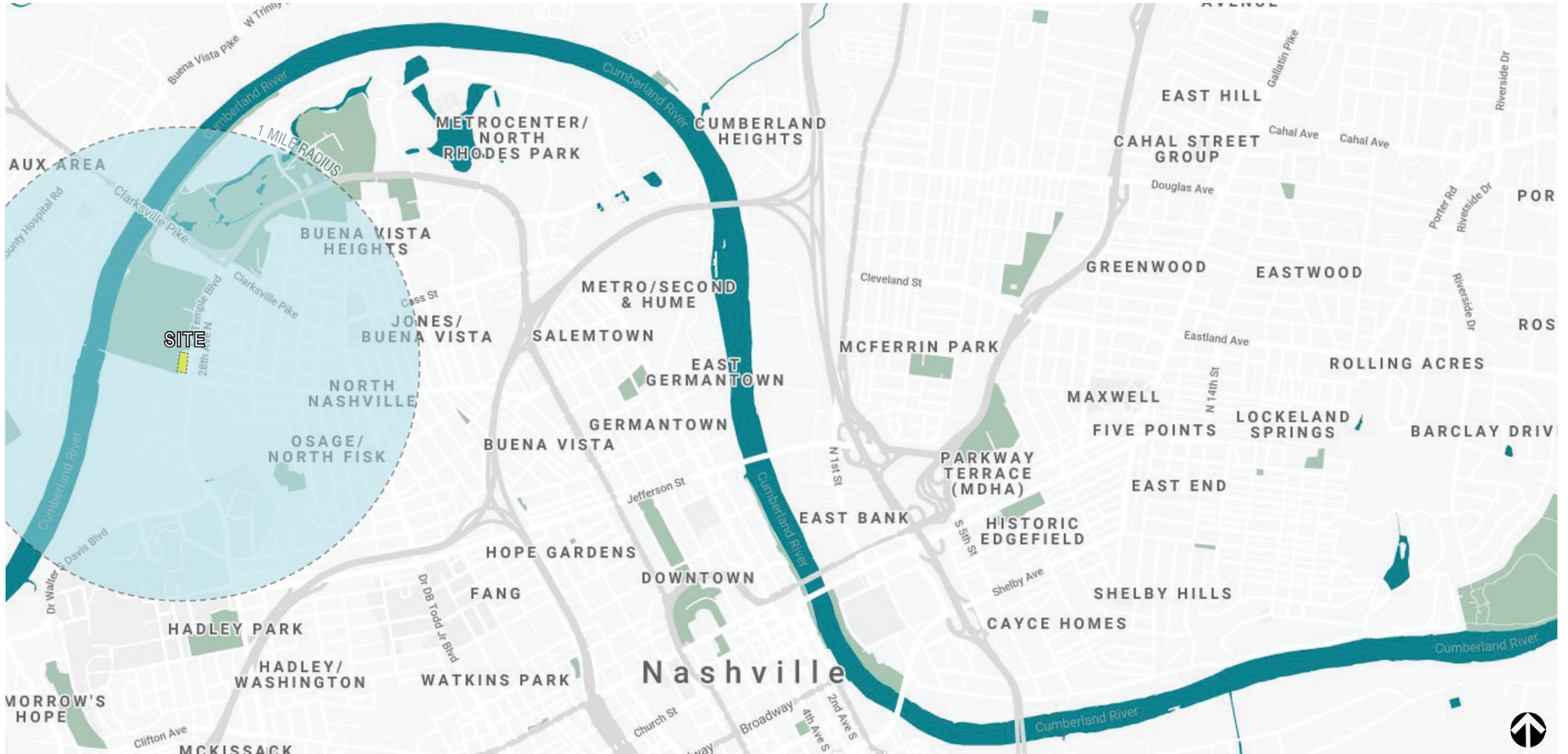


Specific Plan

1833 ED TEMPLE BOULEVARD

MIXED-USE DEVELOPMENT





01

CONTEXT MAP

Parcel ID: 08100002300
 Address: 1833 Ed Temple Boulevard
 Nashville, TN 37208

Owner: Otey, William H. Jr. et ux.
 Address: 3945 Hydesdale Lane
 Nashville, TN 37218

Council District: District 21
 Council member: Brandon Taylor

Developer: Wedgewood Avenue
 Address: 1033 Demonbreun St. Suite 300
 Nashville, TN 37203

Applicant/Land Planner: Smith Gee Studio
 Address: 602 Taylor St., Suite 201
 Nashville, TN 37208
 ATTN: Scott Morton
 smorton@smithgeestudio.com



LEGEND

-  Eldorado Site (1833 Ed Temple Blvd)
-  Recent Development
-  Arterial-Boulevard
-  Collector-Avenue
-  10 min walk radius
-  Bike Trail or Bike Lanes

EXISTING SITE PHOTOS



SITE DATA

Base Zoning	R6
Land Use Policy	T3-NM
Acreage	2.380 acres (103,665sf)



02
EXISTING CONDITIONS & DEVELOPMENT CONTEXT

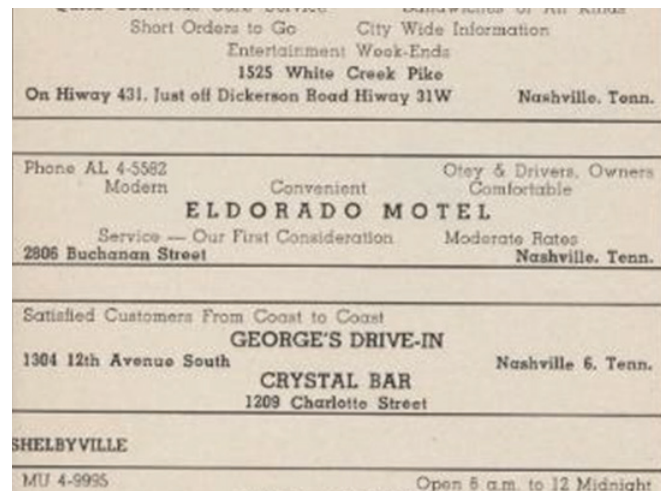
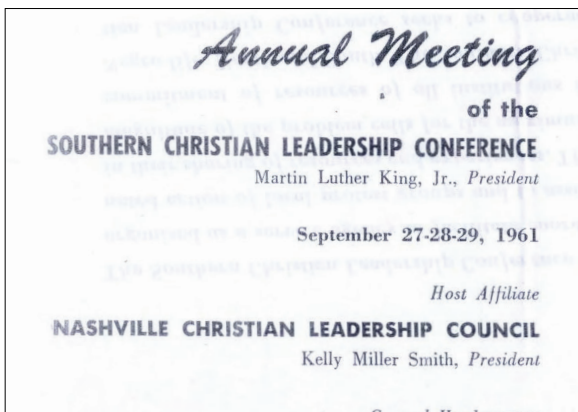
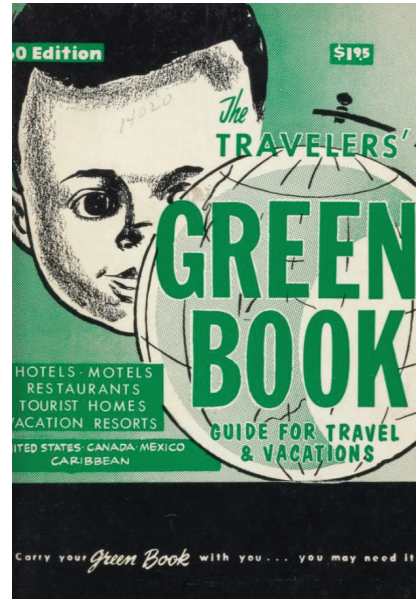


ELDORADO MOTEL

The Eldorado Motel sign is the last remaining physical remnant of what used to be the once prominent Eldorado Motel at the end of Buchanan Street. Its original owners, George Driver, a restaurant operator, and Bill Otey, a chain grocer, opened the hotel in 1957. They were the first black business owners to receive Federal Small Business Administration loan to open the business and a \$112,000 participating loan for improvements.

When the hotel first opened it was Nashville's only lodging option listed in the Green Book Travelers Guide. The Eldorado served many prominent figures in national history, including Harry Belafonte and Dr. Martin Luther King, Jr. Belafonte and King were in Nashville for Belafonte's Southern Christian Leadership Conference (SCLC)-sponsored concert at the Ryman Auditorium in September of 1961. Ted Rhodes, the first Black professional golfer, who the adjacent golf course is named after, stayed at the hotel many times. He even lived at the hotel later in his life.

The hotel was demolished in 2012, with only the sign remaining to mark this important part of Nashville's history and culture. The proposed development aims to honor the history of the site, by providing a location for visitors to see the sign and learn more about the history of the hotel and its owners. The development will also honor the history and culture of the site by drawing inspiration for the material and color palette from the rich midcentury design of the historical structure.



TITLE COMMITMENT - 1833 Ed Temple Blvd.

Title Insurance Co.: Fidelity National Title Insurance Company
Commitment File Number: 20220672CTN
Commitment Effective Date: April 07, 2022 at 8:00 AM

PROPERTY MAP REFERENCE

Subject Property is Tax Parcel ID: 0810002300 as shown per the Davidson County Property Assessor.

DEED REFERENCE

Being the same property conveyed to William H. Otey, Jr. and wife, Ann Otey, by Quitclaim Deed of record in Book 7990, Page 211, Register's Office for Davidson County, Tennessee.

PLAT REFERENCE

Being Lot 2 on the Plan of Subdivision of the East Part of Lot 10, of the Harding Bosley Tract, as of record in Book 547, Page 4, in the Register's Office for Davidson County, Tennessee.

SITE ACREAGE INFORMATION

Parcel 1: ±103,542 Sq. Ft. or ±2.377 Acres
Parcel 2: ±8,787 Sq. Ft. or ±0.202 Acres
Total Acreage = ±2.579 Acres

SCHEDULE B, PART II - EXCEPTIONS

- 1, 2, 4, 5, 6, 7, 8, & 9 have been omitted here as they are not survey related matters.
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Land survey has been complete by TWM-INC as shown and dated hereon.
- 10. Subject to all matters shown on the Plan of record in Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee. Its location is shown.
- 11. Easement of record in Book 3645, Page 418, in the Register's Office for Davidson County, Tennessee. Its location is shown.
- 12. Easements as set forth in Decree of record in Book 8270, Page 634, in the Register's Office for Davidson County, Tennessee. Its location is shown.
- 13. Possible right of Railroad to increase its right-of-way to the full extent of its charter. Its location is shown.
- 14. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. Its location is shown hereon if any.

DESCRIPTION PER TITLE COMMITMENT:

The property described hereon is the same as the property described in the referenced Title Commitment.

Parcel 1:
Being Lot No. 2 on the Plan of the Subdivision of the East Part of Lot 10, of the Harding Bosley Tract, as of record in Book 547 page 4 Register's Office for said county, said Lot No. 2 fronts 286 feet on the north side of the Tennessee Central Railroad right of way and runs back between lines 463 feet on the east line and 403 feet on the west line to a dead line in the rear on which it measures 262.5 feet; together with all improvements, structures, buildings now situate thereon.

Being a portion of the same property conveyed to Willie Ann Otey, to create estate by the entireties by Quitclaim deed from William H. Otey, Jr. and wife, Willie Ann Otey of record in Book 4902, page 906, Register's Office for Davidson County, Tennessee, dated April 7, 1975 and recorded on April 10, 1975.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is that property particularly described in the deed of record in Book 8270, page 634, Register's Office for Davidson County, Tennessee

Parcel 2:
LAND in Davidson County, Tennessee, being part of the MAC&N Railroad right-of-way bounded by the south property boundary of William H. Otey and a line 15 feet to the north of and running parallel to the center line of the track. The parcel shall be closed on the east and west by lines running from the Otey property southeast and southwest corners to the center line parallel at right angle, as outlined on the print attached hereto and made a part hereof.

Being the same property conveyed to William H. Otey Jr. and wife, Ann Otey by Quitclaim Deed from Cheatham County Rail Authority of record in Book 7900, page 211, Register's Office for Davidson County, Tennessee, dated November 17, 1959 and recorded on November 22, 1959. William Otey Jr. having since died May 10, 1992, leaving Willie Ann Otey, also known as Ann Otey, as the surviving tenant by the entirety.

SPECIAL UTILITY NOTE:

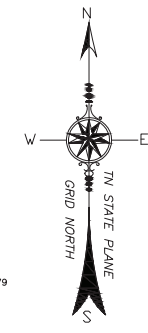
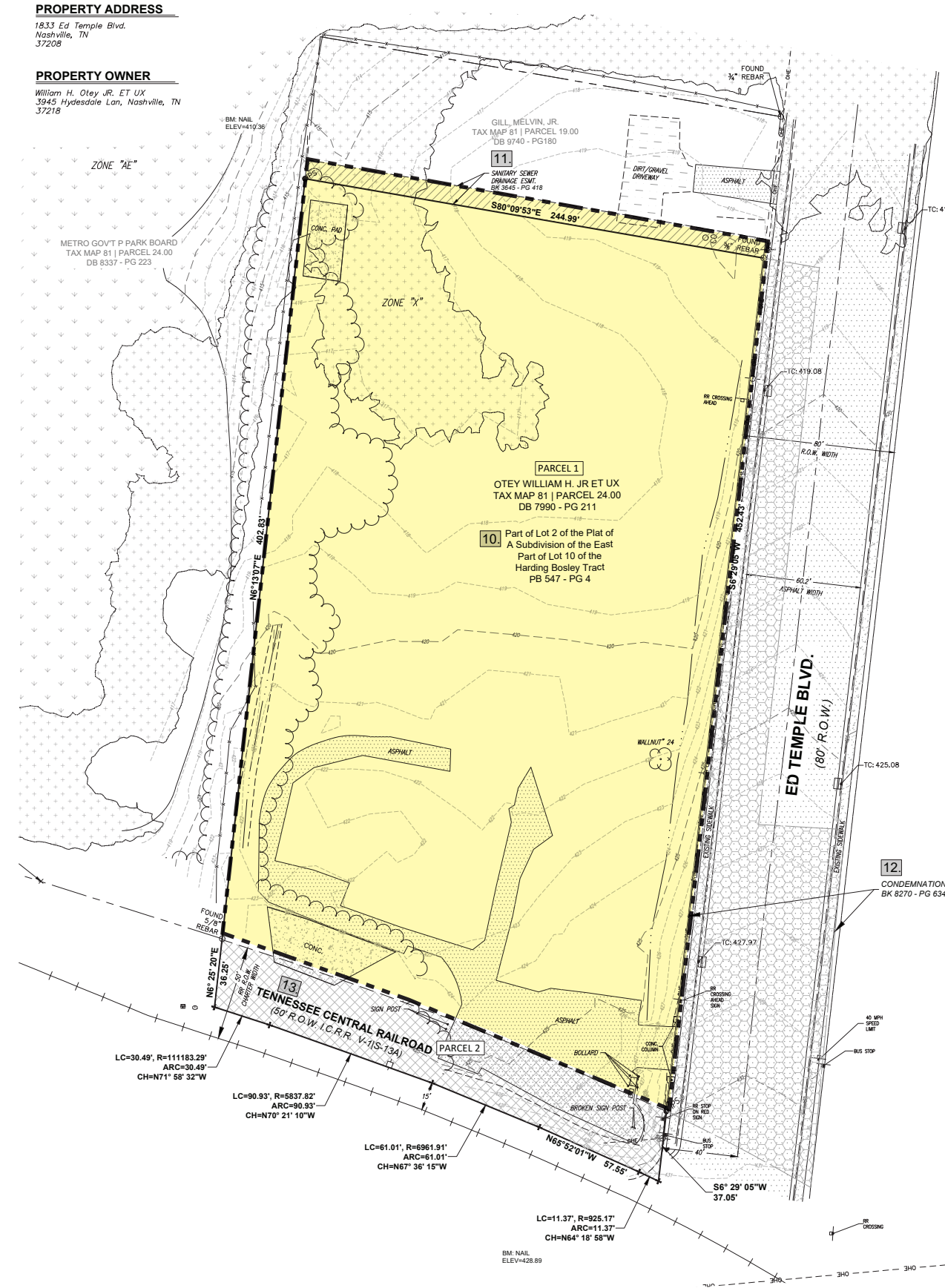
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPROPRIATIONS AT THE SITE. PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERE TO ITS MAINTENANCE 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 OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN 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.

PROPERTY ADDRESS

1833 Ed Temple Blvd.
Nashville, TN
37208

PROPERTY OWNER

William H. Otey Jr. ET UX
5945 Hidesdale Ln, Nashville, TN
37218



- GENERAL NOTES:**
 - Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet horizontal ground distances.
 - By scaled map location and graphic plotting only, a portion of this property lies within Flood Zones "X" and "0.2% Annual Chance Flood Hazard", as designated on current Federal Emergency Management Agency Map No. 4703702231W with an effective date of April 05, 2017, which makes up a part of the National Flood Insurance Administration Report; Community No. 470040 Metro Government of Nashville, Panel No. 0237 Suffix H, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
 - This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
 - All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Davidson County, Tennessee.
 - This survey does not address the ownership of existing fences.

LEGEND

- Iron Pin (Set) With Cap Stamped TWM INC
- Property Corner Found As Noted
- Property Corner (point) along RR R.O.W.
- Utility Pole
- Storm Inlet
- Sanitary Sewer Clean-out
- Highway Lightpole
- Highway Sign (as noted)
- Utility Pole
- Telephone Pole
- Deciduous Tree (as noted)
- Subject Property Boundary Line
- Adjoiner Lot Line
- Road Centerline
- Existing Fence Line
- OHE - Overhead Electric Line
- Existing Contour Minor
- Existing Contour Major
- Tree Drip Line

Abbreviation Glossary

- TC - Top of Casting
- E - Invert Elevation
- BK - Book
- PB - Plat Book
- DB - Deed Book
- PG - Page
- Instr. No. - Instrument Number
- R.O.W. - Right of Way
- RR - Rail Road

HATCH KEY

- CONDEMNATION BK 8270 - PG 634
- SANITARY SEWER DRAINAGE ESM. BK 3645 - PG 418
- Parcel 2 & that portion of Rail Road Charter (L.C.R.R. V-1(S-134) encompassed by subject property
- Fema Zone AE
- Pavement
- Concrete
- Fema Zone X

SURVEYOR'S ALTA/NSPS CERTIFICATE
To: Wedgewood Avenue Partners, LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 11, 13, and 16 of Table A thereof. The field work was completed on 05/12/2022.
G. Scott Carter, TN RLS # 2391



ALTA/NSPS LAND TITLE SURVEY
1833 ED TEMPLE BLVD.
TAX MAP 81 - PARCEL 23.00
Nashville, Davidson County, Tennessee

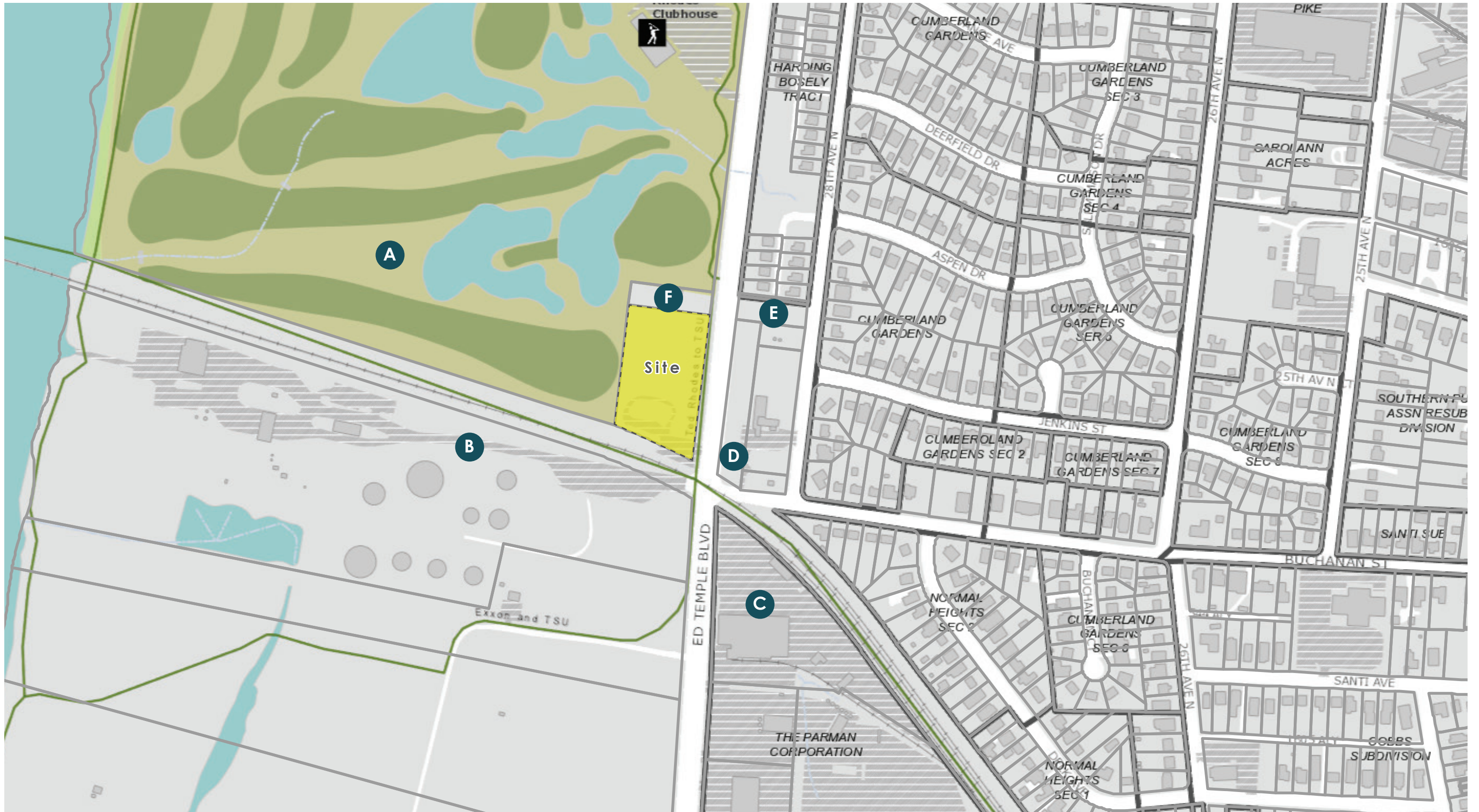
FOR: WEDGWOOD AVENUE PARTNERS
C/O BEAU FOWLER
1033 DEMONRUEN STREET, SUITE 300
NASHVILLE, TN 37203
615-208-2944
beau@wedgewoodvenue.com

REV.	DATE	DESCRIPTION
01	05/16/2022	Update boundary topo to ALTA Survey

SEALED
Xref C:\Users\scarter\...
G. SCOTT CARTER, RLS
This survey has been signed and sealed digitally.

PROJECT NO: 220439
FIELD BY: CHJC
DRAWN BY: GKG/SGC
CHECKED BY: SGC
APPROVED BY: SGC

SCALE: 1"=30'



05 PARCELS

A Parcel ID: 08100002400
Address: 1901 ED TEMPLE BLVD
Owner: METRO GOV'T P PARK BOARD

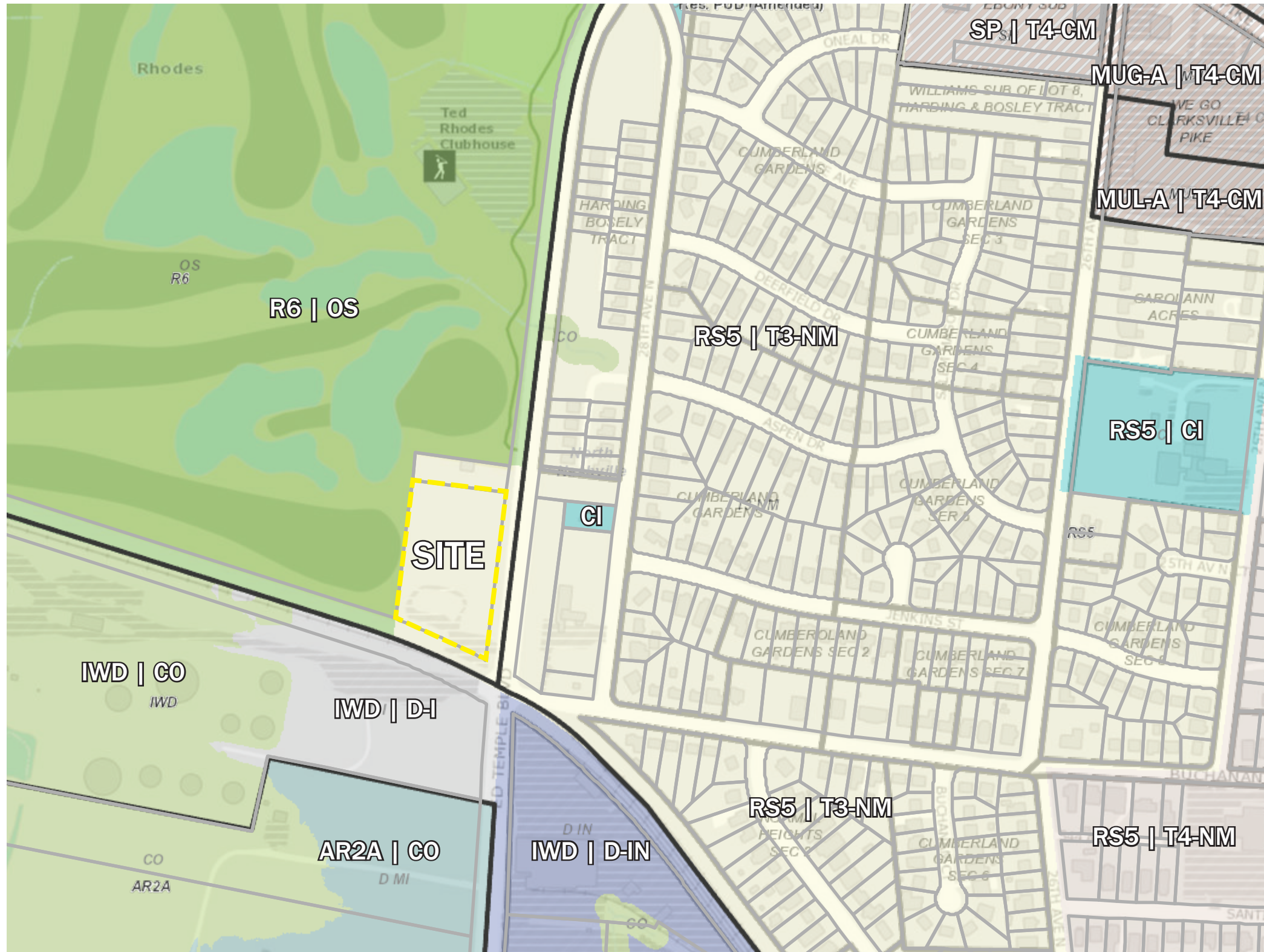
B Parcel ID: 08100002500
Address: 1741 ED TEMPLE BLVD
Owner: EXXON CORPORATION

C Parcel ID: 08100002700
Address: 1740 ED TEMPLE BLVD
Owner: TRI STAR SERVICES, LLC

D Parcel ID: 08100002100
Address: 2802 BUCHANAN ST
Owner: HOWARD UNITED CH. OF CHRIST CONG. TRS.

E Parcel ID: 08100005600
Address: 1811 28TH AVE N
Owner: KISS, L.P.

F Parcel ID: 08100001900
Address: 1821 ED TEMPLE BLVD
Owner: GILL, MELVIN, JR



Current Zoning: R6

Current Land Use Policy: The current land use policy for the property is Suburban Neighborhood Maintenance (T3-NM).

Proposed Land Use Policy: The proposed land use policy change for the property is Suburban Neighborhood Center (T3-NC).

T3 Suburban Neighborhood Center:

T3-NC policy is applicable to areas where there is a concentration of land that is zoned, used, or intended to be used as commercial and mixed use, that is situated to serve a suburban neighborhood, and where the center's intensification is supported by surrounding existing or planned residential development, adequate infrastructure, and adequate access such as arterial boulevard and collector-avenue streets.

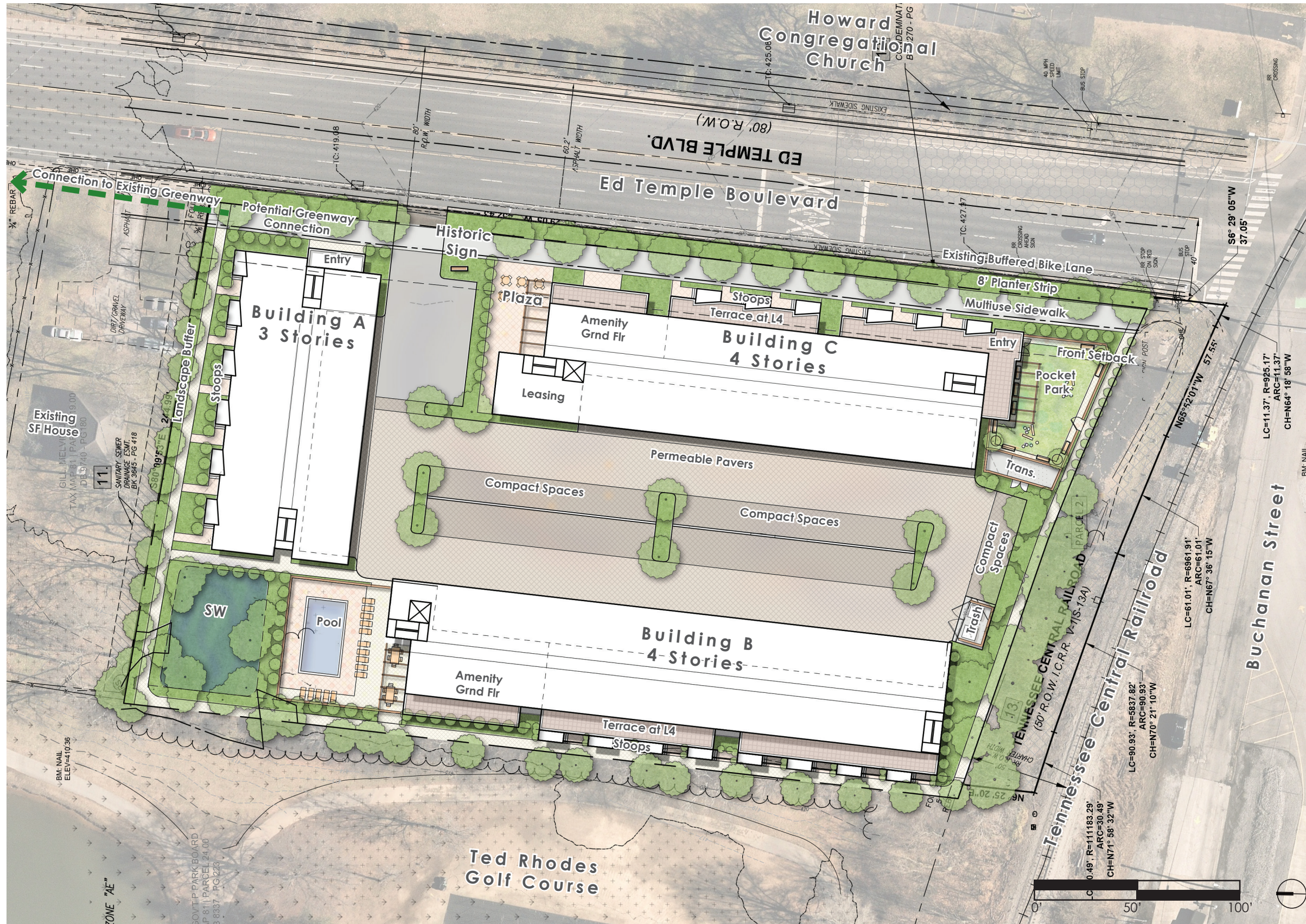
A mix of building types is expected with preference given to mixed use buildings. These buildings use land efficiently and contribute to the vitality and function of the center by providing opportunities to live, work, and shop.

Buildings of all types are generally one to three stories tall at any location within the center, but taller buildings may be found in limited instances. The appropriate height is based on the building type, surrounding context, architectural elements, and location within the center.

This development respects and adheres to the T3 Suburban Neighborhood Center policy area by:

1. Prioritizes connectivity for not only vehicles, but also prioritizes pedestrian and bicycle connections.
2. Building height and massing respects and provides a transition within the contextual development with the use of stepbacks to mitigate increased building heights and the articulated breakdown of the building massing.
3. Improves the existing public realm, transforming the context into a pedestrian friendly environment through standards for building frontages, street frontage design standards, and locating parking behind buildings.
4. Provides creative environmentally sensitive design by creating internal green parklets and attractive stormwater mitigation strategies within the site.



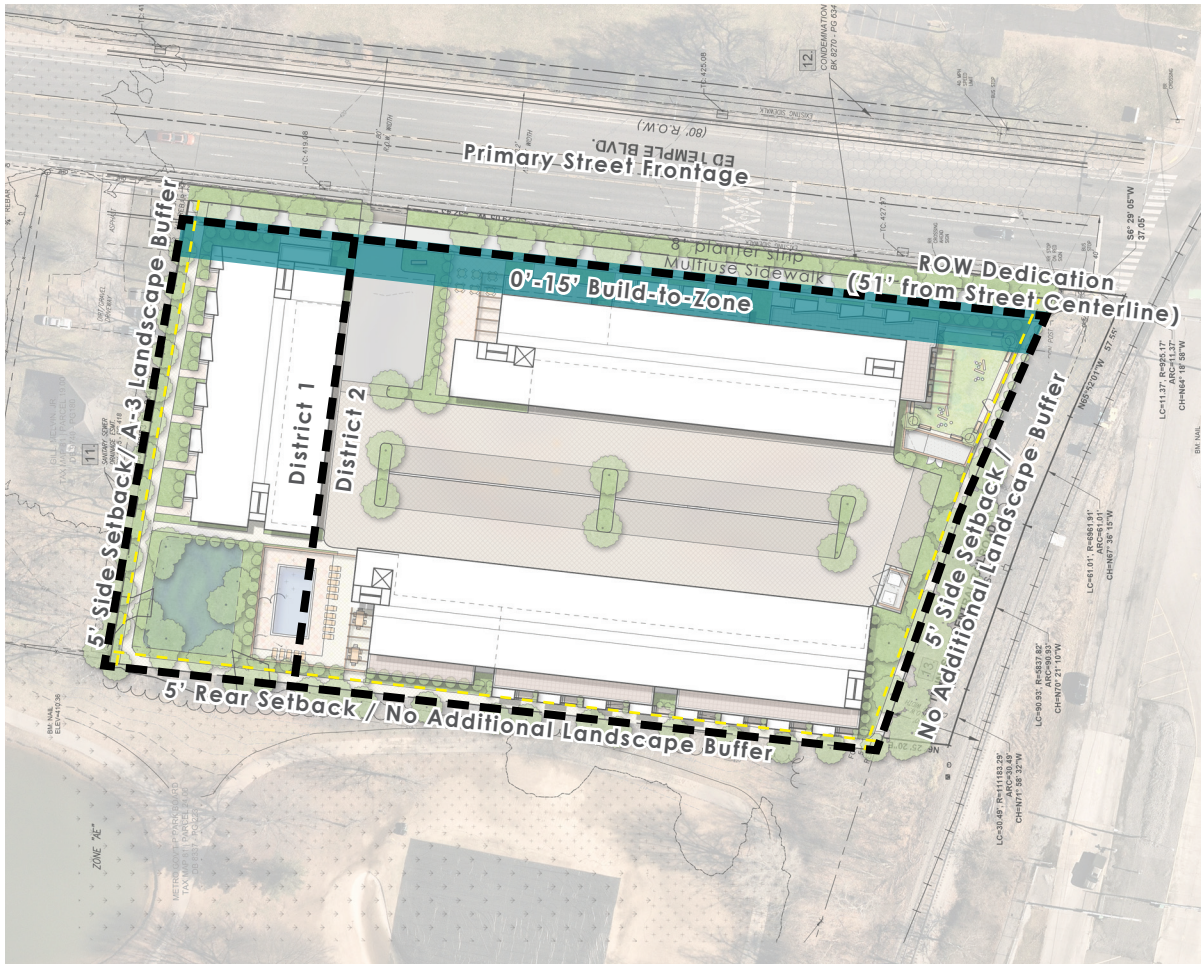


VISION

The purpose of this SP application is to permit a mixed-use development built in one (1) phase. The area will be regulated to best respond to the intensity planned for under the updated land use policy, while respecting the zoning and existing form of the adjacent properties. The regulations will remain consistent with the Suburban Neighborhood Center (T3-NC) policy areas on the property as described in the Nashville Next Community Character Manual.

The proposed design scenario at left provided to demonstrate a conceptual scenario representative per the design standards. This development intends to provide holistic development approach, providing an opportunity for additional housing and potential commercial at a potential future transit node within the neighborhood. The site plan provides an essential link to the existing Greenway. Finally, the site plan respects the highlights the unique history of the site. The site plan provides an activated plaza for the historic Eldorado motel sign and provides opportunity for residents and visitors to learn about the important context of the site in relation to the neighborhood and greater Nashville area.

REGULATING PLAN



DEVELOPMENT STANDARDS

Permitted Uses	Multi-family residential, Permitted by right; Hotel/motel, Permitted by right; All other uses permitted by MUN-A-NS Base Zoning at the time of Metro Council approval of this SP	
Prohibited Uses	Owner occupied and Non-owner occupied STRP	
Non-residential Uses	2,000 GSF maximum	
Density	142 dwelling units max. (For the purpose of this SP, each Hotel Key should count as One Dwelling Unit)	
Max ISR	0.90	
Maximum Building Height¹		
District 1	3 stories within 45 feet max.	
District 2	4 stories within 60 feet max.; Horizontal 10' stepback required at Level 4 along primary street frontage and western property line abutting Ted Rhodes Golf Course	
Build-to-zone: General^{2,3}	0 to 15 feet	
Side Setback³	5 feet	
Rear Setback³	5 feet	
Parking Requirements⁴	Per Title 17 UZO Parking Standards, no parking is required for uses located on a multimodal corridor	
Glazing⁵	Residential	15% min.
	Commercial	50% min. ground floor 15% min. upper floors
Raised Foundations⁶	18 in. Min. to 36 in. Max.	

- FOOTNOTES:**
- Overall building height in feet shall be measured per Title 17 requirements.
 - Build-To-Zone to be measured from back of proposed sidewalks on public streets.
 - Stoops/stairs may encroach side setbacks and build-to-zones
 - Site is located within the UZO and the majority of the parcel's frontage is on Ed Temple Boulevard, which is a designated Long Term Need Multimodal Corridor. Per 17.20.040, no parking shall be required for uses located on a multimodal corridor, as designated by the major and collector street plan.
 - Minimum glazing requirements shall be required on building facades facing public rights of way. The first floor transparent glazing area calculation shall be measure from finished grade at the set-back to finished floor elevation of the second floor.
 - With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.

ARCHITECTURAL STANDARDS

- Buildings shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public street or green space shall provide a connection/entrance to public sidewalk.
- For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
- Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
- Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
- If provided, porches shall have a minimum depth of 6 feet; stoops shall have a minimum depth of 4 feet.

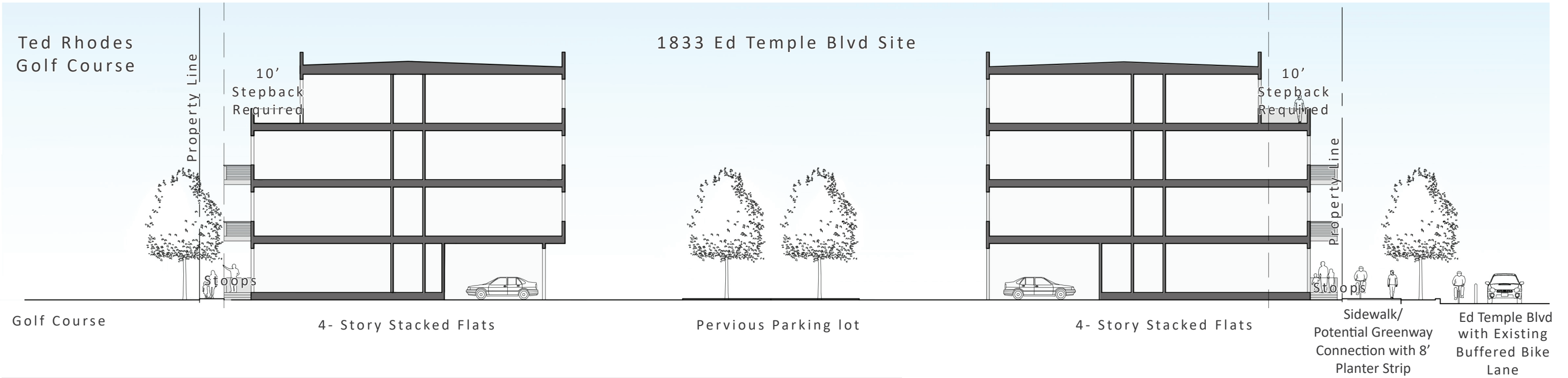
ACCESS & PARKING

- Site Access shall be from the public ROW along Ed Temple Boulevard.
- Bicycle parking will be provided per the Metro Zoning Code Table 17.20.135 Bicycle Parking Requirements. Bicycle parking locations to be identified in Final SP.
- Site is located within the UZO and the majority of the parcel's frontage is on Ed Temple Boulevard, which is a designated Long Term Need Multimodal Corridor. Per 17.20.040, no parking shall be required for uses located on a multimodal corridor, as designated by the major and collector street plan.

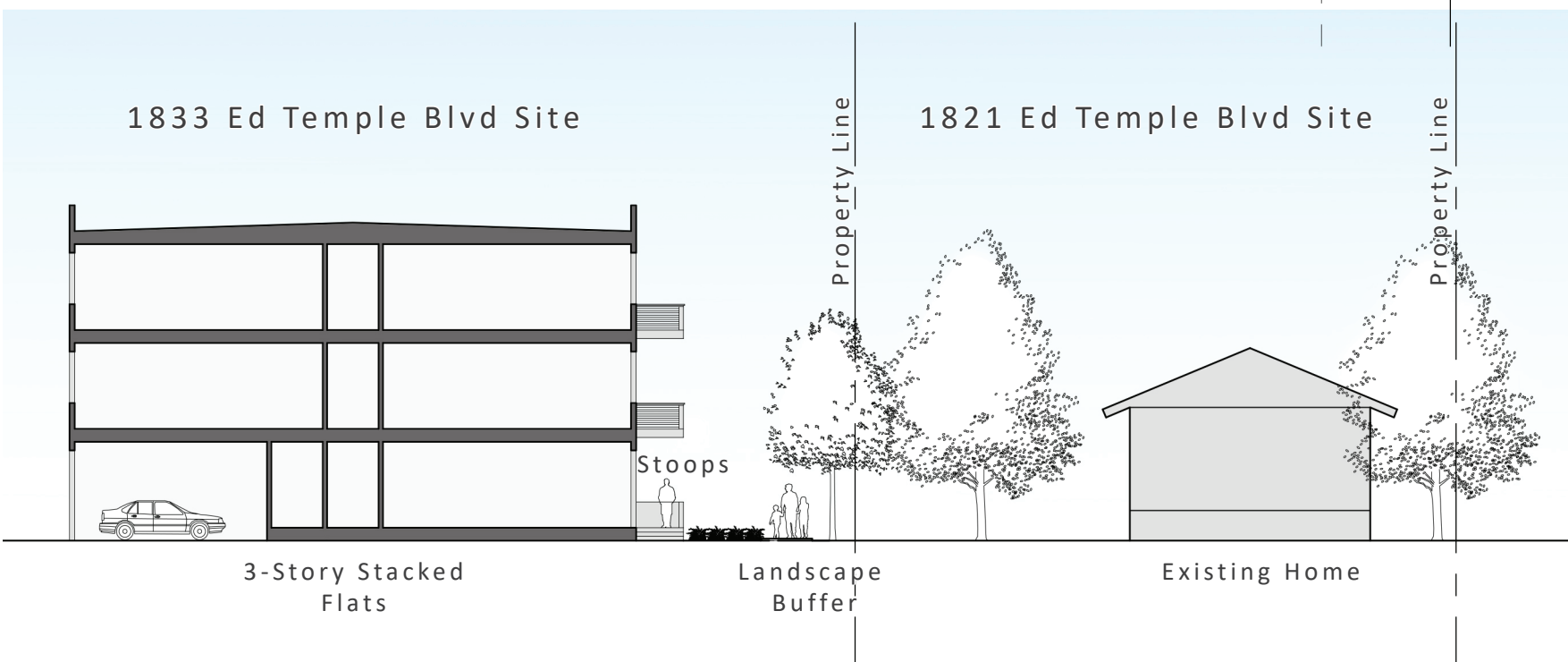
LANDSCAPE STANDARDS

- The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- Street trees shall be provided, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 40 linear feet. Street trees shall be a minimum of 3" caliper of healthy stock trees from the approved Metro vendor list. Additionally, the use of native plants should be encouraged where possible within the interior lot landscaping areas and planned buffer areas. All plant species selected on final site plan shall be approved by the Metro Urban Forrester. Proposed landscape buffers abutting residentially zoned properties shall require a type A-3 landscape buffer at final site plan.
- Parking area screening and landscaping shall comply with UZO requirements per Metro Code Chapter 17.24.
- Proposed landscape buffers abutting the residential property to the north shall require a type A-3 Landscape buffer. Proposed landscape buffers abutting the parks property to the west and the railroad easement to the south, shall not require a landscape buffer.

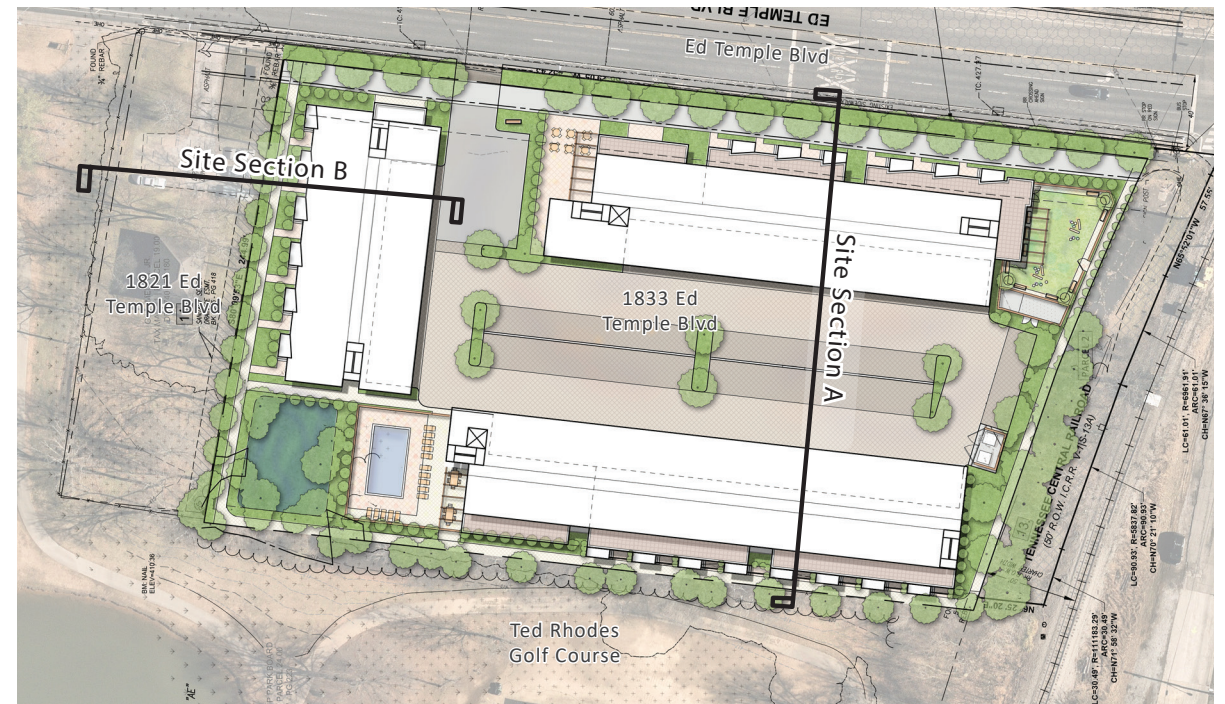
SITE SECTION A



SITE SECTION B



SITE PLAN KEY



09

SITE SECTION

This design scenario is provided to demonstrate a conceptual scenario representative of the development possible per the design standards. The section illustrates the intent of the design standards, namely to provide stepbacks at Ed Temple Boulevard and the adjacent sites at fourth story. The intent of the stepback is to preserve the pedestrian experience and provide a transition to existing adjacent residential site and open space.



10

ADDITIONAL REGULATIONS + NOTES

The Concept Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development.

Standard SP Notes:

1. The purpose of this SP is to permit a mixed use development with a maximum of 2,000 square feet of non-residential uses, a maximum of 142 units, and the following uses: hotel/motel (refer to development standards for full list of uses). Short term rental property, owner occupied, and short term rental property, not owner occupied shall be prohibited.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUN-A-NS, as of the date of the application request or application.
3. 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 modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.

4. All development is currently planned to be constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

FEMA Note:

5. This property lies in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0237H, dated April 5, 2017.

Metro Public Works Notes:

6. 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.
7. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.
8. Developer will ensure bike lanes are continuous through intersections.
9. The developer's final construction drawings shall comply with the design regulations established by

the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

10. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
11. Developer should coordinate with WeGo on upgrades to the nearby bus stops and crosswalk on Ed Temple Boulevard.
12. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specifications.
13. Submit copy of ROW dedications prior to building permit sign off.
14. Primary access to the site shall be from Ed Temple Boulevard.
15. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.
16. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.

Fire Marshal Notes:

17. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
18. No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
19. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
20. All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
21. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
22. If more than three stories above grade, Class I standpipe system shall be installed.
23. If more than one story below grade, Class I standpipe system shall be installed.
24. When a bridge is required to be used as part of a fire

department access road, it shall be constructed and maintained in accordance with nationally recognized standards.

25. A fire hydrant shall be provided within 100 ft. of the fire department connection.
26. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

27. Where feasible, this development will be served with underground power and pad-mounted transformers.
28. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

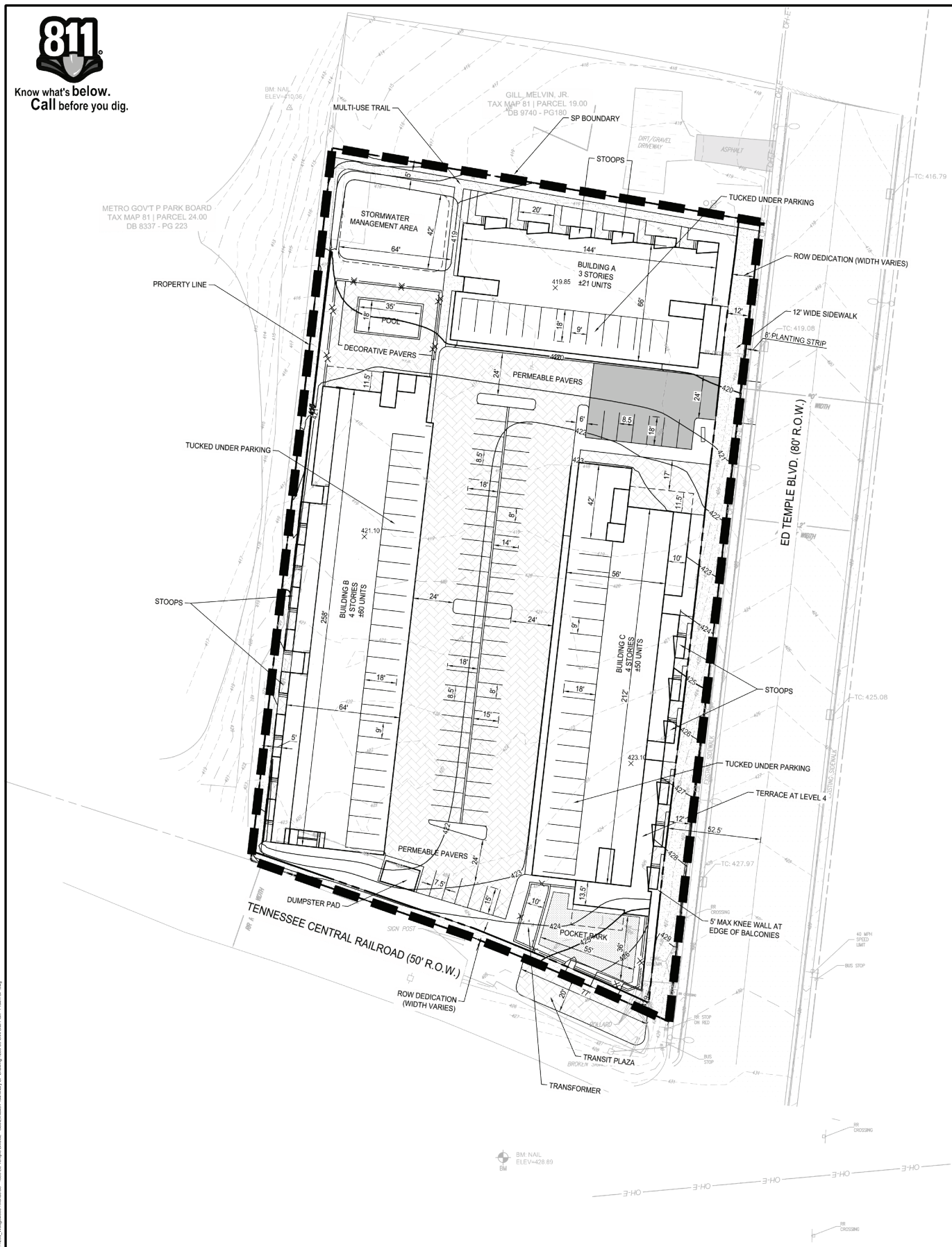
29. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services
30. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
31. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
32. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.

Soils:

33. Soils on the site are in the "Maury Urban Land Complex (McB)", which are a soil Group "B".

Federal Compliance:

34. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.



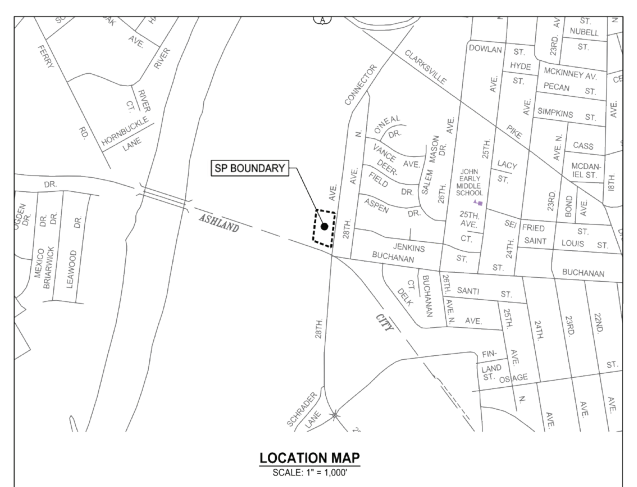
- STANDARD SP NOTES:**
- THE PURPOSE OF THIS REGULATORY SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF ±131 MULTI-FAMILY RESIDENTIAL UNITS WITHIN A 2.38 ACRE DEVELOPMENT.
 - FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE REGULATORY SP PLAN AND/OR INCLUDED AS A CONDITION OF COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF M.U.A. AS OF THE DATE OF THE APPLICATION REQUEST OR APPLICATION.
 - 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 THE ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY THE METRO COUNCIL, THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE.
 - ALL DEVELOPMENT IS CURRENTLY PLANNED TO BE CONSTRUCTED IN ONE PHASE AND WILL BEGIN THE PLANNING AND DESIGN STAGES FOR FINAL SP AFTER THE APPROVAL OF THE PRELIMINARY SP BY METRO PLANNING COMMISSION.
 - THIS PROPERTY LIES IN AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE MAP PANEL NUMBER 47037C0234H, DATED APRIL 5, 2017.
 - REFER TO EL DORADO PRELIMINARY SP SHEETS 8 AND 11 FOR ALL ARCHITECTURAL, ACCESS AND PARKING, LANDSCAPE, METRO PUBLIC WORKS, FIRE MARSHAL, NES, STORMWATER, SOILS, AND FEDERAL COMPLIANCE NOTES.

- NOTES:**
- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
 - CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
 - ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 - DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADI ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
 - IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
 - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 - SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
 - FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
 - TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
 - CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
 - BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
 - PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
 - ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (<http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx>).
 - ALL BUILDINGS WITHIN 10' OF THE BIoretention AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
 - THE BUFFER ALONG WATERWAYS WILL BE 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 VOLUME 1, REGULATIONS.
 - DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE 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.
 - DRIVEWAY CULVERTS ARE TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).

DEVELOPMENT SUMMARY:

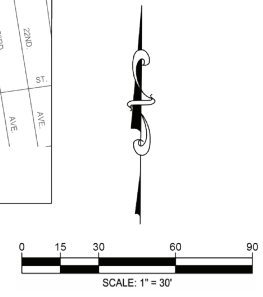
SP NAME: EL DORADO
 PLAN DATE: SEPTEMBER 1, 2022
 COUNCIL DISTRICT: 21 - BRANDON TAYLOR
 OWNER INFO: OTEY, WILLIAM H., JR. ET UX
 ADDRESS: 3945 HYDESDALE LN, NASHVILLE, TN 37218
 FEMA FIRM MAP: ZONE X ON 47037C0234H (04/05/2017)
 ENGINEER: AVERY STEED, PE
 COMPANY: FULMER LUCAS ENGINEERING
 ADDRESS: 2002 RICHARD JONES ROAD, SUITE B200
 NASHVILLE, TENNESSEE 37215
 PHONE: 678.371.5554
 E-MAIL: AVERY@FULMERLUCAS.COM

EX LAND USE POLICY: T3 SUBURBAN NEIGHBORHOOD MAINTENANCE



PAVING LEGEND

[Symbol]	LIGHT DUTY ASPHALT
[Symbol]	PERVIOUS PAVERS
[Symbol]	SIDEWALK SECTION
[Symbol]	HEAVY DUTY CONCRETE



SURVEY INFO
 PROVIDED BY: THM
 DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SITE DEVELOPMENT PLANS FOR:
EL DORADO
 1833 ED TEMPLE BLVD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

FULMER LUCAS
 2002 RICHARD JONES RD - SUITE B200
 NASHVILLE, TENNESSEE 37215
 INFO@FULMERLUCAS.COM - (615) 345-3770



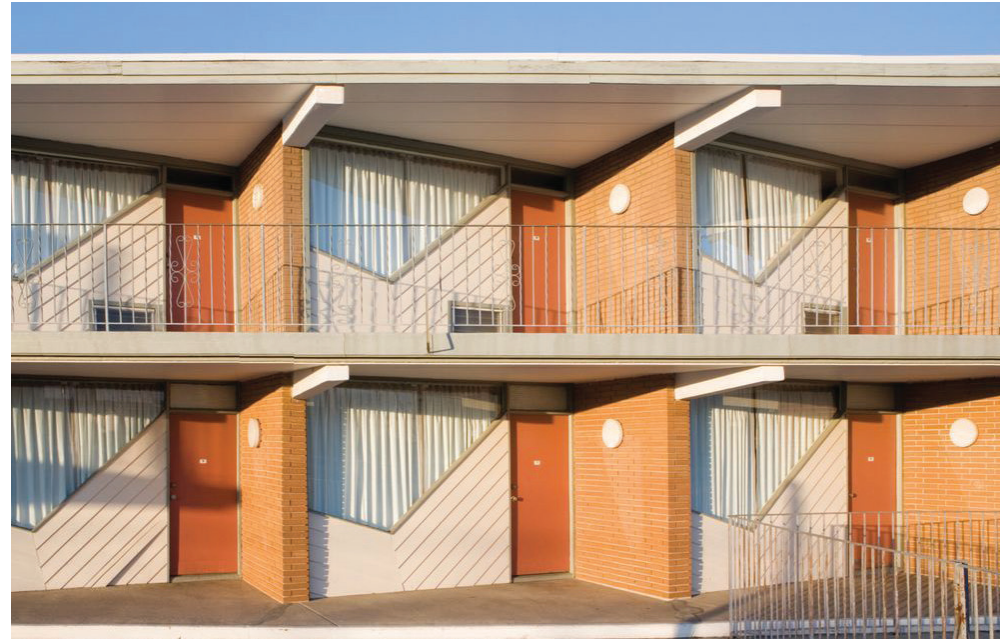
DR.	DATE	DESCRIPTION

CIVIL SITE PLAN
 SP-1

1250-03 EL DORADO



Historic Brick Detailing



Sawtooth Entryways



Pedestrian Friendly Frontage



Stoop Experience



Simple Geometry



Activated Ground Floor



Mid Century Modern Motel Aesthetic



Resident's Community Amenities



Color Palette



Unique Midcentury Modern Detailing



Breezblock Detailing

12

ATTACHMENT B: CHARACTER IMAGERY