



PRELIMINARY SPECIFIC PLAN

# 500 + 516 HAGAN STREET

2024SP-047-001

FULMER LUCAS

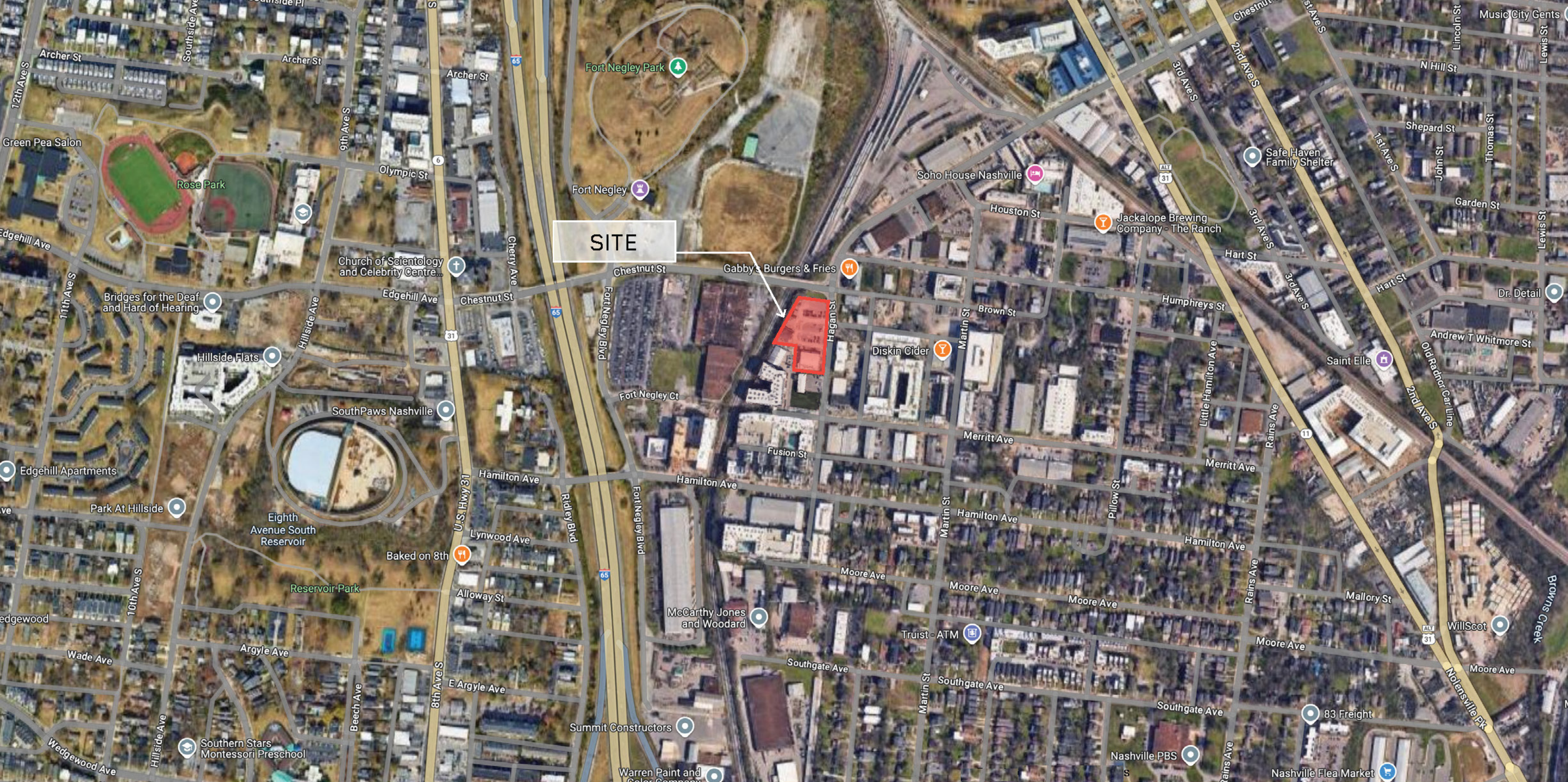
MATERIAL

 Hawkins Partners, Inc.

 ARCHITECTURE  
INTERIORS

GBD





Developer : Material Ventures  
Contact: Tim Johnson - Principal  
tjohnson@mtrlventures.com

Civil Engineer : Fulmer Lucas Engineering LLC  
Contact :Jay Fulmer  
Jay@FulmerLucas.com  
2002 Richard Jones Road Nashville, TN 37215

Architect : GBD Architects Incorporated  
Contact: Agustin Enriquez  
Agustin@gbdachitects.com  
1120 NW Couch St., Suite 300 Portland, OR 97209

Consulting Architect: MZA Architecture & Interiors  
Contact: Manuel Zeillin  
manuel@mzarch.com  
516 Hagan Street Nashville, TN 37203

Landscape Architects: Hawkins Partners  
Contact: Seth Crawford  
s.crawford@hawkinspartners.com  
110 S 10th Street, Second Floor  
Nashville, TN 37206





**Current Zoning:**

Mixed Use Limited – Alternative Standards

**Current Land Use Policy:** The current land use policy for the property is T4MU (Urban Mixed Use) and CO (Conservation).

**Community Plan:**

The property is located within the South Nashville Community Plan.

**T4 Urban Mixed Use Neighborhood (T4 MU)**

The T4-MU policy is applied to areas that are envisioned to become primarily mixed use with residential and ancillary commercial and light industrial. The building form is generally in character with the existing development pattern of the urban neighborhood in terms of its mass, orientation, and placement. The scale and massing of industrial buildings is designed through a site-specific plan, which establishes a well-defined transition into surrounding non-industrial uses. The buildings, including the main pedestrian entrances, are oriented to the street. Setbacks are shallow and regular, providing some distinction between the public realm of the sidewalk and the private realm of the residence and spacing between buildings is generally minimal, except for where the industrial land use requires additional separation from adjacent building types and land uses. Density and intensity are secondary to the form of development. Mixed use, non-residential, and multifamily buildings are generally up to five stories in height but may be taller in limited instances. The appropriate height is based on the building type, surrounding context, architectural elements, and location within the neighborhood. Landscaping is formal and street trees and/or planting strips are appropriate. Less extensive new developments provide smaller open spaces that may serve multiple purposes, such as rain gardens that serve as stormwater management devices as well as site amenities. Parking for non-residential and multifamily buildings is provided on-street or on-site, preferably in structured parking located behind, beside, or beneath the primary building, which utilizes a liner so parking structures are not located on the public street. Access to residential, commercial, office, mixed use, and light industrial buildings is provided from alleys and side streets.

**Conservation:**

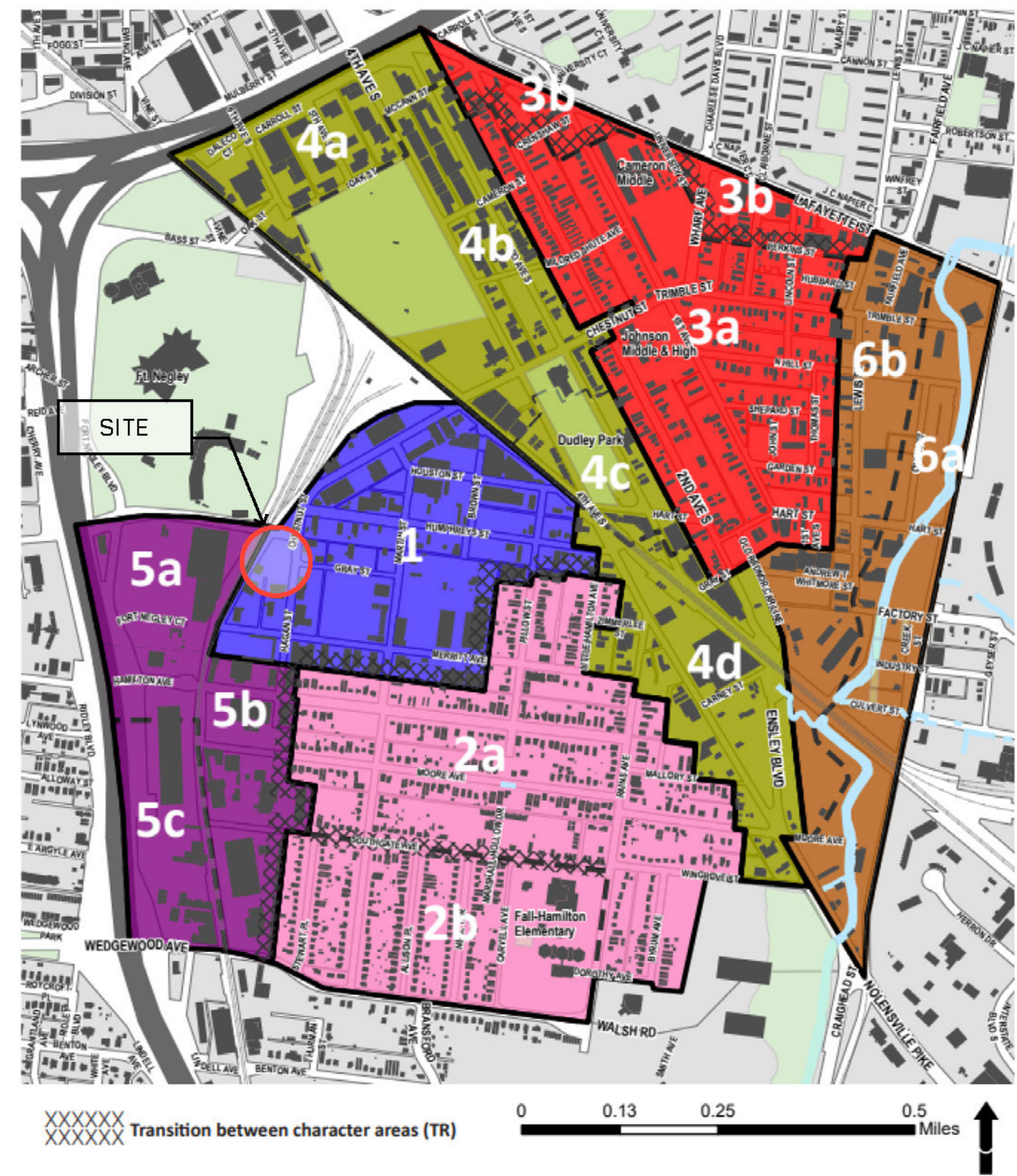
Conservation Policy is found in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. Its intent is to keep undisturbed environmentally sensitive land features in a natural state and remediate environmentally sensitive features that have been disturbed when new development or redevelopment takes place. The conservation policy located along Chestnut Street identifies a portion of steep slopes which were the result of grading the portion of Chestnut Street to accommodate the existing bridge crossing the CSX rail line.

**Policy Consistency:**

The proposed uses, bulk, and design are consistent with the intent of the T4-Urban Mixed Use Neighborhood Policy and the Wedgewood & Chestnut Hill Planning Study.



Figure 3: Character Area & Subdistrict Map



**Wedgewood-Houston & Chestnut Hill Planning Study**

**Site Location - Character Area 1**

The Wedgewood-Houston Chestnut Hill (WHCH) Planning Study was adopted on Thursday, October 24, 2019. The study includes updates to community planning, land use, and street plans in the Wedgewood-Houston and Chestnut Hill Neighborhoods.

The WHCH Planning Study is a supplement to and part of the South Nashville Community Plan of Nashville Next. WHCH includes different Character Areas with 15 smaller subdistricts that address land use, transportation, and community design at the neighborhood scale. Each districts unique in terms of the recommended land use mix, intensity, and appropriate building types intended to guide future development of the neighborhoods.

The North Wedgewood-Houston Character Area contains a wide variety of commercial and small-scale light industrial uses. In line with the neighborhood's long-time vision, this area is home to a rising number of homes and small and larger scale artisan and maker uses. With its studios, art galleries and art walks and emerging retail and restaurants, this area is of broad-er community and county wide interest. Some of the old, predominantly two and three-story, light industrial buildings have been converted into lofts, workspaces, and restaurants, bringing residents, employees, and visitors to the area. The urban grid, variety of uses, and new dense housing create a vibrant walkable commercial neighborhood that adds services to the broader community. Adaptive reuse is encouraged. When adaptive reuse is not possible, new construction should reflect and respond to the surrounding industrial buildings.

**Wedgewood-Houston & Chestnut Hill Planning Study**

The Wedgewood Houston Small Area Plan provides the following guidelines for when more height is appropriate. We believe the project addresses these community priorities well.

**Provide Active Uses and Enhanced Streetscaping:** The proposed project introduces no new curb cuts (and eliminates 2 existing cuts), and provides new sidewalk along the entire Hagan Street frontage. The development massing is broken up into an extremely permeable site plan to activate not only the street, but orient the entirety of the property towards the neighborhood and pedestrians. There are commercial uses lining the entirety of Hagan Street and landscape courtyard spaces open to the public.

**Combined with Adaptive Reuse of Other Parts of the Site:** The plan preserves and reuses the existing single-story building on Hagan Street and reallocates density to the back half of the site. The existing single-story building is an important neighborhood anchor and its preservation is a commitment to respecting the community character of Wedgewood Houston.

**Accompanied by Urban Industrial Use:** The project includes micro commercial suites that will serve as plug-and-play, accessible spaces for budding restaurant concepts, makers, and artists.

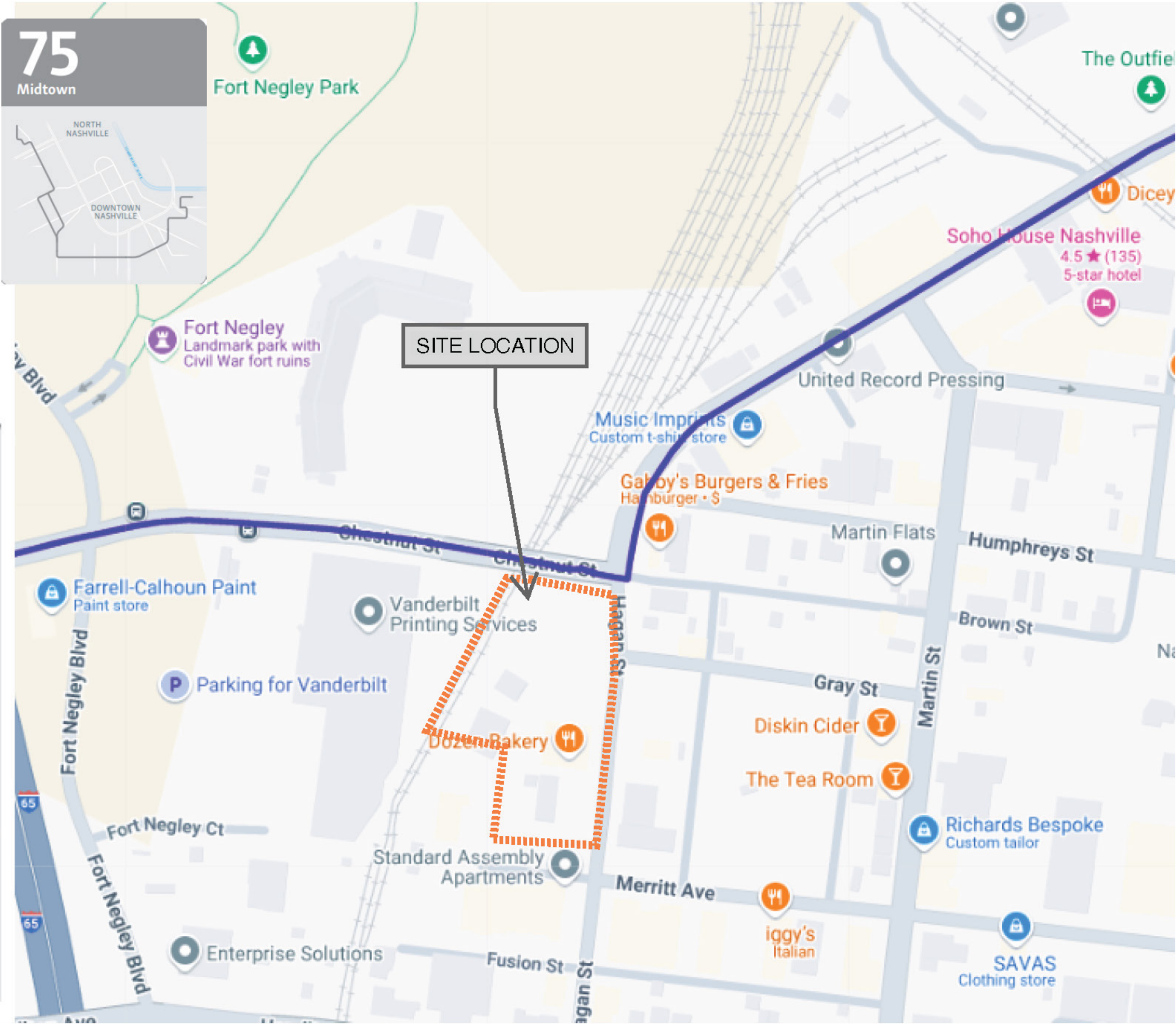
**Located in Lower Lying Areas:** The site location is a gateway into Wedgewood Houston and an opportunity to provide a beacon of high-quality architecture.







Active Transit, provided in the form of WeGo bus service is located along the Chestnut Street Frontage of this site. WeGo service is provided via Bus route 75 which provides excellent connectivity to numerous destinations within the Wedgwood Houston Neighborhood, Chestnut Hill and Mid-town neighborhoods. The proposed development is located within a quarter of a mile of two WeGo bus stop locations.





**SITE DATA**

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP:  
MAP 105-07, PARCELS 251 & 252

CITY: NASHVILLE  
COUNTY: DAVIDSON  
STATE: TENNESSEE  
COUNCIL DISTRICT: 17

SITE ADDRESSES:  
PARCEL 521: 900 HAGAN ST  
NASHVILLE, TN 37203

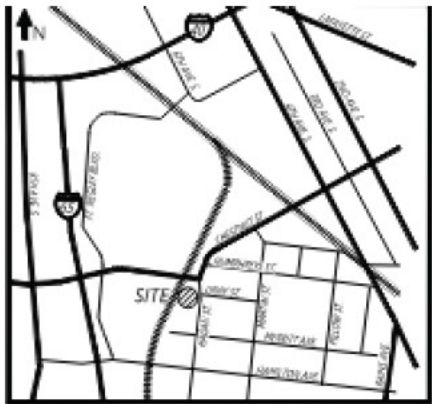
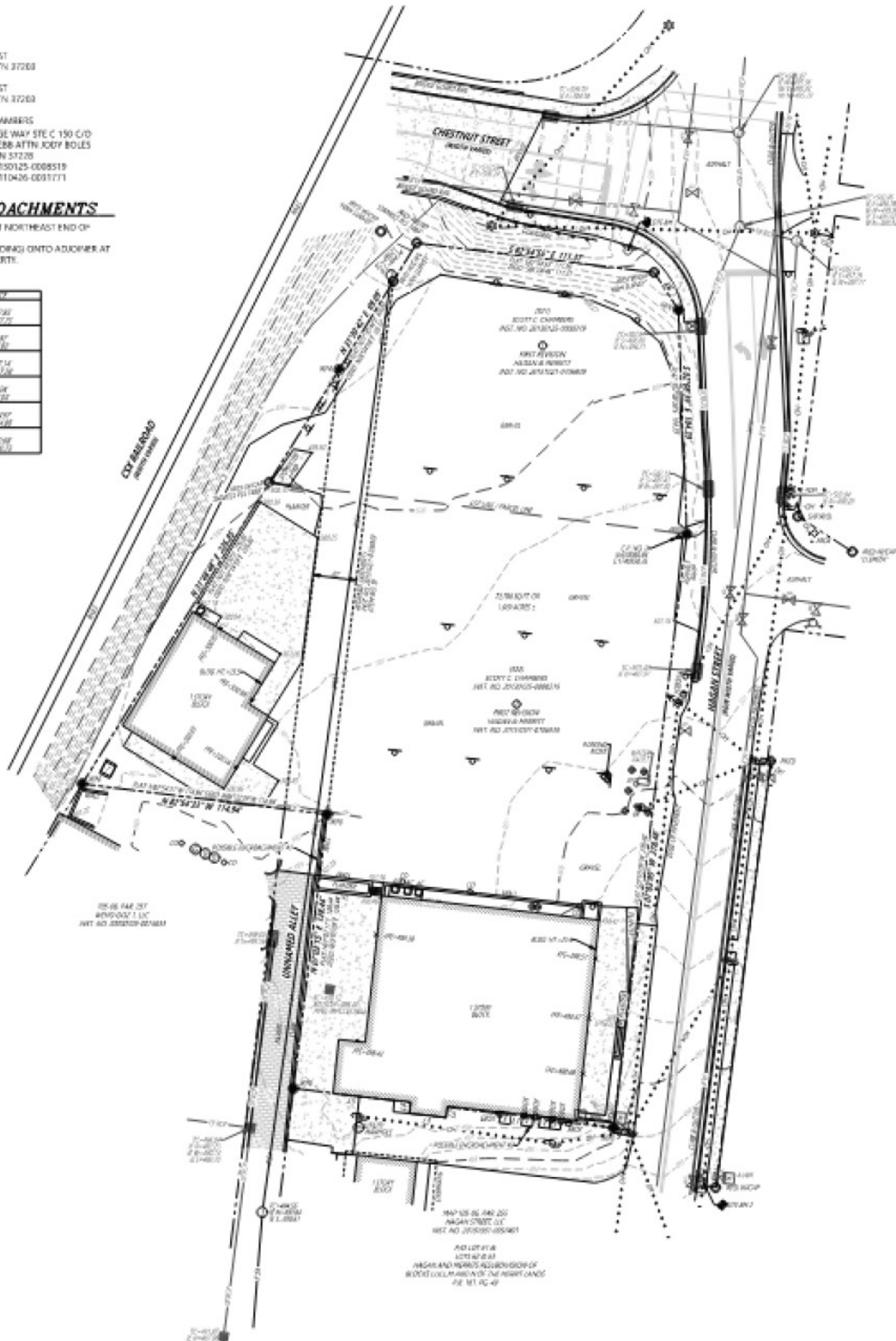
PARCEL 522: 516 HAGAN ST  
NASHVILLE, TN 37203

CURRENT RECORD: SCOTT C. CHAMBERS  
ONE VANTAGE WAY STE C 150 C/O  
FREDMAN WEBB ATTN JODY BOLES  
NASHVILLE, TN 37203  
INST. NO. 20150125-000519  
INST. NO. 20110426-0031771

**POSSIBLE ENCROACHMENTS**

1. WALL/PLANTER ONTO ALLEY AT NORTHEAST END OF ALLEY.
2. ELECTRIC EQUIPMENT (ON BUILDING) ONTO ADJACENT AT SOUTHEAST CORNER OF PROPERTY.

LINE	BEARING	NUMBER
1	S 84° 11' 30" E	10.00
2	N 41° 54' 11" W	10.00
3	S 84° 11' 30" E	10.00
4	S 84° 11' 30" E	10.00
5	S 84° 11' 30" E	10.00
6	S 84° 11' 30" E	10.00
7	S 84° 11' 30" E	10.00
8	S 84° 11' 30" E	10.00
9	S 84° 11' 30" E	10.00
10	S 84° 11' 30" E	10.00
11	S 84° 11' 30" E	10.00
12	S 84° 11' 30" E	10.00
13	S 84° 11' 30" E	10.00
14	S 84° 11' 30" E	10.00
15	S 84° 11' 30" E	10.00
16	S 84° 11' 30" E	10.00
17	S 84° 11' 30" E	10.00
18	S 84° 11' 30" E	10.00
19	S 84° 11' 30" E	10.00
20	S 84° 11' 30" E	10.00



VICINITY MAP  
NOT TO SCALE

**PROPERTY DESCRIPTION**

DESCRIPTION FROM CURRENT RECORD:  
INST. NO. 20150125-000519; INST. NO. 20110426-0031771;  
All that tract of land lying in Metropolitan Nashville Davidson County, Tennessee, being part of Lots 35 and 41 and all of Lots 54, 55, 56, 57, 58, 59, 60 and part of Block 'D' on the Plan of Hagan and Merrill's Subdivision recorded in Book 161, page 63, in the Register's Office for Davidson County, Tennessee, (R.O.D.C.T.) and in Book N, pages 259 through 262 of the County Court of Davidson County, Tennessee, as follows:  
Beginning at an iron pin located at the intersection of the eastern right-of-way of CSX Railroad and the southern right-of-way of Chestnut Street;  
1. Thence South 84° 11' 30" East for a distance of 111.31 feet along the southern right-of-way of Chestnut Street to an iron pin;  
2. Thence South 35° 33' 09" East for a distance of 20.73 feet to an iron pin;  
3. Thence South 13° 01' 49" East for a distance of 58.28 feet to an iron pin on the western right-of-way of Hagan Street;  
4. Thence South 03° 15' 17" West for a distance of 325.75 feet along the western right-of-way of Hagan Street to an iron pin on the northern line of Gregory John Molyda to a point on an existing building wall;  
5. Thence South 03° 15' 17" West for a distance of 4.82 feet along said building to a point;  
6. Thence North 87° 08' 55" West for a distance of 17.28 feet along said building to a point;  
7. Thence North 02° 01' 53" East for a distance of 5.04 feet along said building line to a point;  
8. Thence North 86° 20' 18" West for a distance of 54.86 feet to a point on the eastern margin of a 20 foot wide unnamed alley;  
9. Thence North 03° 15' 09" East for a distance of 128.44 feet along the eastern margin of the unnamed alley to an iron pin;  
10. Thence North 08° 12' 38" West for a distance of 114.94 feet across said alley and along the northern line of Seigee Properties, LLC property shown as Tax Parcel No. 1550625006 and recorded as Instrument No. DB-20011084018700, R.O.D.C.T., to an iron pin in the eastern right-of-way of CSX Railroad;  
11. Thence North 28° 19' 58" East for a distance of 226.82 feet along the eastern right-of-way of CSX Railroad to an iron pin;  
12. Thence North 28° 19' 58" East for a distance of 69.12 feet along the eastern right-of-way of CSX Railroad to the point of beginning.  
Said Tract contains 73,521 square feet or 1.68 acres plus or minus as calculated from the above bearings and distance according to a survey dated October 19, 2010 by H & L Land Surveying, Inc. 612A Fitzhugh Boulevard, Smyrna, TN 37367 as per No. 2010-0861 TN RLS # 772.

NOTE: THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE CURRENT RECORD LESS AND EXCEPT RIGHT OF WAY DEDICATED ON INSTRUMENT NUMBER 20151021-016935.

DESCRIPTION FROM TITLE COMMITMENT:  
Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of final Subdivision plat of First Division of Hagan and Merrill's Subdivision of record in Plat Instrument No. 20150121-0105933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

NOTE: THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE PROVIDED TITLE COMMITMENT.

**SURVEYOR'S COMMENTS**

COMMITMENT OF TITLE INSURANCE BY:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT FILE NUMBER: 20240505CTN  
EFFECTIVE DATE: FEBRUARY 23, 2024 AT 08:00 AM

SCHEDULE B, PART II

ITEM #	NON-SURVEY MATTERS
9.	INST. NO. 20150121-0105933; MATTERS SHOWN ON SURVEY.
10.	INTENTIONALLY DELETED.
11.	INTENTIONALLY DELETED.
12.	INTENTIONALLY DELETED.
13.	INTENTIONALLY DELETED.
14.	RETAINED EASEMENTS SHOWN ON SURVEY.
15.	INTENTIONALLY DELETED.
16.	NO COMMENT TO ITEM.

**SURVEYOR'S CERTIFICATE**

To My 910 Cherokee, LLC; Fidelity National Title Insurance Company; and Hagan Street Loan Ventures, LLC, a Delaware limited liability company, in succession, and/or assigns, as their interests may appear:

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 1,2,3,4,5,6,7,8,9,10,11,12,13 & 14 of Table A thereof. The field work was completed on February 15, 2024.

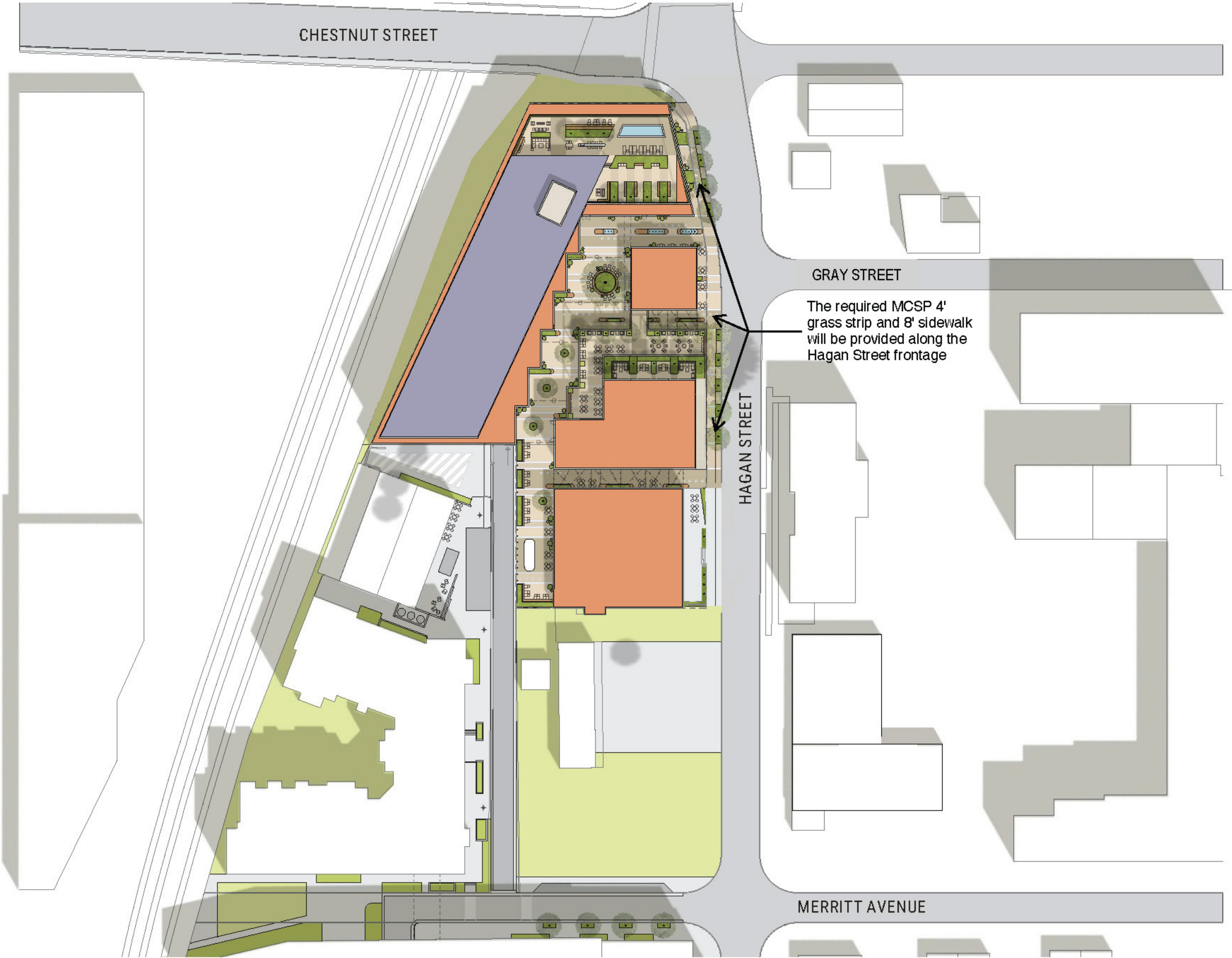
Date of Plat or Map: May 24, 2024  
By: *[Signature]* Date: 5/24/24  
I, Brandon J. Lambert, Tennessee Land Surveyor License No. 3851



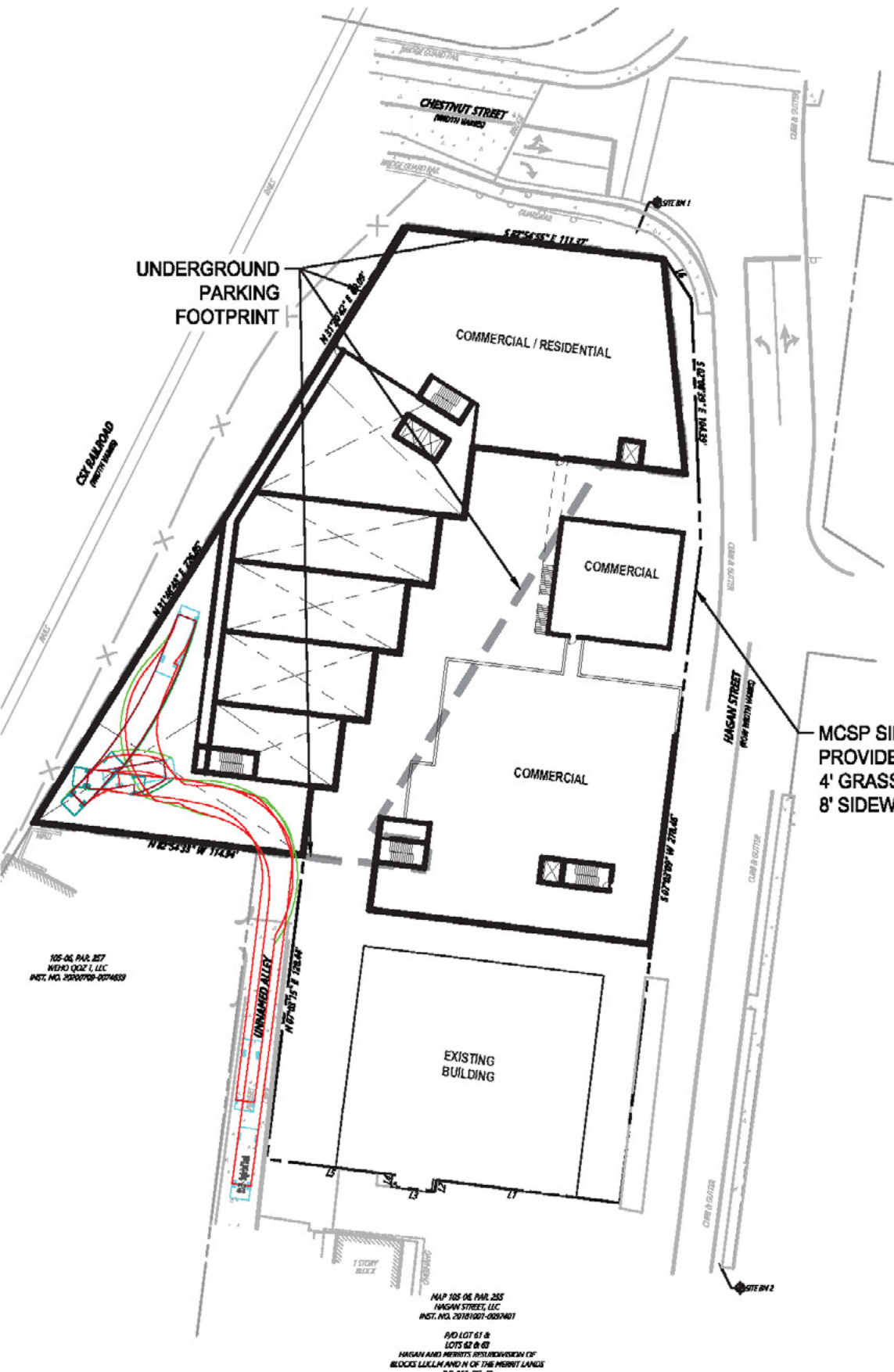


The guiding design principles for the site plan as proposed are:

- Preserve and reuse the existing single-story building. Maintain the character of the neighborhood.
- Reallocate the height and density towards the back of the property; preserve lower density of varying heights and permeable site access along Hagan Street.
- Break up the project into four distinct masses of varying height/scale - keep in line with character of neighborhood.
- Provide parking below grade so that the entirety of the site can be accessible to the public with activated uses and landscaped courtyards.
- Create no new curb cuts. Eliminate the existing curb cuts along Hagan Street and replace with a continuous sidewalk and landscaping.
- Prioritize pedestrian site access to create permeability. Orient the property towards the neighborhood and pedestrians with activating commercial along Hagan as well as alleys and courtyard.
- Complete a pedestrian connection to the existing alley at back of site to create a living alley through the entire block.







**SITE DATA:**  
PARCEL ID:10507052100, 10507052200  
COMMUNITY PLAN: 11 - SOUTH NASHVILLE  
  
EXISTING LAND USE POLICY: T4 - URBAN MIXED USE NEIGHBORHOOD  
EXISTING ZONING: MUL-A - MIXED USE LIMITED - ALTERNATIVE STANDARDS

PROPOSED ZONING: SP-MR  
FALLBACK ZONING: MUL-A-NS  
  
EXISTING USE:BAKERY, OFFICE, DISTILLERY, ART GALLERY  
MAXIMUM UNIT COUNT:125 MULTI-FAMILY UNITS

PROHIBITED USES:  
STR OWNER OCCUPIED  
STR NON OWNER OCCUPIED  
ALTERNATIVE FINANCIAL SERVICES  
BEER AND CIGARETTE MARKET  
CAR WASH  
DONATION CENTER DROP OFF  
FUNERAL HOME  
DISTRIBUTIVE BUSINESS/WHOLESALE  
WAREHOUSE

ACREAGE: 1.67 ACRES (±72,749 SF)  
LOTS: 2 EXISTING TO BE CONSOLIDATED INTO A SINGLE LOT  
  
FAR: 3.0 MAX. (RESIDENTIAL AND COMMERCIAL USES ARE CALCULATED TOWARDS FAR MAX.) APPROXIMATELY 105,000 SQUARE FEET OF COMMERCIAL SQUARE FOOTAGE

HEIGHT: 7 STORIES IN 90' (MAX. HEIGHT) - MEASURED FROM THE AVERAGE FINISHED GRADE OF THE PERIMETER OF EACH BUILDING ALONG THE FRONTAGE.

ISR: 1.0 MAX.

SETBACKS: 0' MINIMUM FRONT SETBACK  
0' SIDE SETBACK  
0' REAR SETBACK

PARKING REQUIRED:PER UZO STANDARDS  
PARKING PROVIDED:UZO STANDARDS ARE PARKING MAXIMUMS

DEVELOPMENT PHASES: ONE

SP NAME: HAGAN SP  
  
CASE NUMBER: 2024SP-047-001  
  
PLAN DATE: 09/30/24  
  
COUNCIL DISTRICT:17 - TERRY VO  
OWNER INFO: MV 910 CHEROKEE LLC, DBA MATERIAL VENTURES LLC.  
  
CONTACT: PATRICK NAPIER  
PHONE:615-969-3700  
EMAIL: PATRICK@FULMERLUCAS.COM  
  
FEMA FIRM MAP:ZONE X ON 47037C0244J (06/20/2024)  
  
ENGINEER: JAY FULMER  
COMPANY: FULMER LUCAS ENGINEERING LLC.  
ADDRESS: 2002 RICHARD JONES ROAD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
PHONE: (615) 516-8477  
EMAIL: JAY@FULMERLUCAS.COM

PERMITTED USES  
  
ALL USES OF MUL-A-NS AND LIQUOR SALES, ARTISAN DISTILLERY, TASTING ROOM,







FLOOR PLAN / LEVEL ONE

LEGEND

- Landscape
- Hardscape
- Commercial
- Lobby / Amenity
- Housing
- Service / Support
- Parking
- Circulation

Potential tenant layouts. subject to change

SCALE: 1/32" = 1'-0"

NOTES:

**LANDSCAPE**  
THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS FOR METRO ZONING CODE CHAPTER 17.24. DETAILED LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.

**BICYCLE PARKING**  
THE DEVELOPMENT WILL INCLUDE BIKE PARKING CONVENIENTLY LOCATED AND WITHIN 50' OF THE PRIMARY BUILDING ENTRANCE(S). THE DEVELOPMENT WILL ALSO INCLUDE COVERED BICYCLE STORAGE AND MAINTENANCE ROOM FOR RESIDENTIAL PORTIONS OF THE DEVELOPMENT.

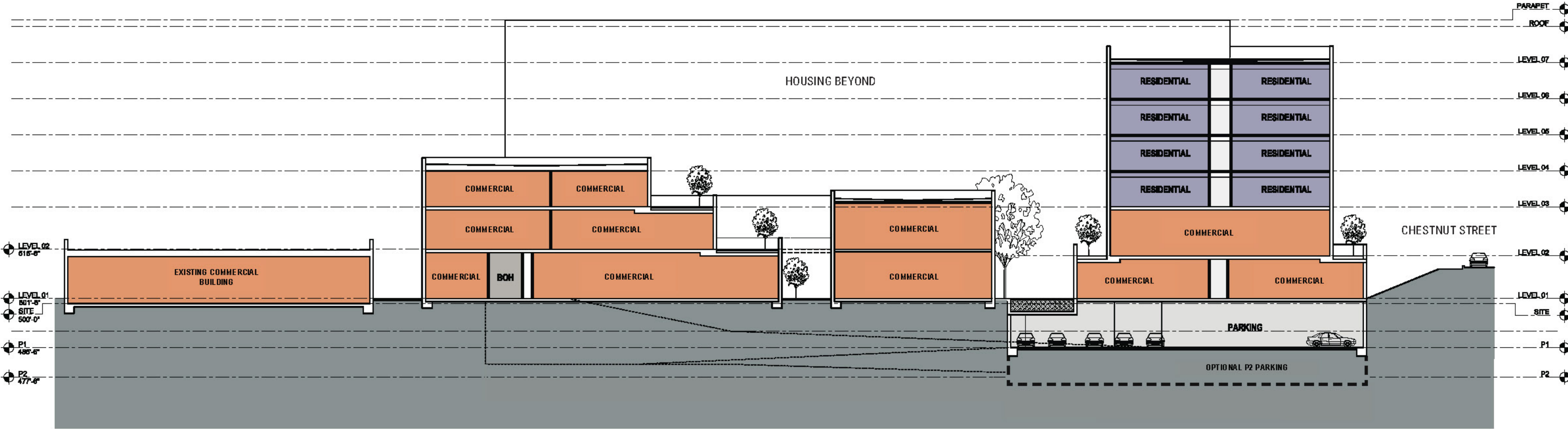
**STREET TREES**  
STREET TREE LOCATIONS ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS THAT ARE CONSISTENT WITH THE METRO STREET TREE REQUIREMENTS WILL BE INCLUDED IN THE FINAL SP SUBMITTAL.





LEGEND

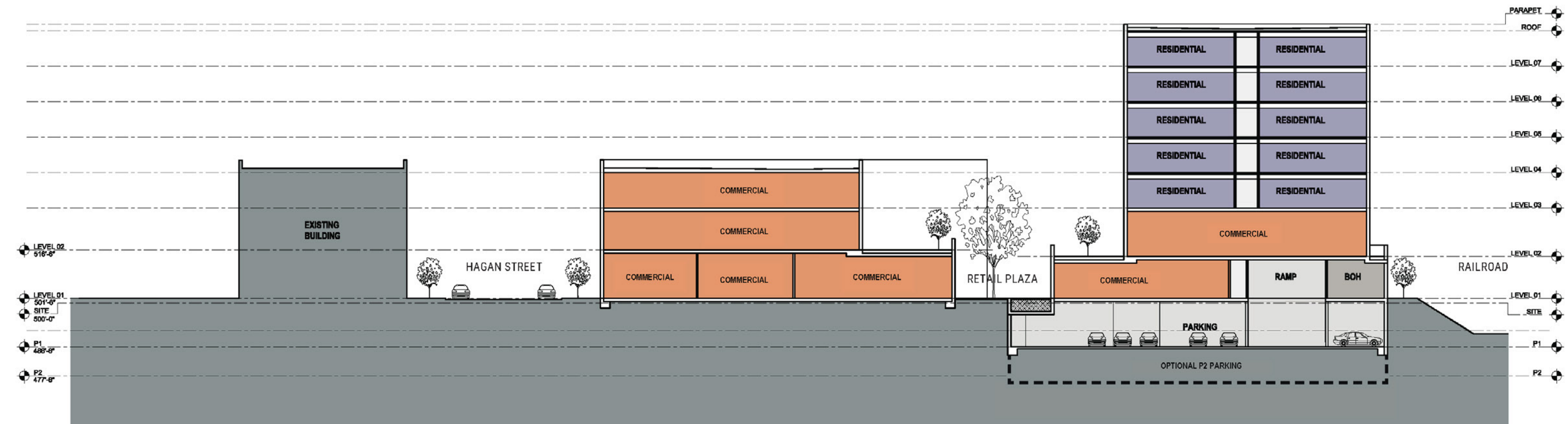
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## LEGEND

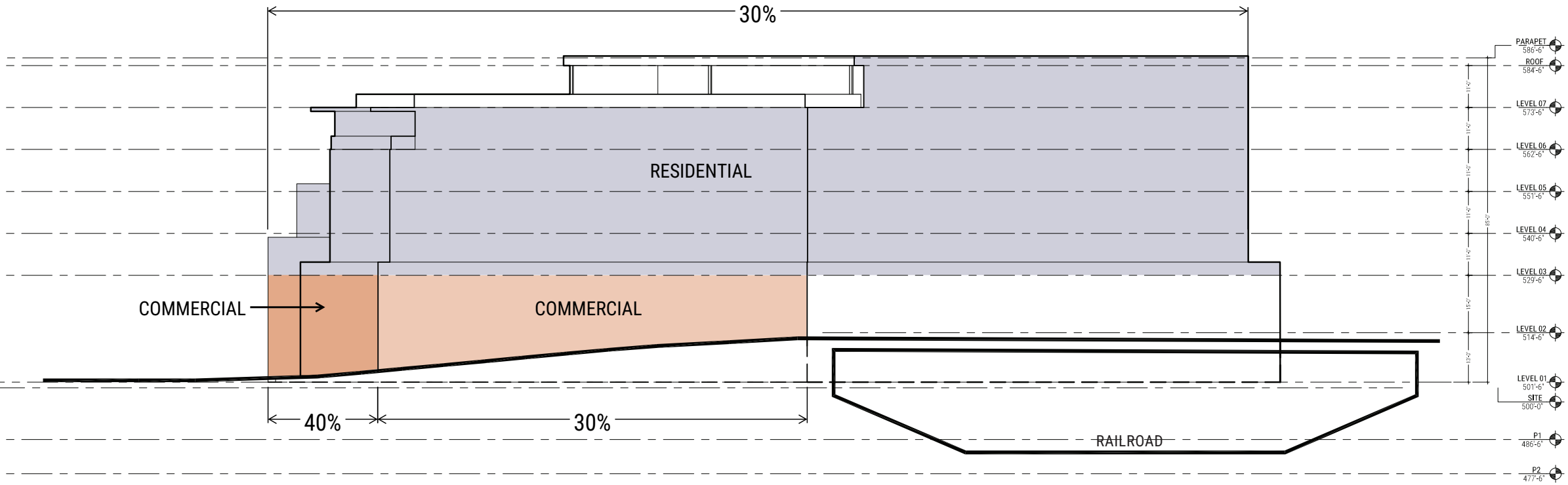
Landscape
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Commercial
Lobby / Amenity
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Circulation



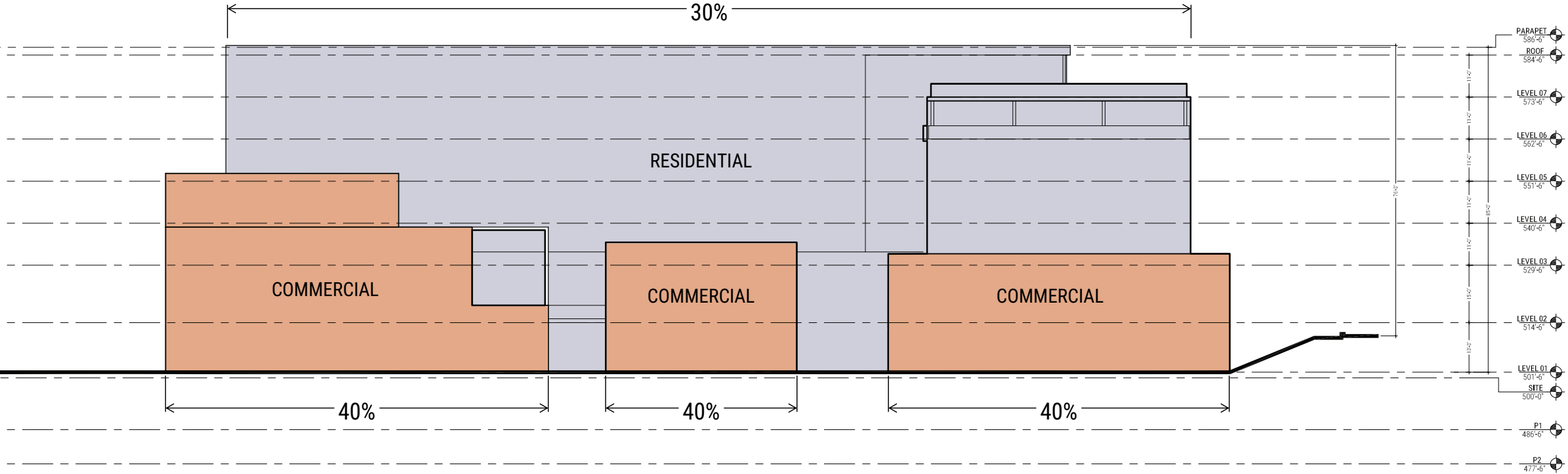


BUILDING ELEVATIONS

% GLAZING



NORTH ELEVATION ALONG CHESTNUT STREET



EAST ELEVATION ALONG HAGAN STREET

SCALE: 1/32" = 1'-0"

Glazing Requirements

Glazing (Residential)\*: 30% minimum  
Glazing (Commercial)\*: 35% minimum  
blended; 50% minimum on the ground floor.

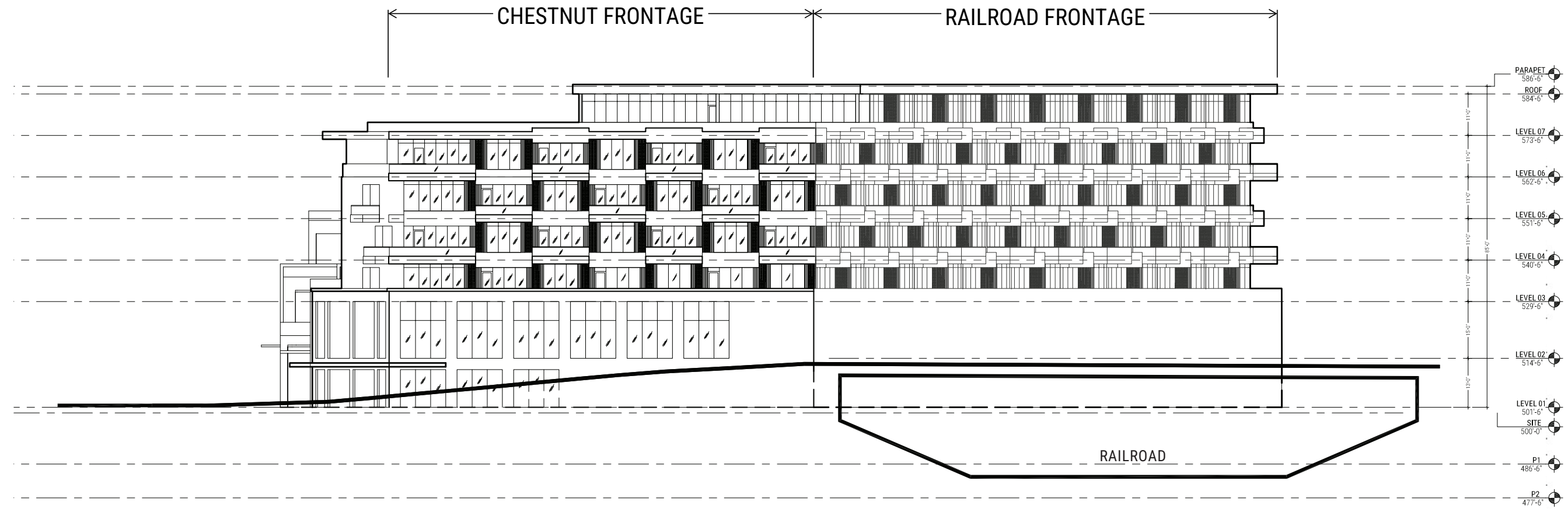
\* Note: Minimum glazing requirements shall be required on building facades facing public rights of way. The first floor transparent glazing area calculation shall be measured from finish grade at the setback to finish floor elevation of the second floor.

\* Due to grade change and the Chestnut Street overpass, minimum glazing for commercial along Chestnut Street shall be 35% at the corner (25ft from the corner of the building on Hagan and Chestnut), and 30% for the next 75ft of frontage along Chestnut Street and applied to that portion of the commercial space that is above the Chestnut Street finish grade.

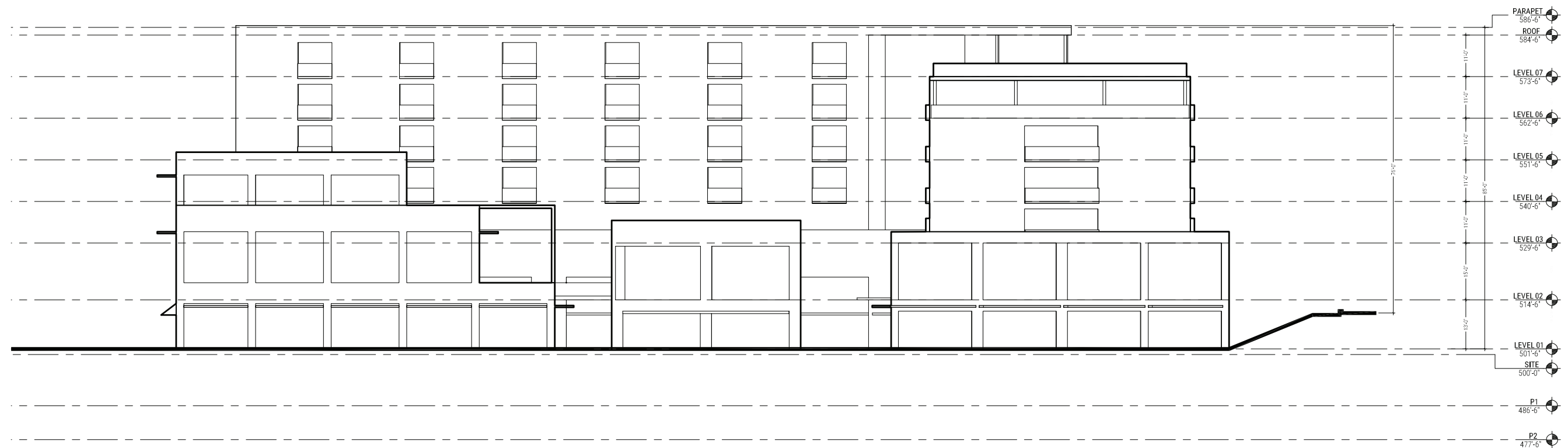
\* For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.

\* Building facades facing Hagan Street shall provide a minimum of one principal entrance (doorway).





**NORTH ELEVATION ALONG CHESTNUT STREET**



**EAST ELEVATION ALONG HAGAN STREET** SCALE: 1/32" = 1'-0"



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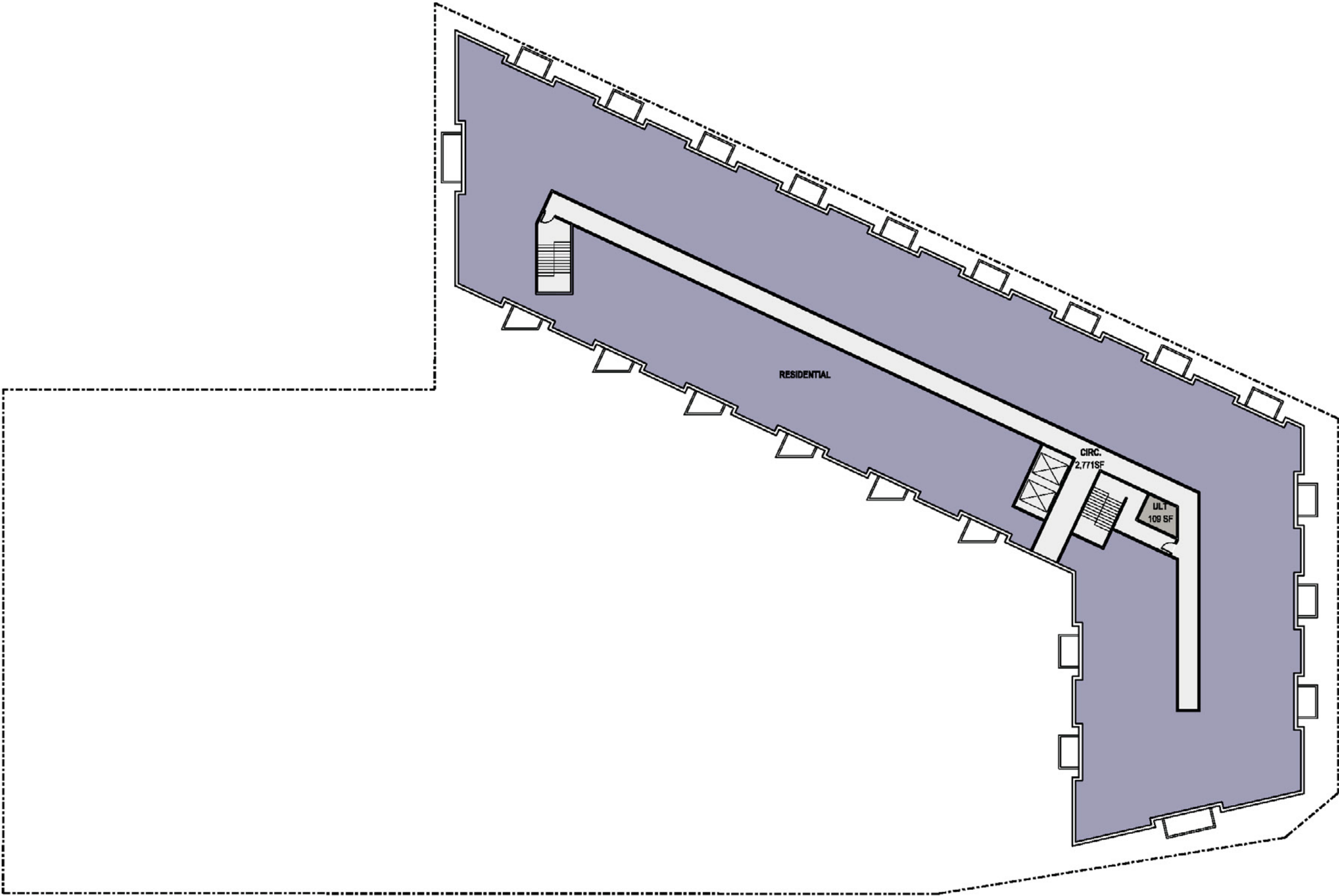


SCALE: 1/32" = 1'-0"



LEGEND

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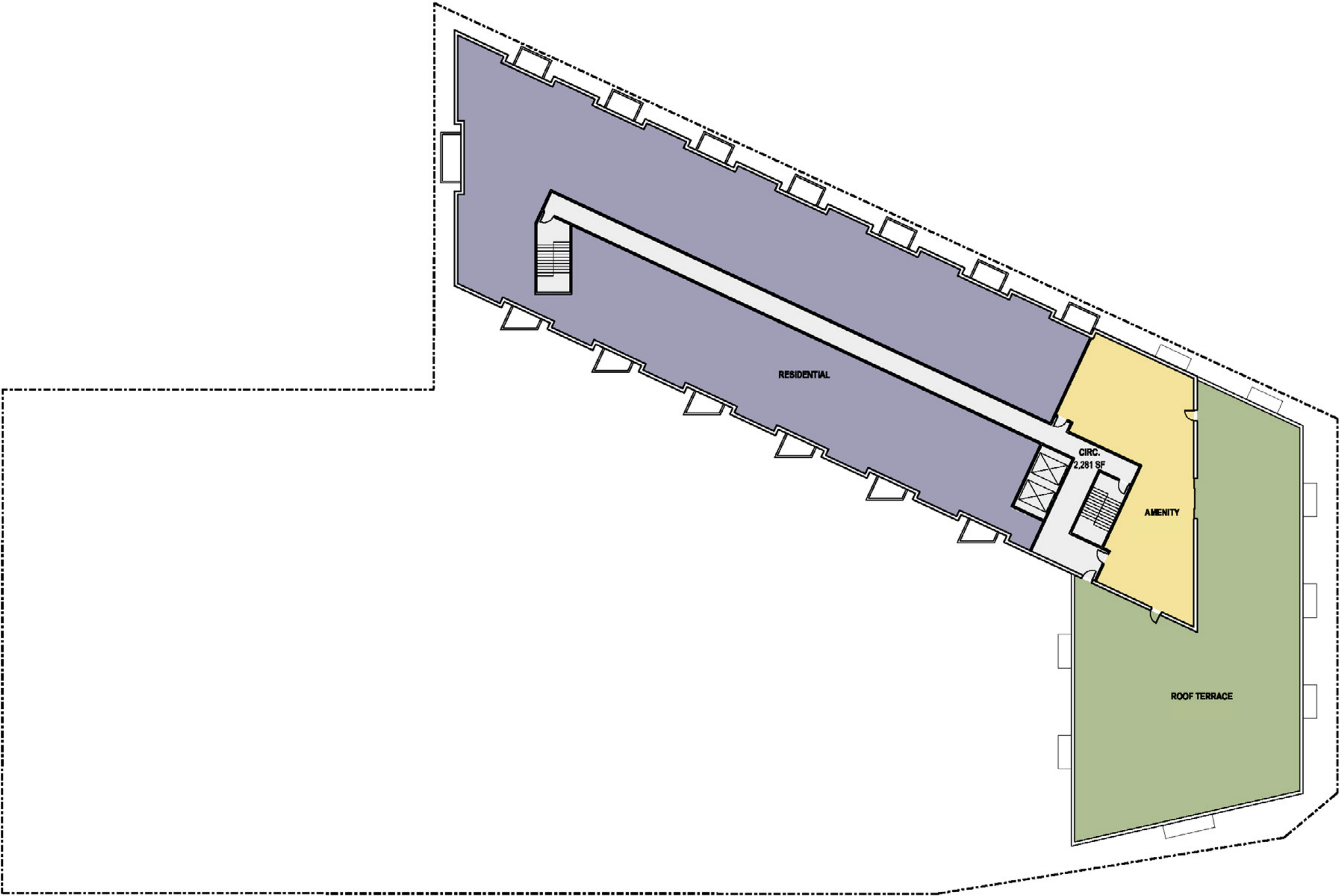


SCALE: 1/32" = 1'-0"



LEGEND

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SCALE: 1/32" = 1'-0"



**Standard SP Notes :**

The purpose of this Regulatory SP is to receive preliminary approval to permit the development of a 1.69 +/- acre mixed-use development for a mixed-use building with a maximum FAR of 3.0 for the commercial and residential uses.

Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

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 the 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.

All development is currently planned to be constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

**ARCHITECTURAL STANDARDS:**

Buildings shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level.

EIFS, Vinyl Siding and untreated wood shall be prohibited.

Adjustments may be required to provide flexibility during design development.

**Stormwater Notes:**

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services

Preliminary Plan Note: This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall governed by the appropriate regulations at the time of final application.

Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.

Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)

Final water quality and detention systems will be determined during Final Site Plan review.

**FEMA Note:**

This property lies in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0244J, dated June 20, 2024.

**Metro Water Notes:**

All sewer services, along with appurtences, 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.

**ACCESS & PARKING:**

Vehicular access shall be provided from the rear alley with ingress and egress into the below grade parking garage.

Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.

**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.

Aerial access to the residential building is provided from Chestnut Street as determined by the Fire Marshal.

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.

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.



**NDOT NOTES:**  
The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or front-age 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. The 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. 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 building permit sign off.

An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

Ride share drop off and valet parking along the Hagan Street frontage shall be applied for and reviewed through the Traffic and Parking Commission during at time of the Final SP site plan submittal and prior to building permit issuance.

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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.

Aerial access to the residential building is provided from Chestnut Street as determined by the Fire Marshal.

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.

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.

**ACCESS & PARKING:**  
Vehicular access shall be provided from the rear alley with ingress and egress into the below grade parking garage.

Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.











