROOF DRAIN
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- SEWER CLEAN OUT
- SEWER MANHOLE
- CURB INLET
- GRATE INLET
- STORM MANHOLE
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- OVERHEAD WIRE
- FENCE LINE
- GAS LINE, AS NOTED
- WATER LINE, AS NOTED
- SS SANITARY SEWER, AS NOTED
- SS UNDERGROUND TELEPHONE
- ST STORM SEWER PIPE, AS NOTED

**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 OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (IN ONE CALL SYSTEM, INC. 1-800-351-1111 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. ANY UTILITY NOT WITHIN AN EXISTING EASEMENT IS SUBJECT TO AN EASEMENT BY THE UTILITY PROVIDER.

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.

LIST OF ENCROACHMENTS: NONE.

A TITLE REPORT WAS PROVIDED TO THE SURVEYOR.

THE SITE HAS DIRECT ACCESS TO NORTH 1ST STREET AND OLDHAM STREET, AS SHOWN HEREON.

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.

**NOTES CORRESPONDING TO SCHEDULE B-II:**

FIDELITY NATIONAL TITLE INSURANCE COMPANY

EFFECTIVE DATE: AUGUST 19, AT 8:00 A.M.

COMMITMENT NO.: 20211362CTN

ITEMS 1-8 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

9. Subject to all matters shown on the Plan of record in Plat Book 11, Page 295, Register's Office for Davidson County, Tennessee. AFFECTS, NO EASEMENTS SHOWN.

10. Covenants and Restrictions as set forth in Warranty Deed of record in Book 4613, Page 119, also referenced is Covenants and Restrictions of record at Book 3368, page 23, in the Register's Office for Davidson County, Tennessee. AFFECTS, NO PLOTTABLE EASEMENTS.

**LAND DESCRIPTION: (PER TITLE COMMITMENT)**

TRACT No. 1

LAND in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Wetmore's Second Addition to Edgefield, as of record in Book 11, Page 295, Register's Office for said County, more particularly described according to a survey made by Barge, Waggoner and Sumner, Engineers, on August 6, 1971, as follows:

BEGINNING at an iron pin in the west margin of North First Street, said pin being located 20 feet north from the northwest intersection of North First Street and Oldham Street; thence North 83 deg. 21' West, 218.70 feet to an iron pin in the east margin of Alley No. 314; thence with the margin of said alley, North 9 deg. 33' West, 35.20 feet to another pin; thence North 80 deg. 45' East 210 feet to an iron pin in the west margin of North First Street; thence with the margin of same, South 9 deg. 33' East, 95.10 feet to the beginning.

TRACT No. 2

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wetmore's Second Addition to Edgefield, now East Nashville, as of record in Book 11, Page 295, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of North First Street and runs back between parallel lines, 210 feet to an alley.

TRACT No. 3

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of M. W. Wetmore's Addition to Edgefield, now East Nashville, as of record in Book 11, Page 295, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the westerly side of North First Street, formerly Whites Creek Pike, and runs back between parallel lines, 210 feet to an alley.

BEING the same property conveyed to Turner H. Todd and wife, Clara Jo Todd by Warranty Deed of record in Book 9886, page 684, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tammy R. Todd Fish, Trustee under the Irrevocable Trust Agreement of Turner H. Todd and Clara J. Todd, dated November 1, 2013, by Quitclaim Deed of record in Instrument No. 20131121-0119854 Register's Office for Davidson County, Tennessee. See Abstract of Trust of record in Instrument No. 20131121-0119850, in the Register's Office for Davidson County, Tennessee.

**TABLE A NOTES:**

ITEM 2: 206 N. 1ST STREET, NASHVILLE, TN 37213, AS PER FIDELITY NATIONAL TITLE COMMITMENT NO. 20211362CTN.

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF SHADED ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47037C0242H, WITH AN MAP REVISED DATE OF APRIL 5, 2017, IN 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 9/13/2021 (NAVDS8, GEOID18).

ITEM 6A: NO ZONING REPORT PROVIDED.

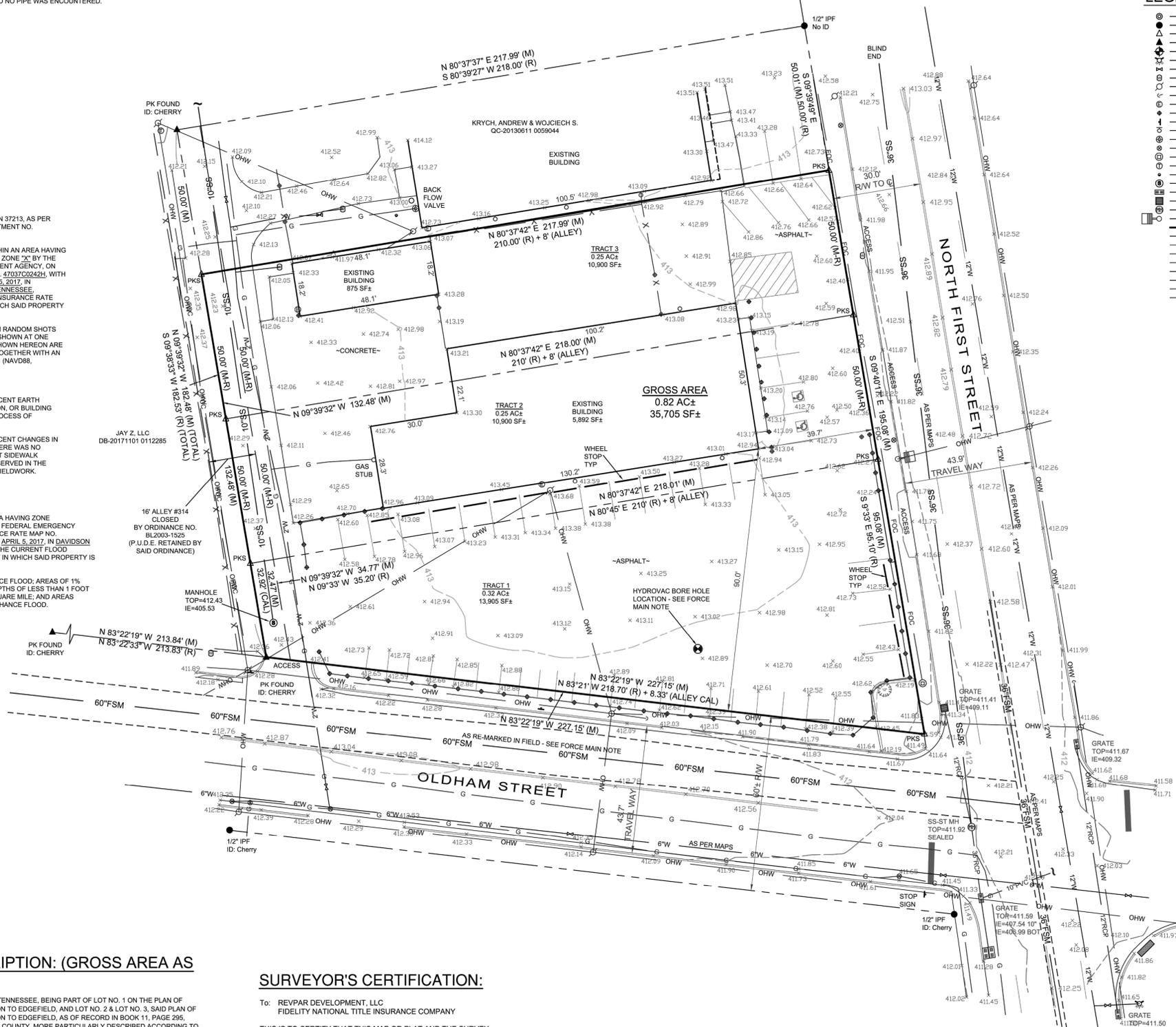
ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO 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.

**FLOOD NOTE:**

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF SHADED ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47037C0242H, WITH A MAP REVISED DATE OF APRIL 5, 2017, IN DAVIDSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

SHADED ZONE "X" HAS A 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**SURVEYOR'S CERTIFICATION:**

To: REVPAR DEVELOPMENT, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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/NSPS 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, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2021.

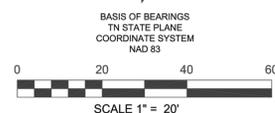
DATE OF PLAT OR MAP: SEPTEMBER 15, 2021.

*Kenneth A. Bau*  
KENNETH A. BAU, RLS 2019  
kenny@younghobbs.com  
11/2/21  
DATE

**LAND DESCRIPTION: (GROSS AREA AS SURVEYED)**

LAND in DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF WETMORE'S SECOND ADDITION TO EDGEFIELD, AND LOT NO. 2 & LOT NO. 3, SAID PLAN OF WETMORE'S SECOND ADDITION TO EDGEFIELD, AS OF RECORD IN BOOK 11, PAGE 295, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER AND SUMNER, ENGINEERS, ON AUGUST 6, 1971, ALSO THAT PART OF ALLEY #314 CLOSED BY ORDINANCE NO. BL2003-1525, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET IN AT THE RIGHT OF WAY LINE INTERSECTION OF OLDHAM STREET AND NORTH FIRST STREET, THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID OLDHAM STREET N 83°22'19" W A DISTANCE OF 227.15 FEET TO A PK NAIL FOUND (ID: CHERRY); LEAVING SAID RIGHT OF WAY LINE WITH THE CENTERLINE OF ALLEY #314 (CLOSED) N 09°39'32" W A DISTANCE OF 132.48 FEET TO A PK NAIL SET; THENCE WITH THE SOUTH LINE OF THE KRYCH PROPERTY, RECORDED IN QC-20130611 0059044 N 80°37'42" E A DISTANCE OF 217.89 FEET TO A PK NAIL SET IN THE WEST RIGHT OF WAY LINE OF SAID NORTH FIRST STREET; THENCE WITH SAID WEST RIGHT OF WAY LINE OF NORTH FIRST STREET S 09°40'17" E A DISTANCE OF 195.08 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 35,705 SQUARE FEET, 0.82 ACRES, MORE OR LESS.



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

KENNETH A. BAU  
REGISTERED LAND SURVEYOR  
AGRICULTURE  
TENNESSEE No. 2119  
KENNETH A. BAU, RLS 2019  
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0620-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

No.	Date	FORCE MAIN NOTE ADDED	Revision
1	11/2/21		

**CLIENT**  
RevPar Development LLC  
3217 Teton Drive  
Atlanta, GA 30339

**ALTA/NSPS LAND TITLE SURVEY**

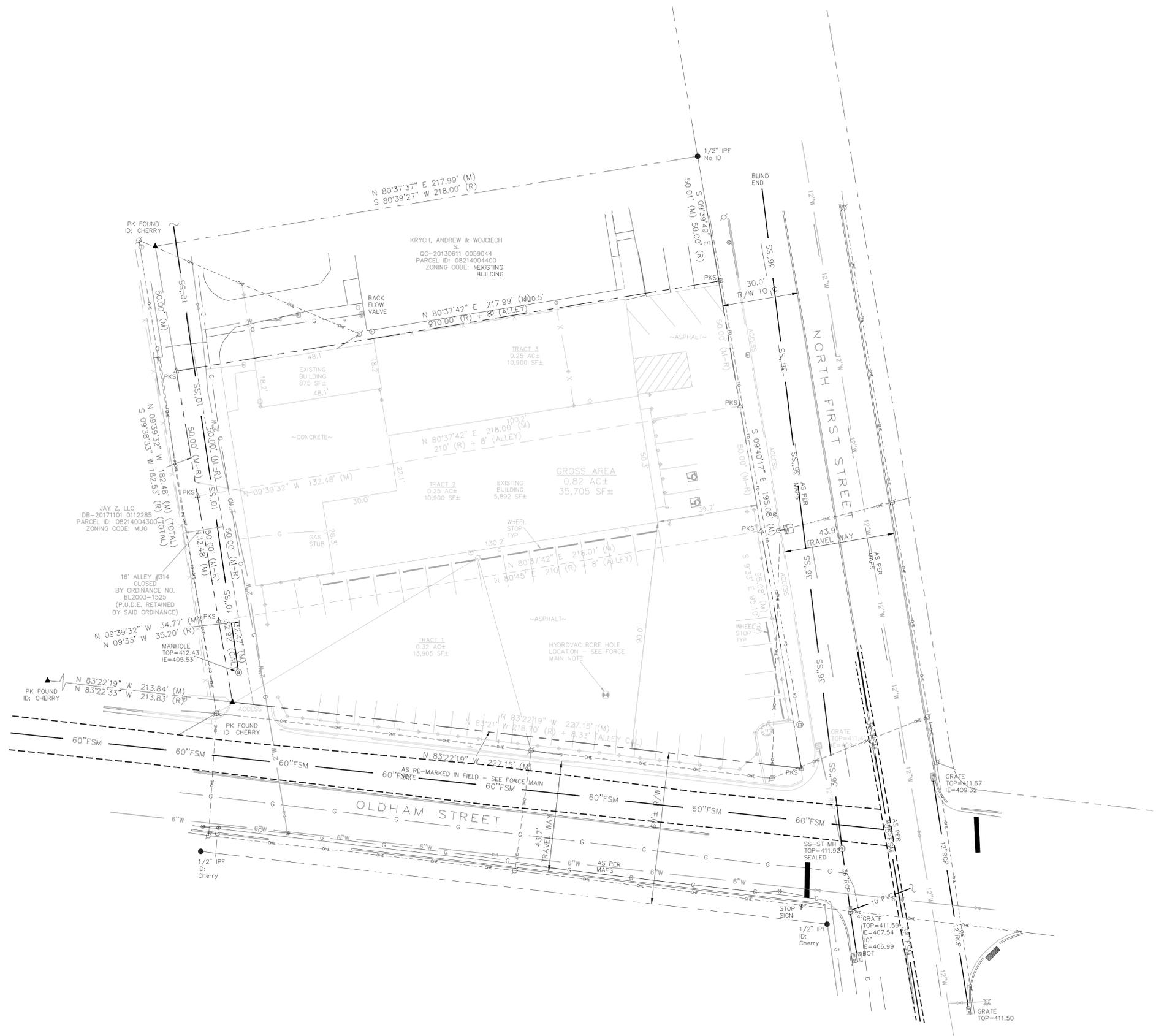
**OWNER INFORMATION**  
Tammy R. Todd Fish, Trustee under the Irrevocable Trust Agreement of Turner H. Todd and Clara J. Todd  
Dated November 1, 2013  
QC-20131121 0119854  
PARCEL 08214004600  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DRAWN BY: KAB-CLH  
APPROVED BY: KAB  
DATE: (FIELD) 9/13/2021  
DATE: (OFFICE) 9/15/2021  
YHA PRO. # 175-21

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Call before you dig.



SEE DEMOLITION NOTES,  
SHEET C0-01.



No.	REVISIONS	DATE	BY
1	PRELIMINARY SP RESUBMITTAL	07/05/2023	JJZ
2	PRELIMINARY SP RESUBMITTAL	08/15/2023	JJZ
3	PRELIMINARY SP REVISION	09/15/2023	JJZ
4	PRELIMINARY SP REVISION	10/12/2023	JJZ
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10			

DESIGNED BY: ---  
DRAWN BY: ---  
CHECKED BY: ---  
DATE: 10/12/2023  
KIMLEY-HORN PROJECT NO. 018717002

EXISTING CONDITIONS

SHEET NUMBER  
**C1-10**

# EAST BANK HOTEL REVPAR DEVELOPMENT

NASHVILLE, TN



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- ### 206 N 1ST STREET SP DEVELOPMENT STANDARDS
- SPECIFIC PLAN ZONING TO PERMIT UP TO 235 HOTEL ROOMS, ANCILLARY USES, AND 8,000 SF OF USES PER THE MUG-A ZONING DISTRICTS WITH THE EXCEPTIONS OF THOSE IDENTIFIED AS PROHIBITED USES IN THE SP.
  - THE PROPERTY LIES WITHIN THE JEFFERSON-SPRING NEIGHBORHOOD PLAN OF THE EAST BANK VISION PLAN, AND REGULATIONS WILL REMAIN CONSISTENT WITH THE EAST BANK VISION PLAN. THE SITE ALSO FALLS IN THE T6 DOWNTOWN NEIGHBORHOOD (T6-DN) POLICY AREA, AND REGULATIONS WILL REMAIN CONSISTENT ON THE PROPERTY AS DESCRIBED IN THE NASHVILLE NEXT COMMUNITY CHARACTER MANUAL.
  - 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.
  - THIS PROPERTY LIES WITHIN ZONE X, THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037CO242H, DATED 04/05/2017.
  - ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
  - THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - 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).
  - 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.
  - 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.
  - 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-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OF APPLICATION.
  - STORMWATER FEATURES SHOWN ARE PRELIMINARY AND ILLUSTRATE THE PROPOSED STORMWATER MANAGEMENT APPROACH. THE FINAL DESIGN MUST MEET ALL APPLICABLE STORMWATER REGULATIONS AT THE TIME OF PERMITTING.
  - 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.
  - ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
  - ACCORDING TO THE NRCS SOIL MAP, THE SOIL ON THE PROPERTY IS LINDELL-URBAN.
  - THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
  - SIGNAGE SHALL MEET METRO DESIGN STANDARDS AND BE REVIEWED WITH THE BUILDING PLANS.
  - 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.
  - 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.
  - ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
  - THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR THE DEVELOPMENT AS LONG AS THE DEVELOPMENT REMAINS IN PLACE.
  - BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION.
  - 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.

COMMERCIAL USES	UP TO 8,000 GSF MAX
HOTEL USES	235 UNITS MAX
MAXIMUM FAR	5.00
MAXIMUM ISR	1.0
MAXIMUM BUILDING HEIGHT AT BUILD-TO ZONE (N 1ST ST)	75 FT
BUILD-TO-ZONE (N 1ST ST)	0-15 FT
BUILD-TO-ZONE (OLDHAM ST)	0-25 FT
BUILDING STEPBACK (N 1ST ST)	VARIABLES: 9 FT (MIN.) TO 18 FT
BUILDING STEPBACK (OLDHAM ST)	VARIABLES: 5 FT (MIN.) TO 30 FT
MAX BUILDING HEIGHT	175 FT
PARKING SPACES	MAX PARKING PER UZO STANDARDS

- ### ROW NOTE
- 10' OF ROW TO BE DEDICATED ALONG N 1ST ST FRONTAGE IN ORDER TO REACH REQUIRED 40' HALF-ROW PER THE MCSP. PER NDOT'S DIRECTION, EXISTING CURB LOCATION ALONG N 1ST ST WILL BE RECONSTRUCTED AND STREET-FRONT ZONE WILL INCORPORATE STANDARD SIDEWALK AND FURNISHING ZONE
  - EXISTING ROW ALONG OLDHAM ST IS WIDER THAN REQUIRED BY MCSP. THE STANDARD HALF-SECTION FROM THE EAST BANK VISION PLAN CAN BE CONSTRUCTED WITH NO SIGNIFICANT IMPACT TO EXISTING TRAFFIC PATTERNS.

### METRO PERMITTING REFERENCE

SP CASE NO.:	2023SP-070-001
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR TBD
WATER PERMIT:	TBD
SEWER PERMIT:	TBD

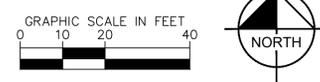
### PAVEMENT LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	MILLING AND REPAVING
	FURNISHING ZONE

### PROHIBITED USES

THE FOLLOWING USES ARE TO BE PROHIBITED FROM USE WITHIN THE SP:

ASSISTED CARE LIVING, HOSPICE, HOSPITAL, NURSING HOME, AUTOMOBILE CONVENIENCE, AUTOMOBILE SERVICE, AUTOMOBILE PARKING, FUNERAL HOME, MOBILE STORAGE UNIT, WAREHOUSE, BOAT DOCK (COMMERCIAL), PARK AND RIDE LOT, ALL UTILITY USES PERMITTED WITHIN MUG-A.



# EAST BANK HOTEL REVPAR DEVELOPMENT

NASHVILLE, TN

REV. NO.	DATE	BY
1	07/05/2023	JFZ
2	08/15/2023	JFZ
3	09/15/2023	JFZ
4	10/12/2023	JFZ
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DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 10/12/2023  
KIMLEY-HORN PROJECT NO. 018717002

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METRO PERMITTING REFERENCE	
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GRADING PERMIT:	SWGR TBD
WATER PERMIT:	TBD
SEWER PERMIT:	TBD

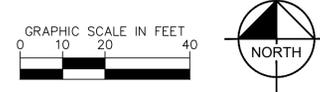
  

PAVEMENT LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	MILLING AND REPAVING
	FURNISHING ZONE

**EAST BANK HOTEL  
 REVPAR DEVELOPMENT**  
 NASHVILLE, TN

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**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 X" (AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0242H.

- BASE FLOOD ELEVATION = 415.00'
- 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.



**GRADING NOTES**

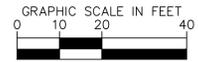
1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.14 OF THE TENNESSEE GENERAL NOTES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. 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.
5. 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.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. 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.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. 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.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-8007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, DEPTH, AND SIZE 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.

**GRADING PLAN LEGEND**

	SPOT ELEVATION	LP	LOW POINT
	HP	HP	HIGH POINT
	TC	BC	BOTTOM OF CURB / GUTTER LINE
	±	EW	EXISTING GRADE
	TW	BW	BOTTOM OF EXPOSED WALL
	INV	RM	TOP OF GRATE / COVER
	FFE		
	-500-		EXISTING CONTOUR
	-500-		PROPOSED CONTOUR



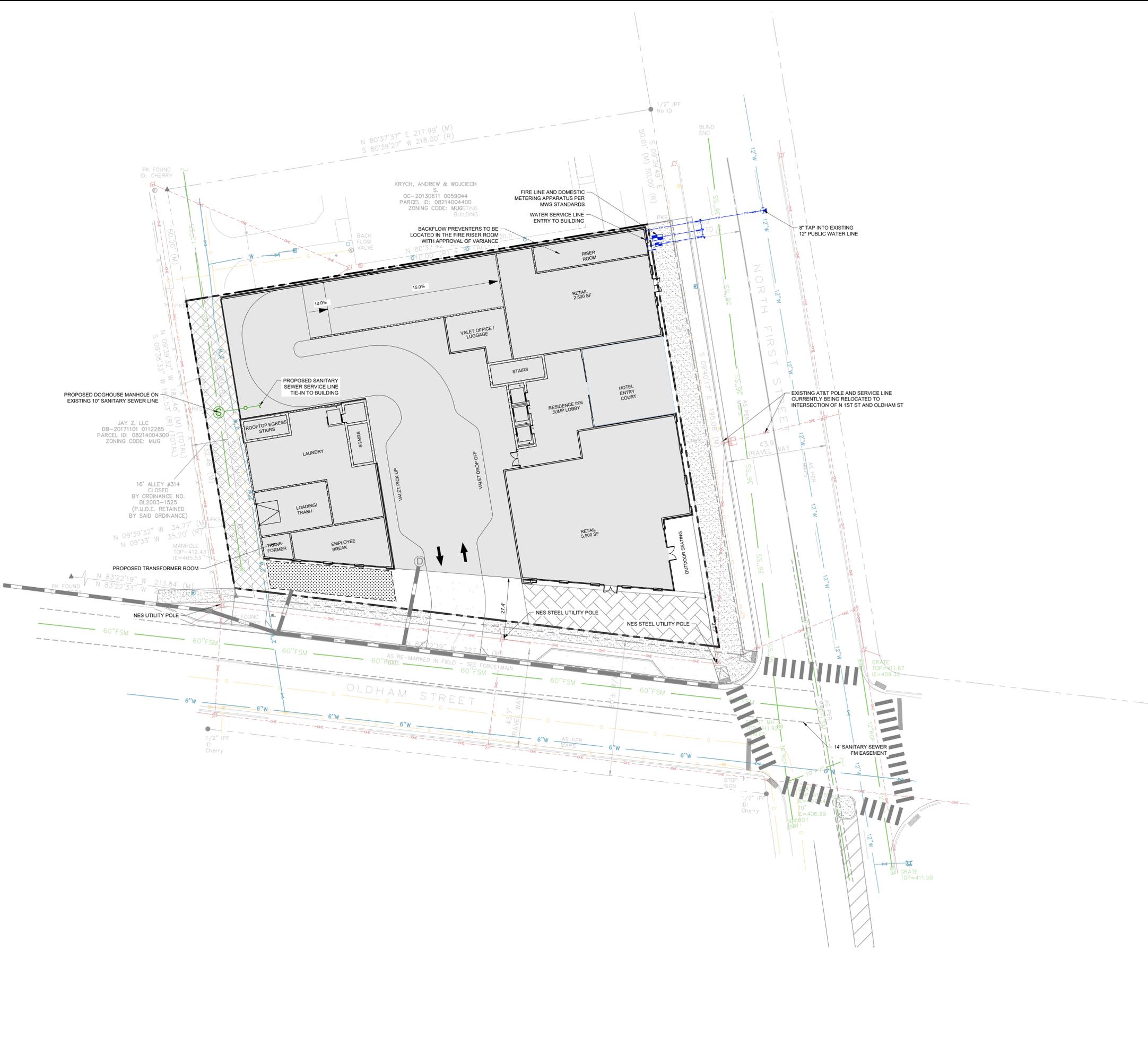
**URBAN BIORETENTION PLANTER PRECEDENT IMAGES**



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**METRO NASHVILLE WATER SERVICES STANDARD NOTES**

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE 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 VIDEOTAPING MUST BE COORDINATED WITH THE METRO NASHVILLE 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 NASHVILLE 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 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.
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 WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
13. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
14. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
15. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
16. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
17. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
18. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

**UTILITY NOTES**

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. 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. SITE ELECTRICAL TO BE TAKEN UNDERGROUND WHERE FEASIBLE WITHIN THE PROJECT LIMITS.

**EXISTING UTILITIES NOTE**

CONTRACTOR SHALL VERIFY LOCATION, DEPTHS, AND SIZES OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

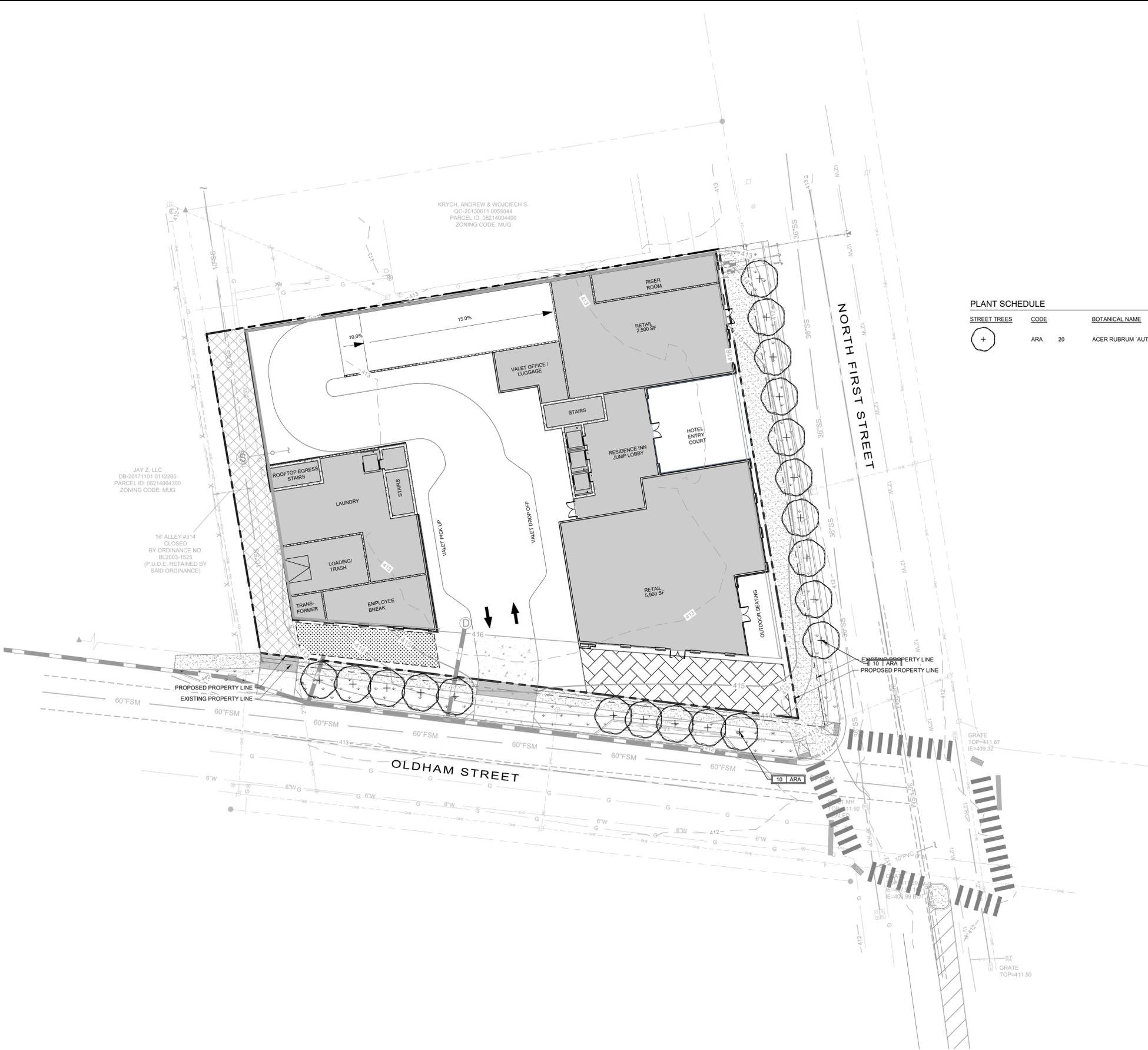
**EAST BANK HOTEL  
 REVPAR DEVELOPMENT**  
 NASHVILLE, TN

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LANDSCAPE REQUIREMENTS	
<b>STREET TREES:</b>	ONE CANOPY TREE PER EVERY 30 LF, OR ONE UNDERSTORY TREE PER EVERY 20 LF WHEN OVERHEAD POWERLINES ARE PRESENT.
<b>NORTH FIRST STREET</b>	REQUIRED: 9.75 UNDERSTORY TREES (195 LF / 20) PROVIDED: 10 UNDERSTORY TREES
<b>OLDHAM STREET</b>	REQUIRED: 9.35 UNDERSTORY TREES (187 LF / 20) PROVIDED: 10 UNDERSTORY TREES
<b>INTERIOR PARKING AREAS:</b>	INTERIOR PARKING AREAS LANDSCAPE IS NOT REQUIRED.
<b>REQUIRED BUFFERS:</b>	LANDSCAPE BUFFERS NOT REQUIRED.
<b>PERIMETER PARKING SCREENING:</b>	PERIMETER PARKING SCREENING IS NOT REQUIRED.

**PLANT SCHEDULE**

STREET TREES	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
(+)	ARA 20	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	AS SHOWN	3" CAL.	B&B	FULL; MATCHED

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

Date	6/14/2023
Map	082 Parcel 04600
Application Number	
Project Name	East Bank Hotel
Address	206 N 1st Street Nashville TN 37213

Acreage (area of parcel including building site)	0.82
Minus Building Coverage Area	(-) 0.6
Equals Adjusted Acreage	(=) 0.22
Multiply by Required Tree Density Unit per acre	(x) 22
Required TDU for Project	(=) 4.84

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

DBH	# of Trees	Value	TDU
6"		x 1.8	0
8"		x 2.4	0
10"		x 3.0	0
12"		x 3.6	0
14"		x 4.2	0
16"		x 4.8	0
18"		x 5.4	0
20"		x 6.0	0
22"		x 6.6	0
total			0

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

DBH	# of Trees	Value	TDU
42"		x 23.1	0
44"		x 26.1	0
46"		x 27.6	0
48"		x 28.8	0
50"		x 30.0	0
52"		x 31.2	0
54"		x 35.1	0
56"		x 36.4	0
58"		x 37.7	0
60"		x 42.0	0
total			0

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

DBH	# of Trees	Value	TDU
2"		x .25	0
3"	20	x .3	6
4"		x .4	0
5"		x .5	0
6"		x .5	0
7"		x .6	0
8"		x .7	0
total			6

**EXAMPLES but not limited to:**  
 Deciduous- Oak, Maple, Poplar, Planetree, Ginkgo  
 Evergreen- Am. Holly, So. Magnolia, Pine, Hemlock, Spruce, Cedar  
 Mature height greater than 30'

**EXAMPLES but not limited to:**  
 Columnar (Fastigate)-Deciduous: Slender Silhouette Sweetgum, Arnold Tulip Poplar, Princeton Sentry Ginkgo  
 Understory Deciduous-Deciduous- Redbud, Dogwood, Flowering Cherry, Japanese Magnolia, Japanese Maple  
 Understory Evergreen- Dwarf Magnolia, Hybrid Holly, Cherry Laurel (tree form)  
 Small Understory Columnar varieties receive no TDU credit

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



**EAST BANK HOTEL  
 REVPAR DEVELOPMENT**  
 NASHVILLE, TN

REV	DATE	BY
1	07/05/2023	JJPZ
2	08/15/2023	JJPZ
3	09/15/2023	JJPZ
4	10/12/2023	JJPZ
5		
6		
7		
8		
9		
10		

DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	CJJ
DATE:	10/12/2023
KIMLEY-HORN PROJECT NO.	018717002















EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
DIVISION 04			
BR-1	BRICK VENEER	TBD	BLACK
DIVISION 05			
AS-1	ARCHITECTURAL SCREENING	TBD	TBD
MR-1	METAL RAILING	TBD	TBD
DIVISION 07			
CP-1	CEMENTITIOUS PANELING	TBD	WHITE
CP-2	CEMENTITIOUS PANELING	TBD	CHARCOAL
CP-3	CEMENTITIOUS PANELING	TBD	LIGHT GREY
MP-1	METAL PANEL	TBD	BLUE
MP-2	METAL PANEL	TBD	WHITE
MP-3	METAL PANEL	TBD	CHARCOAL
MP-4	METAL PANEL	TBD	SILVER
MP-5	METAL PANEL	TBD	MULTI-COLORED
DIVISION 08			
KW-1	TRANSLUCENT WALL PANEL	TBD	OPAQUE

NOTE: ALL ABOVE GRADE PARKING SHALL BE FULLY VENTILATED. WHERE GARAGE PARKING IS VISIBLE, THE FACADES SHALL BE DESIGNED TO BE HARMONIOUS WITH THE OTHER FACADES OF THE STRUCTURE. THIS SHALL BE ACCOMPLISHED BY USING APPROPRIATE CLADDING, USING COMPLEMENTARY MATERIALS, CARRYING FENESTRATION AND DESIGN PATTERNS THROUGH THE FACADE, AND ANY OTHER DESIGN PRACTICES THAT CAN MEET THE OVERALL GOAL OF MINIMIZING THE VISUAL IMPACT OF THE PARKING.



1 EAST ELEVATION (NORTH FIRST STREET)  
SCALE: 3/32" = 1'-0"

SEAL:

ARCHITECT:

**ELEVATE** architecture studio

1775 THE EXCHANGE | ATLANTA, GEORGIA 30339  
PHONE: 404.594.8862  
WWW.ELEVATEARCHITECT.COM

DEVELOPMENT:

**Residence INN** BY MARRIOTT

206 NORTH 1ST STREET  
NASHVILLE, TN 37213

OWNER:

**RevPAR** COMPANIES  
**EMERGE** HOSPITALITY GROUP

ATLANTA, GA

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
06/14/2023	SP SUBMITTAL	
07/05/2023	PRELIM SP RESUBMITTAL	
08/30/2023	PRELIM SP RESUBMITTAL	
10/12/2023	ELEVATION REVISIONS	

ELEVATE PROJECT NUMBER: 23-04-02  
SHEET TITLE:

**BUILDING ELEVATIONS**

SHEET NUMBER:

**A2-02**



