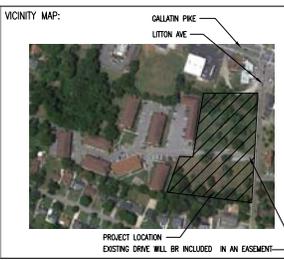


CONCEPTUAL RENDERING:
 THE IMAGE ABOVE REFLECTS THE DESIGN INTENT FOR THE PROJECT NOT WHAT THE PROJECT WILL LOOK LIKE EXACTLY. THE PROJECT WILL INCLUDE A NUMBER OF STOOPS LOCATED ALONG LITTON STREET AND PORCHES SIMILAR TO THE IMAGE ABOVE. THE EXTERIOR MATERIAL WILL CONSIST OF MASONRY VENEER AND FIBER CONCRETE PANEL. THE FINISHING WILL BE USED ON THE PROPOSED PROJECT. A SCHOOL BUS SHELTER WILL BE DESIGNED INTO THE PROJECT. THE SHELTER WILL EITHER CONSIST OF AN OVERHANG PROTRUDING FROM BUILDING A OR B OR A STANDALONE STRUCTURE.



VICINITY MAP:
 PROJECT LOCATION - EXISTING DRIVE WILL BE INCLUDED IN AN EASEMENT

THE DESIGN OF THE FACADE ALONG EXISTING DRIVE RETAINS THE PROPOSED STRUCTURES WILL RESSEMBLE A BREAKUP TYPE UNIT WITHOUT HAVING STOOPS AND DOORS

NOTE: RECORDED EASEMENT HAS BEEN PROVIDED TO PLANNING

PROJECT DATA
 PURPOSE: THE PURPOSE OF THIS PRELIMINARY SP IS TO PERMIT UP TO 130 MULTI-FAMILY UNITS ON LITTON AVE.
 APPLICATION NUMBER: 2014SP-05-011
 COUNCIL DISTRICT NUMBER AND COUNCILMAN: District 7, Anthony Davis
 OWNERS OF RECORD: The Park of Five Points, LLC, Hargrett Land Development LLC, Rachael Franks, Larry Steven Franks, Bruce McKeogh
 SP NAME: East Nashville Condo Project
 SP NUMBER: 2014SP-05-011
 PLAN PREPARATION DATE: February 25, 2014, amended June 26, 2014
 DESIGN PROFESSIONAL: Bart Kline (Project Manager)
 MAX HEIGHT OF STRUCTURES: Both structures will be three stories building B will step down to a two story structure as indicated on the drawing. Max height will be 33'-0"
 DEVELOPMENT SITE TABLE:
 Acreage: 2.86 Acre (124,837.00 SF)
 Existing Units: 130 Units
 MAX FZB: 30'
 LOTS:
 0721003400: 4.36 acre (Note: this parcel has a portion of property that is used as the current access to the apartment development located to the south of the proposed project. The owner has recorded an easement that allows for parking, landscaping, and utilities to pass through the property. The easement has been identified on the site plan.)
 0721011601: .41 acre
 0721010500: .40 acre
 0721033700: .46 acre
 0721011700: .21 acre
 0721011800: .21 acre
 0721011900: .56 acre

METROPOLIS SURFACE AREA
 Total site: 128,377.00 SF
 Total area covered by building: 37,827 SF
 Pavement: 9,446 SF (includes pervious brick paving)
 Impervious drives and parking: 31,720 SF, sidewalks: 9,636 SF
 Total: 41,262 SF

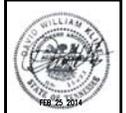
MAX FZB: 65'

PARKING DATA:
 The required number of parking spaces shall be provided on site per Metro zoning Code Requirements.
 Based on 130 units total
 Total Space Required:
 15 Two bedroom units: 30 spaces
 115 one-bedroom units: 115 spaces
 Total spaces required: 145 spaces
 Total spaces provided: 168 spaces

PROPOSED LAND USE:
 Multi-Family

GENERAL NOTES
FIRE MARSHALL
 The adjacent apartment project located to the south of the proposed site has a necessary drive that connects to DeLoach Ave. This drive will be made accessible for emergency equipment.
NES COMMENTS
 We have not received comments back from NES regarding the proposed project we will address as soon as comments are received.
 We have identified an area to relocate the existing electrical service feeding the apartment project to the south of the proposed project.
PUBLIC WORKS COMMENTS
 The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
SOLID WASTE SCHEDULE
 Dumpster will be serviced four times a week. The schedule was calculated using 260 people accumulating 4.6lbs of trash per day.
TRAFFIC IMPACT STUDY
 For final SP approval a TS will be submitted to MPW traffic engineering for review to help mitigate traffic impact.
FINISHING SCHEDULE
 IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE. HOWEVER, THE PROJECT MAY BE COMPLETED IN SEPARATE PHASES.
78-340 NOTE
 ANY EROSION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 79/040 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
PERMITS/NOTE (COORDINATED)
 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.
ACCESS NOTE:
 METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
STAKEOUT NOTE:
 SIZE DRAINAGE COULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRAINAGE COULVERT IN METRO ROW IS 15" DIA).
DRAINAGE CONCEPT NOTE:
 THE STORM DRAINAGE CONCEPT FOR THIS SITE IS TO USE A PERVIOUS PAVEMENT SYSTEM ALONG WITH BIOPRETENTION AREAS TO PROVIDE THE REQUIRED STORMWATER QUALITY AND QUANTITY MITIGATION. THE DETAILS OF WHICH WILL BE FULLY ADDRESSED DURING SITE PLAN REVIEW.
FEMA NOTE:
 THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP" PANEL NUMBER 47037C0228 F' DATED: NOVEMBER 21, 2002. PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS.
GENERAL NOTE:
 THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FILED CONDITIONS.

22 midleton street nashville, tennessee 37210



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PROPOSED SITE PLAN
 2014SP-05-011
 EAST NASHVILLE CONDO PROJECT
 LITTON AVE
 NASHVILLE, TENNESSEE

REVISIONS	
1	6/26/14

PROJECT NO. 1406
 DATE FEB 25 2014
 SHEET NO.

C1.01

PROPOSED SITE PLAN
 SCALE: 1"=20'-0"

PRELIMINARY SP SUBMITTAL