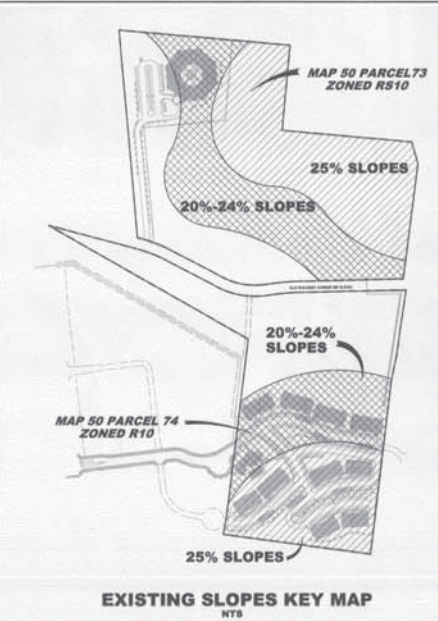
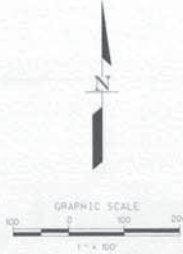




VICINITY MAP
SCALE 1" = 100'



MAP 50 PARCEL 98
MIKE & KAREN RIPPETOE
ZONED CS

MAP 50 PARCEL 65
ALFRED LEON GIBBS
FAMILY TRUST
ZONED RS10

MAP 50 PARCEL 71
DAVIDSON FARMERS CO-OP
ZONED CS

FUTURE DEVELOPMENT
MAP 50 PARCEL 75
SKYLINE COMMERCIAL
PROPERTIES LLC
ZONED CS

MAP 50 PARCEL 73
ZONED RS10

25% SLOPES
20%-24% SLOPES

20%-24% SLOPES

MAP 50 PARCEL 74
ZONED R10

25% SLOPES

MAP 50 PARCEL 74
ZONED R10

MAP 51 PARCEL 20
ZONED R10

MAP 50 PARCEL 79
HTI MEMORIAL CORP.
ZONED CS

SITE "B"

MAP 51-01 PARCEL 46
CHILDREN OF GOD
ZONED RS10

MAP 51-05 PARCEL 16
CHILDREN OF GOD
ZONED RS10

MAP 51 PARCEL 19
JOHN R. SHERROD III &
WILLIAM MASON ET UX
ZONED RS10

MAP 50 PARCEL 73
ZONED RS10

MAP 51 PARCEL 177
BATTLE GROUND ACADEMY
ZONED R10

SITE "A"

MAP 50 PARCEL 74
ZONED R10

WATER TOWER
OVERFLOW
ELEV. = 890.0

OWNER:
SKYLINE COMMERCIAL
PROPERTIES
P.O. BOX 7187
NASHVILLE, TN 37207

SP NOTES:
SP NAME: SKYLINE APARTMENTS
COUNCIL BILL NO. BL 2000-000
CASE NO. 2013SP-038-001

PURPOSE NOTE:
THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY
APPROVAL TO PERMIT THE DEVELOPMENT OF UP TO
1. NUMBER OF UNITS AND ATTACHED USER ONE
MULTI-FAMILY UNITS AND 160 ASSISTED CARE
LIVING UNITS AS SHOWN

SITE "A" SITE DATA TABLE:

MAP/PARCEL	MAP 50/PARCEL 74
EXISTING ZONING	R10
SURROUNDING ZONING	R10/RS10/CS
COUNCIL DISTRICT	8-BENNETT
TOTAL AREA *	865,847 S.F./0.2 AC
IMPERVIOUS AREA*	233,989 S.F./5.4 AC
PERVIOUS AREA*	729,086 S.F./16.6 AC
SR	0.24
SR	0.24
PROPOSED FAR	0.00
SR/365 S.F. (BUILDING AREA) /	0.00
SR/365 S.F. (SITE AREA)	0.00
PROPOSED DENSITY:	13 UNITS PER ACRE
PROPOSED UNITS:	160 (1 BEDROOM) / 160 (2 BEDROOM)
TOTAL:	320 UNITS

FOR ANY DEVELOPMENT STANDARDS NOT SHOWN ON THE PLAN, THE STANDARDS OF THE R10 ZONING DISTRICT SHALL APPLY.

PARKING TABLE:

REQUIRED PARKING	380 SPACES
PROPOSED PARKING	400 SPACES

PROPOSED USE:
MULTI-FAMILY RESIDENTIAL

MAXIMUM HEIGHT / SITE PLANE
45' OR 4 STORIES MAX.

SITE "B" SITE DATA TABLE:

MAP/PARCEL	MAP 50/PARCEL 73
EXISTING ZONING	R10
SURROUNDING ZONING	R10/RS10/CS
COUNCIL DISTRICT	8-BENNETT
TOTAL AREA *	1,288,000 S.F./29.0 AC
IMPERVIOUS AREA*	1,288,000 S.F./29.0 AC
VACANT LAND	0.00
SR	0.20
SR	0.20
PROPOSED FAR	0.00
SR/365 S.F. (BUILDING AREA) /	0.00
SR/365 S.F. (SITE AREA)	0.00
PROPOSED UNITS:	160 UNITS/160 BEDS MAX.
PROPOSED DENSITY:	6.4 UNITS/BEDE MAX.

FOR ANY DEVELOPMENT STANDARDS NOT SHOWN ON THE PLAN, THE STANDARDS OF THE R10 ZONING DISTRICT SHALL APPLY.

PARKING TABLE:

REQUIRED PARKING	93 SPACES
PROPOSED PARKING	75 SPACES

PROPOSED USE:
ASSISTED LIVING

FEMA NOTE:
NO PORTION OF THIS PARCEL, DISCLOSED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH REGULATORY FLOOD MAP PANEL NUMBER F100201819 "P", DATED: APRIL 26, 2007.

METRO WATER SERVICES NOTES:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND SURFACE SHALL BE LEFT IN A NATURAL STATE AND IS NOT TO BE RESTORED TO ORIGINAL GRADE OR TO BE RESTORED TO ORIGINAL GRADE IN ACCORDANCE WITH THE METRO WATER MANAGEMENT MANUAL, CHAPTER 17.24.100.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND APPROPRIATE SERVICES AND CONSIDER ALL THINGS IN ORDER TO MAINTAIN, REPAIR, REPLACE AND RESPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

BUFFER NOTE:
THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT TO BE RESTORED TO ORIGINAL GRADE OR TO BE RESTORED TO ORIGINAL GRADE IN ACCORDANCE WITH THE METRO WATER MANAGEMENT MANUAL, CHAPTER 17.24.100.

METRO PUBLIC WORKS NOTE:
SEE DRIVEWAY CULVERTS FOR THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL, URBAN DRAINAGE CULVERT IN METRO ROW IS 15' DIA.

URBAN FORESTRY NOTES:

1. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT TO BE RESTORED TO ORIGINAL GRADE OR TO BE RESTORED TO ORIGINAL GRADE IN ACCORDANCE WITH THE METRO WATER MANAGEMENT MANUAL, CHAPTER 17.24.100.
2. THE FINAL SITE PLAN FOR THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE METRO WATER MANAGEMENT MANUAL, CHAPTER 17.24.100.

FEMA NOTE:
NO PORTION OF THIS PARCEL, DISCLOSED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH REGULATORY FLOOD MAP PANEL NUMBER F100201819 "P", DATED: APRIL 26, 2007.

GEOTECHNICAL NOTE:
DUE TO THE SOIL CONDITIONS LOCATED ON THE SOUTH PARCEL, A FULL GEOTECHNICAL REPORT SHALL BE REQUIRED AT FINAL SITE PLAN.