

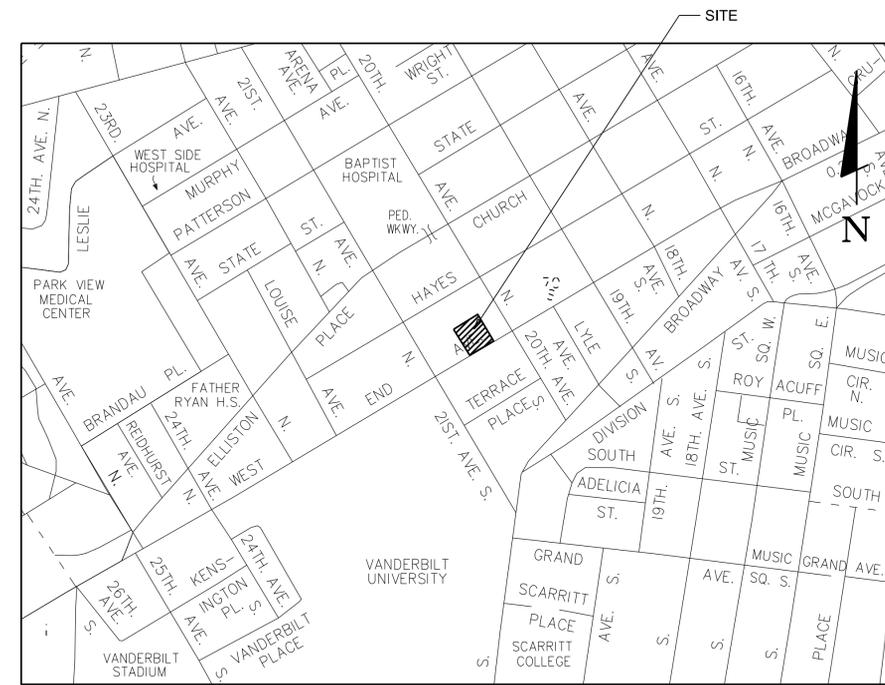
PRELIMINARY SP PACKAGE
WEST END RESIDENTIAL
WEST END AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONTACTS

DEVELOPER	CLARK STREET HOLDINGS, LLC 130 E RANDOLPH ST SUITE 2100 CHICAGO, IL 60601 CONTACT: MATT BOOMA (312) 239-1896
CIVIL ENGINEER:	BARGE DESIGN SOLUTIONS 615 THIRD AVENUE SOUTH SUITE 700 NASHVILLE, TENNESSEE 37210 CONTACT: MICHAEL PIGG, PE MICHAEL.PIGG@BARGEDESIGN.COM (615) 252-4251
SURVEYOR:	BARGE DESIGN SOLUTIONS 615 THIRD AVENUE SOUTH SUITE 700 NASHVILLE, TENNESSEE 37210 CONTACT: JUDY JUDDSON JUDY.JUDDSON@BARGEDESIGN.COM (615) 252-4318
METRO WATER SERVICES:	800 2ND AVENUE SOUTH NASHVILLE, TN 37210 (615) 862-4570
METRO PUBLIC WORKS:	720 SOUTH FIFTH STREET NASHVILLE, TN 37206 (615) 862-8782

DEVELOPMENT SUMMARY

- SP NAME: WEST END RESIDENTIAL
- SP NUMBER: 2018SP-070-001
- COUNCIL DISTRICT: 21
- COUNCIL MEMBER: ED KINDALL
- FEMA PANEL: THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0243H, DATED APRIL 5, 2017.



LOCATION MAP

NOT TO SCALE

INDEX OF DRAWINGS

Sheet No.	Description
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C2.01	GRADING AND DRAINAGE PLAN
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DEVELOPMENT SITE DATA:

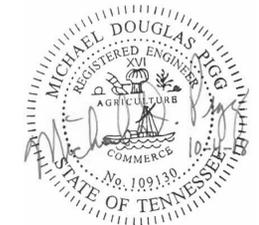
PARCEL ID:	09216003600, 09216003900
SITE ADDRESS:	2012 WEST END AVENUE, 2004 WEST END AVENUE
SITE ACREAGE:	0.41 AC (18,017 SF), 0.43 AC (18,554 SF)
TOTAL SITE ACREAGE:	0.84 AC (36,571 SF)
R.O.W. DEDICATION:	-0.04 AC (1,625 SF)
EXISTING ZONING:	MU-1A
EXISTING LAND USE:	FAST FOOD
PROPOSED LAND USE:	MIXED USE
PROPOSED DENSITY:	450 UNITS/AC
FLOOR AREA RATIO (FAR):	5.0
IMPERVIOUS SURFACE RATIO (ISR):	100% (0.80 AC/34,946 SF)
SPECIFIC PLAN BUILDING DATA	
RETAIL:	6,500 SF
PARKING:	150,000 SF
RESIDENTIAL APARTMENTS:	230,000 SF
DWELLING UNITS:	360
PARKING PROVIDED:	
STALLS	430 STALLS
BICYCLE PARKING	58 SPACES
PROPOSED STORIES:	25 STORIES IN 299 FT
PROPOSED FAR AREA:	292,500 SF
PROPOSED FAR:	8.0 (5.0 + 3.0)

DEVELOPMENT NOTES:

1. THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 360 MULTI-FAMILY RESIDENTIAL UNITS AND 6,500 SQUARE FEET OF RETAIL AND/OR RESTAURANT SPACE.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.



615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572



WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PRELIMINARY SP PACKAGE

G0.01

GENERAL NOTES:

- 1. THE FOLLOWING NOTES ARE APPLICABLE TO ALL CIVIL DOCUMENTS.
2. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS AND BOND, IF REQUIRED, PRIOR TO BEGINNING WORK.
4. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES.
5. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
6. DO NOT SCALE DRAWING AS THEY ARE REPRODUCTION AND SUBJECT TO DISTORTION.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING ANY WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATION AND TIE-IN TO PUBLIC UTILITIES.
9. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT.
10. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH.
11. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN.
12. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES.
13. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
14. THESE PLANS, PREPARED BY BARGE, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK.
15. ALL HANDICAP PARKING SPACES ARE TO RECEIVE A HANDICAP SIGN AND HANDICAP SYMBOL PAINTED ON THE PAVEMENT.
16. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
17. ON-SITE PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND THE GEOTECHNICAL ENGINEERING REPORT.
18. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
19. UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW.
20. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING VEGETATION DURING CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CURRENT CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED PERMITS.
24. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE STATE ROW SHALL BE IN ACCORDANCE WITH (TDOT'S) SPECIFICATIONS AND STANDARDS (LATEST EDITION).
25. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE METRO DAVIDSON COUNTY RIGHT-OF-WAY (ROW) SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS SPECIFICATIONS AND STANDARDS (LATEST EDITION).
26. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES.
27. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

DEMOLITION NOTES:

- 1. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES TREES AND STUMPS. REMOVE EXISTING PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED LANDFILL BY THE CONTRACTOR.
3. CONTRACTOR TO NOTIFY OWNER TWO WEEKS PRIOR TO DEMOLITION TO ALLOW REMOVAL OF SALVAGEABLE MATERIALS.
4. CONTRACTOR TO REMOVE ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED FROM THE SITE UNLESS DIRECTED OTHERWISE.
5. CONTRACTOR SHALL APPLY, SECURE AND PAY ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL PAY ALL APPLICABLE SALES TAXES.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND UTILITY DEPARTMENTS PROVIDING SERVICE TO THE SITE AND SHALL COORDINATE ALL WORK.
7. ANY SIDEWALK OR CURB SCHEDULED TO REMAIN DAMAGED DURING DEMOLITION IS TO BE REPLACED AT CONTRACTOR'S EXPENSE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. NO TRUCKS OR VEHICLES SHALL LEAVE THE SITE WITH MUDDY TIRES OR WITH ANY SUBSTANCE WHICH WILL DAMAGE OR STAIN ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.
11. SITE DUST CONTROL DURING DEMOLITION WILL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
12. ENGINEER HAS NOT INSPECTED THE SITE FOR THE PRESENCE OF HAZARDOUS MATERIALS.
13. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, BUT NOT LIMITED TO, NOISE ORDINANCES.
14. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE AS SHOWN.
16. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED.
17. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE.

GRADING

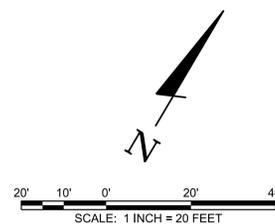
- 1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE AND CITY ENGINEER.
2. STRIP ALL TOPSOIL AND OTHER DELETERIOUS MATERIALS AS PER SOIL CONSULTANT'S GEOTECH REPORT.
3. ALL TOPSOIL, FILL MATERIAL, EXISTING FOUNDATIONS, UTILITIES, UNDER GROUND TANKS, PAVEMENT BASE AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
4. ADJUST FINAL GRADES TO EXISTING PAVEMENTS TO ASSURE A SMOOTH TRANSITION.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
6. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL.
7. IN NO CASE SHALL SLOPE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS.
8. THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, IS INCORPORATED BY REFERENCE AND MADE A PART OF THE CONTRACT DOCUMENTS.
9. MINIMUM SLOPE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% AND A MINIMUM 0.5% SLOPE ON CURBS.
10. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
11. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
12. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
13. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
14. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
15. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE OWNER'S REPRESENTATIVE THEY SHALL BE REMOVED.
16. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
17. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
18. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT.
19. ALL UN-SURFACED AREA DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL.
20. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA.
21. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
22. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE.
23. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
24. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT (1' FOOT).
25. THIS GRADING AND DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF SURFACE CONDITIONS FOR THE WORK INDICATED.
26. DO NOT DISTURB VEGETATION OR REMOVE ANY EXISTING TREES EXCEPT WHERE DESIGNATED ON THE PLAN.
27. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

- 1. NO VEGETATION IS TO BE DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6".
3. ALL GRADED AREAS INCLUDING 3:1 SLOPES ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS OF FINAL GRADING.
4. ALL DITCH BOTTOMS AND 3:1 AND STEEPER SLOPES SHALL HAVE LANDLOK CS2 EROSION CONTROL MATTING APPLIED OVER SEED BED.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
6. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, IN THE OPINION OF THE ENGINEER, THEY SHALL BE REMOVED.
7. NO WORK IS TO BE STARTED UNTIL MANDATORY PRE-CONSTRUCTION MEETING WITH METRO WATER SERVICES.
8. INSTALL SILT FENCE AROUND THE BASE OF ANY STOCK PILES.
9. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA, THE EQUIPMENT MAINTENANCE AND CLEANING AREA, CONTRACTOR'S EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, CONCRETE TRUCK WASHOUT AREA, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL LIMITS OF CONCRETE / PAVEMENT SHALL BE SODDED (6") SIX FEET OUT FROM EDGE OF PAVEMENT.
11. ALL UNDISTURBED AREAS INCLUDING WETLAND/STREAM BUFFERS, SHALL BE FIELD MARKED AND KEPT FREE OF CONSTRUCTION EQUIPMENT.
12. CURRENT VERSIONS OF THE STORM WATER POLLUTION PREVENTION PLAN, NOTICE OF INTENT, AND NOTICE OF COVERAGE SHALL BE KEPT ON SITE AND IS TO BE ACCESSIBLE FOR THE DURATION OF THE PROJECT.
13. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA.
14. MULCH WITH STRAW AT A RATE OF 100 LBS/1000 S.F. OVER THE SEEDED AREAS.
15. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK AND TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS.
16. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY.

UTILITY NOTES

- 1. CONTRACTOR SHALL REPAIR DAMAGES TO EXISTING LINES. EXISTING LINES WERE INSPECTED AT AREAS PROPOSED FOR CONNECTIONS AND IMPROVEMENTS AND ARE CONSIDERED TO BE ABLE TO PASS INSPECTION TESTING.
2. LOCATIONS AND WORK SHOWN ARE APPROXIMATE BASED ON BEST AVAILABLE UTILITY DATA AND APPURTENANCES APPARENT IN FIELD.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
4. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES.
5. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND.
6. REWORK OF AIR AND VACUUM RELEASE VALVES SHALL INCLUDE REPLACEMENT OF ALL STEEL AND/OR GALVANIZED APPURTENANCE PIPING WITH BRASS, BRONZE OR STAINLESS STEEL.



MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900
BENCHMARK
TAG BOLT ON FIRE HYDRANT ON WEST END AVENUE CENTER ELEVATION= 507.42 (NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001



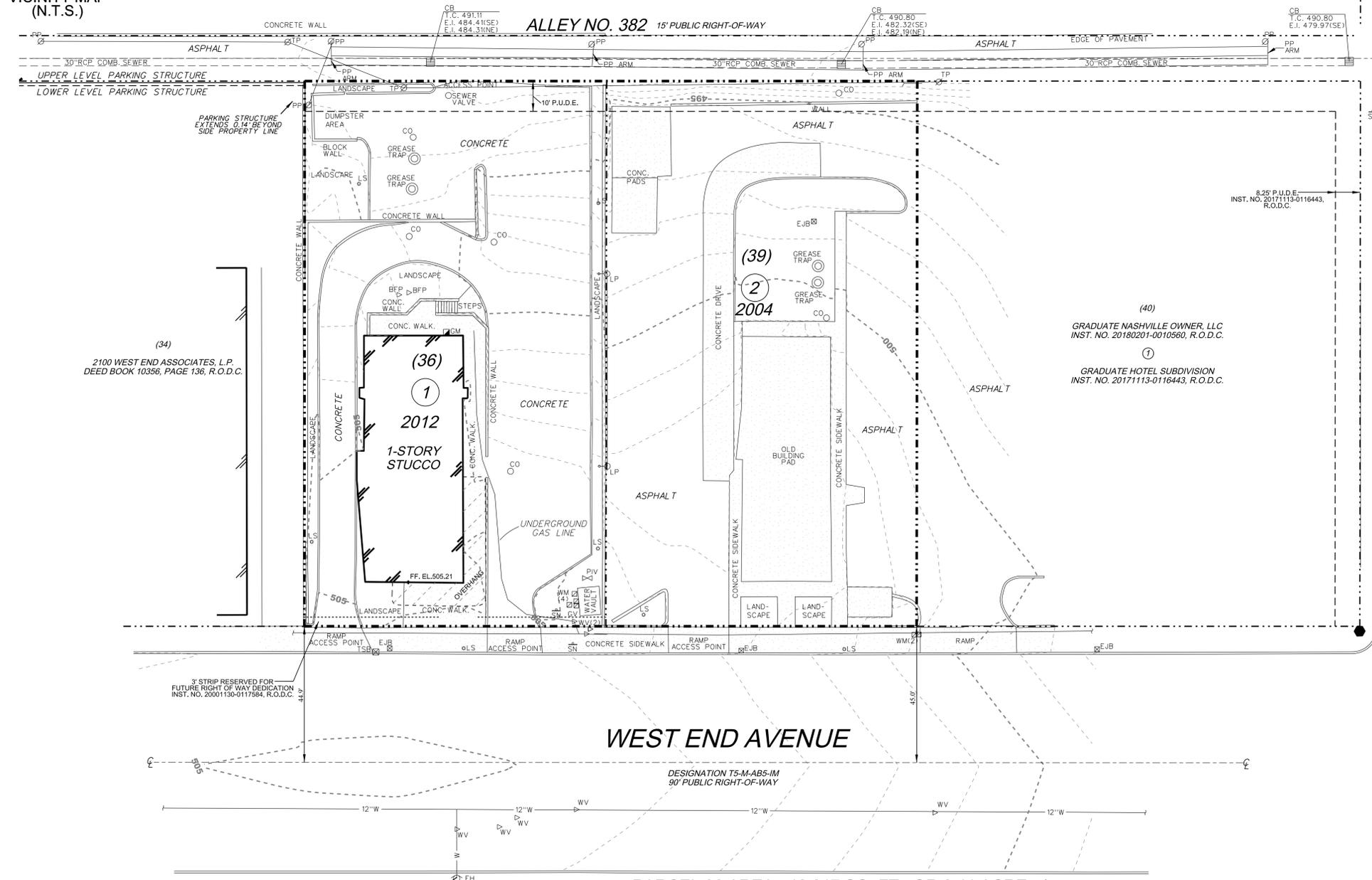
GENERAL NOTES
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Table with 4 columns: REV., DR., CHK., DATE. Rows include PRELIM SP and MDP for 09-12-18 and 10-04-18.

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FILE NO. 36825-02



VICINITY MAP
(N.T.S.)



PARCEL 36 AREA= 18,017 SQ. FT., OR 0.41 ACRE +/-
 PARCEL 39 AREA= 18,554 SQ. FT., OR 0.43 ACRE +/-
 TOTAL AREA= 36,571 SQ. FT., OR 0.84 ACRE +/-

LEGEND

MAPPING SYMBOLS AND CODES

- AC AIR CONDITIONER (AC)
- CB CATCH BASIN (CB)
- CBT CABLE TELEVISION (CATV)
- DCB DOUBLE CATCH BASIN (DCB)
- TCB TRIPLE CATCH BASIN (TCB)
- CO CLEANOUT
- EJBOX ELECTRIC JUNCTION BOX (EJBOX)
- EM ELECTRIC METER (EM)
- ETF ELECTRIC TRANSFORMER (ETF)
- FFE FINISHED FLOOR ELEVATION (F.F.E.)
- FH FIRE HYDRANT (FH)
- POST
- FP FLAG POLE (FP)
- GM GAS METER (GM)
- GP GUY POLE (GP)
- GV GAS VALVE (GV)
- GW GUY WIRE (GW)
- IRN IRON ROD NEW (IRN)
- IRO IRON ROD OLD (IRO)
- IPR IRON PIPE OLD (IPR)
- ISO IRON SPIKE OLD (ISO)
- LS LIGHT STANDARD METAL/WOOD (LS)
- MB MAIL BOX (MB)
- MM MANHOLE (MM)
- MONO CONCRETE MONUMENT OLD (MONO)
- MONO NEW CONCRETE MONUMENT NEW (MONO)
- PKK P.K. NAIL OLD (PKK)
- PKK NEW P.K. NAIL NEW (PKK)
- PIV POST INDICATOR VALVE (PIV)
- PLP POWER LIGHT POLE (PLP)
- PTLP POWER TELEPHONE LIGHT POLE (PTLP)
- PTP POWER TELEPHONE POLE (PTP)
- ROWM RIGHT-OF-WAY MONUMENT (ROWM)
- SPH SPRINKLER HEAD/VALVE (SPH)
- SSM SANITARY SEWER MANHOLE (SSM)
- SN SIGN (SN)
- STMH STEAM MANHOLE (STMH)
- SMH STORMWATER MANHOLE (SMH)
- ITB TELEPHONE JUNCTION BOX (ITB)
- ITLP TELEPHONE LIGHT POLE (ITLP)
- ITP TELEPHONE POLE (ITP)
- EG TREE EVERGREEN
- WM WATER METER (WM)
- WV WATER VALVE (WV)

LINE STYLES

- CENTERLINE
- CONCRETE AREA
- EDGE OF WOODS LINE
- EASEMENT LINE
- FENCE LINE
- GAS LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD POWER AND TELEPHONE LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- STORMWATER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- GUARDRAIL
- EDGE OF WATER

BARGE
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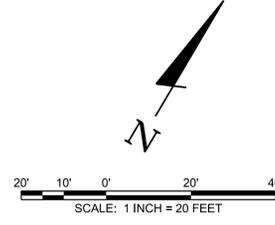


EXISTING CONDITIONS
 WEST END RESIDENTIAL
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	CHK.	DATE	DESCRIPTION
	MDP	09-12-18	PRELIM SP
	MIC	10-04-18	PRELIM SP

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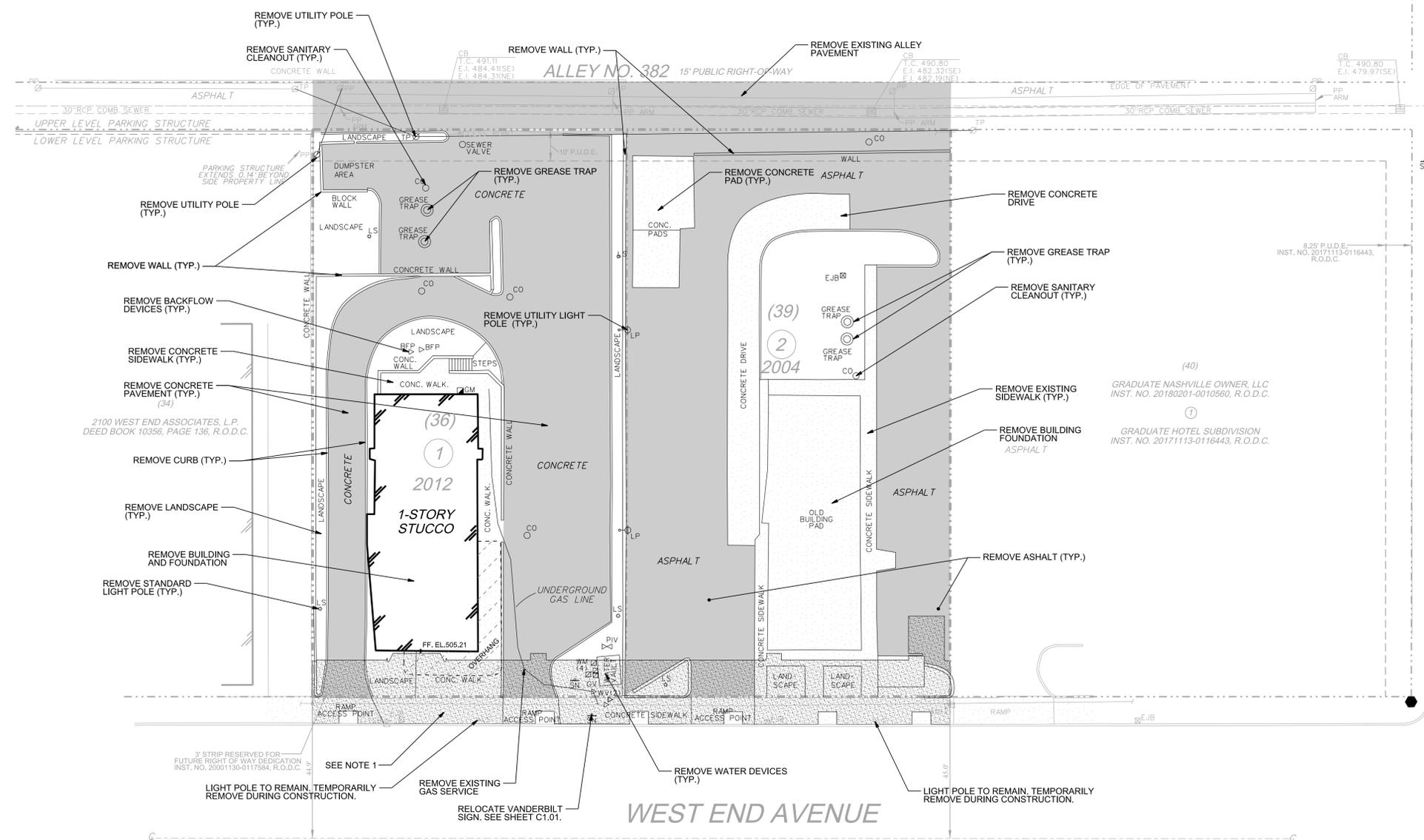
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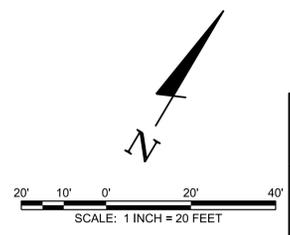


DEMOLITION PLAN
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

- NOTES:**
- CONCRETE SIDEWALK AND POST CURB ALONG PROPERTY FRONT SHALL REMAIN IN PLACE UNTIL NEW SIDEWALK, CURB, AND GUTTER IS READY TO BE INSTALLED IN ORDER TO MAINTAIN CURRENT DRAINAGE PATTERNS.



LEGEND:
[Grey Box] REMOVE EXISTING PAVEMENT



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	DSR	MDP	09-12-18	PRELIM SP
	MIC	MDP	10-04-18	PRELIM SP

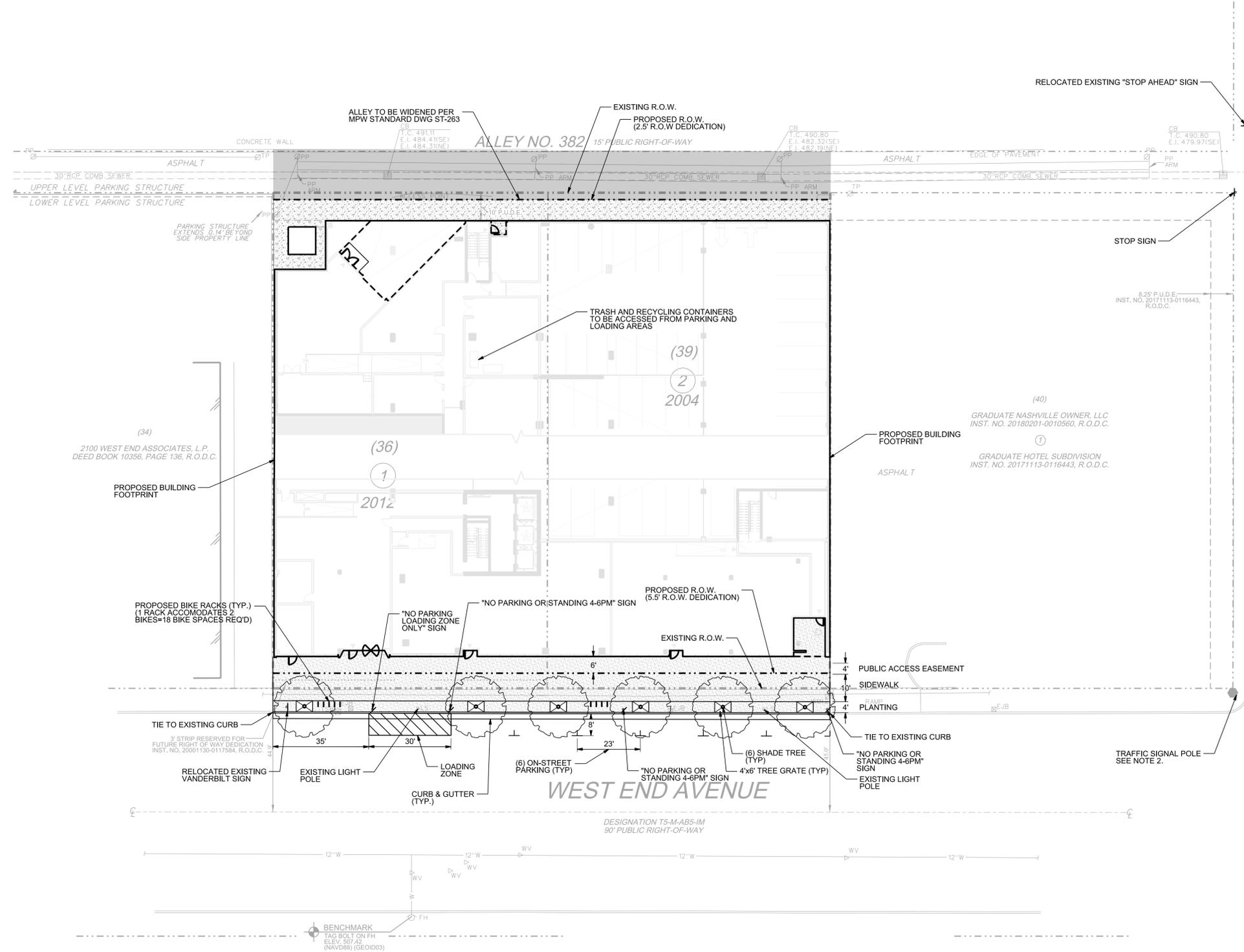
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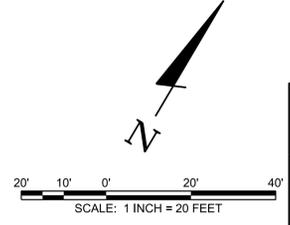
SITE LAYOUT PLAN

WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



- NOTES:**
- CONCRETE SIDEWALK AND POST CURB ALONG PROPERTY FRONT SHALL REMAIN IN PLACE UNTIL NEW SIDEWALK, CURB, AND GUTTER IS READY TO BE INSTALLED IN ORDER TO MAINTAIN CURRENT DRAINAGE PATTERNS.
 - UPGRADE FOUR PEDESTRIAN SIGNALS AT THREE SIGNALIZED INTERSECTIONS (20TH AVE NORTH & WEST END; 21ST AVE NORTH & WEST END; 20TH AVE NORTH & CHURCH ST) TO MEET TDOT STANDARDS REGARDING ACCESSIBLE PEDESTRIAN CONTROLS, INCLUDING AUDIBLE "TALKING" ALERTS AS WELL AS DETECTABLE WARNING SURFACES. SEE TRAFFIC IMPACT STATEMENT FOR DETAILS.
 - THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

- LEGEND:**
- ASPHALT PAVEMENT
 - CONCRETE WALK
 - CONCRETE PAVEMENT
 - SHADE TREE (TYP.)



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MAP 92-16
PARCELS 09216003600, 09216003900

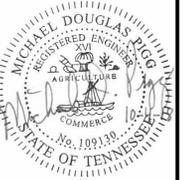
BENCHMARK:
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001

REVISION INFORMATION	
REV.	DESCRIPTION
DR.	PRELIM SP
CHK.	PRELIM SP
MP.	PRELIM SP
DSR.	PRELIM SP
MIC.	PRELIM SP

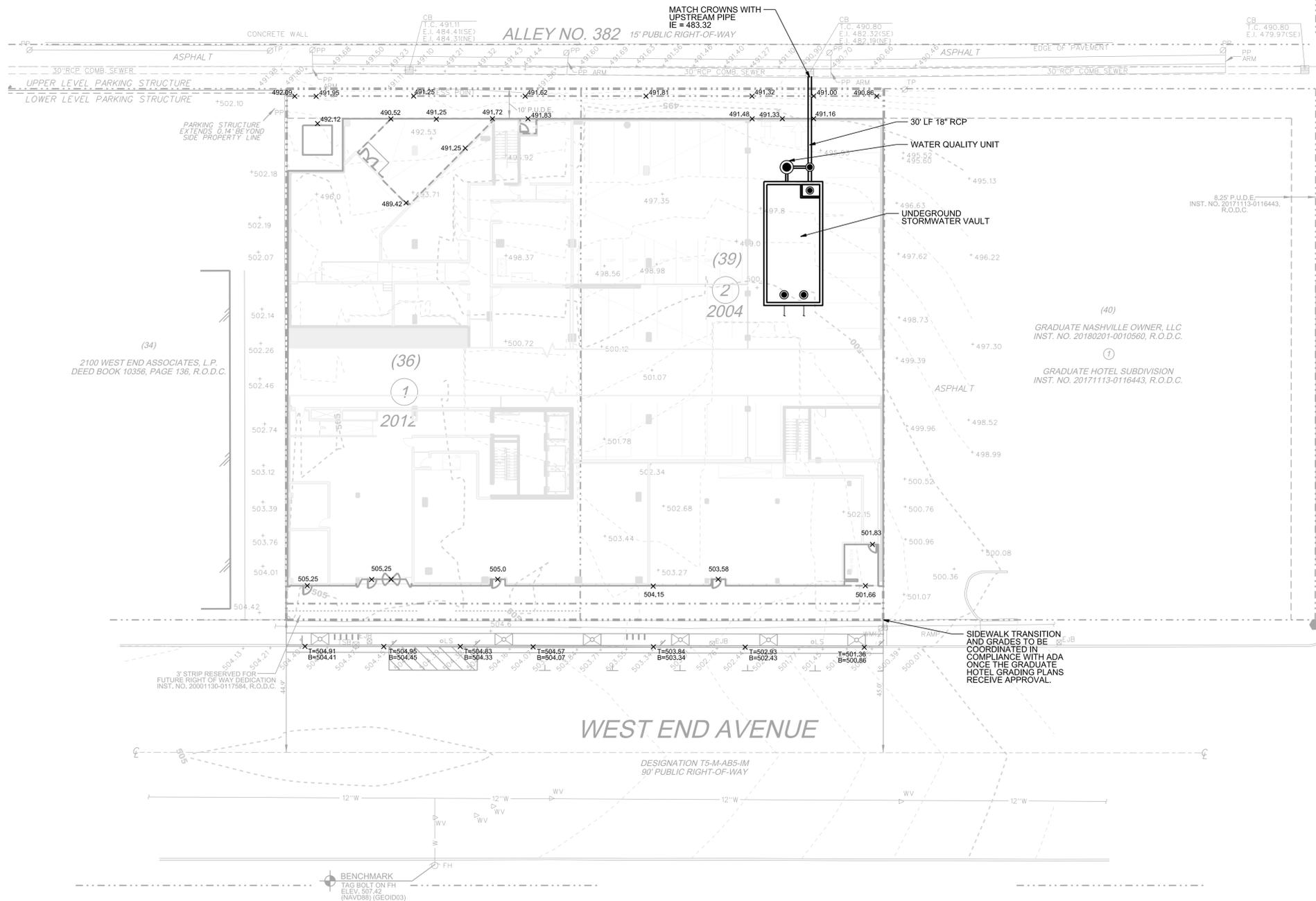
C1.01

FILE NO. 36825-02



GRADING AND DRAINAGE PLAN

WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

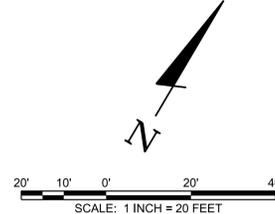


GRADING & DRAINAGE NOTES

- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT-OF-WAY IS 15' CMP.)

20TH AVENUE NORTH

WEST END AVENUE



MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900

BENCHMARK
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MDP	08-12-18	PRELIM SP
	MIC	MDP	10-04-18	PRELIM SP

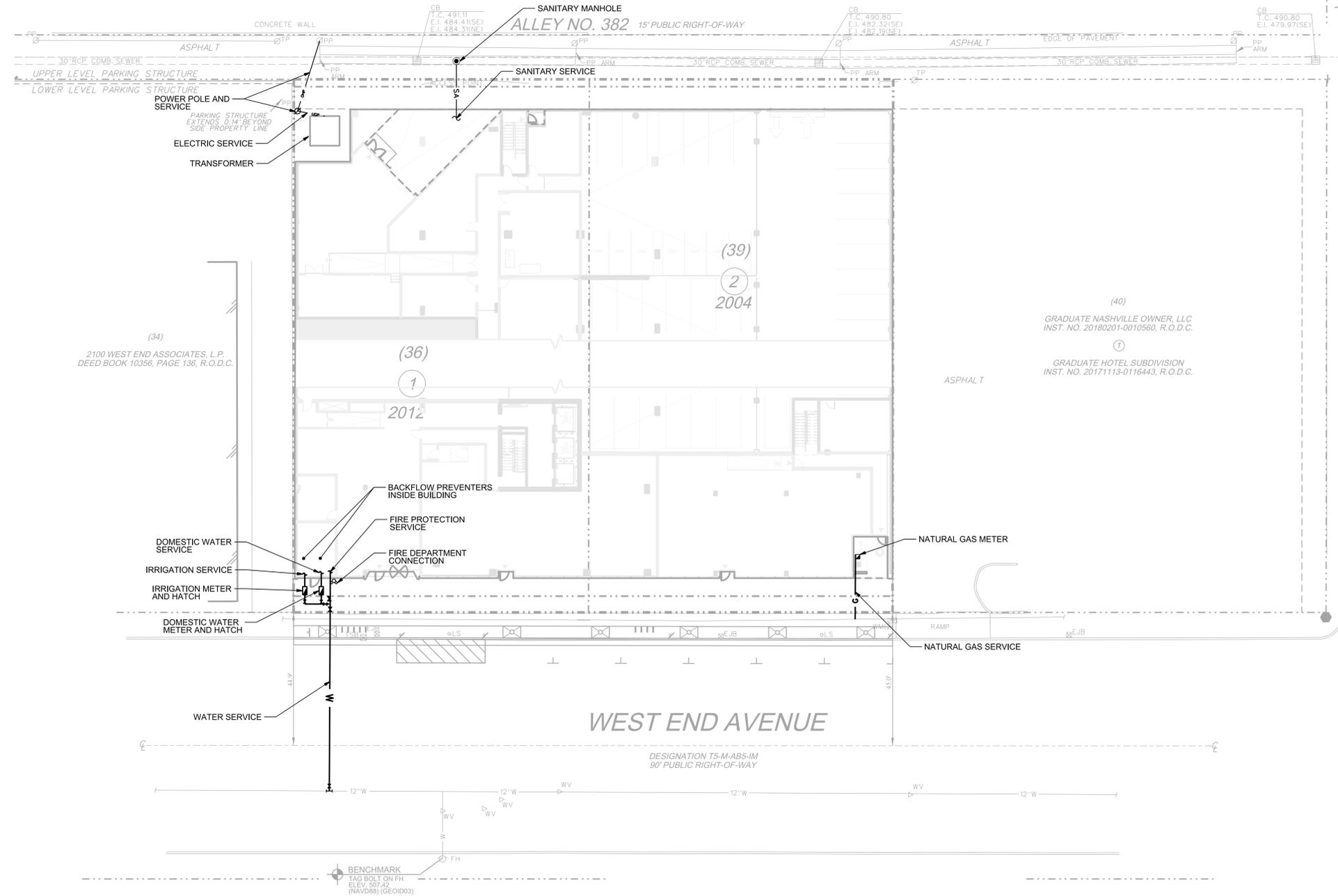
C2.01

FILE NO. 36825-02





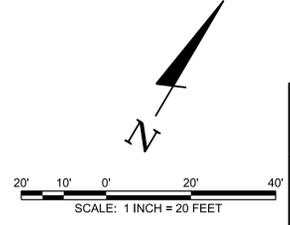
SITE UTILITY PLAN
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



- LEGEND:**
- SA — SANITARY SEWER SERVICE
 - W — WATER SERVICE
 - UGP — UNDERGROUND POWER SERVICE
 - G — GAS SERVICE

20TH AVENUE NORTH

WEST END AVENUE



MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900
BENCHMARK
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MDP	09-12-18	PRELIM SP
	MIC	MDP	10-04-18	PRELIM SP

C4.01

FILE NO. 36825-02





CLARK STREET HOLDINGS, LLC

SOLOMON CORDWELL BUENZ

BARGE DESIGN SOLUTIONS

WEST END RESIDENTIAL

NASHVILLE, TN

PRELIMINARY SPECIFIC PLAN SUBMISSION

RESPONSE TO COMMENTS 1

10 - 04 - 2018

CASE # 2018SP-070-001

TABLE OF CONTENTS :

SITE OVERVIEW & PROJECT INFORMATION

EXISTING CONDITIONS

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SITE PLAN

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LAND USES + DEVELOPMENT TABLE

POTENTIAL BUILDING PROGRAM

UTILITY, GRADING, AND DRAINAGE PLAN





Context Plan

SP Name : West End Residential
Council District : 21
Council Member : Ed Kindall

Address/Map and Parcels/Owners of Record :
 2004 West End Ave., Nashville, TN
 09216003900
 2012 West End Ave., Nashville, TN
 09216003600

FEMA Firm Panel : 47037C0243H
Existing Zoning : MUI-A/OV-UZO

Developer : Clark Street Holdings, LLC
 130 East Randolph Street #2100
 Chicago, IL 60601

Matt Booma
 312.239.1896

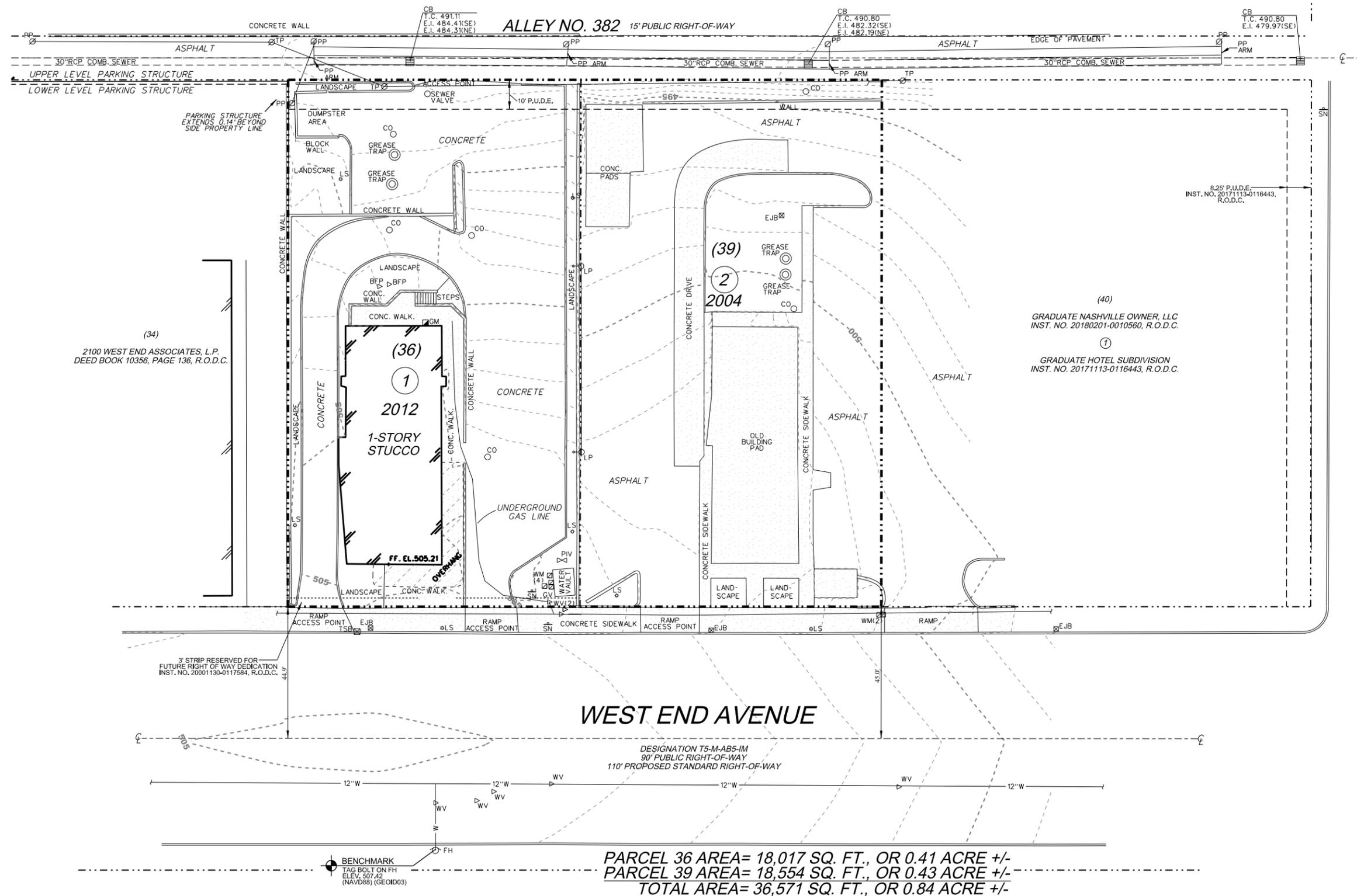
Civil Engineer & Landscape Architect:
Barge Design Solutions
 615 3rd Avenue South
 Nashville, TN 37210

Kathryn Withers
 615.252.4213

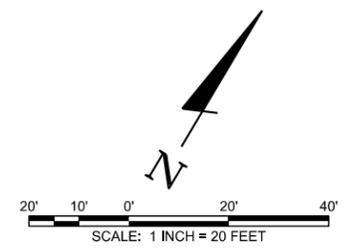
Architect : Solomon Cordwell Buenz
 625 North Michigan Avenue
 Chicago, IL 60611

Clara Wineberg
 312.896.1191





PARCEL 36 AREA= 18,017 SQ. FT., OR 0.41 ACRE +/-
 PARCEL 39 AREA= 18,554 SQ. FT., OR 0.43 ACRE +/-
 TOTAL AREA= 36,571 SQ. FT., OR 0.84 ACRE +/-



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
McB	Mauzy-Urban land complex, 2 to 7 percent slopes	B	0.9	100.0%



Soil Map may not be valid at this scale.

FEMA FLOOD MAP 47037C0243H, DATED 4/5/17 (NOT PRINTED).
 SUBJECT PROPERTY IS LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.

CONSISTENCY WITH THE MIDTOWN COMMUNITY PLAN

The subject property is located within the 10-MT-T5-MU-01 Special Policy Area of the Midtown Community Plan.

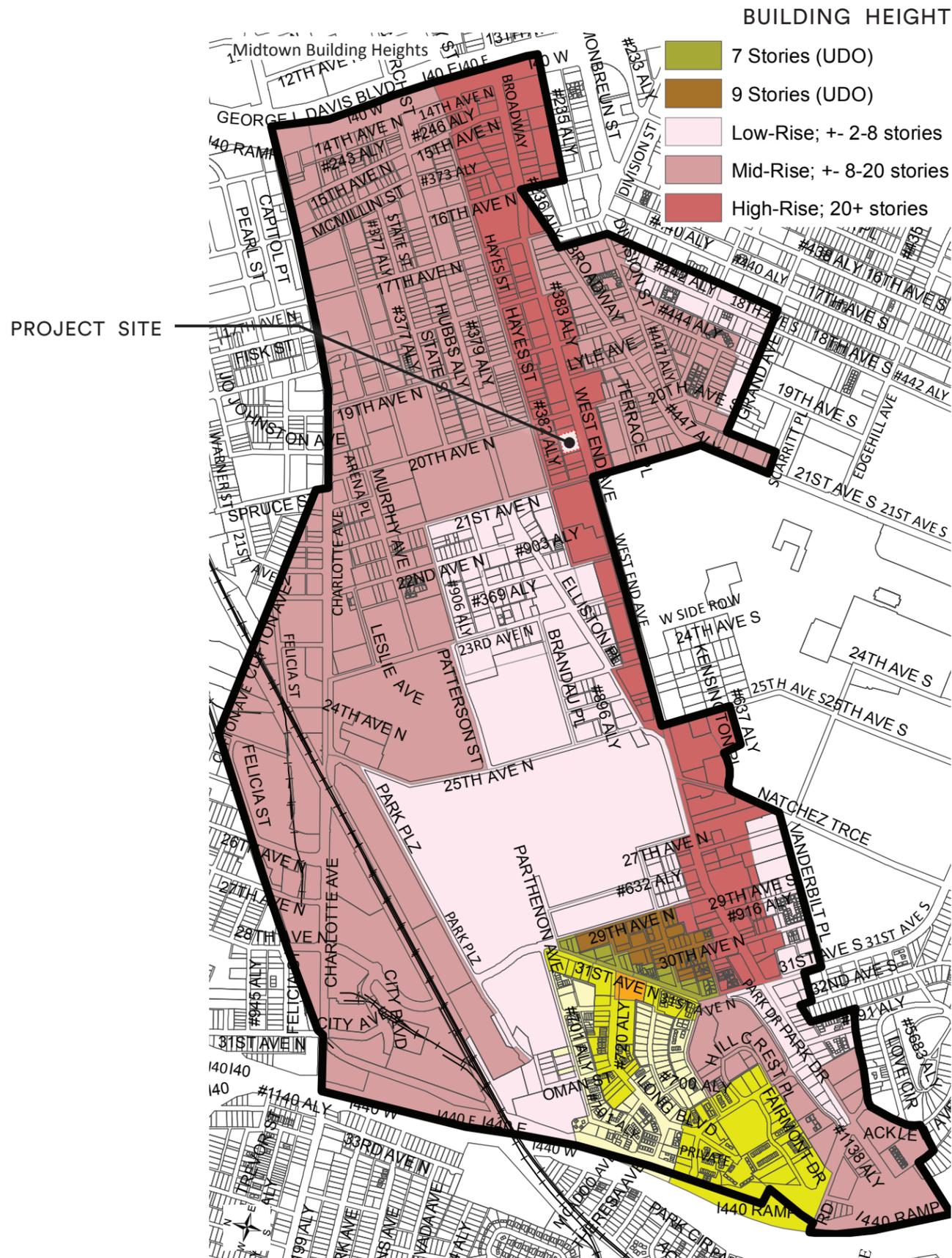
- The T5 Center Mixed Use Neighborhood Policy is envisioned to maintain, enhance, or create high-intensity urban mixed-use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed-use pattern.
- The applicable portion of the Special Policy Area is that high-rise buildings in the Midtown context would typically rise 20 stories or above.

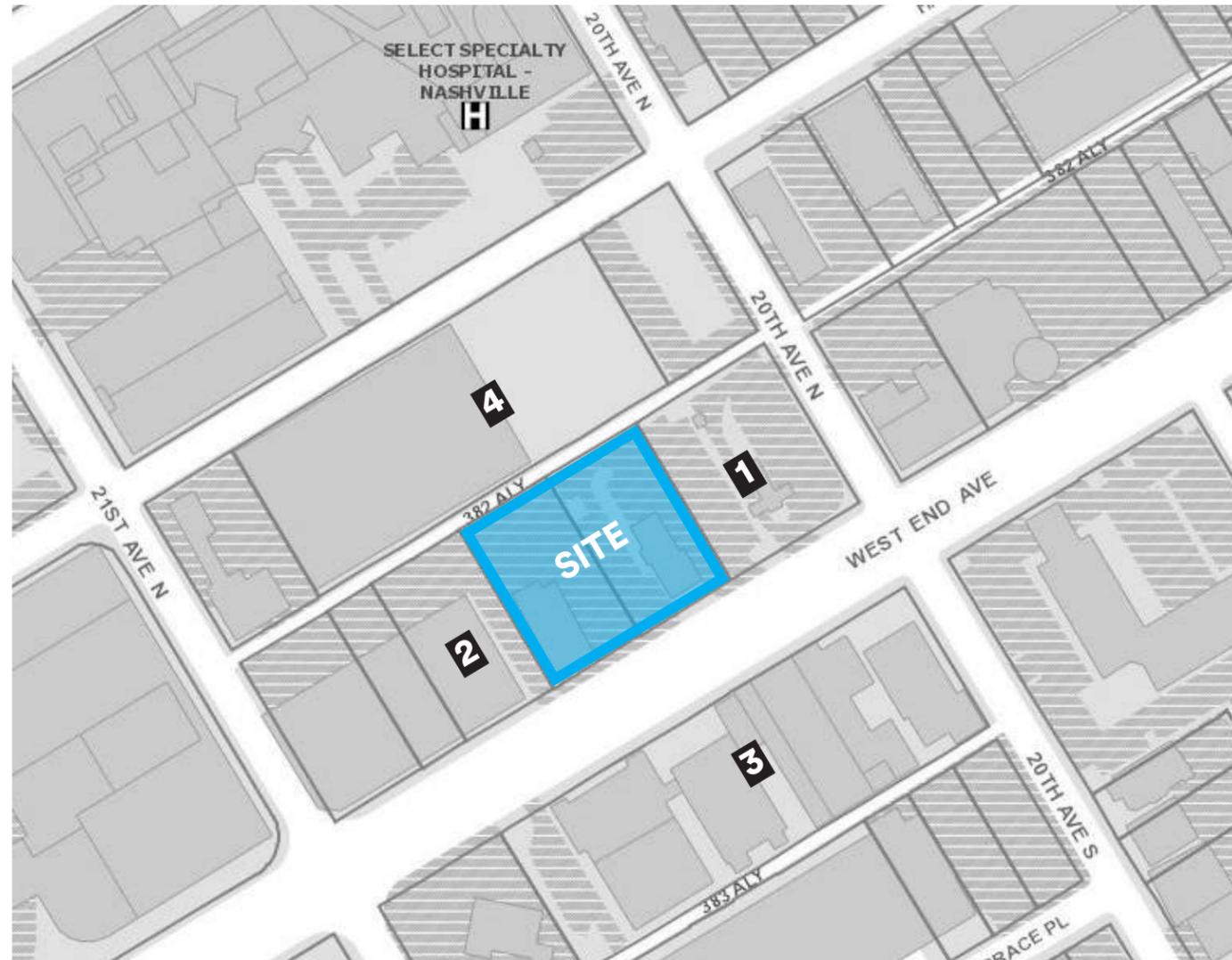
The Midtown Community Plan sets the vision for future development for the area west of downtown, including West End Avenue.

- The Midtown area has long been a major regional employment center, home to three hospitals and Vanderbilt University.
- West End is considered one of the most prominent corridors in Nashville, and a gateway into Downtown.
- The Plan seeks for the area to continue to be an economic hub for the region, but to become more balanced through the addition of residential opportunities and the construction of a consistent and comfortable pedestrian and bicycle infrastructure.

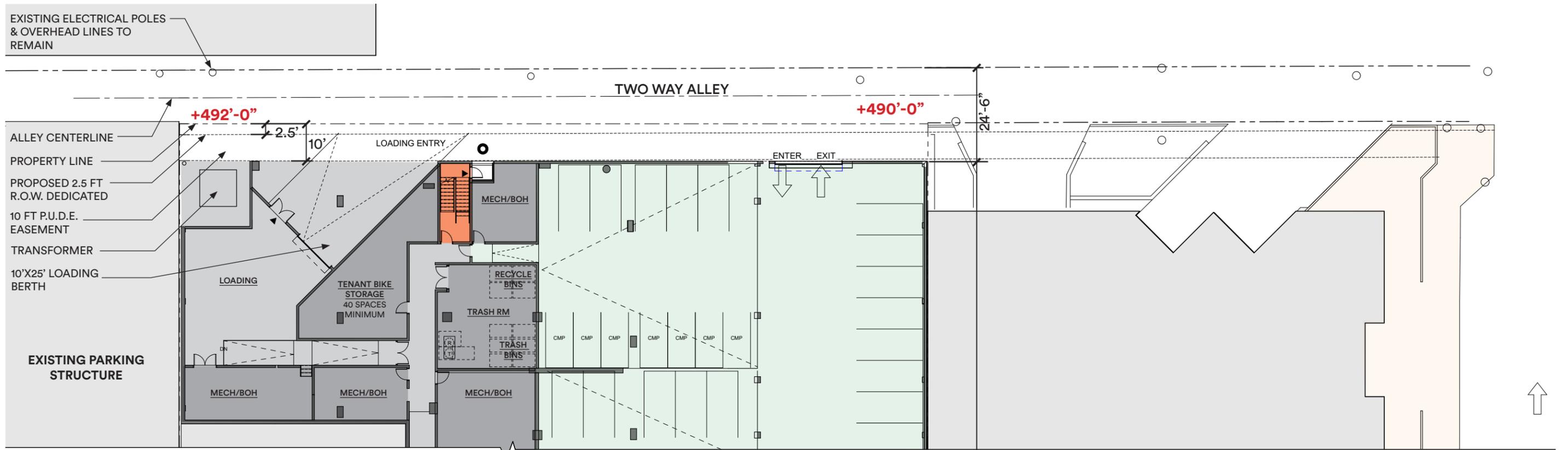
The Midtown Community Plan sets goals around three main themes: Transit Oriented Development, Economic Development and Creating Development of Lasting Value.

- The proposed SP plan helps implement goals around all three of those themes and helps transition this employment-heavy area into a balanced community with opportunities to live, work and shop within a comfortable walk.
- The plan anticipates a denser urban fabric and expects that property owners will maximize the use of scarce land for redevelopment in this area with buildings that are in the range of 20-stories and higher. This supports the proposed height in this SP.
- The Midtown Community Plan recommends a mix of uses, with an emphasis on residential opportunities, ground floor retail with buildings accessed from the sidewalk, limiting access to parking from primary streets (West End). In addition to providing a significant number of residential opportunities, this SP proposes to fill a missing piece in the West End streetscape, removing multiple driveways interrupting the pedestrian experience, and replacing it with a spacious tree-lined sidewalk and active street-level retail.



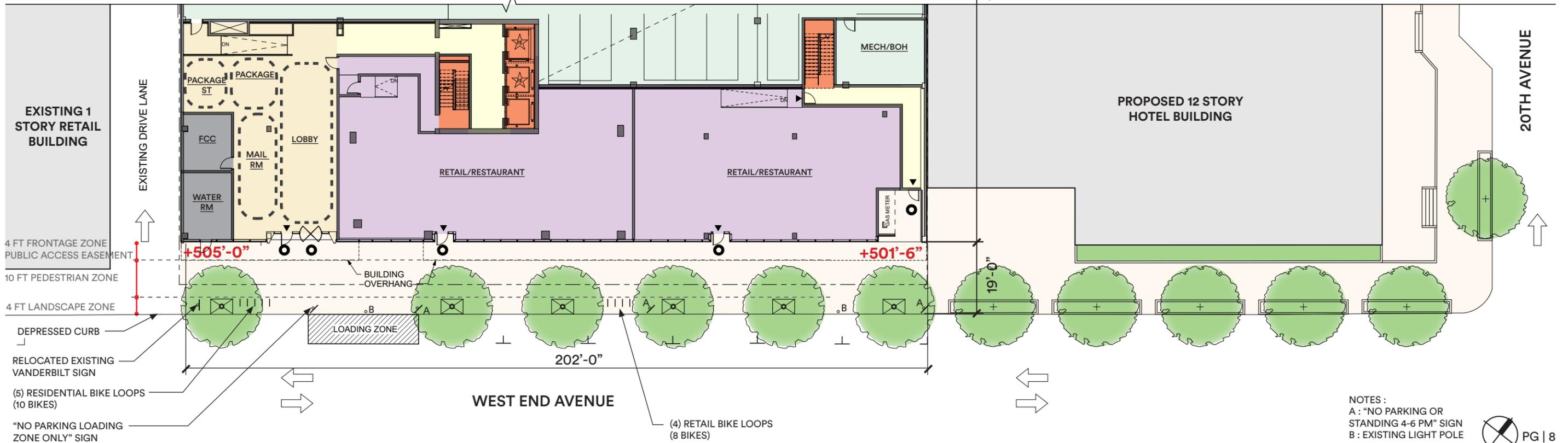


	PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	TAX MAP	PARCEL #	ZONING
1	09216004000	GRADUATE NASHVILLE OWNER, LLC	2000 WEST END AVE	NASHVILLE	TN	37203	92-16	040	MUI-A
2	09216003400	2100 WEST END ASSOCIATES, L.P.	2016 WEST END AVE	NASHVILLE	TN	37203	92-16	034	MUI-A
3	09216004100	CATHEDRAL OF THE INCARNATION CATHOLIC CHURCH	2015 WEST END AVE	NASHVILLE	TN	37203	92-16	041	CF/OV-UZO
4	09216002400	HRT OF TENNESSEE, INC.	2011 HAYES ST	NASHVILLE	TN	37203	92-16	024	MUI-A/OV-UZO

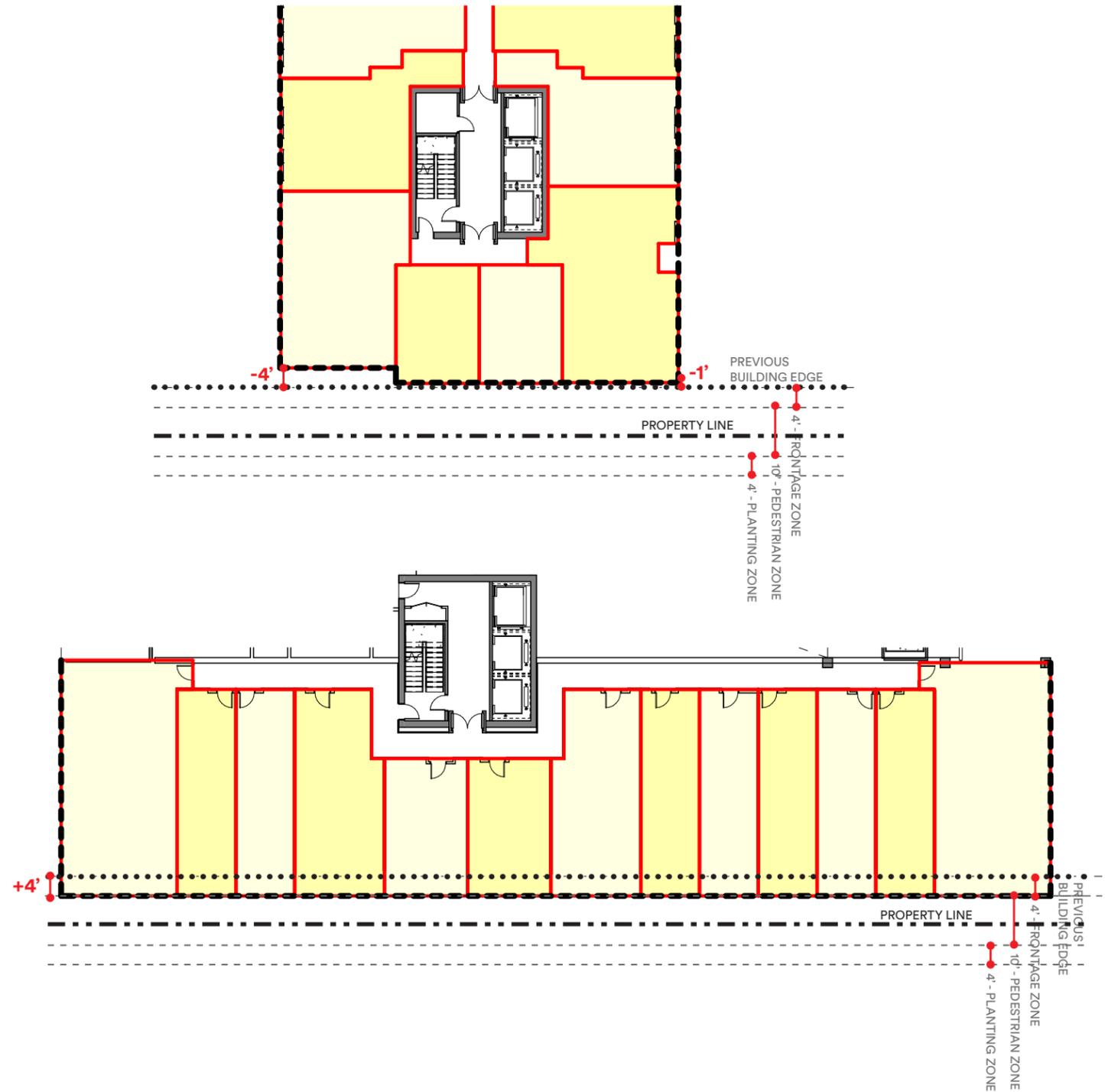
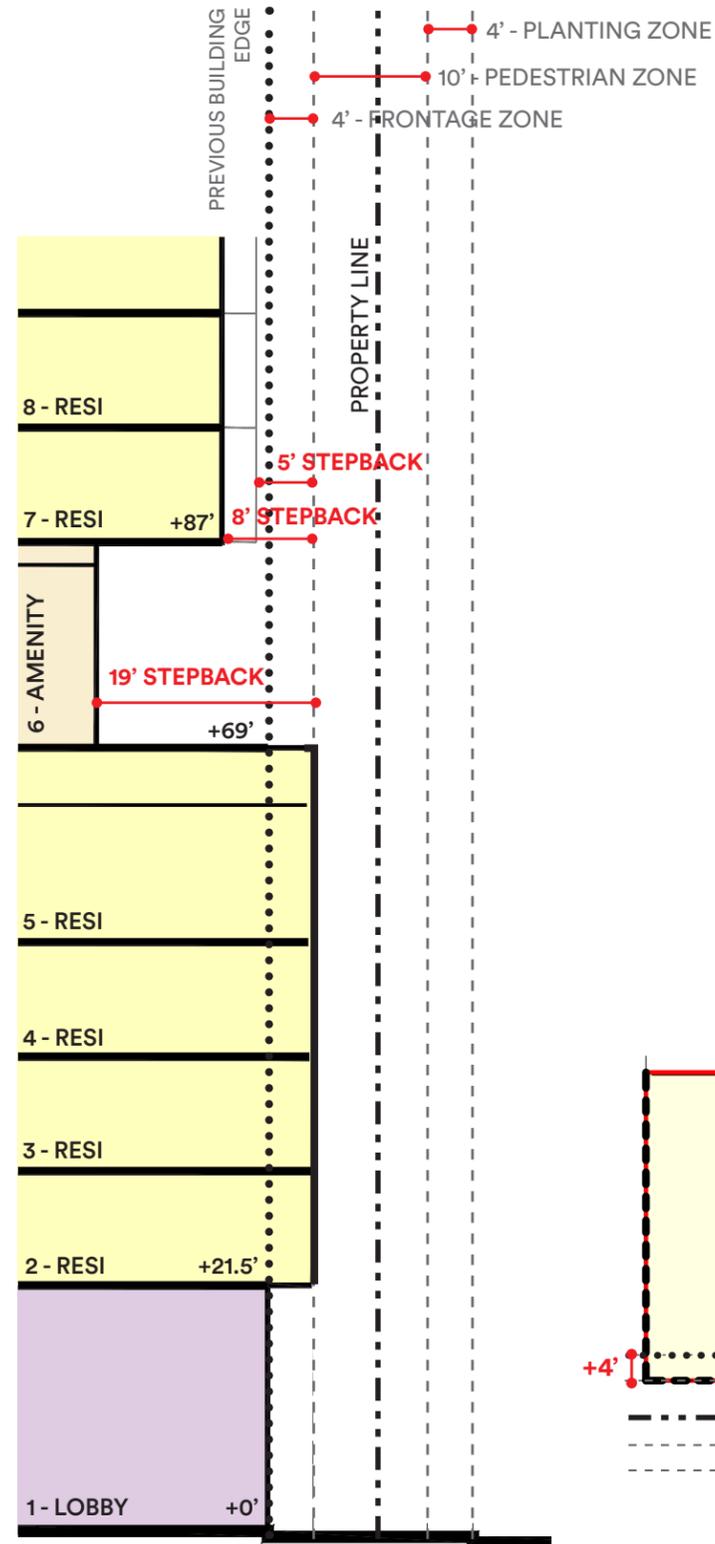


ALLEY LEVEL

WEST END AVE LEVEL



OVERALL STEPBACK 5' & 8'
 TOWER STEPBACK : -1' & -4'
 PODIUM STEPBACK : +4'
 ON BUILDING EDGE : 29%



PURPOSE

The purpose of this plan is for preliminary approval of specific plan zoning to permit 360 multi-family residential units and 6,500 square feet of retail/restaurant space.

VISION

- Our Vision for the West End Residential project will introduce 360 units to the Midtown neighborhood in a 25-story building comprised of a 20-story tower over a 5-story podium.
- The podium will feature a 3,000 sf residential lobby and 6,500 sf of retail activating the adjacent streetscape along West End Avenue. Residential units will be located above the ground floor retail further enhancing the vibrancy of the streetscape.
- Building setbacks provide a wide tree-lined sidewalk with ample space for pedestrians, outdoor cafe seating and bike parking.
- The active street façade encloses 400+ parking spaces. Parking and Loading are accessed from the alley to eliminate curb cuts, alleviate traffic conflicts, and maintain a continuous, safe, and pedestrian-friendly West End Avenue.
- The development will reinforce the quality of the neighborhood. The building's materiality draws from the quality of buildings found in the neighborhood, Vanderbilt's campus and the adjacent Graduate Hotel.
- The building's amenity level above the podium is recessed with floor-to-ceiling glass to provide a distinct break in scale for the project. The podium will complement the scale of the neighborhood and is aligned with the Cathedral of the Incarnation across the street. The tower will contribute a memorable addition to the emerging Midtown skyline.
- The architecture of the tower utilizes timeless industrial materiality layered under a contemporary modern grid. The glass corners will afford uninterrupted views of the neighborhood, Nashville skyline, and surrounding hills.
- Outdoor amenity decks on top of the podium and at the top of the tower will give a lively character to the building that mirrors the energy of the surroundings.

STANDARD NOTES

Federal Compliance: All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.

DESIGN STANDARDS

- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- Vinyl siding and untreated wood shall be prohibited.





LAND USE + DEVELOPMENT TABLE

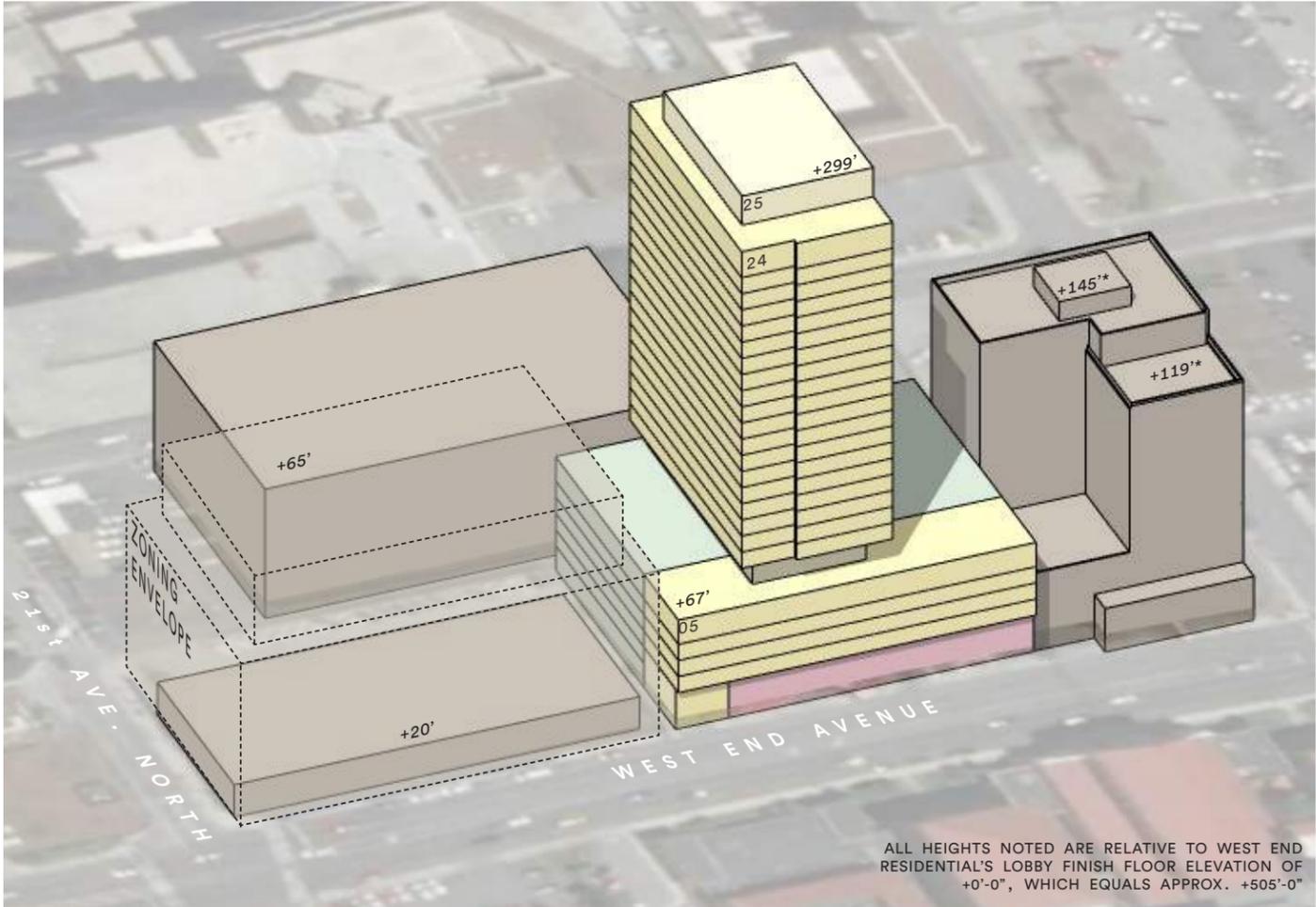
LAND USE

PROPOSED LAND USE : MIXED USE
ORIGINAL SITE AREA : .8 ACRE
SITE AREA AFTER R.O.W. DEDICATION : .76 ACRE
RETAIL/RESTAURANT : 6,500 SF
PARKING : 150,000 SF
RESIDENTIAL APARTMENTS : 230,000 SF

DWELLING UNITS : 360 UNITS

PARKING COUNT : 430 STALLS

BIKE PARKING COUNT : 58 SPACES



ALL HEIGHTS NOTED ARE RELATIVE TO WEST END RESIDENTIAL'S LOBBY FINISH FLOOR ELEVATION OF +0'-0", WHICH EQUALS APPROX. +505'-0"

ZONING DATA

ZONING DISTRICT
COMMUNITY PLAN

MUI-A
MIDTOWN OVERLAY

UNDERLYING ZONING

SETBACKS
 FAR
 MAXIMUM HEIGHT IN BUILD-TO ZONE
 MAXIMUM HEIGHT (NUMBER OF STORIES)
 MINIMUM STEPBACK (WEST END AVE.)
 REQUIRED RESIDENTIAL PARKING
 REQUIRED RESTAURANT** PARKING
 REQUIRED RESIDENTIAL BIKE PARKING
 REQUIRED RESTAURANT** BIKE PARKING

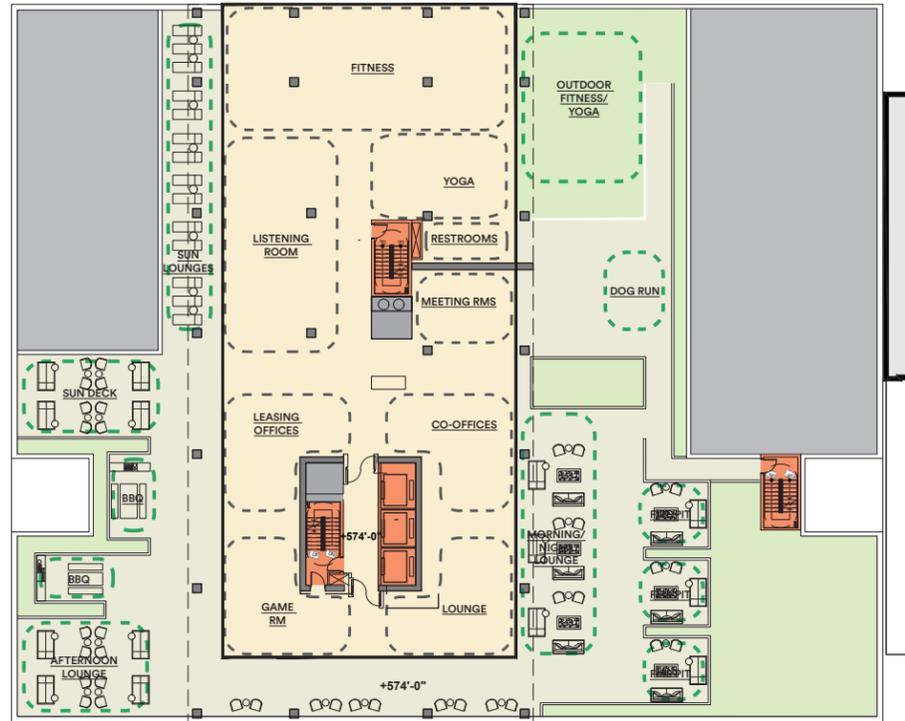
NONE REQ'D
 5.0
 7 STORIES IN 105 FT
 15 STORIES IN 150 FT
 15 FT
 (1 STALL/1BR)(1.5 STALL/2BR)(20% REDUCTION*) = 320 STALLS
 FIRST 1,000 SF EXEMPT (1 STALL/150 SF)(20% REDUCTION*) = 30 STALLS
 50 SPACES (20% PUBLIC) = 40 TENANT/ 10 PUBLIC SPACES
 4 PUBLIC SPACES/ TENANT = 8 SPACES

SPECIFIC PLAN PROPOSAL

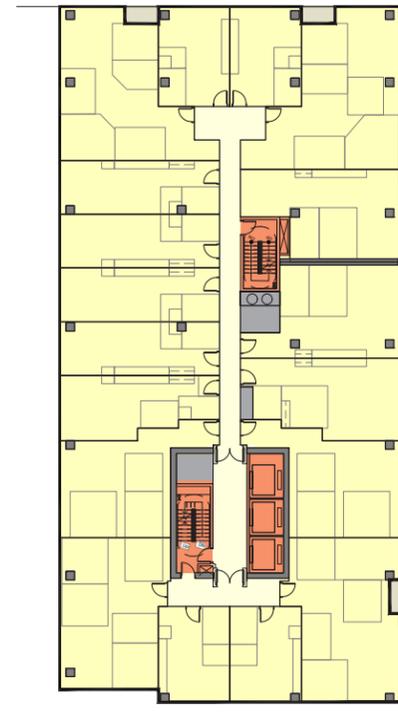
SITE AREA
 PROPOSED FAR AREA
 PROPOSED FAR
 PROPOSED HEIGHT IN BUILD-TO ZONE
 PROPOSED NUMBER OF STORIES
 PROPOSED STEPBACK
 PROPOSED RESIDENTIAL PARKING
 PROPOSED RESTAURANT** PARKING
 PROPOSED RESIDENTIAL BIKE PARKING
 PROPOSED RESTAURANT** BIKE PARKING

36,561 SF
 292,500
 8.0 (5.0 + 3.0)
 N/A
 25 STORIES IN 299 FT
 1 FT***
 400 STALLS
 30 STALLS
 40 TENANT/ 10 PUBLIC SPACES
 8 PUBLIC SPACES

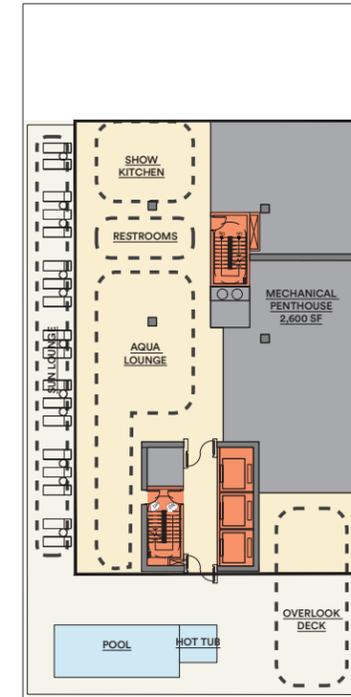
*10% TRANSIT & 10% PEDESTRIAN ACCESS REDUCTION
 ** RESTAURANT HAS MOST STRICT REQUIREMENTS
 ***SEE PAGE 9 FOR CLARIFICATION



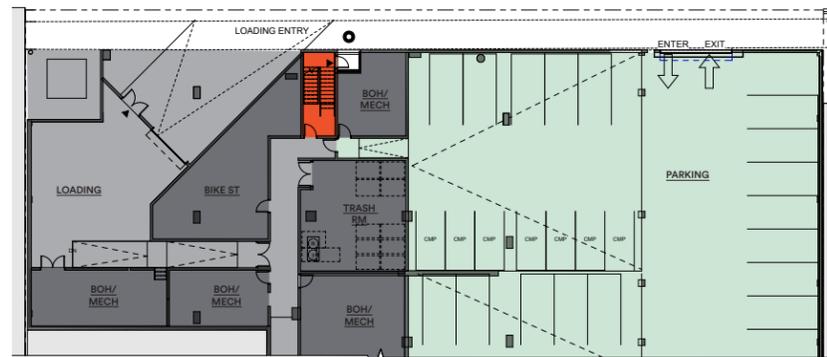
AMENITY PLAN



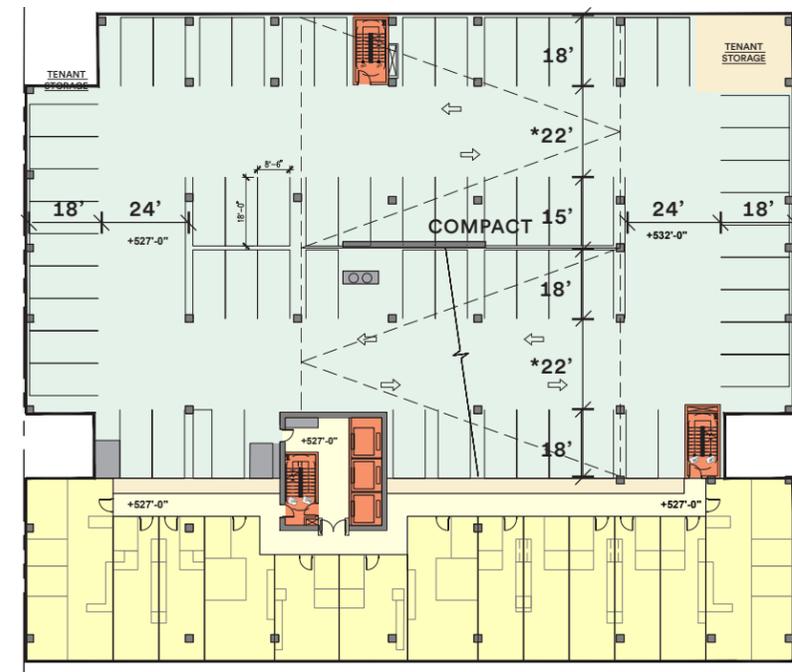
TYPICAL TOWER PLAN



ROOFTOP AMENITY PLAN



SITE PLAN



TYPICAL PODIUM PLAN

*REDUCED DRIVE AISLE FROM 24' TO 22'



UTILITY, GRADING, AND DRAINAGE PLAN

