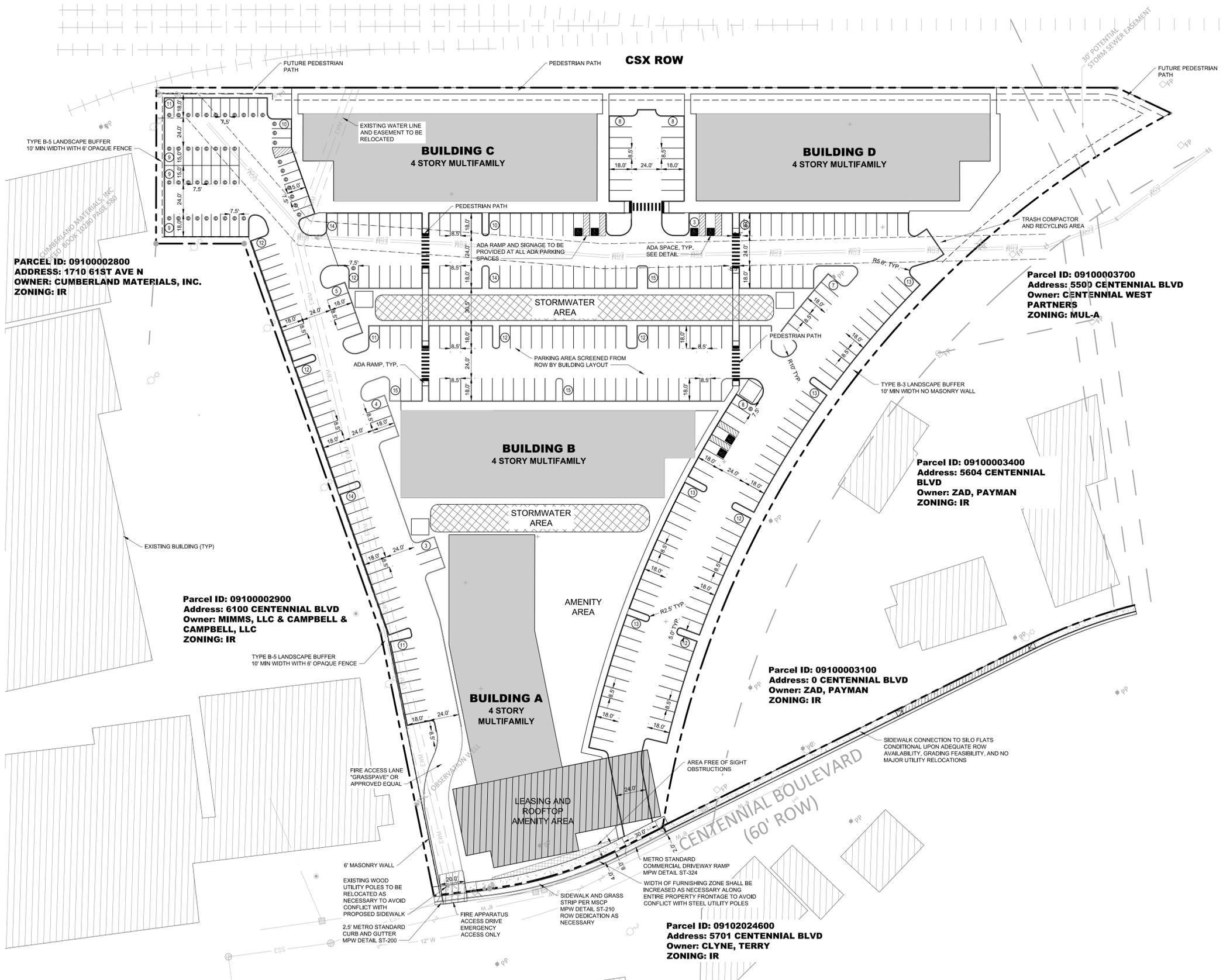


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DEVELOPMENT STANDARDS	
MAX BUILDING HEIGHT	4 STORIES
RESIDENTIAL UNITS	300 UNITS MAX
PARKING	PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE PARKING STANDARDS
BUILD-TO ZONE	0' - 15'
FALL BACK ZONING	FOR ANY DEVELOPMENT STANDARDS, 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 THE M.U.-A ZONING.

- PUBLIC WORKS STANDARDS**
- ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED MAJOR AND COLLECTOR STREET PLANS SHALL BE DEDICATED.
 - LOADING AND RIDESHARE AREAS SHALL BE LIMITED TO SPACES INTERIOR TO THE PROJECT SITE AND OFF PUBLIC RIGHT-OF-WAY.
 - ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL COMPLY WITH MPW STANDARDS AND SPECIFICATIONS.
 - ALL RIGHT-OF-WAY DEDICATION WILL OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - 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.

SP MODIFICATION NOTE

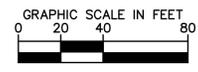
MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED ON FINAL ARCHITECTURAL ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY 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.

- NES NOTES**
- WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVICED WITH UNDERGROUND POWER AND PAD MOUNTED TRANSFORMERS.
 - NES FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH RETENTION AREAS INCLUDING RAIN GARDENS, BIOTENTION, BIOSWALES AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED EQUIPMENT AS WELL AS SERVICE DUCT TO METER.

PARKING

PARKING	REQUIRED	PROVIDED
STANDARD SPACES	282	316
ACCESSIBLE (INCL. VAN ACCESSIBLE)	9 (1 VAN)	9 (1 VAN)
COMPACT SPACES	N/A	48
TOTAL VEHICULAR PARKING	291	364

- FIRE ACCESS NOTES**
- FIRE DEPARTMENT ACCESS ROADS SHALL COMPLY WITH IFC CHAPTER 5 AND APPENDIX D.
 - FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED CLEAR WIDTH OF 20' WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD THE MINIMUM WIDTH SHALL BE 20' EXCLUSIVE OF SHOULDERS.
 - "NO PARKING - FIRE LANE" SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IFC D103.6.



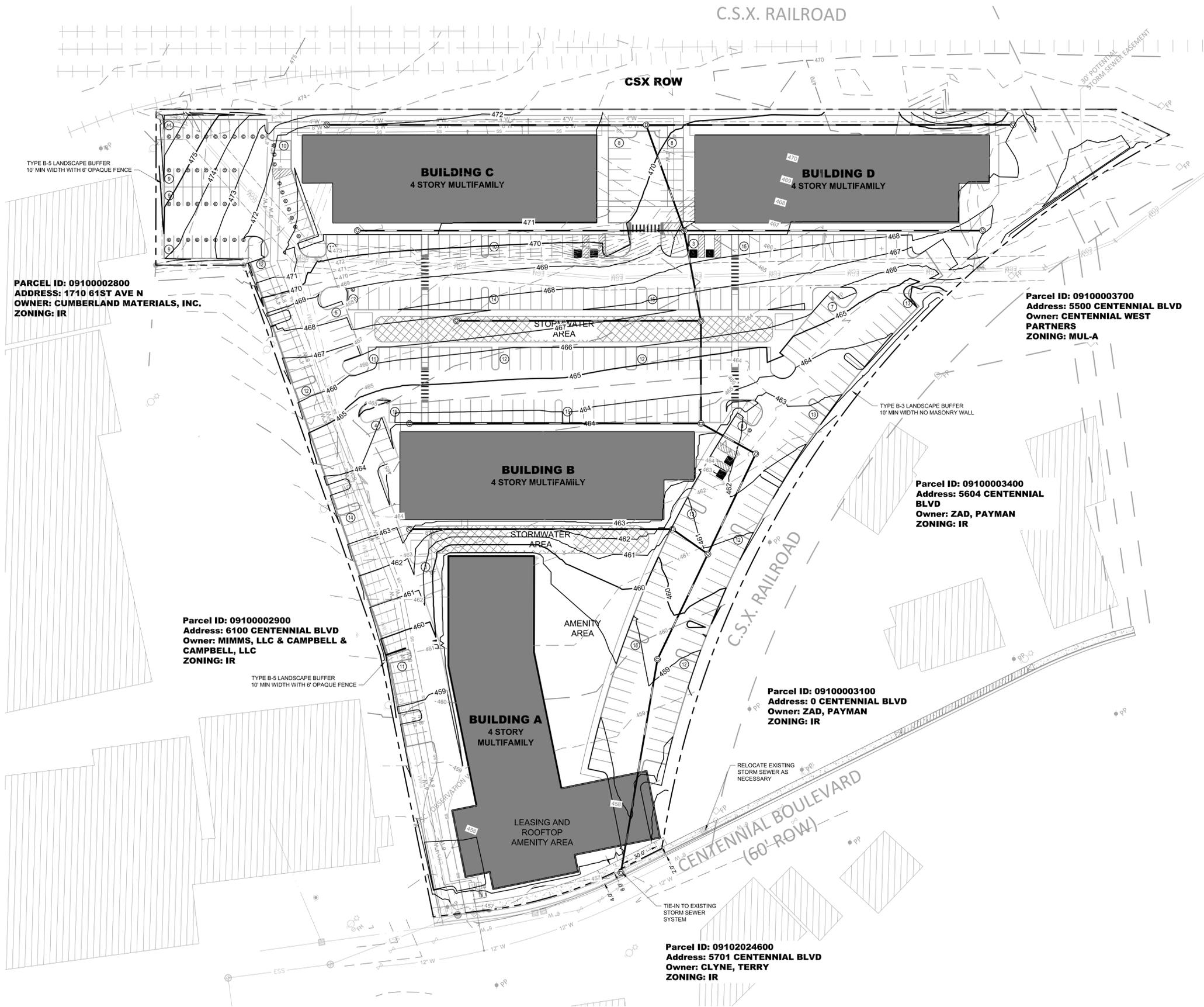
5800 CENTENNIAL MULTIFAMILY WOOD PARTNERS
 NASHVILLE, TN



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DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 2019-08-30
 KIMLEY-HORN PROJECT NO. 012095019

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Parcel ID: 0910002800
Address: 1710 61ST AVE N
Owner: CUMBERLAND MATERIALS, INC.
ZONING: IR

Parcel ID: 0910003700
Address: 5500 CENTENNIAL BLVD
Owner: CENTENNIAL WEST PARTNERS
ZONING: MUL-A

Parcel ID: 0910002900
Address: 6100 CENTENNIAL BLVD
Owner: MIMMS, LLC & CAMPBELL & CAMPBELL, LLC
ZONING: IR

Parcel ID: 0910003400
Address: 5604 CENTENNIAL BLVD
Owner: ZAD, PAYMAN
ZONING: IR

Parcel ID: 0910003100
Address: 0 CENTENNIAL BLVD
Owner: ZAD, PAYMAN
ZONING: IR

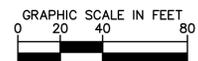
Parcel ID: 09102024600
Address: 5701 CENTENNIAL BLVD
Owner: CLYNE, TERRY
ZONING: IR

STORMWATER NOTES

1. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
3. 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.
4. SIDE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15').
5. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

STORMWATER DESIGN NOTES

1. THE PROJECT INTENDS TO SATISFY WATER QUALITY REQUIREMENTS BY USING TWO LEVEL 2 BIORETENTION AREAS.
2. PRELIMINARY CALCULATIONS HAVE BEEN COMPLETED TO CONFIRM THAT THE BIORETENTION AREAS (REFERRED TO AS "STORMWATER MANAGEMENT AREAS" ON THIS PLAN) ARE SIZED ADEQUATELY.
3. IF AN LIDBIORETENTION APPROACH IS NOT FEASIBLE DUE TO SHALLOW BEDROCK OR ENVIRONMENTAL ISSUES, THEN AN LID WAIVER MAY BE APPLIED FOR.
4. BASED ON A REDEVELOPMENT RUNOFF REDUCTION GOAL OF 60%, APPROXIMATELY 1.5 IMPERVIOUS ACRES CAN BYPASS WHILE STILL MEETING THE RUNOFF REDUCTION GOAL. THE PLAN CURRENTLY SHOWS APPROXIMATELY 1.4 ACRES BYPASSING, NOT ALL OF WHICH IS IMPERVIOUS.
5. IF FINAL DESIGNS AND CALCULATIONS INDICATE THAT THE STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN ARE NOT SUFFICIENT TO MEET WATER QUALITY REQUIREMENTS, ADDITIONAL AREAS WILL BE ADDED AS NECESSARY.



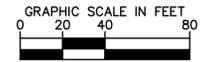
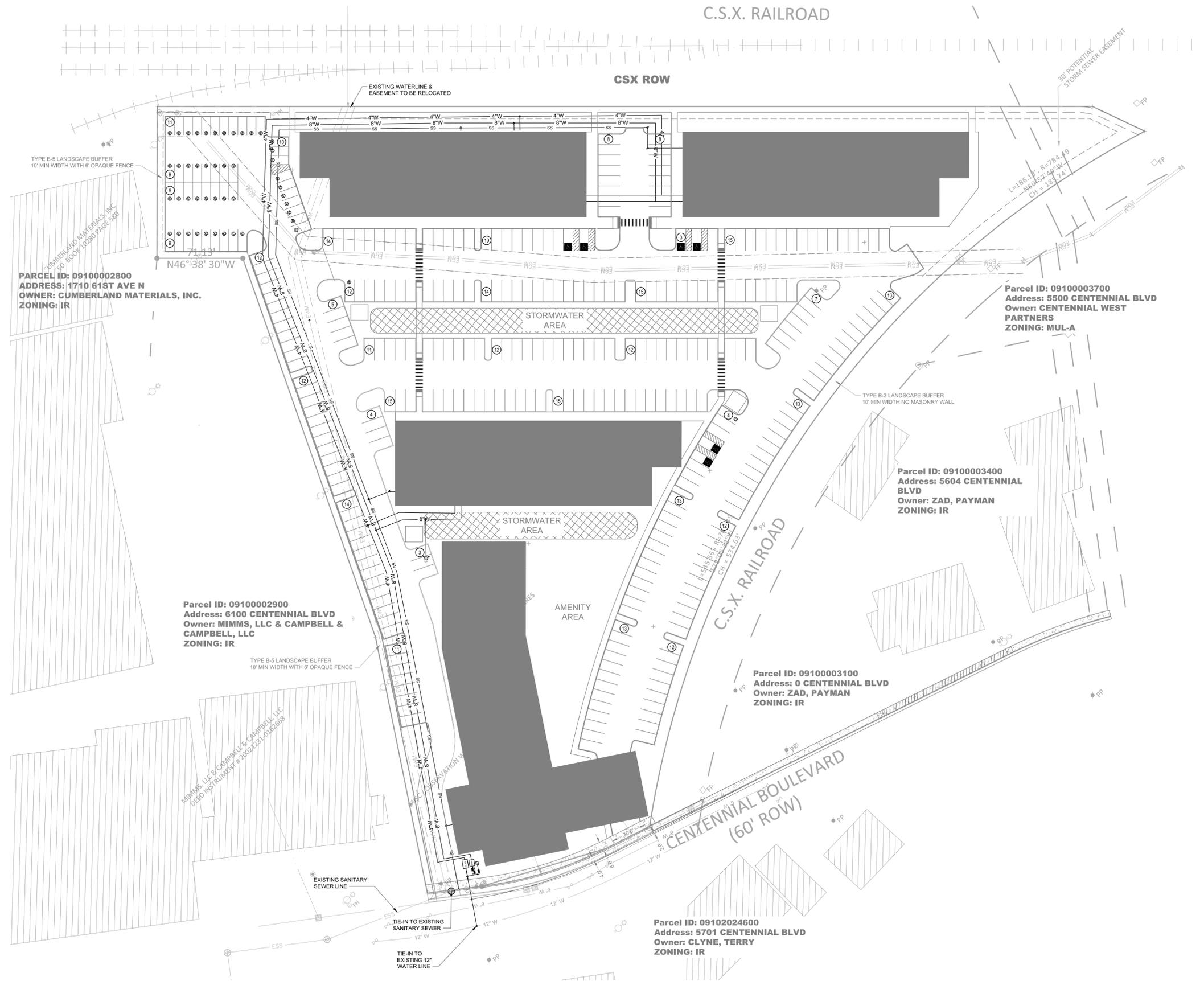
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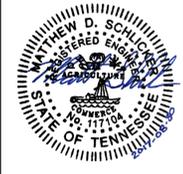
GRADING AND DRAINAGE PLAN

SHEET NUMBER
C4-00

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**5800 CENTENNIAL
 MULTIFAMILY
 WOOD PARTNERS**
 NASHVILLE, TN



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