PURPOSE:

THE PURPOSE OF THIS PRELIMINARY SP IS TO REZONE 0.92 ACRES TO A 5 STORY OFFICE BUILDING

GENERAL NOTES:

1. ALLEY 425 WIDENED TO MEET MPW STANDARDS
2. PROPOSED STORMWATER DETENTION VAULT WILL BE PROVIDED PER METRO REGULATIONS
3. PROPOSED STORMWATER QUALITY VAULT WILL BE PROVIDED PER METRO REGULATIONS, TIE TO EXISTING DRAINING IN ALLEY
4. 10'0" C LANDSCAPE BUFFER PER METRO ZONING ORDINANCE
5. BIKE PARKING PROVIDED PER METRO CODE ORDINANCES
6. 4'0" PLANTING STRIP TO BE PROVIDED NORTH OF BUILDING
7. 8'0" SIDEWALK TO BE PROVIDED NORTH OF BUILDING
8. 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 MODIFCATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER OBJECTIVES OF THE 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.
9. 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 ORI-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
10. THE GREEN HILLS/MIDTOWN COMMUNITY PLAN CALLS FOR "DOC-DISTRICT OFFICE CONCENTRATION" IN THIS AREA, WHICH IS INTENDED TO PRESERVE, ENHANCE, AND CREATE DISTRICTS WHERE OFFICE USE IS PREDOMINANT AND WHERE OPPORTUNITIES FOR THE ADDITION OF COMPLIMENTARY USES ARE PRESENT. THE DEVELOPMENT AND REDEVELOPMENT OF SUCH DISTRICTS OCCURS IN A MANNER THAT IS COMPLIMENTARY OF THE VARYING CHARACTER OF SURROUNDING COMMUNITIES. THE PROPOSED PLAN ACHIEVES THIS GOAL BY ADDING NEW OFFICE SPACE AS WELL AS ENHANCED STREETSCAPE AND CIRCULATION.

STORMWATER NOTES:

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. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.
5. STATE PLANE COORDINATE SYSTEM, NAD83

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0218F", DATED: APRIL 20, 2001.

STORMWATER CONCEPT:

STORMWATER DETENTION - UNDERGROUND PER METRO REGULATIONS
STORMWATER QUALITY BMP: WATER QUALITY VAULT MEETING 50% TSS DRAINING TO COMBINED SEWER SYSTEM

SITE DATA TABLE

FRONT SETBACK: 5'0"
SIDE SETBACK: 0'0"
REAR SETBACK: 20'0"
MAX HEIGHT: 65' PLUS 1.5 TO 1 SKY PLANE
ISR: 0.95
FAR: 3.0
USE: ALL USES ALLOWED IN ORI
PARKING COUNT: PARKING COUNT TO MEET METRO ORDINANCE WITH ALLOWABLE UZO REDUCTIONS. ONSITE PARKING TO BE PROVIDED IN BELOW GRADE PARKING GARAGE

ONE MUSIC CIRCLE SOUTH, MAP 93-13, PARCEL 335

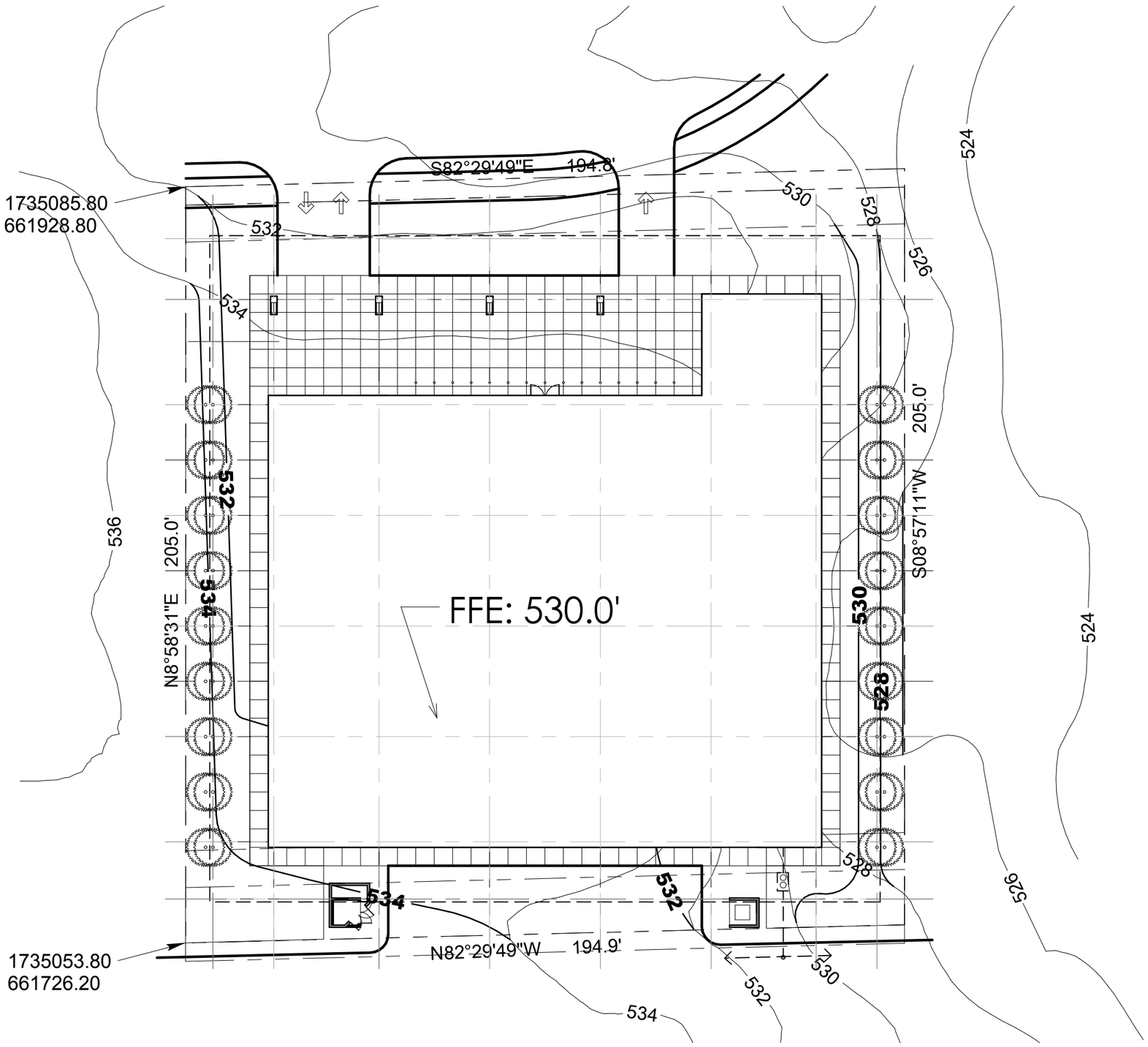
SITE PLAN

PANATTONI®

TUCK·HINTON ARCHITECTS

APPLICATION NUMBER 2016SP-020-001

20 APR 2016



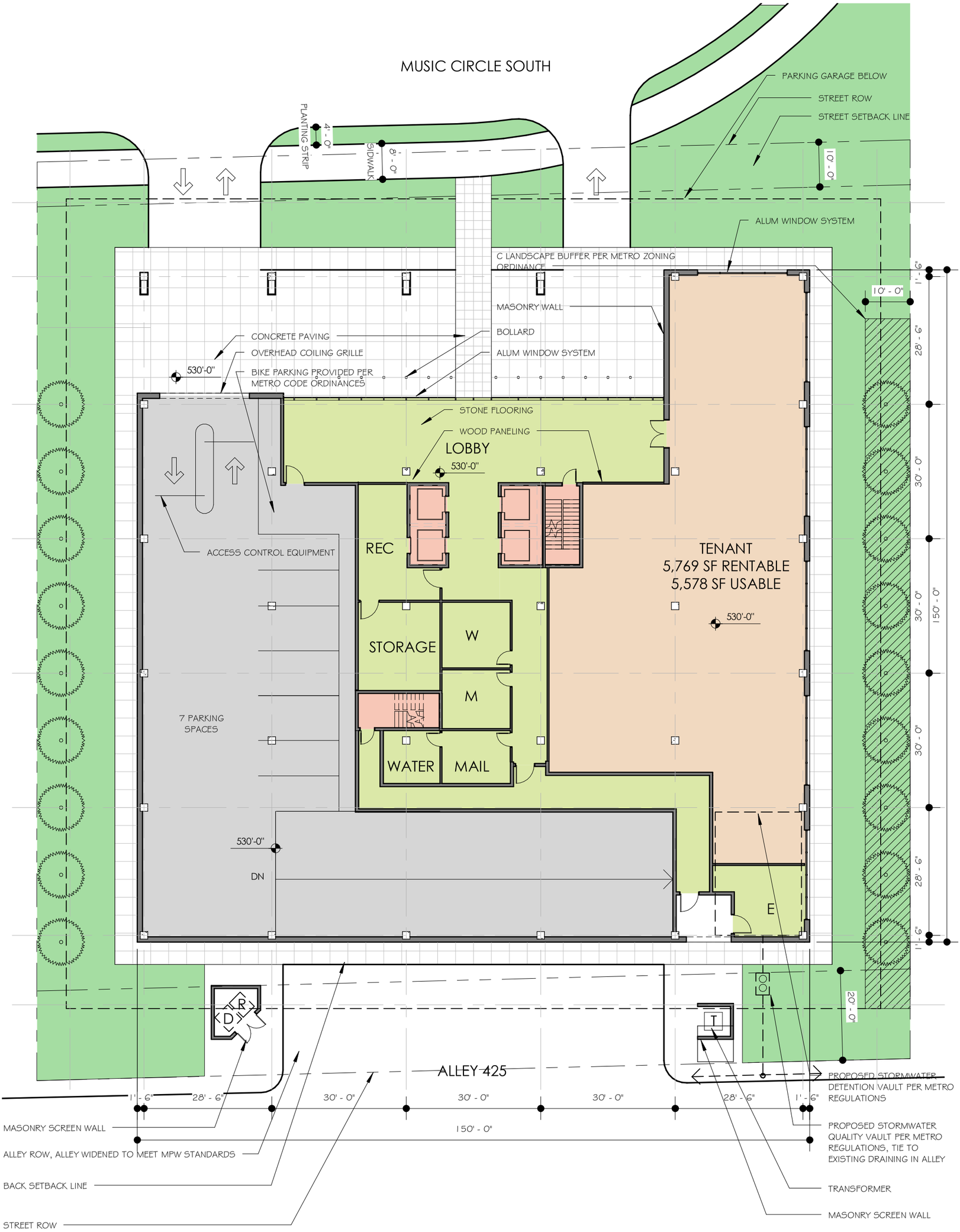
30' 15' 0 30'

ONE MUSIC CIRCLE SOUTH, MAP 93-13, PARCEL 335

CONTOUR PLAN

PANATTONI® TUCK·HINTON ARCHITECTS

APPLICATION NUMBER 2016SP-020-001
20 APR 2016



STATE PLANE COORDINATE SYSTEM, NAD83

20' 10' 0 20'

ONE MUSIC CIRCLE SOUTH, MAP 93-13, PARCEL 335

SITE PLAN

PANATTONI® TUCK·HINTON ARCHITECTS

APPLICATION NUMBER 2016SP-020-001
20 APR 2016

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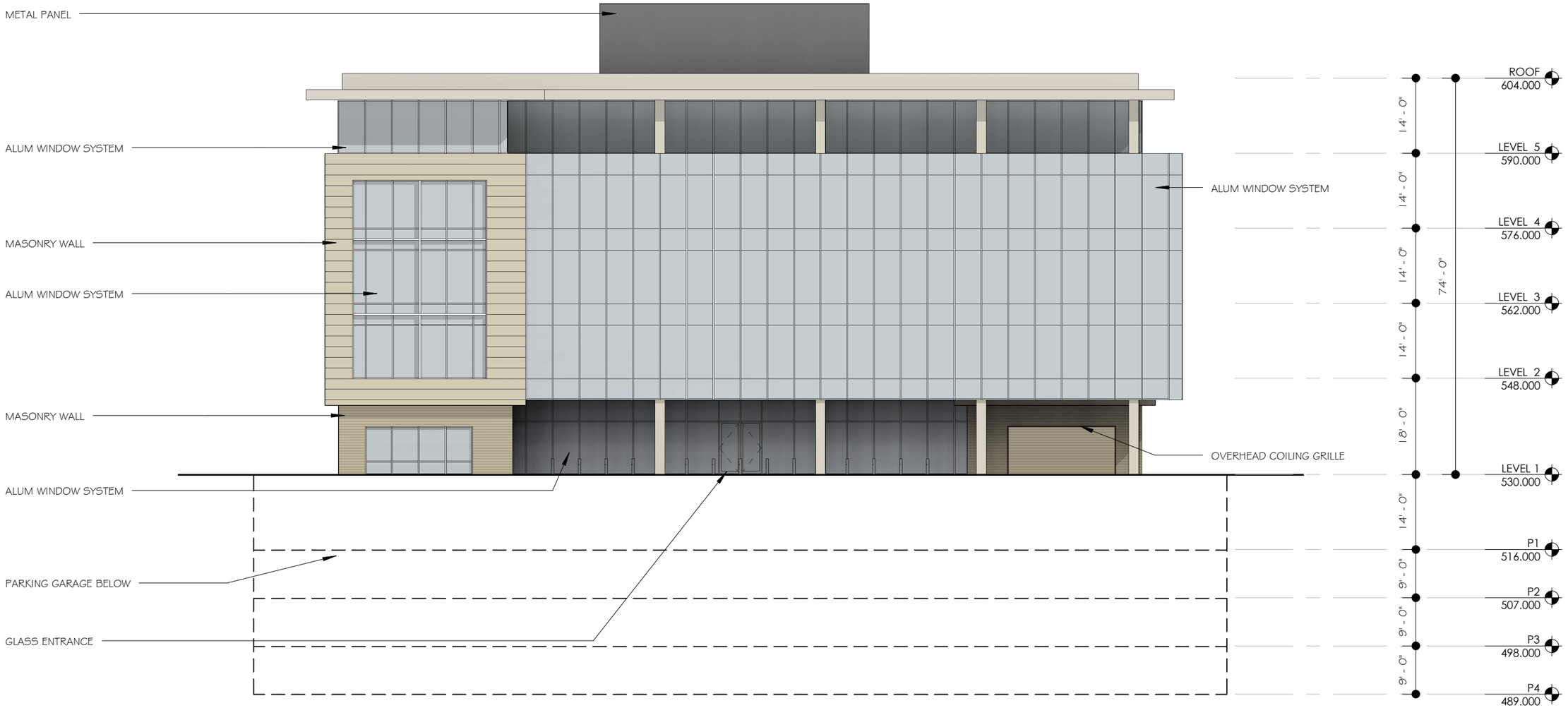


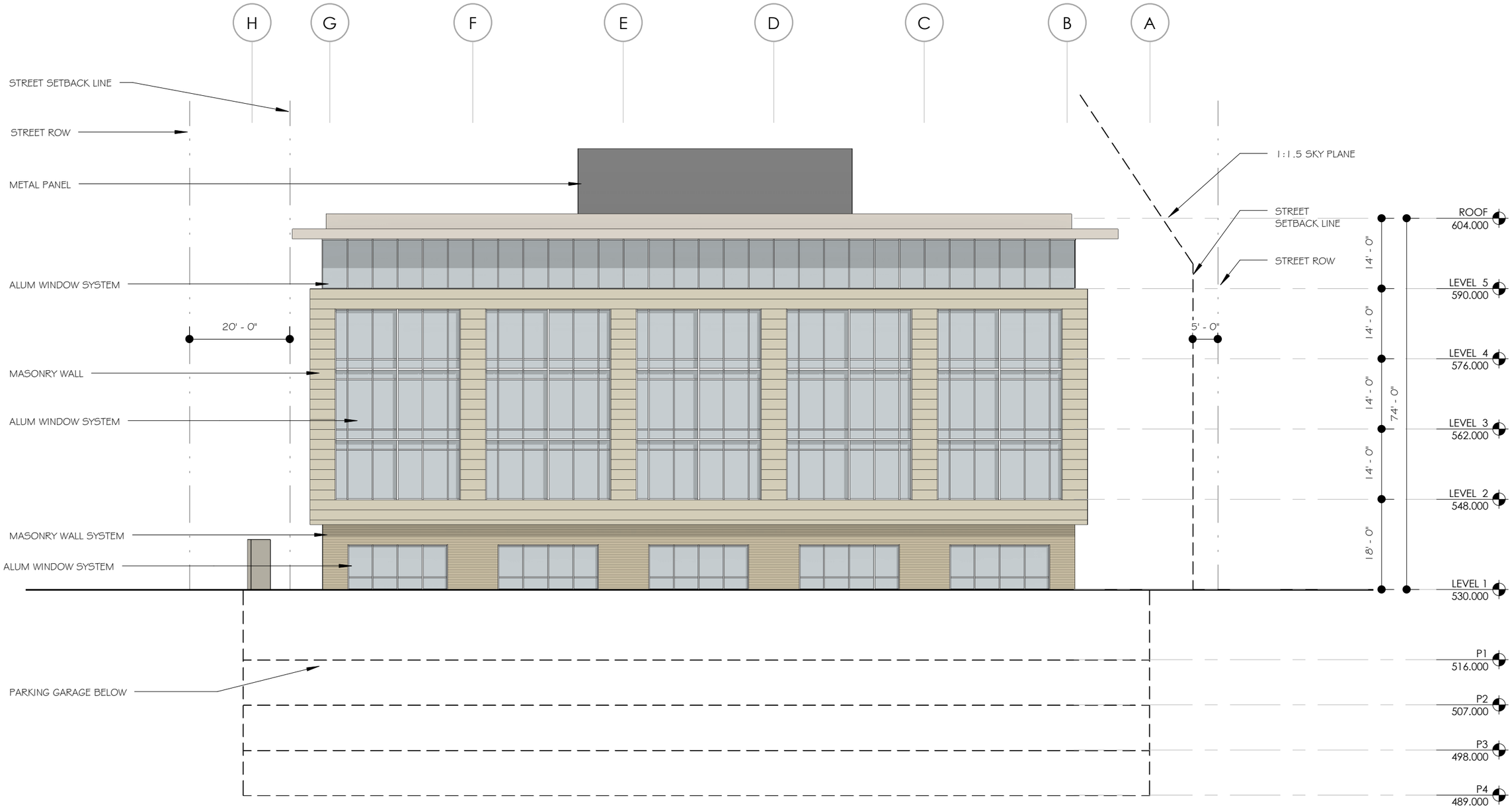
20' 10' 0 20'

ONE MUSIC CIRCLE SOUTH, MAP 93-13, PARCEL 335

PANATTONI® TUCK·HINTON ARCHITECTS

NORTH ELEVATION

APPLICATION NUMBER 2016SP-020-001
20 APR 2016



20' 10' 0 20'

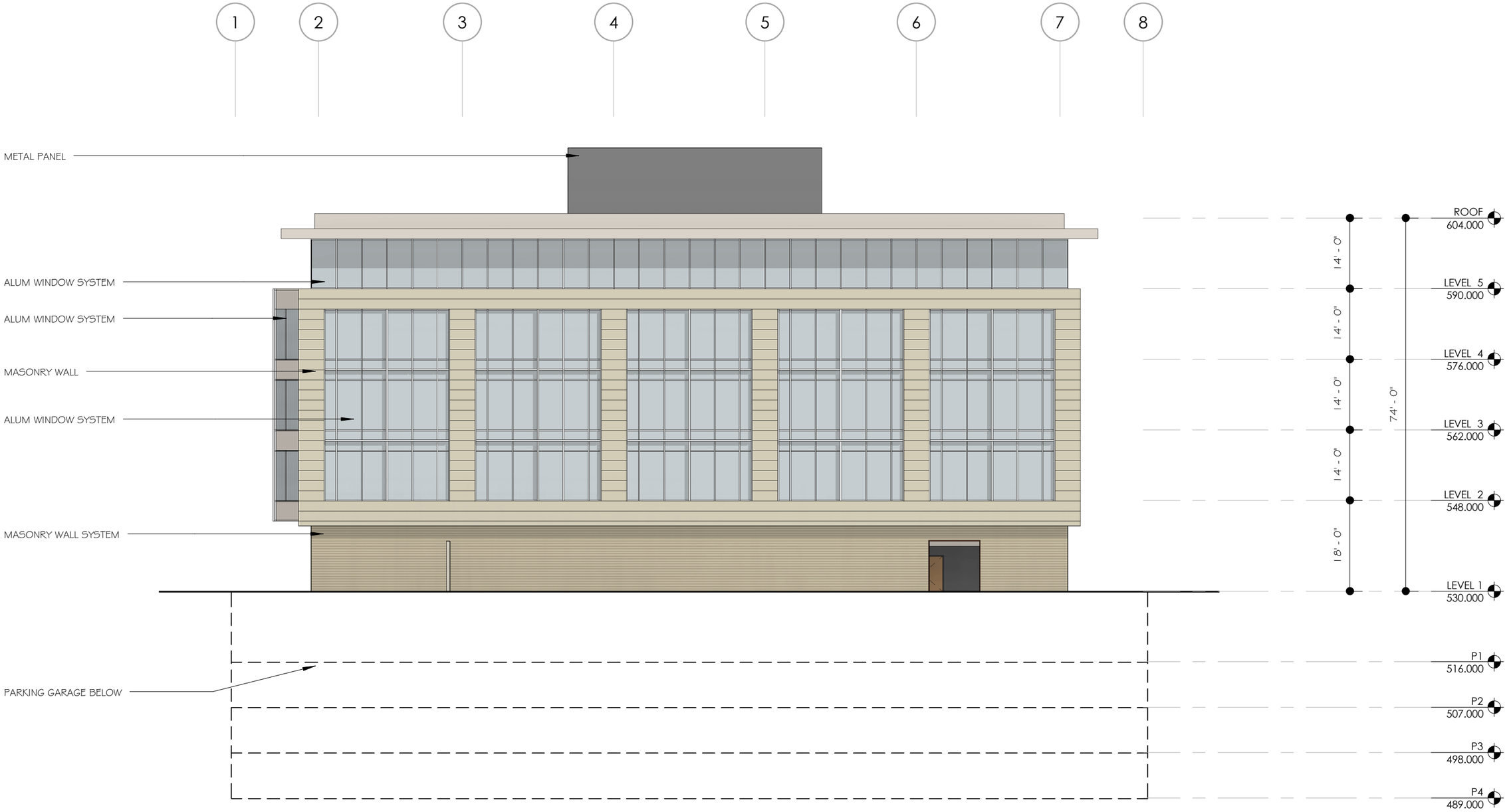
ONE MUSIC CIRCLE SOUTH, MAP 93-13, PARCEL 335

PANATTONI® TUCK·HINTON ARCHITECTS

EAST ELEVATION

APPLICATION NUMBER 2016SP-020-001

20 APR 2016



ONE MUSIC CIRCLE SOUTH, MAP 93-13, PARCEL 335

SOUTH ELEVATION

PANATTONI® TUCK·HINTON ARCHITECTS

APPLICATION NUMBER 2016SP-020-001
20 APR 2016

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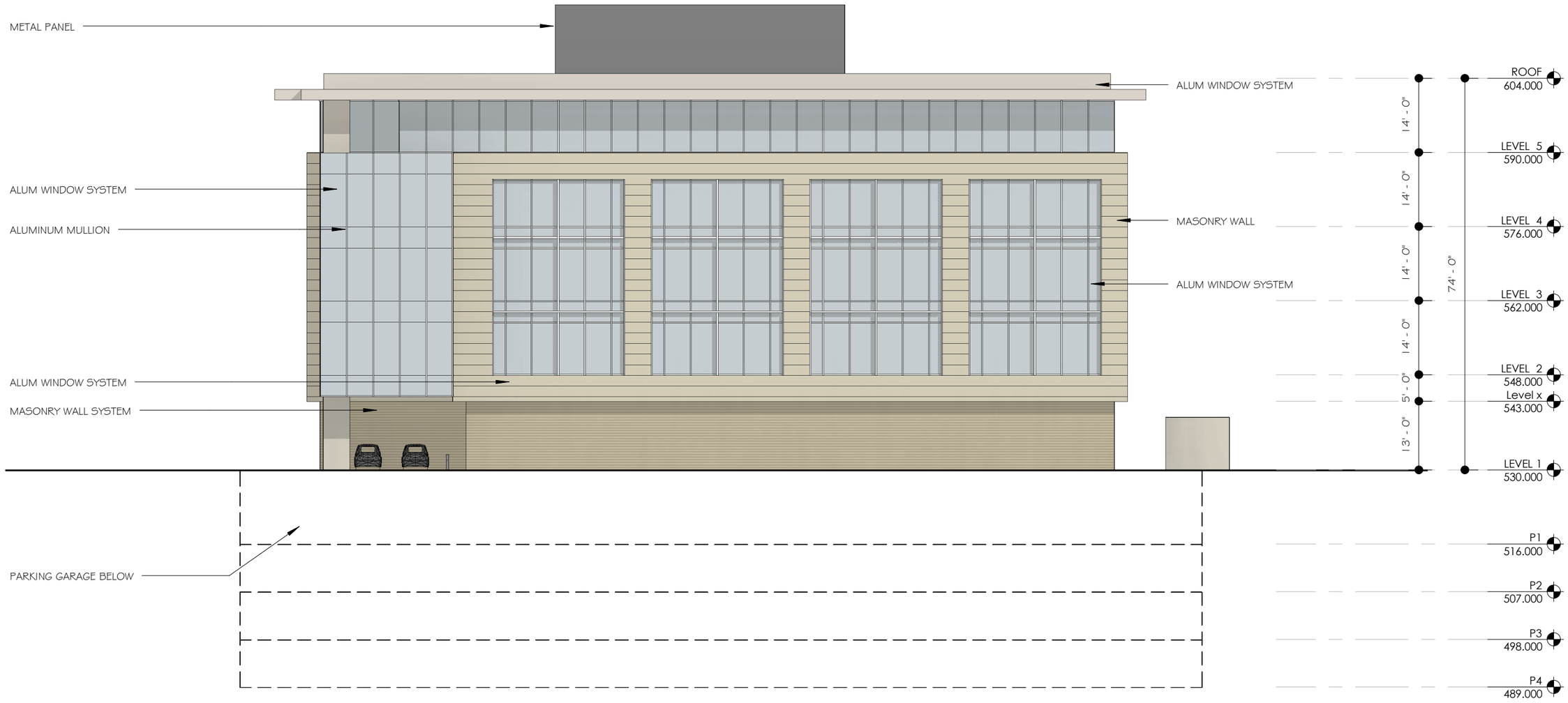

20' 10' 0 20'

ONE MUSIC CIRCLE SOUTH, MAP 93-13, PARCEL 335

WEST ELEVATION

PANATTONI® TUCK·HINTON ARCHITECTS

APPLICATION NUMBER 2016SP-020-001
20 APR 2016