



LOCATION MAP
N.T.S.

OWNER
SAI RAM 009, LLC 570
FRANKLIN HEIGHTS DR
WINCHESTER TN, 37388

MAP 92-16
PARCEL 439
ZONED SP
COUNCIL DISTRICT: 19
COUNCIL MEMBER: FREDDIE O'CONNELL

CURRENTLY ZONED: ORI

ADDITIONAL NOTES:

- THE FINAL SIDEWALK AND STREETScape DESIGN FOR CHET ATKINS PLACE FROM ALLEY #440 TO THE INTERSECTION OF CHET ATKINS PLACE AND MUSIC SQUARE W SHALL BE DETERMINED BY PLANNING AND PUBLIC WORKS PRIOR TO FINAL SITE PLAN.
- ALL GARAGE PARKING FOR HOTEL OR RESTAURANT USE SHALL BE VALET PARKING AT ALL TIMES.
- ANY OFF-SITE VALET PARKING SHALL BE ON LOTS MANAGED BY A VALET SERVICE AND SHALL NOT BE ALLOWED ON ANY PUBLIC STREETS.
- MULTIFAMILY RESIDENTIAL USE SHALL BE SELF PARKED IN EXISTING BELOW GRADE GARAGE.
- FREE PARKING SHALL BE PROVIDED TO ALL EMPLOYEES EITHER ON-SITE IN THE EXISTING GARAGE OR OFF-SITE ON LEASED LOTS. EMPLOYEES SHALL ONLY PARK AT THESE LOCATIONS.
- PRIOR TO THE ISSUANCE OF A USE & OCCUPANCY PERMIT, THE DEVELOPER SHALL FACILITATE MEETINGS WITH THE NEIGHBORHOOD ASSOCIATION PERTAINING TO TRAFFIC CALMING. DOCUMENTED PROOF OF THIS MEETING (S) SHALL BE PROVIDED TO METRO CODES PRIOR TO THE ISSUANCE OF A USE & OCCUPANCY PERMIT.

PURPOSE NOTE	THE PURPOSE OF THIS SUBMITTAL IS TO AMEND TO EXISTING SP TO ADD MULTIFAMILY AS AN APPROVED USE.
APPROVED USES	1) MULTIFAMILY OR RESIDENTIAL - 132 UNITS MAX. OR 2) HOTEL - 180 ROOMS MAX. 3) RESTAURANT - 8,270 SF MAX. ALLOWED WITH MULTIFAMILY RESIDENTIAL OR HOTEL
FALL BACK ZONE	REPLACE WITH: BE IT FURTHER ENACTED, A CORRECTED COPY OF THE PRELIMINARY SP PLAN INCORPORATING THE CONDITIONS OF APPROVAL BY METRO COUNCIL SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO OR WITH FINAL SITE PLAN APPLICATION.
FAR	MAX ALLOWED: 7.0 OR 161,607 SF
ISR	MAX ALLOWED: 1.00
BUILD TO ZONE	0' TO 5' ALONG PUBLIC STREETS
MAX. OVERALL HEIGHT	SEE ATTACHED ARCHITECTURAL ELEVATIONS
PARKING STRUCTURE	EXISTING - 137 EXISTING BELOW GRADE
BICYCLE PARKING REQUIREMENTS	PER ZONING CODE
PARKING	TO BE DETERMINED WITH FINAL SITE PLAN. THE MINIMUM NUMBER OF PARKING SPACES PER METRO ZONING REQUIREMENTS.

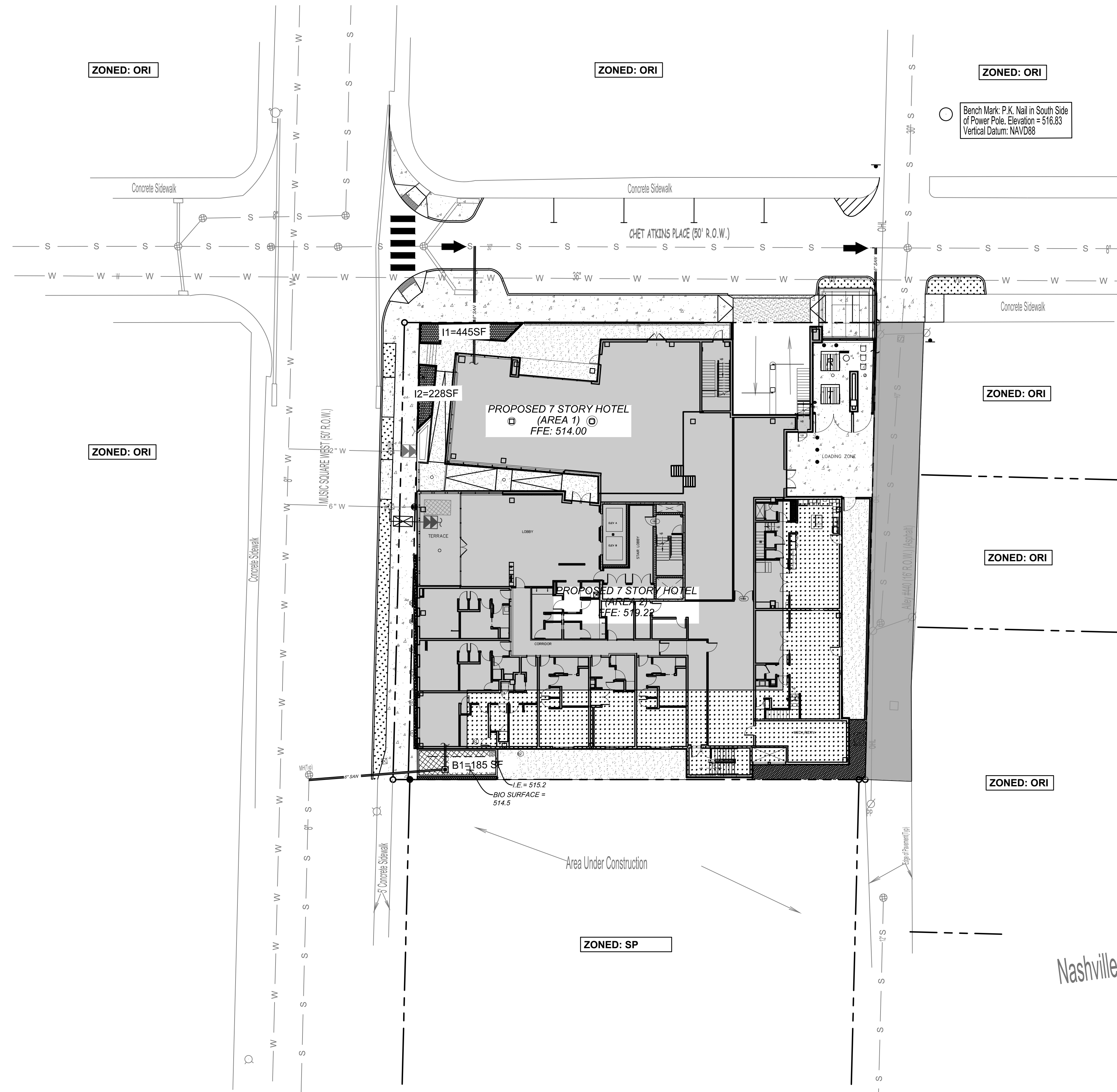
ON-SITE PARKING:	ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.
FEMA NOTE:	NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0218 F", (NOT PRINTED) DATED: APRIL 20, 2001
METRO WATER SERVICES NOTE:	1. 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. 2. METRO WATER SERVICE 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.
METRO PUBLIC WORKS NOTE:	1. ALL STREETS AND ALLEYS TO BE PER METRO PUBLIC WORKS STANDARDS. 2. ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO U/O PERMIT.
STORMWATER NOTE:	1) 78-840 NOTE: 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. 2) 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 BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION. 3) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W IS 15" CMP). 4) METRO WATER SERVICE 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.

- FIRE MARSHAL NOTES:**
- New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/prev/tableH51.htm>)
 - Project Engineer needs to meet with the Fire Marshals office concerning this project.
 - 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 13.6 feet.
 - All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds.
 - Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
 - If more than three stories above grade, Class I standpipe system shall be installed.
 - If more than one story below grade Class I standpipe system shall be installed.
 - When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
 - A fire hydrant shall be provided within 100 ft of the fire department connection.
 - Fire hydrants shall be in-service before any combustible material is brought on site.

- NES NOTES:**
- Developer's drawing does not show any existing utility poles or easements on the properties
 - Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
 - NES can meet with developer/engineer upon request to determine electrical service options. If a central metering room is required, NES Meter Department approval of planned location and access method.
 - NES needs any drawings that will cover any road improvements to Metro r-o-w that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project.
 - Developer shall work with Metro PW on street lighting. This is urban services area and must be lit to Metro5/32s minimum requirements.
 - NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152 A.2 for complete rules (see NES Construction Guidelines) under "Builders and Contractors" tab @ www.nespower.com
 - NES needs to know if the developer has other options on additional property next to this area, if so NES needs an overall concept plan.

TO APPLY FOR SERVICE:

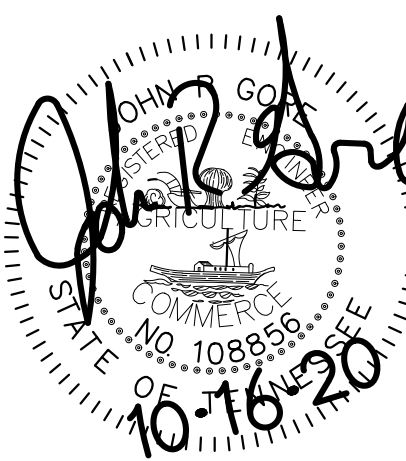
- Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (TN83F) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments)
- Developer to provide a proposed easement drawing for the electric, phone and CATV.
- All street lighting shall meet Metro5/32s requirements and be installed by developer.
- Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.



50 MUSIC SQUARE
WEST HOTEL
50 Music Square West, Nashville, TN, 37203

MANUEL ZEITLIN ARCHITECTS
516 Hagan Street NASHVILLE, TN 37203
615.256.2880
WWW.MZARCH.COM

revisions:
09.30.2020 Prelim SP

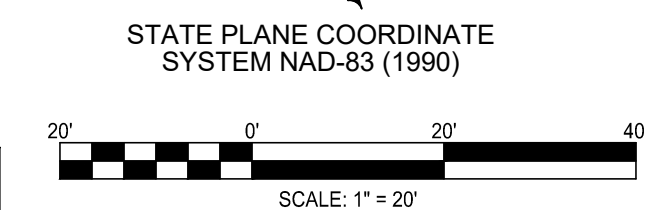


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sheet title:
SPECIFIC PLAN
SUBMITTAL

SP CASE #: 2016SP-083-002

GRADING PERMIT: SWGR 2020058500



construction documents
date: 09 30 2020
drawn by: Mark BULGER
project no: 1952

SHEET NO:
C1.0SP