083041 (MAP INDEX)
083043 (MAP INDEX)

PROPERTY MAP SHEET MATCH LINE

JASON HEWITT & NATALIE RAKETICH 08304012100

EXISTING PROPERTY LINES

EXISTING TREE LINE

ESTIMATED TOP OF BANK= ELEV. +472' +/-

EXISTING DRAINAGE AREA AND TREE LINE TO REMAIN UNDISTURBED

160.5' PROPERTY LINE

SP BOUNDARY

86'-3" EXISTING BLDG. TO PROPERTY LINE

ZONE 1

ZONE 2

18'-10"

TRASH/RECYCLE BINS W/ SCREEN FENCE

ELEVATED DECKS AT UPPER FLOOR: 767 SF TOTAL AREA

MASONRY RETAINING WALLS

UNIT E (2,650 +/- SF)

UNIT D (2,650 +/- SF)

BLD. FOOTPRINT: 5,078 SF

UNIT C (2,650 +/- SF)

EXIST. FLOOR ELEV: 488.5

UNIT B (2,650 +/- SF)

UNIT A (2,200 +/- SF)

PATIO EL. 488.4

240' PROPERTY LINE

SIDEWALK

PLANTING STRIP

CARPORT PARKING (10)

24'-0"

N 6° 28' 30" E 240' SP BOUNDARY

GUEST PARKING (7)

51'-6"

92'-1-1/2" EXISTING BLDG. TO PROPERTY LINE

ENCLOSE AND ENLARGE PORCH AS PART OF UNIT A

TN STATE PLANE COORDINATE 1756483.55 FT (USE), 676068.3 FT (USN)

100' OFFSET LINE FROM SP BOUNDARY

6' SIDEWALK AND 6' PLANTING STRIP W/ METRO PW STANDARD (ST-200) CURB/GUTTER

164' PROPERTY LINE

EDGE OF EXISTING PAVEMENT

CARTER AVENUE (LOCAL) (50' R.O.W)

ADA COMPLIANT RAMP PER METRO PW STANDARD

TN STATE PLANE COORDINATE 1756643.66 FT (USE), 676048.93 FT (USN)

EXISTING TREE LINE

EXISTING PROPERTY LINES

WILLIAM RABBEN CARTER AVENUE TOWNHOMES 083040E00100CO

JEFF LAWRENCE CARTER AVENUE TOWNHOMES 083040E00200CO

ROBERT WHITE WILSON JR. 08304018200

SONYA R. THOMPSON 08304018300

SUSAN Y. HUNT 08304018400

100' OFFSET LINE FROM SP BOUNDARY

083041 (MAP INDEX)
083043 (MAP INDEX)

100' OFFSET LINE FROM SP BOUNDARY

083043 (MAP INDEX)
083044 (MAP INDEX)

KEITH TREHY 08304007300

EDGE OF EXISTING PAVEMENT

EXISTING 4'-0" CONC. SIDEWALK AND 6" TURNDOWN CURB, TYPICAL ON WEST SIDE OF PRESTON AVE. CONTINUE 4'-0" SIDEWALK TO CLEAR 50' STORMWATER BUFFER AND EXIST. UTILITY BOX

COLLECT ROOF DRAINAGE FROM CARPORT AND DISCHARGE TO BIORETENTION AREA

BIORETENTION AREA

HEADWALL

CONNECT STORM TO EXISTING STORM SEWER

MAILBOXES- PER USPS

24' WIDE DRIVEWAY RAMP PER METRO PW STANDARD (ST-324)

ELEVATED DECK AND CANOPY OVER NEW UNIT ENTRANCES, TYPICAL AT 5 UNITS, APPROX. 520 SF TOTAL AREA

PRIVATE FENCED PATIOS AT DWELLING UNITS

LANDSCAPE SCREENING PER METRO ZONING CODE

6' SIDEWALK AND 6' PLANTING STRIP W/ METRO PW STANDARD (ST-200) CURB/GUTTER

PRESTON AVENUE (COLLECTOR) (50' R.O.W.)

MIRIAN SUE GERBER & THOMAS SMYTHE 08304026500

DAVID & CATHRYNE A. HALL 08304007200

HENRY MORTIMER 08304022200

EXISTING STRUCTURE THIS LOT IS NOT WITHIN 100' OF SP BOUNDARY

PROPERTY CORNER IS LOCATED APPROX. 361.5' WEST OF MAP INDEX MATCH LINE 083043/083044 AND 330.5' SOUTH OF MAP INDEX MATCH LINE 083041/083043

EXISTING 4'-0" WIDE SIDEWALK AND 6" TURNDOWN CURB, TYPICAL ON WEST SIDE OF PRESTON AVENUE

EXISTING FIRE HYDRANT

GRID NORTH NAD-83

NORTH ARROW

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

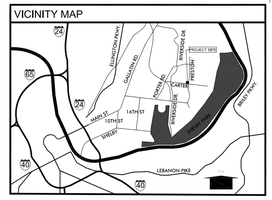
## LEGEND

- EXISTING 2' CONTOUR
- NEW 2' CONTOUR
- LAWN
- 30' STORMWATER BUFFER- ZONE 1
- 20' STORMWATER BUFFER- ZONE 2
- PERVIOUS PAVEMENT
- BIORETENTION
- BUILDING FOOTPRINT
- EXISTING STRUCTURE (OTHER)
- LAWN
- PATIO, SIDEWALK, DRIVE (IMPERVIOUS)
- CARPORT PARKING (IMPERVIOUS)

## DEVELOPMENT SUMMARY:

- COUNCIL DISTRICT 7: ANTHONY DAVIS COUNCIL MEMBER
- OWNER OF RECORD: JOHN S. BLACKWELL, 3080 LEEVILLE PIKE, LEBANON, TN 37090, PHONE: 615-289-9750
- SP NAME: CARTER-PRESTON CONDOMINIUM
- SP NUMBER: 2015SP-095-001
- CLUSTER: N/A
- PLAN PREPARATION DATE: SEPTEMBER 8, 2015 REV: NO. 1- SEPTEMBER 29, 2015
- PLAN DRAWING SCALE: 1/16" = 1'-0"
- DESIGN PROFESSIONAL PREPARING THE SP DEVELOPMENT PLAN: WILLIAM E. MIMS, ARCHITECT, MIMS ARCHITECTURE PLC 4208 BAYSIDE LANE, HERMITAGE, TN 37076, PHONE: 615-889-8665, TENNESSEE LICENSE NO, 9791
- US FEMA MAP NO. 47037C0229F, DATE: 04/20/2001 (MIN. FLOOD HAZARD AREA)
- SUBDIVISION NAME: THE SP SITE AND ADJACENT PARCELS ARE PART OF THE ROSEBANK SUBDIVISION OF THE J.W. CHURCH TRACT, AS OF RECORD IN BOOK 647, PAGE 48, REGISTERS OFFICE FOR DAVIDSON COUNTY, TN
- NAMES OF THE OWNERS OF ADJACENT PROPERTY, WITHIN 100' OF THE SP BOUNDARY, ARE SHOWN ON THE DEVELOPMENT PLAN WITH THEIR RESPECTIVE PARCEL NUMBERS.
- CURRENT ZONING DISTRICT FOR THE PROPOSED SP PARCEL: R-10.

VICINITY MAP

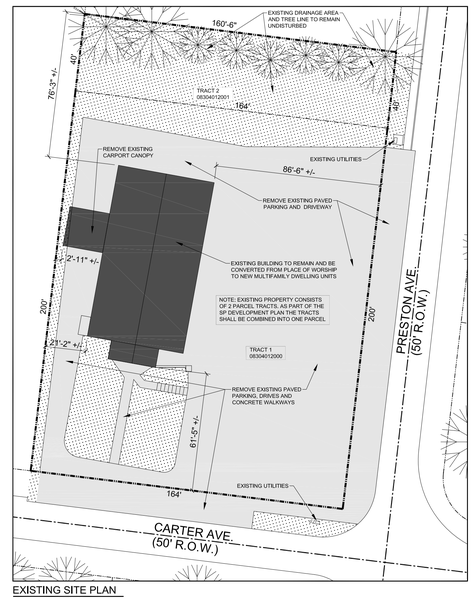



## DEVELOPMENT / SITE DATA TABLE

| | EXISTING SITE | % OF SITE | SP | % OF SITE |
|---|---|---|---|---|
| ACREAGE | 39,290 SF / 0.901 ACRES | 100% | 39,290 SF / 0.901 ACRES | 100% |
| TOTAL OPEN SPACE, PASSIVE | 12,821 SF / 0.294 ACRES | 32.6% | 24,071 SF / 0.552 ACRES | 61.3% |
| DENSITY- SINGLE PHASE | N/A-EXISTING VACANT CHURCH | | 6 UNITS / ACRE | |
| DWELLING UNITS - SINGLE PHASE | N/A-EXISTING VACANT CHURCH | | 5- 3 BR, 3 STORY UNITS | |
| FLOOR AREA RATIO | EXISTING BLDG. AREA: 9,700 SF | FAR = .247 | APPROX. BLDG. AREA = 13,500 SF | FAR = .344 |
| TOTAL NUMBER OF LOTS | NOT APPLICABLE, EXISTING BLDG | | NOT APPLICABLE, EXISTING BLDG | |
| IMPERVIOUS SURFACE RATIO: | | | | |
| BUILDING COVERAGE | 4,850 SF | ISR = .123 | 5,078 SF | ISR = .129 |
| PATIOS, WALKS AND DRIVES | 21,264 SF | ISR = .541 | 4,858 SF | ISR = .124 |
| TOTAL IMPERVIOUS SURFACE RATIO | 26,114 SF | ISR = .665 | 9,936 SF | ISR = .253 |
| PARKING REQUIRED: | N/A | | 2.5 CARS PER DWELLING UNIT = 13 | |
| PARKING PROVIDED: | N/A (50 CARS- EXISTING) | | 3.4 CARS PER DWELLING UNIT = 17 | |
| SQUARE FOOTAGE (GROSS): LAND USE | 39,290 SF | 1 USE | 39,290 SF | 1 USE |
| SQUARE FOOTAGE (GROSS): BUILDING | 9,700 SF | 1 BUILDING | 13,500 SF | 1 BUILDING |
| USES | PLACE OF WORSHIP | | MULTI-FAMILY RESIDENTIAL USE | |
| PERVIOUS PAVEMENT (WALKS, DRIVES) | N/A | | 4,900 SF | |
| BIORETENTION AREA | N/A | | 526 SF | |
| SETBACKS | EXIST. R10 ZONING (NON-RES USE) | | SP | |
| STREETS (CARTER, PRESTON) | 40' | | 40' | |
| REAR | 20' | | 5' | |
| SIDE | 15' | | 5' | |

## NOTES:

1. THE PURPOSE OF THE SPECIFIC PLAN ZONING IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A 5 UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT AS SHOWN.
2. DIMENSIONS AND AREA CALCULATIONS ARE APPROXIMATE AND SUBJECT TO VERIFICATION AND CORRECTION PER NEW CERTIFIED SITE AND BOUNDARY SURVEYS AND FINAL BUILDING DESIGN AND CONSTRUCTION DRAWINGS.
3. BASIC SITE PLAN INFORMATION, INCLUDING STREETS, TOPOGRAPHIC CONTOUR LINES AND EXISTING SIDEWALKS AND BUILDINGS, WAS TAKEN FROM METRO MAPS AND AERIAL PHOTOGRAPHS.
4. LANDSCAPING: EXISTING TREES ALONG THE PROPERTY TO REMAIN. PARKING SHALL BE SCREENED WITH A ROW OF EVERGREEN SHRUBS (18" HT MINIMUM AT TIME OF PLANTING) AND STREET TREES (2" CALIPER, 2 MINIMUM) ALONG PRESTON AVENUE
5. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINACE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
6. THE BUFFER ALONG WATERWAYS WILL BE IN AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
7. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE MERTO STORMWATER MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.
8. 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.
9. 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.
10. TRASH/RECYCLING BINS SHALL BE STANDARD METRO ISSUED RESIDENTIAL WHEELED TYPE WITH COLLECTION BY METRO PER URBAN SERVICES DISTRICT COLLECTION STANDARDS.




EXISTING SITE PLAN
SCALE= 1/32"=1'-0"

■ SP DEVELOPMENT PLAN

| | |
|---|---|
| PROJECT NO. | 2015-05 |
| DATE | 9/08/2015 |
| SCALE | 1/16"=1'-0" |
| 1 09.29.2015 | |

SP.1

09.28.2015


MIMS architecture plc
ARCHITECTURE PLANNING INTERIOR DESIGN GRAPHICS
4208 Bayside Lane, Hermitage, Tennessee 37076, P: 615-889-8665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# SPECIFIC PLAN TO CONVERT EXISTING CHURCH BUILDING TO 5 RESIDENTIAL UNITS

MERIT BUILDERS, LLC, DEVELOPER

2329 CARTER AVE., NASHVILLE TN 37206

CONCEPTUAL DESIGN

MIMS architecture plc
ARCHITECTURE PLANNING INTERIOR DESIGN GRAPHICS
4208 Bayside Lane, Hermitage, Tennessee 37076 P:615-889-8665

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# CONVERSION OF CHURCH TO CONDOMINIUMS
## MERIT BUILDERS, LLC, OWNER, DEVELOPER

2329 CARTER AVE.
NASHVILLE, TN

■ PERSPECTIVE VIEW

| | |
|---|---|
| PROJECT NO. | ■ 2015-05 |
| DATE | ■ 08.26.15 |
| SCALE | ■ NTS |

P1

08.31.2015

CONCEPTUAL DESIGN SHOWN WITH OPTIONAL CARPORT

MIMS architecture plc
ARCHITECTURE PLANNING INTERIOR DESIGN GRAPHICS
4208 Bayside Lane, Hermitage, Tennessee 37076 P:615-889-8665

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# CONVERSION OF CHURCH TO CONDOMINIUMS
## MERIT BUILDERS, LLC, OWNER, DEVELOPER

2329 CARTER AVE.
NASHVILLE, TN

■ PERSPECTIVE VIEW

| | |
|---|---|
| PROJECT NO. | 2015-05 |
| DATE | 08.26.15 |
| SCALE | NTS |

P2

8.31.2015