



PRELIMINARY SP NOTES:

1. THE PURPOSE OF THIS SP IS TO REZONE 0.95 ACRES FROM IR TO SP ZONING TO ALLOW FOR A MIXED-USE DEVELOPMENT CONSISTING OF RETAIL AND RESIDENTIAL USES.
2. 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 "MUG-A" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
5. WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
6. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
7. 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.
8. 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.

LANDSCAPE NOTES:

1. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE BL2018-1416 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

9. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
10. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER 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.
11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
12. 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" CMP).
13. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS XXXXXXXXXXXXXXXX (HYDROLOGIC SOIL GROUP X), SLOPES FROM X-X%.
14. 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.
15. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
16. 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.

STORMWATER QUALITY NOTE:

STORMWATER QUALITY WILL BE SATISFIED THROUGH BIORETENTION POND.

DEVELOPMENT SUMMARY:

SP NAME: 469 CHESTNUT
CASE NUMBER: 2021SP-097-001
PREPARATION DATE: 10/27/2021
REVISIONS: REVISION 1 - 05/20/2022
REVISION 2 - 07/07/2022
COUNCIL DISTRICT: 17 - COLBY SLEDGE
DEVELOPER INFO: CHRISTIAN DIAL
CAPITAL INVESTMENT GROUP
525 VINE STREET, SUITE 1805
CINCINNATI, OHIO 45202
OWNER INFO: KIRK FRANCIS
CHESTNUT STREET PROPERTIES
467 CHESTNUT STREET
NASHVILLE, TENNESSEE 37203
FEMA FIRM MAP: ZONE X ON 47037C0244H (4/5/2017)
ENGINEER: JAY FULMER, PE
COMPANY: FULMER LUCAS ENGINEERING
ADDRESS: 2002 RICHARD JONES ROAD
SUITE B200
NASHVILLE, TENNESSEE 37215
(615) 345-3771
PHONE:

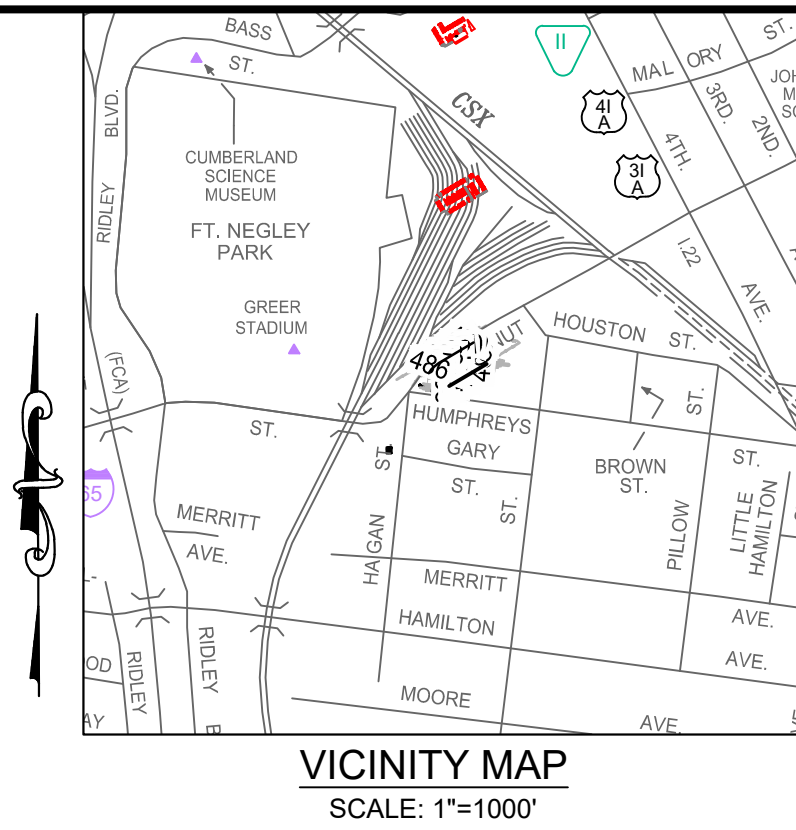
SITE DATA:

PARCEL ID: 10503014600
COMMUNITY PLAN: SOUTH NASHVILLE
EX LAND USE POLICY: T4 MU (URBAN MIXED-USE NEIGHBORHOOD)
EXISTING ZONING: IR - INDUSTRIAL RESTRICTIVE (OV-UZO)
PROPOSED ZONING: SP-MR
EXISTING USE: LIGHT MANUFACTURING
PROPOSED USE: MIXED USE
- RESIDENTIAL UNITS: 129 RESIDENTIAL UNITS (86,644 SF)
- RETAIL: 2,689 SF
- BREWERY: 6,075 SF
- OPEN/COMMON SPACE: 8,986 SF

DENSITY: 129 UNITS
ACREAGE: 0.95 ACRES (41,459 SF)
LOTS: 1 EXISTING / 1 PROPOSED
FAR: 2.5 MAX FAR
HEIGHT: 60' MAX HEIGHT
ISR: 0.9 MAX
SETBACKS: 5' SIDE SETBACK
10' REAR (ALLEY)
0-5' BUILD TO ZONE
0-10' BUILD TO ZONE ON HUMPHREYS

PARKING: REQ.: 0 SPACES (PER METRO CODE - SECTION 17.20.040, ITEM G)
PROVIDED: 108 SPACES PROVIDED (3 OF 108 ARE ZIP CARS)

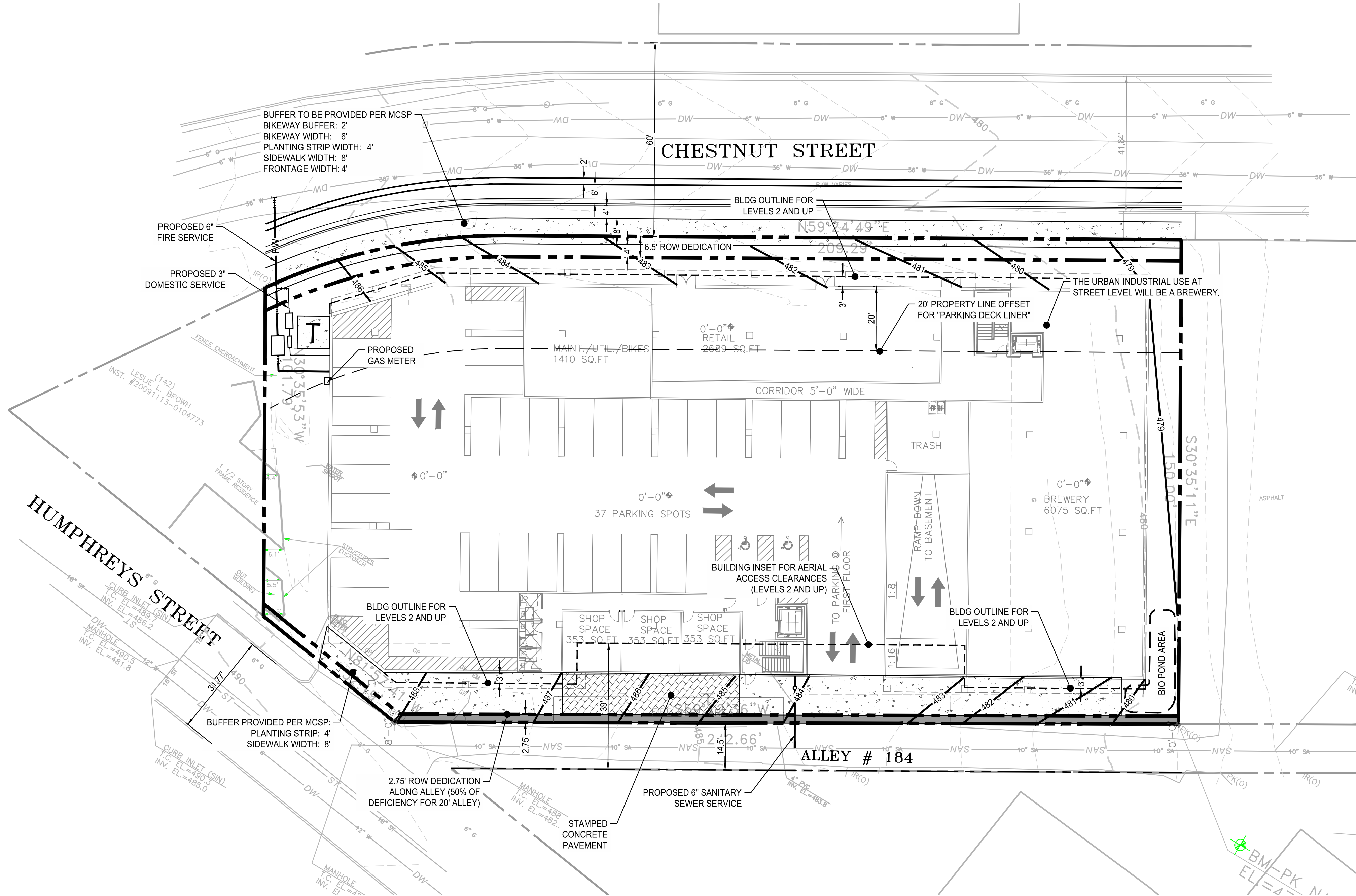
DEVELOPMENT PHASES: ONE



FULMER LUCAS

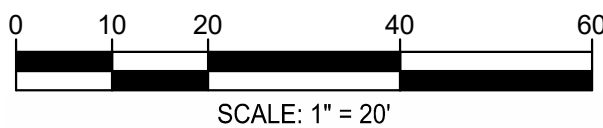
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:
469 CHESTNUT ST
469 CHESTNUT STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203



PAVING LEGEND

	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	STAMPED CONCRETE
	SIDEWALK SECTION
	HEAVY DUTY CONCRETE



SURVEY INFO
PROVIDED BY: ---
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SITE LAYOUT
PLAN

SP

1238-03_469 CHESTNUT ST



4 Southeast Elevation
3/32" = 1'-0"



2 Northwest Elevation
3/32" = 1'-0"



1

Northeast Elevation

3/32" = 1'-0"



3

Southwest Elevation

3/32" = 1'-0"



4 Southeast Elevation

Chestnut Building Height Summary

Building Corner	Height (Ft.)	Stories
Corner 1/2	34.01	3
Corner 3/4	61.50	5
Corner 5/6	45.75	4
Total	141.26	12
Average	47.09	4



2 Northwest Elevation
3/32" = 1'-0"



1

Northeast Elevation

3/32" = 1'-0"



3

Southwest Elevation

3/32" = 1'-0"