

18th & Wedgewood

SP (SPECIFIC PLAN)
 AN SP DISTRICT MULTI-FAMILY DEVELOPMENT
 CORE DEVELOPMENT SERVICES
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

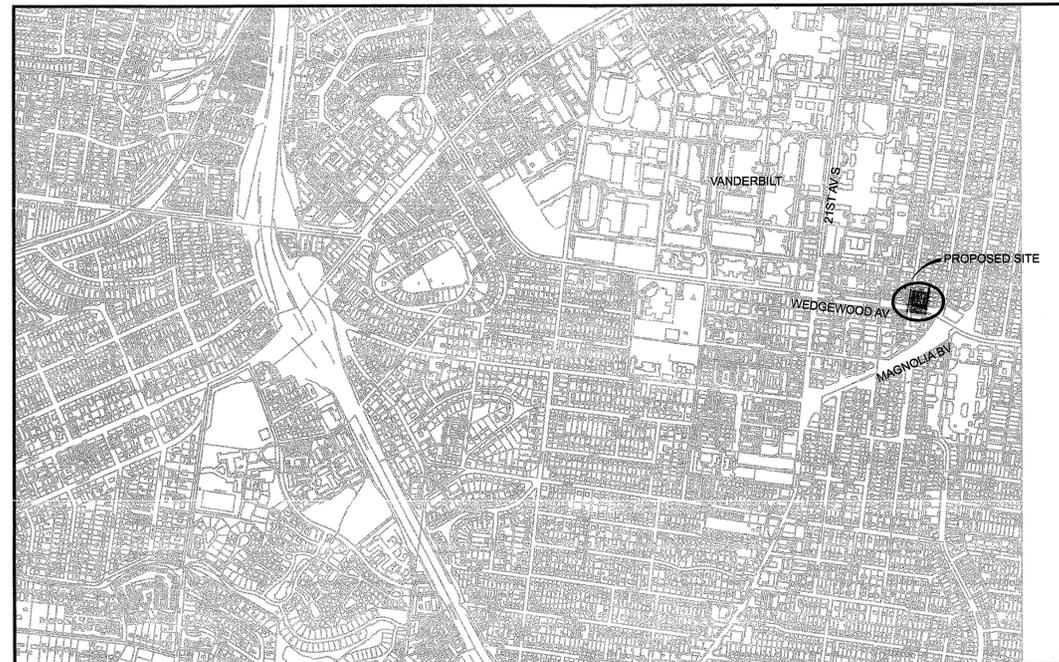
BWSC

DEC 19, 2006
 RESUBMITTAL
 TO MPC
 DEC 27, 2006
 RESUBMITTAL
 TO MPC
 JAN 16, 2007
 RESUBMITTAL
 TO MPC

18th & Wedgewood
 SP (SPECIFIC PLAN)
 AN SP DISTRICT MULTI-FAMILY DEVELOPMENT
 CORE DEVELOPMENT SERVICES
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FEMA FIRM NO. 47037C0218 +/-
 DATED 4-20-01
 DOES NOT LIE WITHIN A
 FLOOD HAZARD A ONE

"All Construction Plans submitted after February 1, 2007 will be required to meet the revised 2006 Stormwater Management Regulations. Of those submitted plans, they must be deemed sufficient by March 1, 2007 and have passed technical review by May 1, 2007. All Construction Plans that don't meet this criteria will be subjected to the 2006 Stormwater Management Regulations."



LOCATION MAP
 SCALE 1"=1000'

MAP 104-08, PARCEL 263

PROJECT INFORMATION

DEVELOPER:

MR. AARON WHITE
 CORE DEVELOPMENT SERVICES
 2206 21st AVENUE SOUTH
 NASHVILLE, TENNESSEE 37212

CURRENT OWNER:

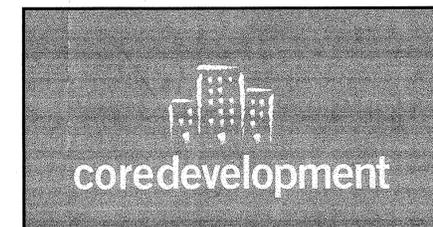
NASHVILLE PROPERTY MANAGERS, LLP
 PO BOX 50981
 NASHVILLE, TENNESSEE 37205

19th COUNCILMANIC DISTRICT
 COUNCILMAN LUDYE WALLACE

INDEX OF DRAWINGS

Sheet No.	Description
	COVER SHEET
C1.00	EXISTING SITE CONDITIONS
C2.00	SITE LAYOUT & UTILITY PLAN
C3.00	GARAGE PARKING PLAN

SP NUMBER 2007SP-015U-10



COUNCIL DEVELOPMENT PLAN



Copyright © 2006
 DAIAD, LLC
 Nashville, Tennessee 37204

BWSC | **BARGE WAGGONER SUMNER & CANNON, INC.**
 ENGINEERS ARCHITECTS PLANNERS
 LANDSCAPE ARCHITECTS AND SURVEYORS

211 Commerce Street, Suite 600 Nashville, Tennessee 37201
 PHONE (615) 254-1500 FAX (615) 255-6572



PRELIMINARY, FINAL, AS AMENDED, in
 FULL, CONDITIONAL, compliance with the
 SP provisions of the Metropolitan Zoning Ordinance.
 Conditions: See minutes 1/23/07
 By: *[Signature]* Date: 1/23/07
 Metropolitan Planning Commission

PROJECT No.
 33210-00

GENERAL NOTES

- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- PARCEL NUMBERS SHOWN THUS () REFER TO TAX MAP 104-08.
- BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47037C0218 E, DATED: 04-20-2001, NOT PRINTED, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- THIS SURVEY MEETS THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY PURSUANT TO TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS. CONTOURS WERE DERIVED FROM RADIAL TRIGONOMETRIC FIELD SURVEY UTILIZING DTM METHODS. CONTOUR INTERVALS = 1 FOOT
- THIS PROPERTY IS CURRENTLY ZONED: RM40
- SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LEGEND

- IRON ROD NEW → ● IR(N)
- IRON ROD OLD → ○ IR(O)
- PK NAIL NEW → ● PK(N)
- IRON PIPE OLD → ○ IP(O)
- WATER VALVE → □ WV
- WATER METER → □ WM
- FIRE HYDRANT → □ FH
- GAS METER → □ GM
- GAS VALVE → □ GV
- SIGN POST → ○ SP
- CURB INLET → □ CI
- BENCHMARK → □ BM
- MANHOLE → □ MH

UTILITY DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.



DIG SAFELY
TENNESSEE ONE CALL
1-800-351-1111
1-615-366-1987
CALL US FIRST
IT'S THE LAW!

TREE TABLE

NO.	SIZE	TYPE
1	15"	OAK
2	27"	HACKBERRY
3	6"	TREE
4	15"	OAK
5	18"	HACKBERRY
6	12"	HACKBERRY
7	12"	HACKBERRY
8	15"	HACKBERRY

DEED REFERENCE

MAP 104-08, PARCEL 263
Being the same property conveyed to Nashville Property Managers, LLP, as of record in Instrument No. 20060829-0106795, at the Register's Office for Davidson County, Tennessee and being a portion of the Right-of-Way Dedication, as of record in Plat Book 4660, Page 148, at the Register's Office for Davidson County, Tennessee, being closed, vacated and abandoned by Ordinance Bill No. 080-292.

PLAT REFERENCE

MAP 104-08, PARCEL 263
Being a portion of Lot 58 on the Plan of O.B. Hanes Plan of Large Lots called "Rokey", as of record in Book 21, page 87, at the Register's Office for Davidson County, Tennessee.

PROPERTY AREA

MAP 104-08, PARCEL 263
26,866 Square Feet (0.617 Acres ±)

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	09°09'37"	854.50'	68.45'	136.61'	136.47'	N76°03'31"W

LINE No.	BEARING	LENGTH
L-1	N80°38'19"W	22.60'



Survey Prepared By:
Initial Point
Land Surveying, Inc.
3324 Carl Road Franklin, TN 37064
Telephone: 615.790.4240
Fax: 615.794.6068
initialpoint@bellsouth.net
www.initialpoint.org

SCALE: 1" = 20' - DATE: OCTOBER 10, 2006
FILE No. 0610-069

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS AND SURVEYORS
LANDSCAPE ARCHITECTS & PLANNERS
21 Commerce Street, Suite 600 Nashville, Tennessee 37203
PHONE: (615) 255-6500 FAX: (615) 255-6572

EXISTING CONDITIONS
~ **18th & Wedgewood** ~
A MULTI-FAMILY DEVELOPMENT
FOR CORE DEVELOPMENT SERVICES
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
RBH	PWL	11.30.06	PC SUBMITTAL
RBH	PWL	12.19.06	PC RESUBMITTAL
JTW	PWL	12.27.06	PC RESUBMITTAL
RWH	PWL	1.16.07	PC RESUBMITTAL

C1.00
FILE NO. 33210-00

SP NUMBER 2007SP-015U-10



DAAD

Copyright © 2006
DAAD, LLC
Nashville, Tennessee 37204

N
TENN SPC (1995)
NAD-83 NAVD-88

SCALE: 1" = 20'
COUNCILMANIC DISTRICT 19

MAP 104-08
PARCEL 263

1/17/2007
11:27:23
*mvd09*nw_dce9800
rwhudson
Bwsdfull.i.pen

SP LAND USE TABLE

SITE DATA	
Site Area	0.617 acres
Total Units	38 units
Total Floor Area	45,570 s.f.
Garage Floor Area	15,750 s.f.
1 st Floor	12,440 s.f.
2 nd Floor	12,440 s.f.
3 rd Floor	11,640 s.f.
4 th Floor	9,050 s.f.
Density (62 units/acre)	61.59 units/acre
FAR - (No Max in the UZO)	1.70
ISR	.80
Front Yard (27' from curblin on corner building element)	30' from curb
Side Yard	5'
Rear Yard	5'
Maximum Height	4 Floors facing Wedgewood Avenue 3 Floors facing 18 th Avenue
Parking (15 1 br @ 1 = 15)	Required 50
(23 2 br @ 1.5 = 35)	Shown 52

SP LAWN USE TABLE

ACREAGE	0.617
DENSITY	61.59
DWELLING UNITS	38.0
FAR	1.70
ISR	.75
PARKING # SPACES	57
FLOOR AREA	45,570
OPEN SPACE	6516

NOTES:

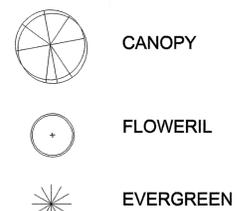
GENERAL SITE PLAN MAY HAVE MINOR ALTERATIONS WHEN FINAL SP PLAN IS SUBMITTED. FLOOR PLAN AND ELEVATION MAY CHANGE SLIGHTLY

THIS IS A SP (SPECIFIC PLAN) ZONING REQUEST FOR 38 UNITS

THIS PROJECT WILL BE BUILT IN ONE PHASE



TREE LEGEND



PLANT LIST

TOTAL SITE	.617 ac
- bldg	.361 ac
	.256
	x 14
	3.584

Proposed 3" Trees 13 @ .6 = 7.8

BULK REGULATIONS 18TH AND WEDGEWOOD AVENUES

Min Lot Area	Maximum Density	Maximum FAR	Maximum ISR	Minimum Rear	Maximum Height at Front Setback	Slope of HCP
6000	62	No Max UZO	.80	5	5	1.5 to 1

* RM 60 IS THE FALL BACK ZONING DISTRICT

METRO-REQ'D PLAN NOTES

The purpose of this submittal is to allow for the development of 34 new luxury condominiums.

Metro Fire Marshal: The required fire flow shall be determined by the Metropolitan Fire Marshals Office, prior to the issuance of a building permit.

Metro Planning - Zoning: building setbacks shall be per this SP Plan.

Metro Water - Services Stormwater (78-840): 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.

Metro Water Services - Stormwater (Preliminary Plan/Plan): 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.

Metro Water Services - Water & Sewer (Unknown commercial/Industrial Use): Note to Prospective Owners: You are strongly advised to contact Metro Water Services - Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.

Metro Water Services - Water & Sewer: Individual water and/or sanitary sewer service lines are required for each parcel.

Metro Water Services - Access: Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

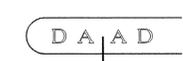
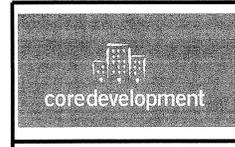
Metro Water Services - C/D: Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).



SITE LAYOUT, GRADING & UTILITY PLAN

18th & Wedgewood
A MULTIFAMILY DEVELOPMENT
FOR CORE DEVELOPMENT SERVICES
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

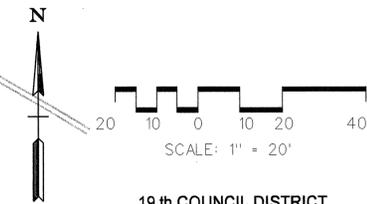
SP NUMBER 2007SP-015U-10



Copyright © 2006
DAAD, LLC
Nashville, Tennessee 37204

DR	CHK	DATE	DESCRIPTION
RBH	PWL	11.30.06	PC SUBMITTAL
RBH	PWL	12.19.06	PC RESUBMITTAL
JTW	PWL	12.27.06	PC RESUBMITTAL
RWH	PWL	1.16.07	PC RESUBMITTAL

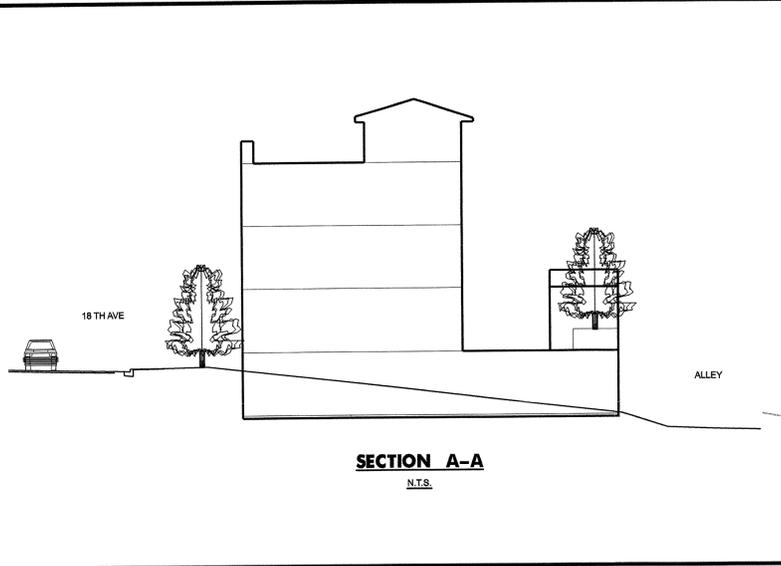
C2.00
FILE NO. 33210-00



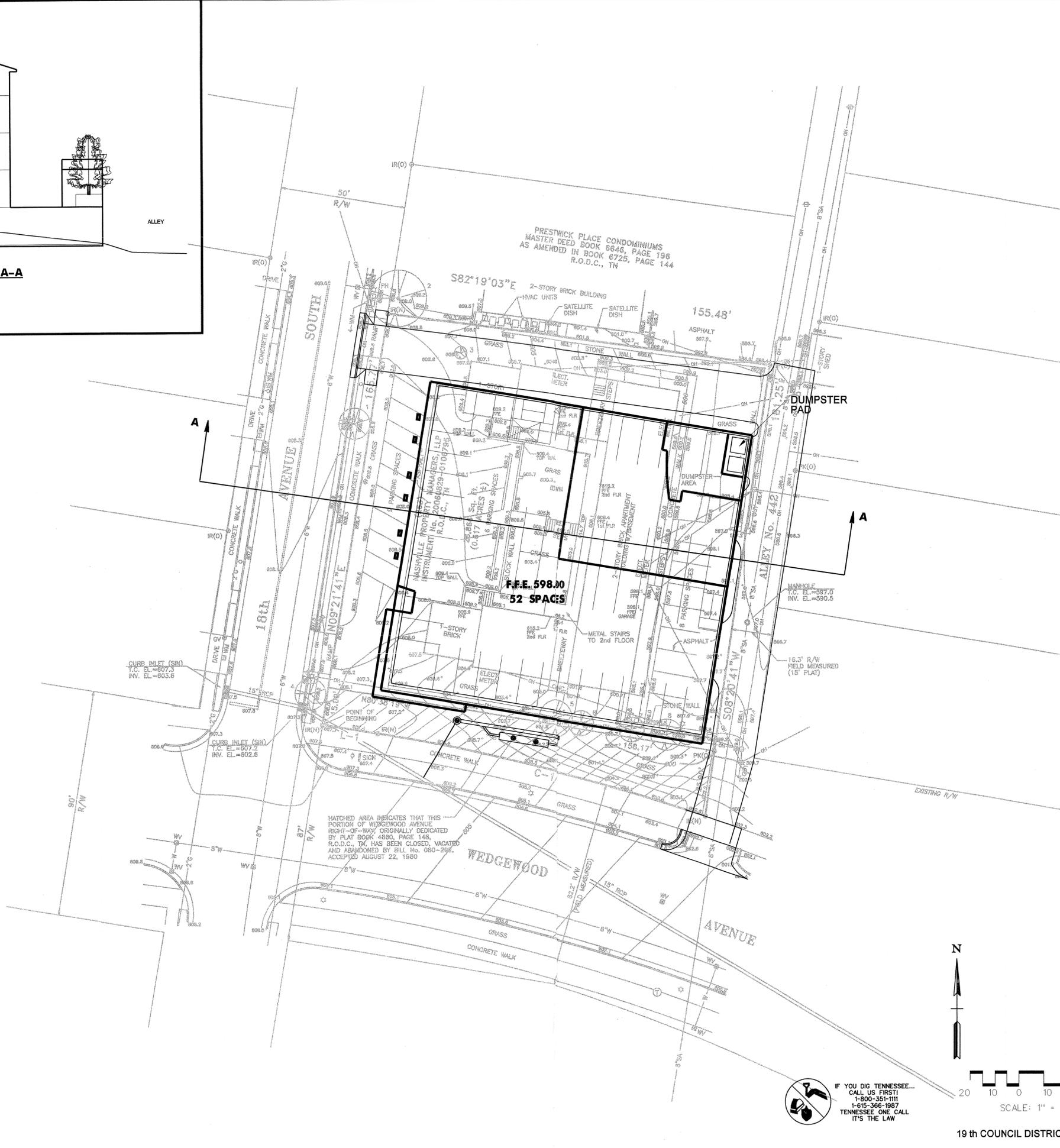
19th COUNCIL DISTRICT



1/17/2007
11:28:52
**003HW_0ce9800
inclusion
Bwcd\utl1.pen



SECTION A-A
N.T.S.

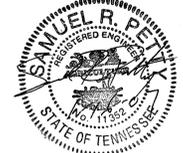


PRESTWICK PLACE CONDOMINIUMS
MASTER DEED BOOK 6646, PAGE 196
AS AMENDED IN BOOK 6725, PAGE 144
R.O.D.C., TN

S82°19'03"E 2-STORY BRICK BUILDING
155.48'

F.F.E. 598.00
52 SPACES

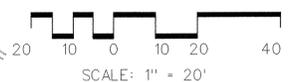
HATCHED AREA INDICATES THAT THIS
PORTION OF WEDGEWOOD AVENUE
RIGHT-OF-WAY, ORIGINALLY DEDICATED
BY PLAT BOOK 4839, PAGE 148,
R.O.D.C., TN, HAS BEEN CLOSED, VACATED
AND ABANDONED BY BILL NO. 080-29E,
ACCEPTED AUGUST 22, 1980



BWSC
ENGINEERS ARCHITECTS
LANDSCAPE ARCHITECTS AND SURVEYORS
BARGE WAGGONER SUMNER & CANNON, INC.
PLANNERS
2 Commerce Street, Suite 600 Nashville, Tennessee 37203
PHONE: (615) 259-0000 FAX: (615) 259-0070

GARAGE PARKING PLAN

18th & Wedgewood
A MULTIFAMILY DEVELOPMENT
FOR CORE DEVELOPMENT SERVICES
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



IF YOU DIG TENNESSEE...
CALL US FIRST!!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

SP NUMBER 2007SP-015U-10



DA|A|D

Copyright © 2006
DA|A|D, LLC
Nashville, Tennessee 37204

DR.	CHK.	DATE	DESCRIPTION
RBH	PWL	11.30.06	PC SUBMITTAL
RBH	PWL	12.19.06	PC RESUBMITTAL
JTW	PWL	12.27.06	PC RESUBMITTAL
RWH	PWL	1.16.07	PC RESUBMITTAL

C3.00

FILE NO. 33210-00

1/17/2007
11:29:01
*00009*NV_L0ce9800
r\mudson
BwscFull1.pcn

Windows added to resemble windows at tower elevation. Doubled amount of glass and opening.

Stone and brick detail added @ cornice line for more definition @ parapet wall.



Front door doors pulled out of recess. Flush with face of main building now.

Front Porch moved out 4'-0" in front of building face @ street level entries. Free-standing column to accentuate entry from street.



Windows added to resemble windows at tower elevation. Doubled amount of glass and opening.

Stone and brick detail added @ cornice line for more definition @ parapet wall.

Front door doors pulled out of recess. Flush with face of main building now.

Front Porch moved out 4'-0" in front of building face @ street level entries. Free-standing column to accentuate entry from street.

2007SP-015V-10