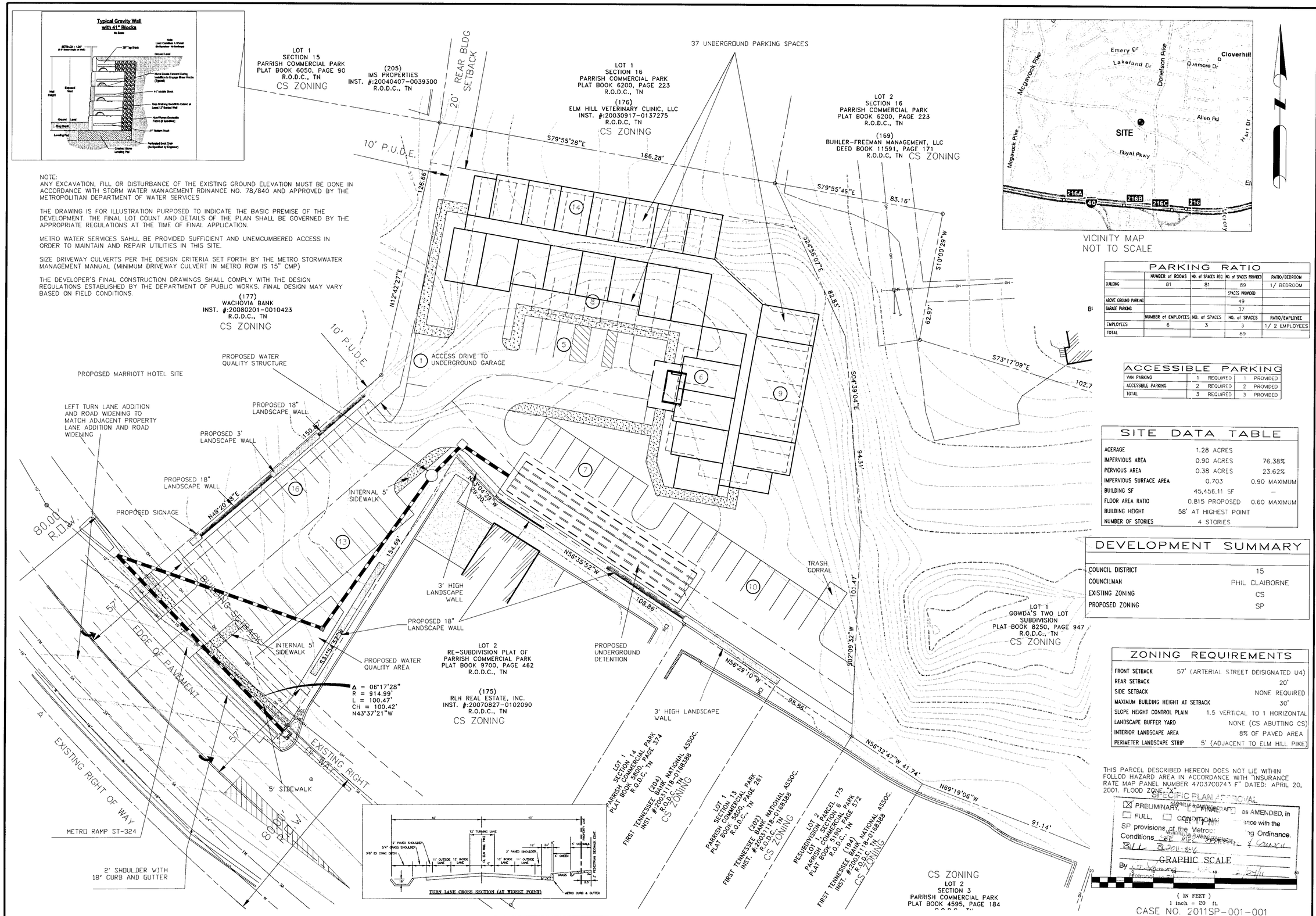

NOTE:
ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT RDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITIAN DEPARTMENT OF WATER SERVICES

THE DRAWING IS FOR ILLUSTRATION PURPOSED 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.

METRO WATER SERVICES SAHLL BE PROVIDED SUFFICIENT AND UNEMCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)

THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.

PARKING RATIO

	NUMBER of ROOMS	NO. of SPACES REQ	NO. of SPACES PROVIDED	RATIO/BEDROOM
BUILDING	81	81	89	1/ BEDROOM
			SPACES PROVIDED	
ABOVE GROUND PARKING			49	
GARAGE PARKING			37	
	NUMBER of EMPLOYEES	NO. of SPACES	NO. of SPACES	RATIO/EMPLOYEE
EMPLOYEES	6	3	3	1/ 2 EMPLOYEES
TOTAL			89	

ACCESSIBLE PARKING

VAN PARKING	1	REQUIRED	1	PROVIDED
ACCESSIBLE PARKING	2	REQUIRED	2	PROVIDED
TOTAL	3	REQUIRED	3	PROVIDED

SITE DATA TABLE

ACERAGE	1.28 ACRES	
IMPERVIOUS AREA	0.90 ACRES	76.38%
PERVIOUS AREA	0.38 ACRES	23.62%
IMPERVIOUS SURFACE AREA	0.703	0.90 MAXIMUM
BUILDING SF	45,456.11 SF	–
FLOOR AREA RATIO	0.815 PROPOSED	0.60 MAXIMUM
BUILDING HEIGHT	58' AT HIGHEST POINT	
NUMBER OF STORIES	4 STORIES	

DEVELOPMENT SUMMARY

COUNCIL DISTRICT	15
COUNCILMAN	PHIL CLAIBORNE
EXISTING ZONING	CS
PROPOSED ZONING	SP

ZONING REQUIREMENTS

FRONT SETBACK	57' (ARTERIAL STREET DEISGNATED U4)
REAR SETBACK	20'
SIDE SETBACK	NONE REQUIRED
MAXIMUM BUILDING HEIGHT AT SETBACK	30'
SLOPE HEIGHT CONTROL PLAIN	1.5 VERTICAL TO 1 HORIZONTAL
LANDSCAPE BUFFER YARD	NONE (CS ABUTTING CS)
INTERIOR LANDSCAPE AREA	8% OF PAVED AREA
PERIMETER LANDSCAPE STRIP	5' (ADJACENT TO ELM HILL PIKE)

THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FOLLOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0243 F" DATED: APRIL 20, 2001. FLOOD ZONE "X".

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☐ CONDITIONAL, ance with the
SP provisions of the Metro ng Ordinance.
Conditions SEE MPC
BL2011-846
By
Date

TSQUARE ENGINEERING
Consulting Civil Engineering
2558 Nashville Hwy. * COLUMBIA, TN 38401 * (931) 489-2088
TIM@TSQUAREENGINEERING.COM

NO.	DATE	REVISIONS
A	2-1-2011	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 01-19-2010
SCALE: 1" = 30'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

CANDLEWOOD HOTEL
PRELIMINARY DEVELOPMENT PLAN
2724 ELM HILL PIKE
MAP 96-13 AND PARCEL 154
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NUMBER
105005

SHEET NUMBER
C-1.0