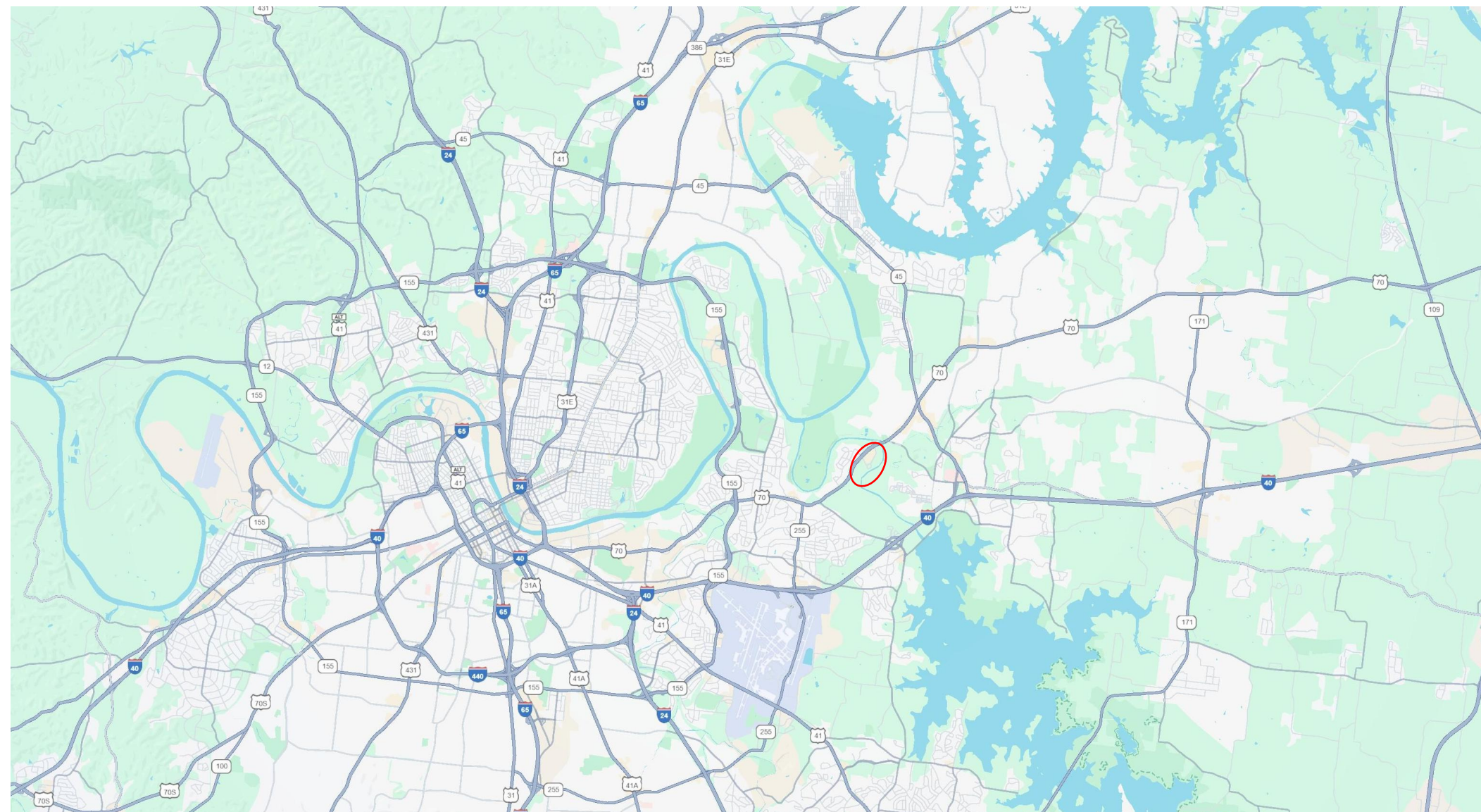
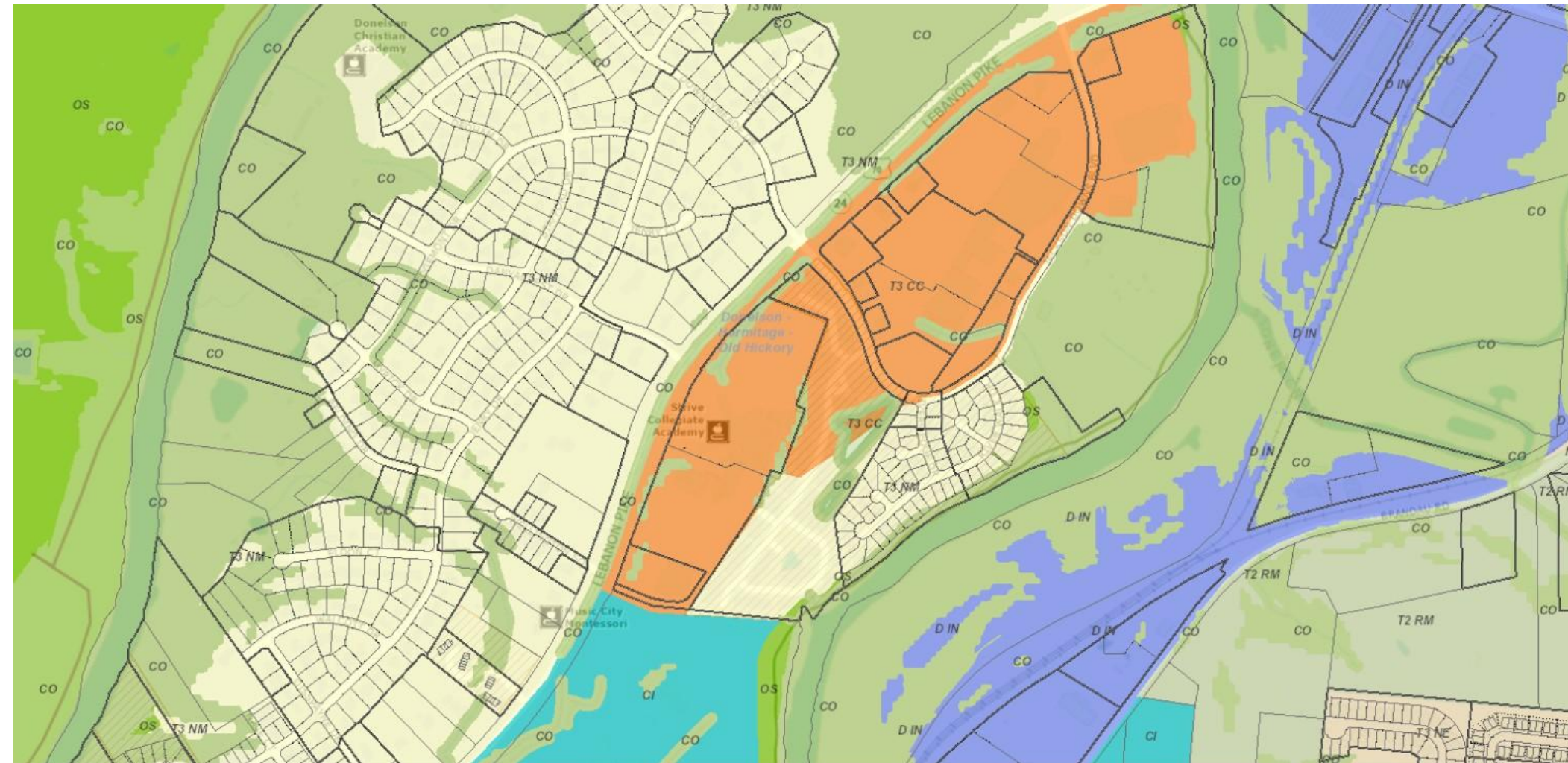
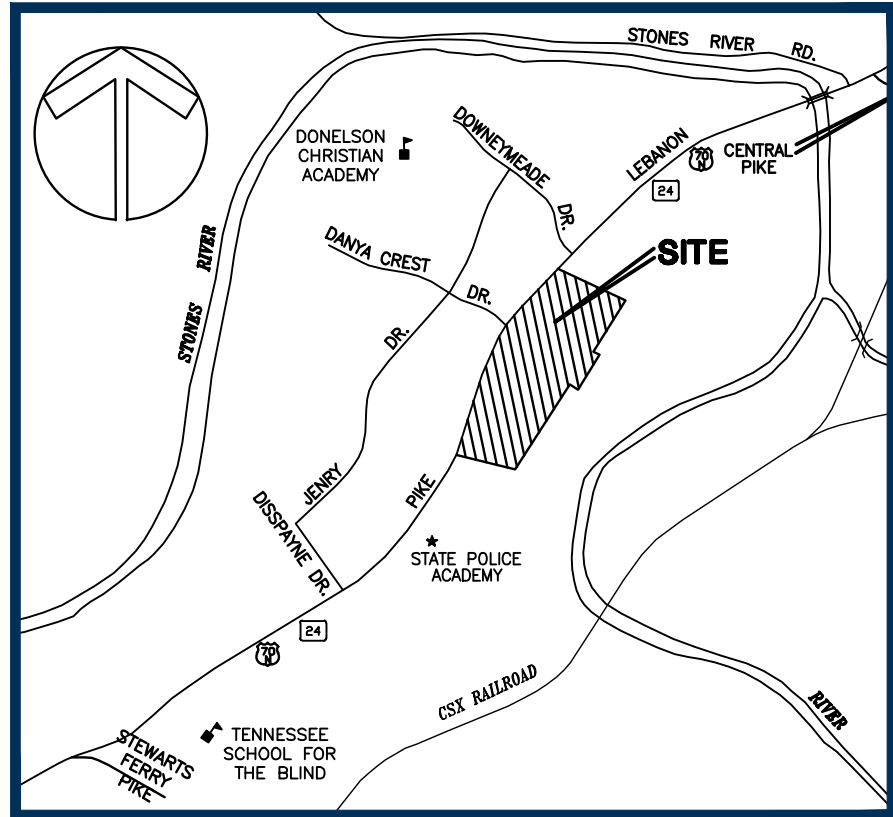




THE PURPOSE OF THIS PRELIMINARY SP IS PERMIT A MIXED USE DEVELOPMENT WITH RESIDENTIAL AND NON-RESIDENTIAL USES

SHEET LEGEND	DEVELOPMENT SUMMARY	APPLICANT	OWNER + OWNER REPRESENTATIVE
00 EXISTING CONDITIONS AND SITE INFORMATION	NAME: DONELSON CORPORATE CENTER	GINA EMMANUEL	DONELSON CORPORATE CENTRE, LP
01 CIVIL SITE PLAN		CENTRIC ARCHITECTURE	103 CONTINENTAL PLACE, SUITE 200
02 STANDARDS	CASE NUMBER: SP NUMBER 2025SP-041-001	GEMMANUEL@CENTRICARCHITECTURE.COM	BRENTWOOD, TN 37027
03 STANDARDS, EXISTING CONDITIONS, AND PRECEDENT IMAGERY	COUNCIL DISTRICT: 14, JORDAN HUFFMAN	CIVIL ENGINEER	BENTON SMOTHERS
	OWNER INFORMATION: DONELSON CORPORATE CENTER, LP	JAY FULMER	HOLLADAY PROPERTIES
	SITE ADDRESS: 3055 LEBANON PIKE, 0 LEBANON PIKE	FULMER LUCAS ENGINEERING	1009 3RD AVE NORTH, SUITE 200
		JAY@FULMERLUCAS.COM	NASHVILLE, TN 37201
			BSMOTHERS@HOLLADAYPROPERTIES.COM



LOCATION MAP
N.T.S.

PARKING SPACES	
TYPICAL SPACES=	1,015
ACCESSIBLE SPACES=	29
TOTAL SPACES=	1,044

DEED REFERENCE

PARCEL 37.00 - BEING THE SAME PROPERTY AS CONVEYED TO DONLESON CORPORATE CENTRE, LIMITED PARTNERSHIP, FROM HCA REALTY, INC. BY WARRANTY DEED OF RECORD AS DEED BOOK 10938, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

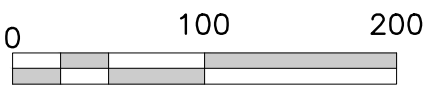
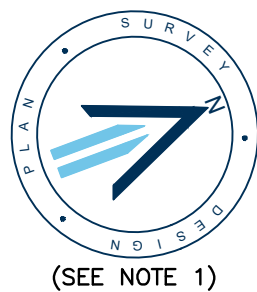
PARCEL 221.00 - BEING THE SAME PROPERTY AS CONVEYED TO DONLESON CORPORATE CENTRE, LIMITED PARTNERSHIP, FROM HCA REALTY, INC. BY WARRANTY DEED OF RECORD AS DEED BOOK 10938, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBERS 37.00 AND 221.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 85.

PLAT REFERENCE

BEING LOTS 1 & 2 AS SHOWN ON THE FINAL PLAT ENTITLED DONELSON CORPORATE CENTRE REVISION ONE OF RECORD IN INSTRUMENT NUMBER 202406040041671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.015'.

2. THIS PROPERTY IS CURRENTLY ZONED OR20 - (OFFICE/RESIDENTIAL), WITH AN OV-AIR - (AIRPORT OVERLAY) OVERLAY DISTRICT. MINIMUM YARD REQUIREMENTS PER METROPOLITAN NASHVILLE ZONING ORDINANCE ARE AS FOLLOWS: FRONT= 20', SIDE= 5', REAR= 20'; MAXIMUM BUILDING HEIGHT AT SETBACK LINE= 30'.

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0267H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040; PANEL NO. 0267; SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

4. THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1252852-NAS, WITH A COMMITMENT DATE OF APRIL 03, 2025.

SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:

EXCEPTION 10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN BOOK 4885, PAGE 153; BOOK 7900, PAGE 315; INSTRUMENT NO. 200309040128444; DO NOT AFFECT THE SUBJECT PROPERTY, VOID AND VACATED BY NEW PLATS.

INSTRUMENT NO. 202406040041671, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.

EXCEPTION 11. DEED OF FLOWAGE EASEMENT FROM STATE OF TENNESSEE TO UNITED STATES OF AMERICA, OF RECORD IN BOOK 2275, PAGE 607, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS DOCUMENT DOES NOT CONTAIN A DESCRIPTION OF THE PROPERTY IT AFFECTS. THIS DOCUMENT WAS NOT PROVIDED IN ANY PREVIOUS TITLE SEARCHES PROVIDED TO RAGAN SMITH. THE LOCATION IS NOT DETERMINED.

EXCEPTION 12. EASEMENT FOR INGRESS AND EGRESS FROM HOSPITAL CORPORATION OF AMERICA TO EDUCARE CHILD CARE CENTERS, INC., OF RECORD IN BOOK 5002, PAGE 698, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.

EXCEPTION 13. OVERHEAD LINE EASEMENT FROM DONELSON HOSPITAL, INC. TO METROPOLITAN GOVERNMENT, OF RECORD IN BOOK 5848, PAGE 104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.

EXCEPTION 14. RESTRICTIONS CONTAINED IN DEED OF RECORDED IN BOOK 10938, PAGE 694, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE.

EXCEPTION 15. TERMS AND PROVISIONS OF RECIPROCAL ACCESS AND CROSS PARKING EASEMENT AGREEMENT, BY AND BETWEEN DONELSON CORPORATE CENTRE, LIMITED PARTNERSHIP, AND DONELSON FITNESS HOLDINGS, LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 200309050130213 AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE.

AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL ACCESS AND CROSS PARKING EASEMENT AGREEMENT IN INSTRUMENT NO. 20210180113674, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 2, FINAL PLAT, DONELSON CORPORATE CENTRE REVISION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 202406040041671, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO DONELSON CORPORATE CENTRE, LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, BY WARRANTY DEED FROM HCA REALTY, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 10938, PAGE 694, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LEGEND

○(R)(O)	IRON ROD (OLD)	⊠	SEWER VALVE
●(R)(N)	IRON ROD (NEW) (1/2" x 18" W/OP STAMPED "RAGAN SMITH & ASSOCIATES")	HC	HYDROCOWL SON
●(PK)(N)	PK NAIL (NEW) (SHRIMP STAMPED "RAGAN SMITH & ASSOCIATES")	+	UTILITY POLE
⊕	FIRE HYDRANT	⊙→	UTILITY POLE W/ ANCHOR
⊗	WATER VALVE	○	GAS VALVE
⊞	WATER METER	⊠	GAS METER
↓	POST INDICATOR VALVE	—P—	OVERHEAD ELECTRIC POWER LINE
—C—	SIAMENSE WATER CONNECTION	—CATV—	OVERHEAD CABLE TELEVISION LINE
⊞	CATCH BASIN/CURB INLET	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
○	SANITARY SEWER MANHOLE	—SA—	SANITARY SEWER LINE
○	SEWER CLEAN-OUT	—G—	GAS LINE
*	LIGHT STANDARD	—W—	WATER LINE
⊞	ELECTRIC BOX	—X—X—	FENCE
⊞	TRANSFORMER PAD	■	ASPHALT SURFACE
○	BOLLARD	■	CONCRETE SURFACE
♿	ACCESSIBLE PARKING	⊞	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SURVEYOR
RaganSmith
ragansmith.com
315 Woodland Street
Nashville, Tennessee 37206
615.244.8591
Ted J. Stevenson II
tstevenson@ragansmith.com

FEMA map number 47037C0267H

TOTAL AREA = 946,508 SQUARE FEET OR 21.73 ACRES±

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



Know what's below.
Call before you dig.



RaganSmith
a Pape-Dawson company

DONELSON COPORATE CENTRE

FOR

HOLLADAY PROPERTY MIDWEST, INC.

3055 LEBANON PIKE, 14TH COUNCIL DISTRICT, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

2025SP-041-001

Scale: 1" = 100'

Date: MAY 14, 2025

Approved By: TJS

Drawn By: LAP

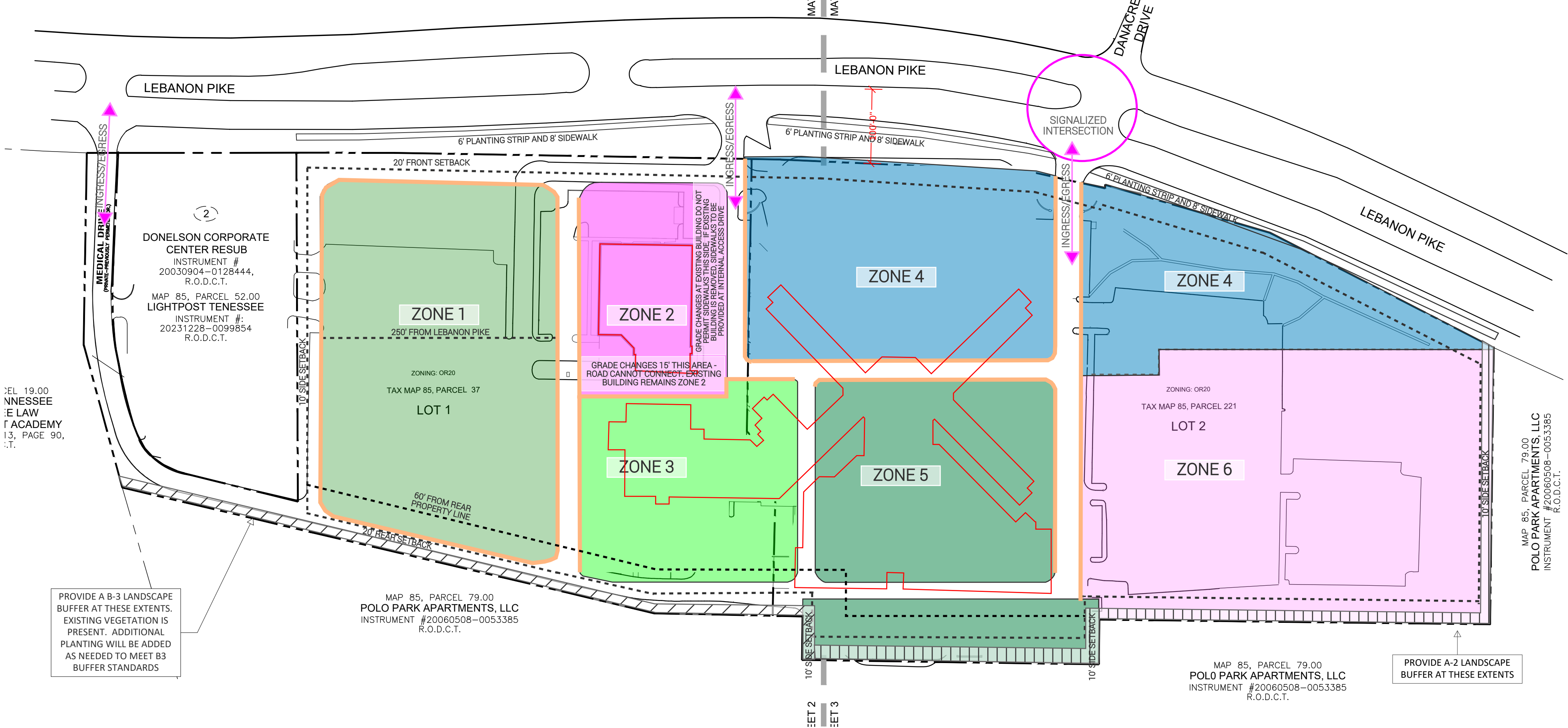
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ALTA/NSPS
LAND TITLE
SURVEY

Drawing No.

1 of 3

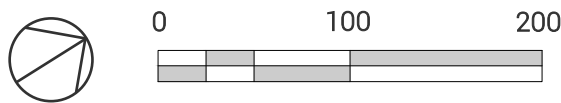
Project No.

25-0129



PEDESTRIAN WAY

SETBACK



PURPOSE
THE PURPOSE OF THIS PRELIMINARY SP IS PERMIT A MIXED USE DEVELOPMENT WITH RESIDENTIAL AND NON-RESIDENTIAL USES
GENERAL PLAN CONSISTENCY
THE PROPOSED REGULATORY SPECIFIC PLAN IS LOCATED WITHIN THE DONELSON-HERMITAGE-OLD GROCERY COMMUNITY PLAN.
CURRENT POLICY: SUBURBAN COMMUNITY CENTER T3 CC
EXISTING ZONING: OR20, MUL
PROPOSED ZONING: SPECIFIC PLAN
PROPOSED USE: MIXED USE DEVELOPMENT
PARCEL ID: 08500022100; 08500003700
ADDRESS: 3055 LEBANON PIKE; 0 LEBANON PIKE
ACREAGE: 21.73 ACRES
MAXIMUM PERMITTED USE BULK STANDARDS:
RESIDENTIAL UNITS: MAXIMUM OF 600 OFFICE AND MEDIAL OFFICE USES UP TO 100,000 SF RESTAURANT (ALL TYPES)/RETAIL/GROCERY/PERSONAL CARE/PERSONAL INSTRUCTION/COMMERCIAL AMUSEMENT INSIDE AND OUTSIDE/VETERINARIAN USES UP TO 65,000 SF
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 MUL-A-NS ZONING DISTRICT FOR ZONES 1 - 5 AND RM20-A-NS FOR ZONE 6 AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

	Zone 1 - 4.5 ACRES	Zone 2 - 2 ACRES	Zone 3 - 2.3 ACRES	Zone 4 - 4.67 ACRES	Zone 5 - 3.58 ACRES	Zone 6 - 4.68 ACRES
Fall Back Zoning	MUL-A-NS	MUL-A-NS	MUL-A-NS	MUL-A-NS	MUL-A-NS	RM20-A-NS
Permitted Uses	Multifamily Residential, Restaurant - full service, Restaurant - take out, Restaurant - fast food, Retail, Personal Care, Personal Instruction, Office	Office, Medical Office	Community Education, Multifamily Residential, Office	Office, Retail, Restaurant - full service, Restaurant - take out, Restaurant - fast food, Personal Instruction, Personal Care, Commercial Amusement Inside, Commercial Amusement Outside, Veterinarian, Grocery Store	Multifamily Residential, Single Family Residential, Grocery Store, Restaurant - full service, Restaurant - take out, Restaurant - fast food, Retail, Personal Care, Office	Multifamily Residential
Prohibited Uses	Short Term Rental Owner Occupied, Short Term Rental Non-Owner Occupied, Alternative Financial Institutions, Beer and Cigarette Market					
Max FAR	2	1	2	1	2	1
Max ISR	0.9	0.9	0.9	0.9	0.9	0.9
Max Building Height	4 stories within 250' of Lebanon Pike and 5 stories 250' away from Lebanon Pike to 60' rear property line. Max height of 60' for 4 or 5 story building. 5 story building permitted 60' away from rear property line.	4 stories in 60'	5 stories in 60'. 5 story building permitted 60' away from rear property line. Max height for 4 and 5 story building to be 60'.	2 stories in 40'	5 stories in 60'. 5 story building permitted 60' away from rear property line. Max height for 4 and 5 story building to be 60'.	3 stories in 45'
Front Setback	20' from Lebanon Pike	20' from Lebanon Pike	NA	20' from Lebanon Pike	NA	NA
Side Setback	10' from Side Property Line			10' from Side Property Line	10' from side property line	10' from Side Property Line
Rear Setback	20'		20'		20'	20'
Glazing	Glazing to be 30% for commercial uses and 20% for residential uses facing private drives or public right of way	Glazing to be 30% for commercial uses and 20% for residential uses facing private drives or public right of way	Glazing to be 30% for commercial uses and 20% for residential uses facing private drives or public right of way. If the existing building remains, no changes are required to the glazing on this building to meet this standard	Glazing to be 30% for commercial uses EXCEPT for Grocery Store Use. If facing Lebanon Pike, that facade of Grocery store to be 15% Glazing - remaining facades do not require glazing, and 20% for residential uses facing private drives or public right of way.	Glazing to be 30% for commercial uses facing a public frontage EXCEPT for Grocery Store Use. Front Façade only of Grocery store to be 15% Glazing - remaining facades do not require glazing. Glazing for residential uses to be 20%	Glazing to be 15% on all facades facing a private drive
Parking Requirements	Parking requirements per zoning code and a shared parking study to determine final counts will be presented at Final SP. One bay of parking is permitted between finished building and Lebanon Pike and is permitted on all 4 sides of the building	Parking requirements per zoning code and a shared parking study to determine final counts will be presented at Final SP. One bay of parking is permitted between finished building and Lebanon Pike and is permitted on all 4 sides of the building	Parking requirements per zoning code and a shared parking study to determine final counts will be presented at Final SP	Parking requirements per zoning code and a shared parking study to determine final counts will be presented at Final SP. If new building constructed in this zone, no parking is allowed in front of the building but only to the side and rear of new buildings. Parking standards only apply with redevelopment of the site.	Parking requirements per zoning code and a shared parking study to determine final counts will be presented at Final SP. Parking is permitted on all sides of building this zone.	Parking requirements per zoning code and a shared parking study to determine final counts will be presented at Final SP
General Notes	If drive through restaurant use, drive through window not permitted facing Lebanon Pike, internal drive aisles are to be appropriately screened from drive through, and regulations in 17.020.070 to be adhered to.	An existing 4 story office building may remain on this site	Internal lots do not adhere to front or side setbacks. Existing building may remain.	Only one grocery store will be provided on entire site (all 21 acres). If a grocery is included it will be either in Zone 4 or 5. Existing building may remain. If drive through restaurant use, drive through window not permitted facing Lebanon Pike, internal drive aisles are to be appropriately screened from drive through, and regulations in 17.020.070 to be adhered to.	Internal lots do not adhere to front or side setbacks. Only one grocery store will be provided on entire site (all 21 acres). If a grocery is included it will be either in Zone 4 or 5. Existing building may remain in this location. If drive through restaurant use, drive through window not permitted facing Lebanon Pike, internal drive aisles are to be appropriately screened from drive through, and regulations in 17.020.070 to be adhered to.	This lot does not adhere to front setback. Parking is permitted as garages for residential units screened with living space. Surface parking can be provided to side and rear of all structures

ARCHITECTURAL DESIGN STANDARDS

- FIRST FLOOR HEIGHT TO BE A MINIMUM OF 12'-0" AFF FOR ALL BUILDINGS FACING LEBANON ROAD
- ALL STREET FACING FACADES SHALL HAVE A PRIMARY PEDESTRIAN ENTRANCE.
- ALL BUILDINGS FRONTING OPEN SPACE SHALL HAVE AT LEAST ONE PRIMARY PEDESTRIAN ENTRANCE ON THE OPEN SPACE.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, HARDCOAT STUCCO, CAST STONE, CEMENTITIOUS SIDING, METAL PANEL, MASONRY, GLASS OR MATERIALS SIMILAR IN FORM OR FUNCTION UNLESS OTHERWISE APPROVED ON BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER.
- PORCHES SHALL PROVIDE A MINIMUM DEPTH OF 6'.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM THE RIGHT OF WAY, PRIVATE DRIVES, OR PUBLIC GREEN SPACES BY LANDSCAPING OR AN ENCLOSURE, OR A COMBINATION OF BOTH. SCREENING DETAILS TO BE SUBMITTED WITH THE FINAL SITE PLAN.
- IF STRUCTURED PARKING IS PROVIDED, ABOVE GROUND PARKING SHALL REQUIRE ACTIVE LINERS OR ARCHITECTURAL CLADDING THAT MIMICS THE MATERIALS, RHYTHM, SPACING, AND PROPORTIONS OF THE OPENINGS ON THE HABITUAL PORTIONS OF THE BUILDING. ANY ABOVE GROUND PARKING FRONTING LEBANON PIKE SHALL HAVE A MINIMUM OF 15' LINER OF ACTIVE USES.

GENERAL STANDARDS

- OVERALL HEIGHT TO BE MEASURED FROM FROM THE AVERAGE ELEVATION (AVG OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TOP OF PARAPET FOR A FLAT ROOF.
- PERMITTED USES AS NOTED FOR ALL BLOCKS.
- IF A PROJECT IS LOCATED IN MORE THAN ONE BLOCK, TOTAL HEIGHT NOTED PER ZONE AND OTHER STANDARDS TO BE ADHERED TO. ZONES THAT MAY COMBINE OR HAVE STRUCTURES CROSS OVER ZONE LINES MAY CAUSE VEHICULAR ROUTES TO BE ADAPTED.

LANDSCAPE STANDARDS

- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- SCREENING DETAILS FOR ALL TRASH AND REFUSE WILL BE PROVIDED PER 17.24.060 OF ZONING CODE.
- TYPE B-3 BUFFER TO BE PROVIDED AS NOTED ON SITE PLAN
- TYPE A-2 BUFFER TO BE PROVIDED AS NOTED ON SITE PLAN

FIRE MARSHALL NOTES

- ANY PORTION OF A BUILDING SHALL BE NO FARTHER THAN 500 FEET FROM A FIRE HYDRANT AS MEASURED VIA HARD SURFACE ROAD - NOT A DIRECT LINE FROM FIRE HYDRANT TO BUILDING.
- CLEARANCES FOR FIRE TRUCKS ACCESS: 20' UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET, INCLUDING ALLEY FOR FIRE TRUCK ACCESS (IF IT EXISTS), UNLESS STREET IS A DIVIDED ROAD.
- FIRE LANES MUST BE PROVIDED FOR ANY BUILDINGS LESS THAN 30' IN HEIGHT WITH A SETBACK OF 150' OR MORE FROM A PUBLIC STREET, AND FOR ANY BUILDING 30' OR TALLER WITH A SETBACK OF 50' OR MORE FROM A PUBLIC STREET.
- 6' DOMESTIC WATER SERVICE TO THE SITE IS ANTICIPATED BASED ON DEMAND AND BUILDING WILL ALSO COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT THE TIME OF PERMITTING.
- THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

METRO WATER SERVICE NOTES

- ALL SEWER SERVICES, ALONG WITH APURTENCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
- ALL SEWER SERVICES SHALL BE 6" IN DIAMETER FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.

GRADING STANDARDS

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE NO 78-840 AND APPROVED BY THE METROPOLITAN DEPT OF WATER SERVICE.
- THE DETAILS OF ANY FUTURE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- MWS SHALL BE PROVIDED SUFFICIENT UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
- FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW
- WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
- WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15' RCP).

NDOT

- TRASH SERVICE SHALL BE PROVIDED BY A PRIVATE HAULER.
- ACCESS SHALL BE LOCATED IN AN AREA THAT AVOIDS CONFLICTS WITH TRUCK TRAFFIC. TO BE FINALIZED WITH NDOT DURING FINAL SP.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, 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 ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS. MODIFICATIONS TO THE SIDEWALK SECTION CAN BE DONE ADMINSTRATIVELY BASED ON TOPOGRAPHICAL CONSTRAINTS.
- 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 ANY 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. SIDEWALKS MEETING THE MCSP WILL BE PROVIDED ALONG LEBANON PIKE.
- INTERNAL ACCESS DRIVE WIDTH WILL RANGE FROM 20' - 26'.
- FRONT SETBACKS ARE TAKEN FROM THE ULTIMATE RIGHT OF WAY PER THE MCSP.

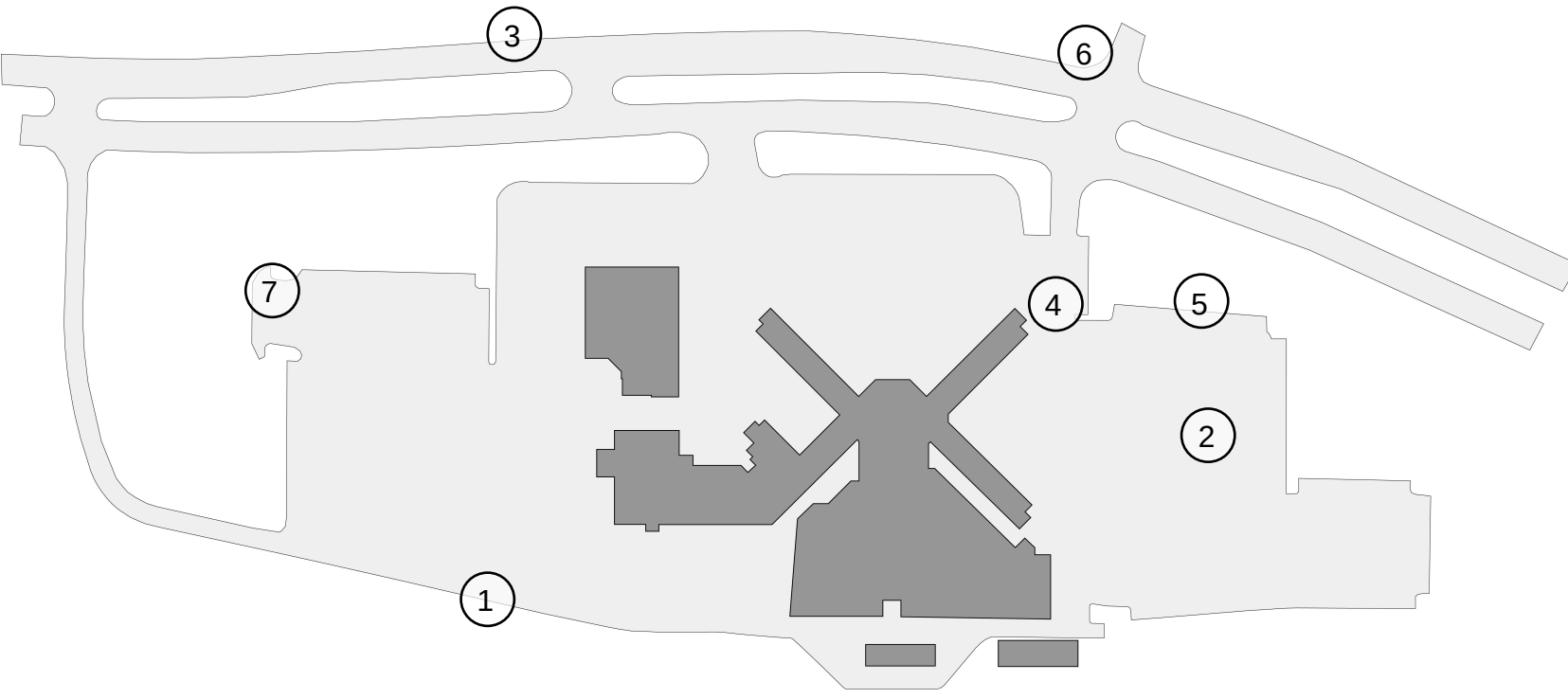
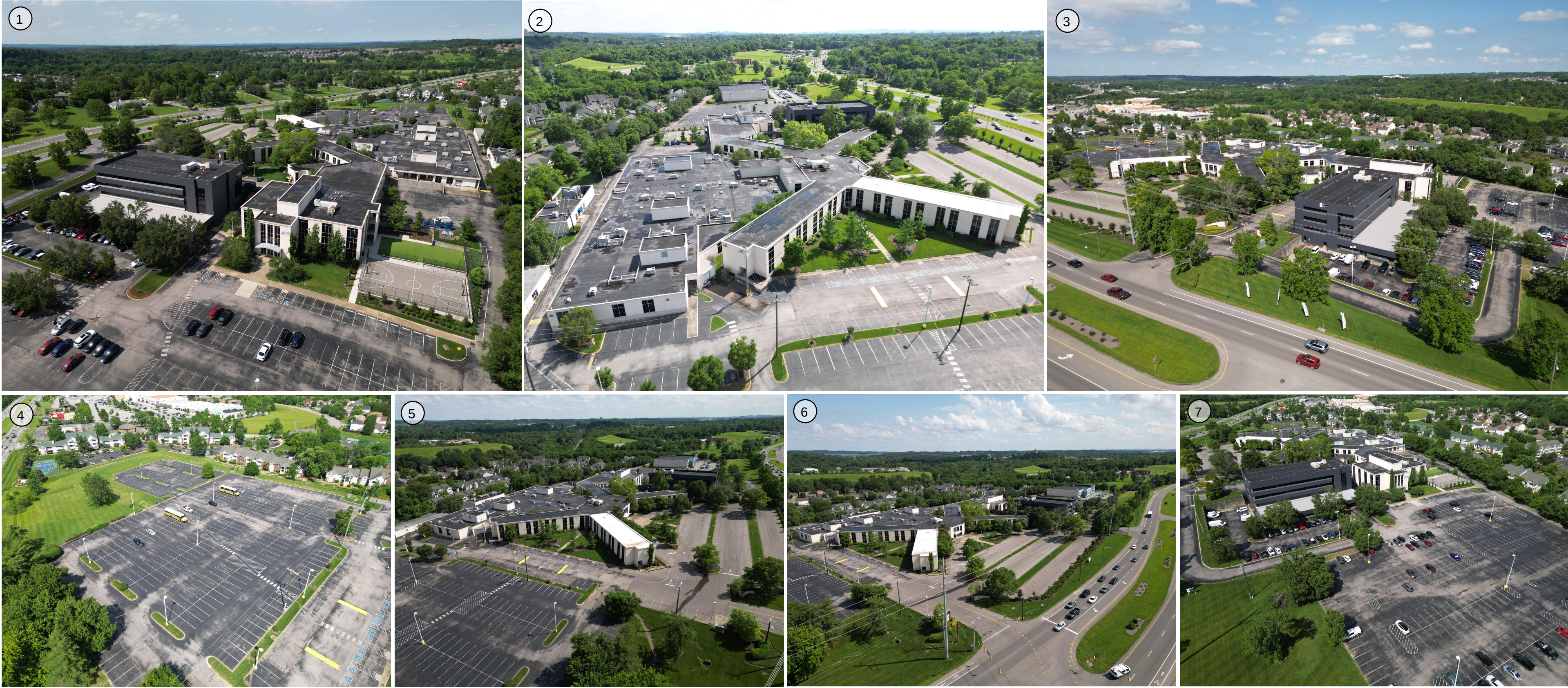
FEDERAL COMPLIANCE

- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THE PLAN WILL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT ADA: [HTTP://WWW.ADA.GOV.US](http://www.ada.gov.us) AND THE FAIR HOUSING ACT ([WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHO_USINGACT.HTM](http://www.justice.gov/crt/housing/fairhousing/about_fairho_usingact.htm))

PLANNING NOTES

MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN 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 SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

EXISTING PHOTOS



PRECEDENT IMAGERY



TOPOGRAPHIC MAP

