

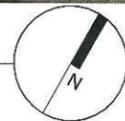
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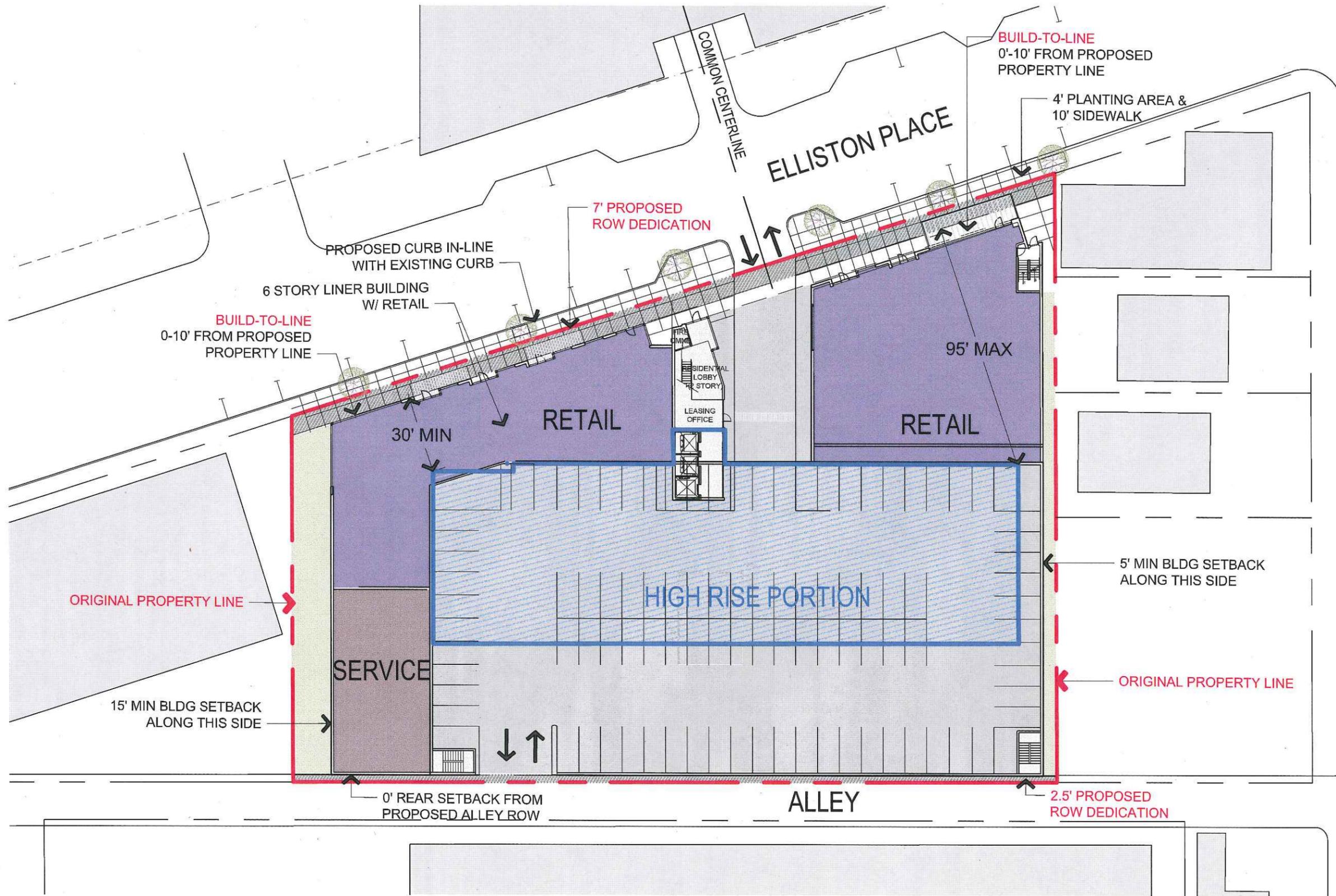


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VICINITY MAP

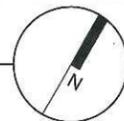
NTS

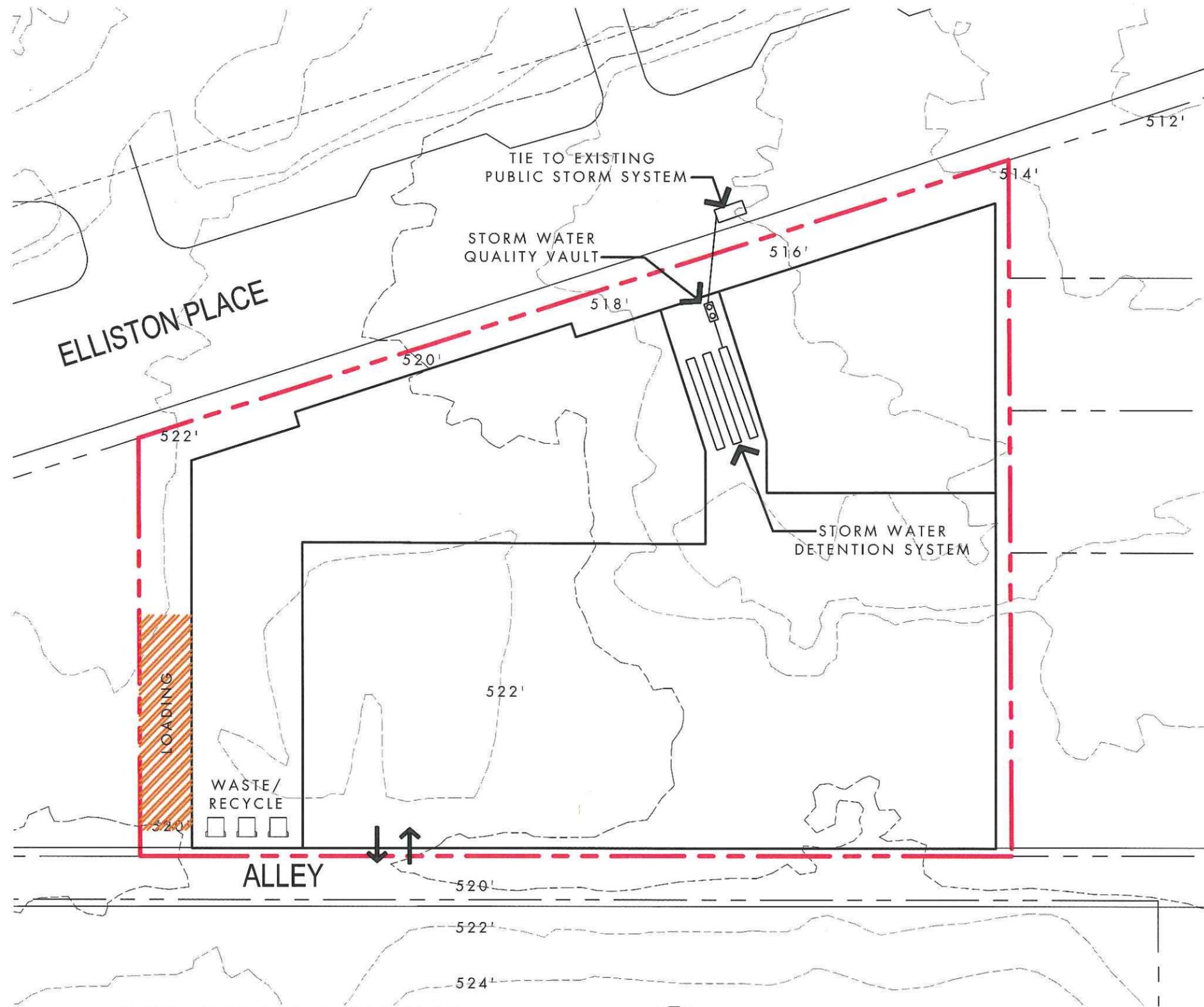




GROUND FLOOR

1" = 40' 0 10 50 100



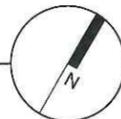


1. **FEMA NOTE:** This lot does not lie in an area designated as a special flood hazard area according to Federal Emergency Management Agency flood insurance rate map # map 47037c218f
2. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.
3. 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.
4. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
5. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

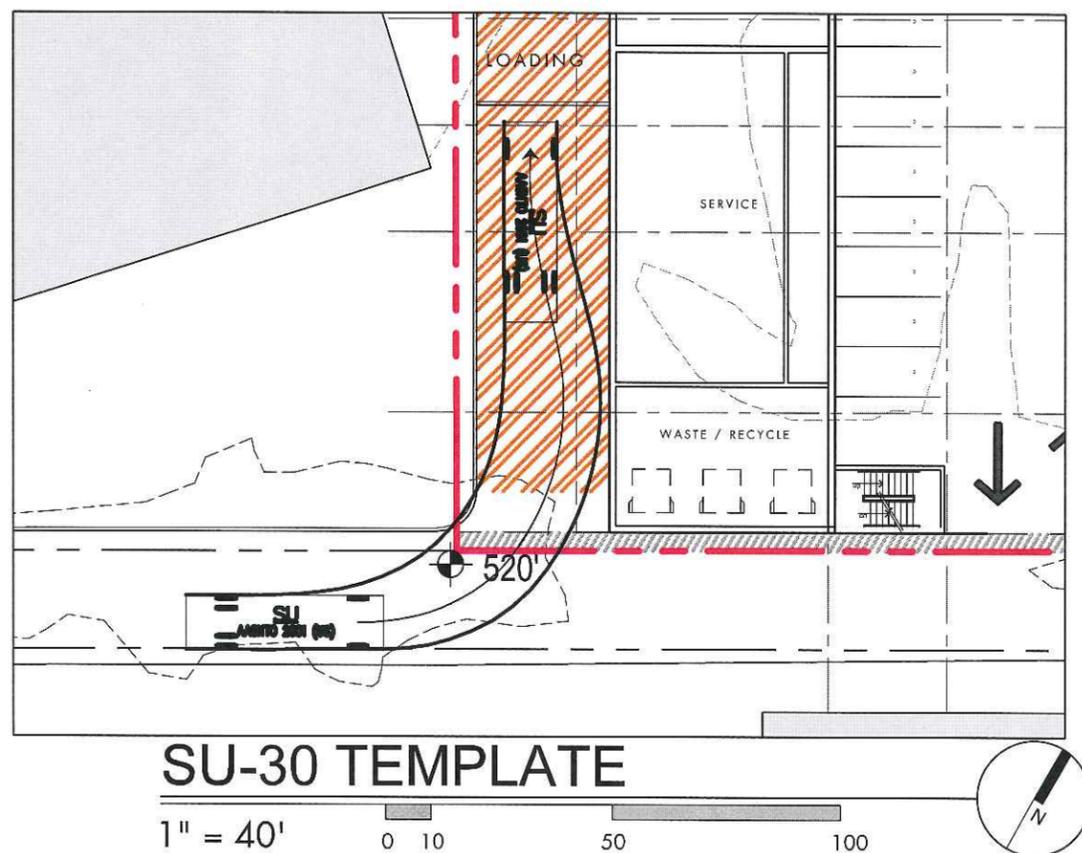
SITE MANAGEMENT

1" = 40'

0 10 50 100



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1. NES must meet with developer/engineer upon request to determine electrical service options.
2. Developer SHALL provide a civil duct and pad mounted transformer locations for NES review.
3. Developer drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along r-o-w.
4. NES shall be place in "PUE" inside development for conduit runs and meter centers.
5. Any addition easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
6. Postal plan is required before NES's final construction drawings can be approved.
7. NES needs any drawings that will cover any road improvements, if any.
8. NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
9. If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, inflammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat1)
10. Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing 13.8 kV power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The 13.8 kV line must have a horizontal clearance of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized 13.8 kV conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
11. Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
12. No NES duct system shall be installed in any rain garden areas.
13. Development will be served with meter pedestals.
14. NES riser pole should be installed on development property.
15. The type of meter center the development chooses to use will affect the ownership of the cable to the meter center. Look page 74 of the NES Guidelines Book.
16. NES needs load information.

GRACE

BUILDING ELEVATION VIEW @ ELLISTON

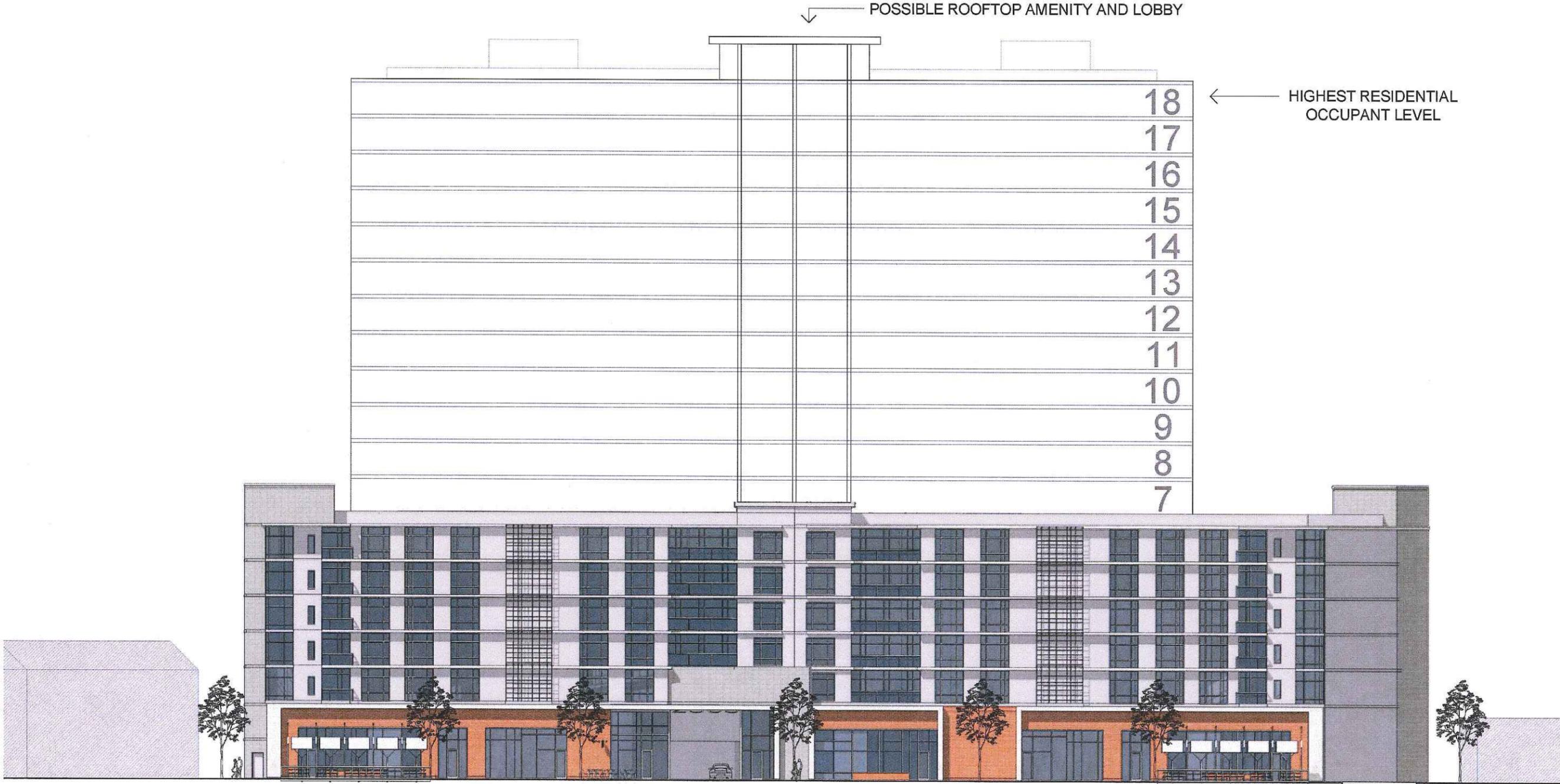
CASE No. 2015SP-021-001 FEBRUARY 4TH 2015

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POSSIBLE ROOFTOP AMENITY AND LOBBY

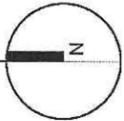
HIGHEST RESIDENTIAL OCCUPANT LEVEL



STREET ELEVATION

1" = 30'

0 10 50 80

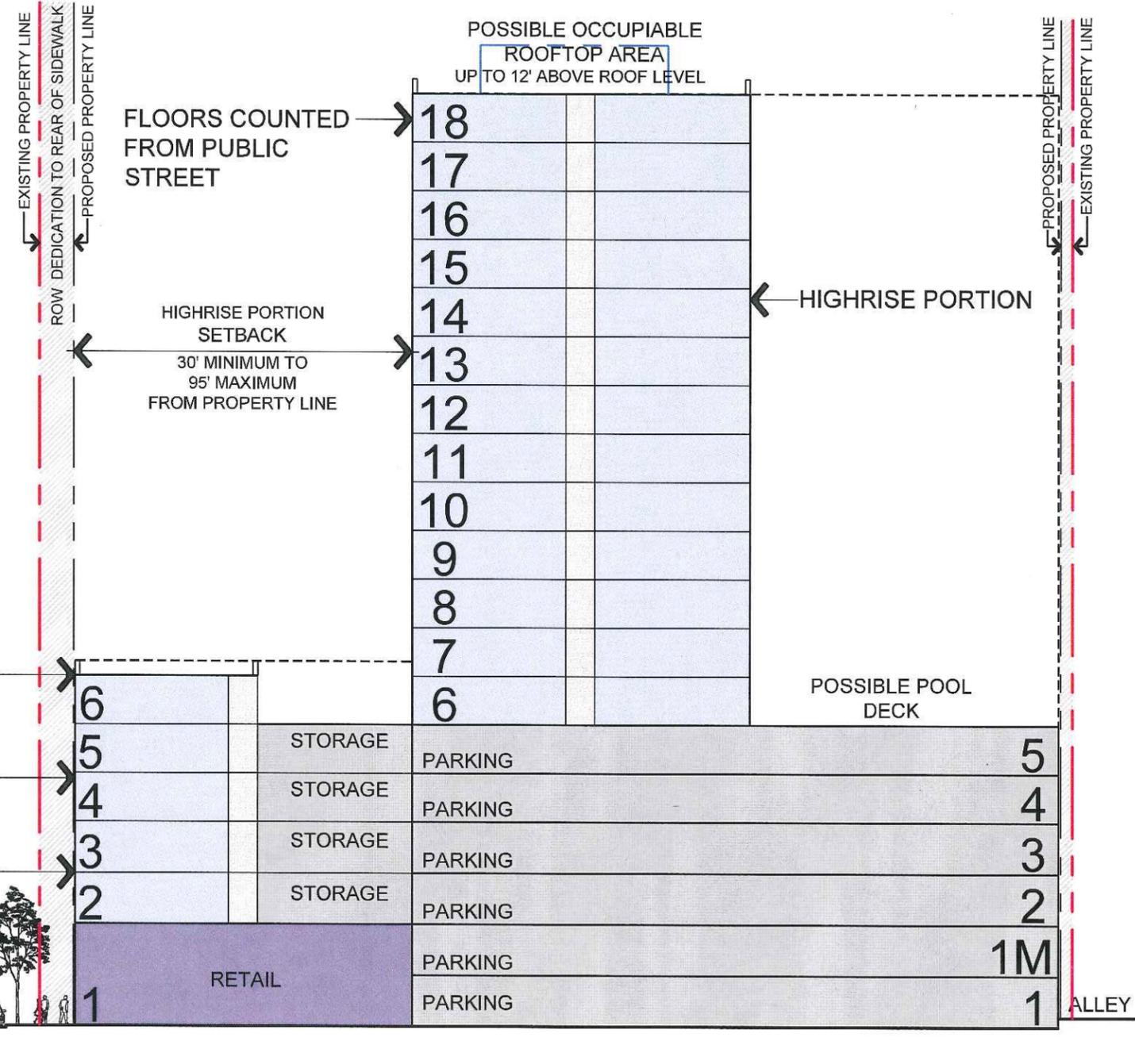


 Southeast Venture
DESIGN SERVICES

5 OF 8

SP SUBMISSION TABLE

APARTMENT UNITS	MAXIMUM OF 320 APARTMENT UNITS
RETAIL + COMMERCIAL	10,000 TO 13,000 GSF
AMMENITY, LEASING, AND SUPPORT	AS NEEDED TO SUPPORT THE PROJECT
ISR	1.0
ELLISTON BUILD-TO ZONE	0' TO 10' FROM PROPOSED PROPERTY LINE
ALLEY SETBACK	0' FROM PROPOSED PROPERTY LINE
SIDE BUILDING SETBACK	5' TO 15' (SEE PLAN)
PARKING	PER METRO CODE
BIKE PARKING	PER METRO ORDINANCE
USES	USES ARE AS ALLOWED IN MUG-A



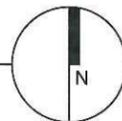
PARKING CALCULATIONS

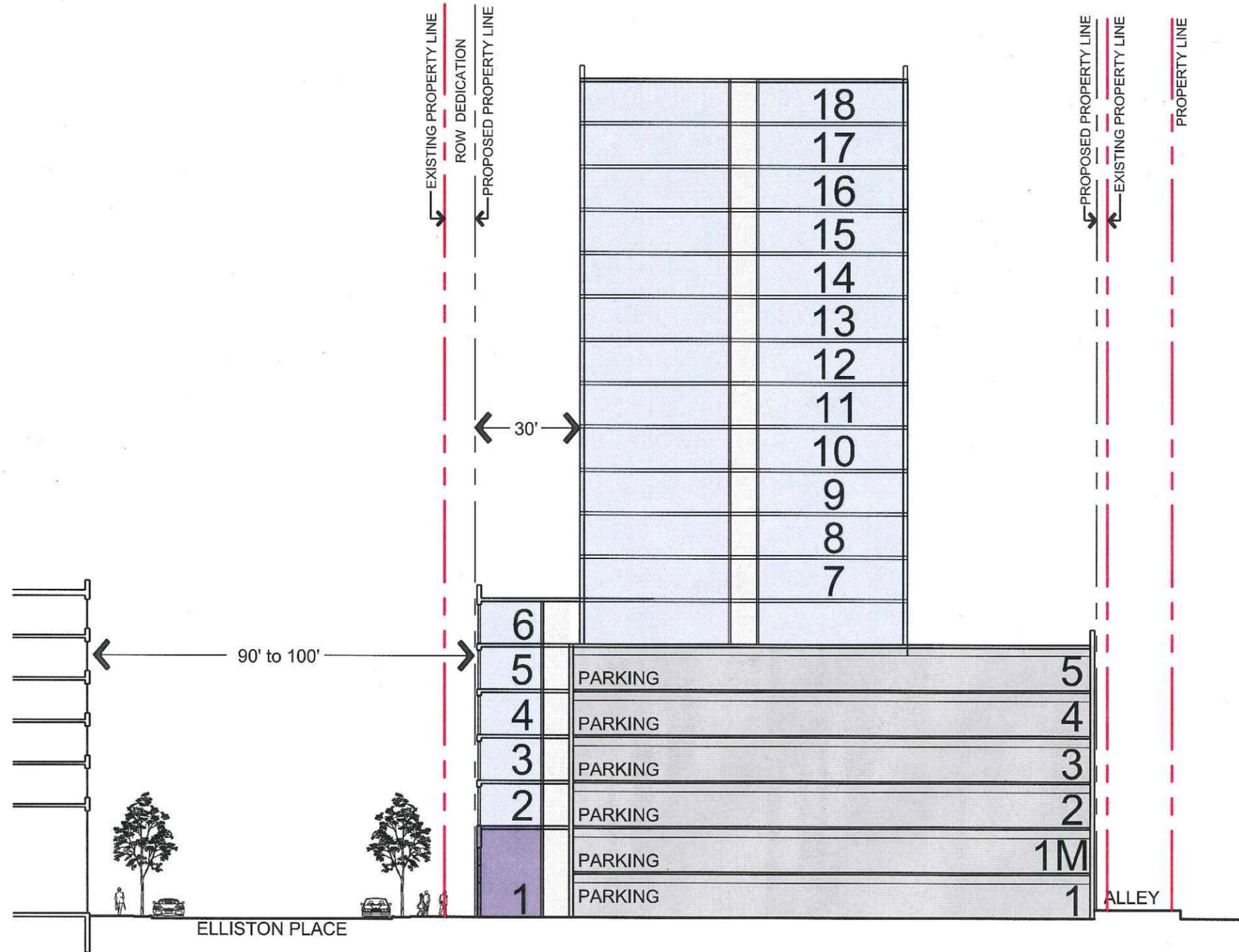
418	PARKING REQUIRED
Residential (320 Units)	
One Bedroom - 240 units - 1 per unit = 240	
Two Bedroom - 80 units - 1.5 per unit = 120	
Commercial (13,000 sf)	
Retail - 7,000 sf	
(7,000 - 2000 = 5,000/200) = 25 spaces	
Restaurant - 6,000 sf	
(6,000 - 1,000 = 5,000/150) = 33 spaces	
Total Required = 418 spaces	
500	PARKING PROVIDED

SITE SECTION

1" = 30'

0 10 50 80





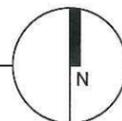
SECTION - MIN

1" = 30'

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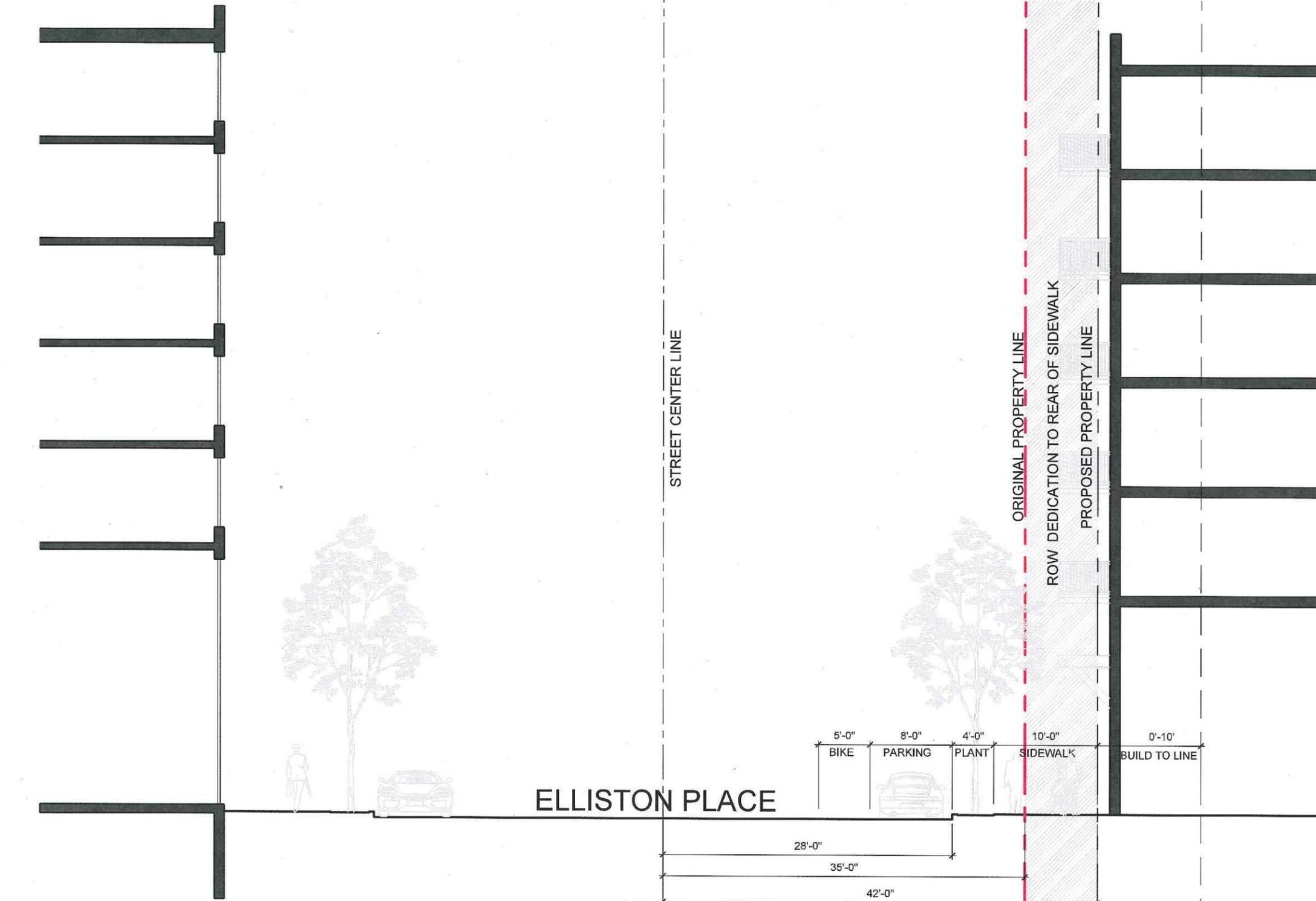
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GRACE

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EXISTING DEVELOPMENT
STREET SECTION



PROPOSED DEVELOPMENT