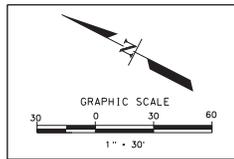


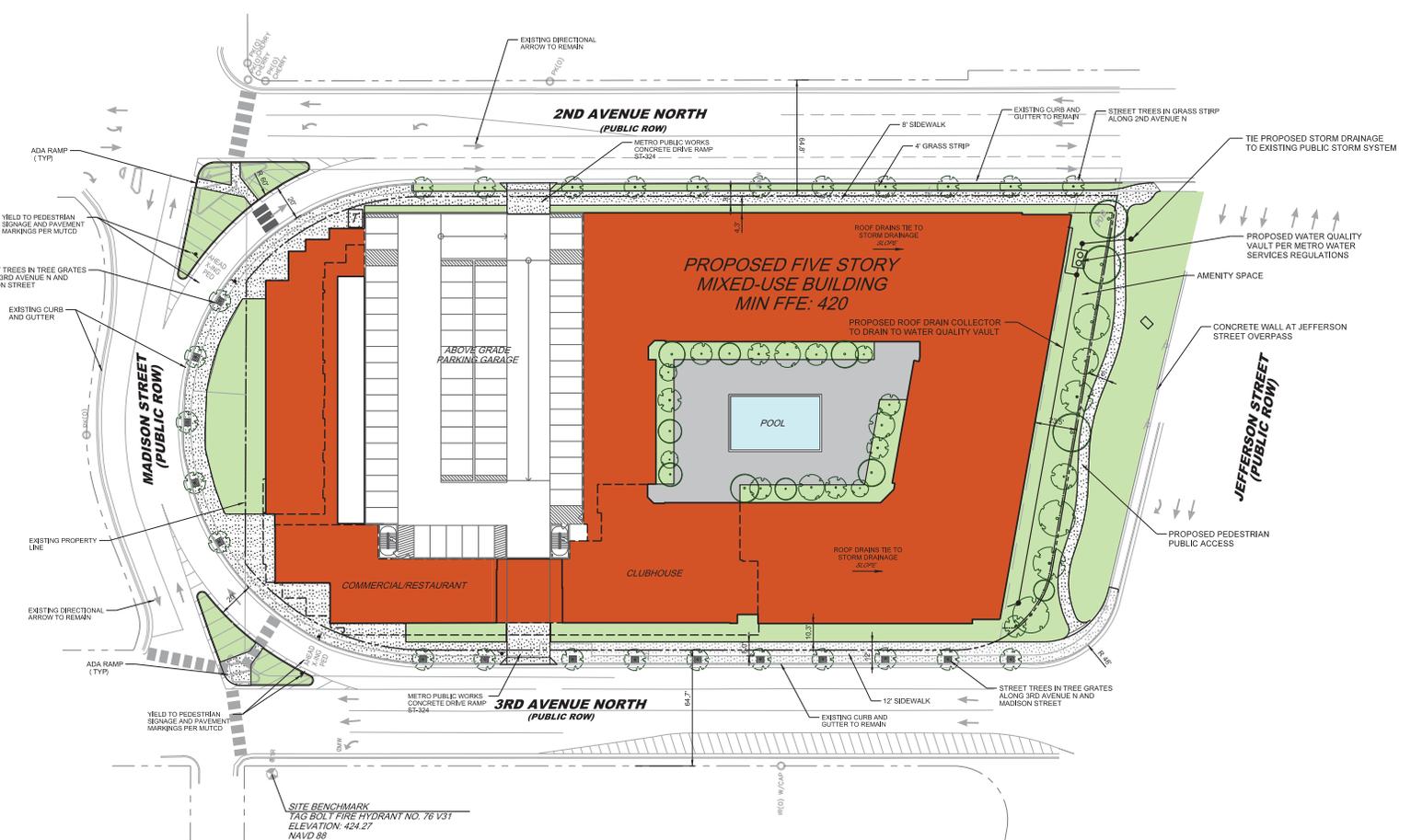


Vicinity Map
N.T.S.

Barge Cauthen ASSOCIATES
 808 CHARLOTTE PIKE STE 202
 NASHVILLE, TENNESSEE 37203
 615.356.9911 PHONE
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PURPOSE NOTE:	
1. THE PURPOSE OF THIS PLAN IS TO REZONE 2.93 ACRES OF PROPERTY TO SP TO ALLOW FOR A 5 STORY MIXED USE BUILDING	
SITE DATA TABLE:	
MAP/PARCEL	MAP 82-09 #PARCELS 424, 431, & 468
SURROUNDING ZONING	IR#WD/C3
COUNCIL DISTRICT	19 - GLENMORE
TOTAL AREA	2.93 AC.
MAX ALLOWABLE FSR	----- 5.0
MAX ALLOWABLE FLOOR AREA	----- 14,790
MAX HEIGHT	----- 75'
MIN PROPERTY LINE SETBACKS	----- 7'
MAX PROPERTY LINE SETBACK	----- 45' (2nd Ave. 3rd Ave. Madison)
MAX PROPERTY LINE SETBACK	----- 20' (Cauthen St.)
FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT PROVIDED ON THE SP PLAN, DEVELOPER SHALL COMPLY WITH THE CITY OF NASHVILLE ZONING ORDINANCE. APPROVAL OF THE CITY COUNCIL IS REQUIRED FOR ANY DEVELOPMENT. THE CITY ENGINEER SHALL REVIEW THE PLAN AND THE STANDARDS FOR THE PROPERTY SHALL BE SUBJECT TO THE DATE OF TENTH APPLICABLE REQUEST OR APPLICATION.	
THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY ACCESS, EGRESS AND ADJACENT WATER SUPPLY FOR THE PROPOSED DEVELOPMENT MUST BE MET PRIOR TO THE SUBMISSION OF ANY BUILDING PERMIT.	
ON-SITE PARKING:	
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE AND LOT REDUCTIONS	
PROPOSED USES:	
MULTI-FAMILY RESIDENTIAL - 380 UNITS	
FIRST FLOOR NON-RESIDENTIAL SPACE - MINIMUM OF 8,000 SF	
ALL USES ALLOWED IN THIS ZONING	
METRO WATER SERVICE NOTES:	
1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-80, AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.	
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNIMPEDED ACCESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.	
STORMWATER NOTES:	
1. 78-80 NOTE: ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-80 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.	
2. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.	
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNIMPEDED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.	
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROWS 15" CMP).	
FEMA NOTE:	
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE FLOOD HAZARD MAP PANEL NUMBER 4102702270-F, DATED APRIL 23, 2011.	
STORMWATER CONCEPT:	
STORMWATER DETENTION - NONE PROPOSED EXISTING SITE IS 100% IMPERVIOUS	
STORMWATER QUALITY BMP: WATER QUALITY VAULT	
TREE ORDINANCE NOTE:	
PROPOSED DEVELOPMENT SHALL PROVIDE STREET TREES AS SHOWN ON THIS PLAN. ADDITIONAL ON SITE TREES TO MEET THE METRO TREE ORDINANCE SHALL NOT BE REQUIRED	



RESUBMITTAL 1-15-14

STADIUM LOFTS
GERMANTOWN, NASHVILLE, TN.

2014SP-002-001

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