

**SP NOTES**

1. THE PURPOSE OF THIS BRENTWOOD SKYLINE SPECIFIC PLAN DISTRICT IS TO PERMIT UP TO 195 MULTI-FAMILY RESIDENTIAL UNITS.
2. METRO FIRE MARSHALL: The required fire flow shall be determined by the Metropolitan Fire Marshall's Office, prior to the issuance of a building permit.
3. METRO WATER SERVICES - STORMWATER: 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. METRO WATER SERVICES - STORMWATER: Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (minimum driveway culvert in Metro ROW is 15" CMP).
5. METRO WATER SERVICES - STORMWATER: 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.
6. METRO WATER SERVICES - STORMWATER: 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.
7. METRO WATER SERVICES - WATER & SEWER: Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.
8. METRO WATER SERVICES - WATER & SEWER: Individual water and/or sanitary sewer service lines are required for each parcel.

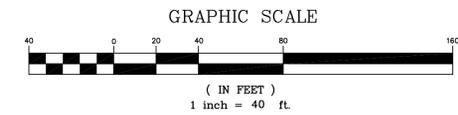
**SIDEWALK NOTE:**

1. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE. PRIOR TO 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.

DEVELOPMENT/SITE DATA TABLE	
ACREAGE	6.562 ACRES
DENSITY	30 UNITS/AC
DWELLING UNITS	195
FLOOR AREA RATIO (FAR)	174,000 / 285,854 = 0.61
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.4 (0.36 ACTUAL)
BUILDINGS	38,600 S.F.
ROADS/SIDEWALKS/PAVEMENT	66,400 S.F.
PARKING REQUIRED	1 SP/1 BR UNIT x 135 = 135 2 SP/2 BR UNIT x 60 = 120 TOTAL = 255 SPACES
PARKING PROVIDED	259 SPACES [222 GARAGE + 37 OUTSIDE]
TOTAL BUILDING SQ. FEET	172,400 S.F. MULTI-FAMILY 2,600 S.F. CLUBHOUSE
MAX BUILDING HEIGHT	7 STORIES IN 85 FEET
USES	MULTI-FAMILY RESIDENTIAL
APPLY RM-20 BASE ZONING DISTRICT REQUIREMENTS FOR ANY BULK STANDARD NOT CONTAINED HEREIN.	

**DEVELOPMENT SUMMARY**

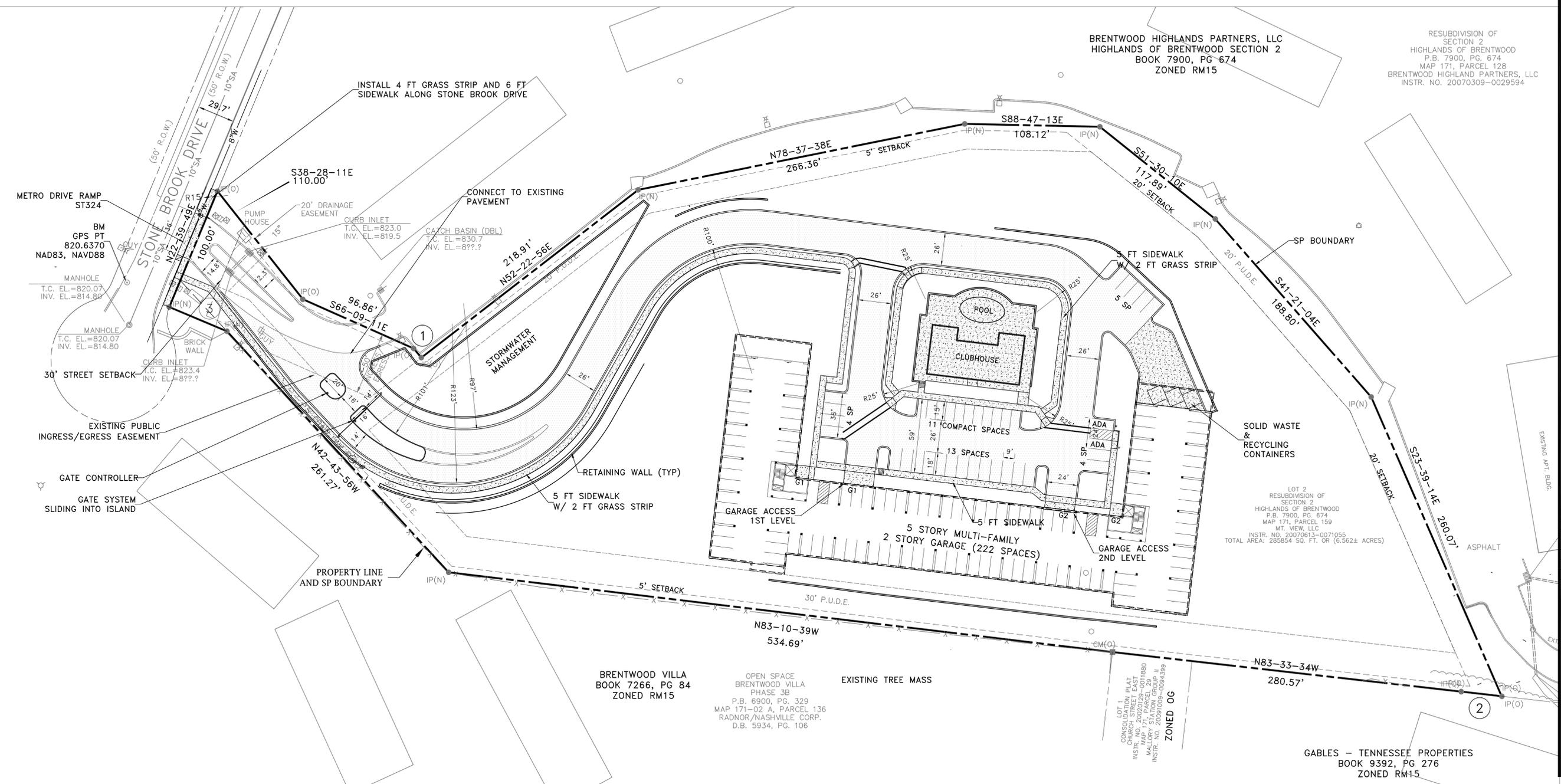
- COUNCIL DISTRICT: 4
- COUNCILMEMBER: ROBERT SPOE
- OWNER OF RECORD: MT VIEW LLC, 1728 GENERAL GEORGE PATTON DRIVE BRENTWOOD, TN 37027 615.377.5757
- SP NAME: BRENTWOOD SKYLINE
- SP NUMBER: 2015SP-062-002
- PLAN PREPARATION DATE: 2020.06.03
- SCALE: 1"=50'
- DESIGN PROFESSIONAL: JIM LUKENS, P.E. LUKENS ENGINEERING CONSULTANTS P.O. BOX 1586, BRENTWOOD, TN 37024 615.804.4617
- FEMA FIRM: 47037C0367H, APRIL 5, 2017



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**AMENDMENT**

1. CHANGE NUMBER OF UNITS FROM 140 TO 195 WITH NO CHANGE TO THE BUILDING.
2. ADJUST ENTRANCE TO LEAVE EXISTING APARTMENT DRIVEWAY WITHIN ACCESS EASEMENT AND CREATE AN ENTRY INTO THE SKYLINE PORTION OF THE PROPERTY.
3. ADJUST ENTRANCES INTO THE PARKING GARAGE LEVELS. RELOCATE SURFACE PARKING TO ACCOMMODATE GARAGE ENTRIES. RELOCATE THE SOLID WASTE/LOADING AREA.



**SP AMENDMENT**  
**SKYLINE APARTMENTS**  
FINAL SP CASE NO. 2015SP-062-003  
STONE BROOK DRIVE, NASHVILLE, TN  
MAP 171, PARCEL 159

REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03491  
DATE: 2020.06.03

**SITE PLAN**

**C1.1A**

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