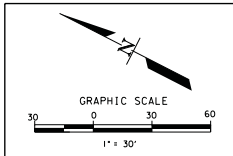
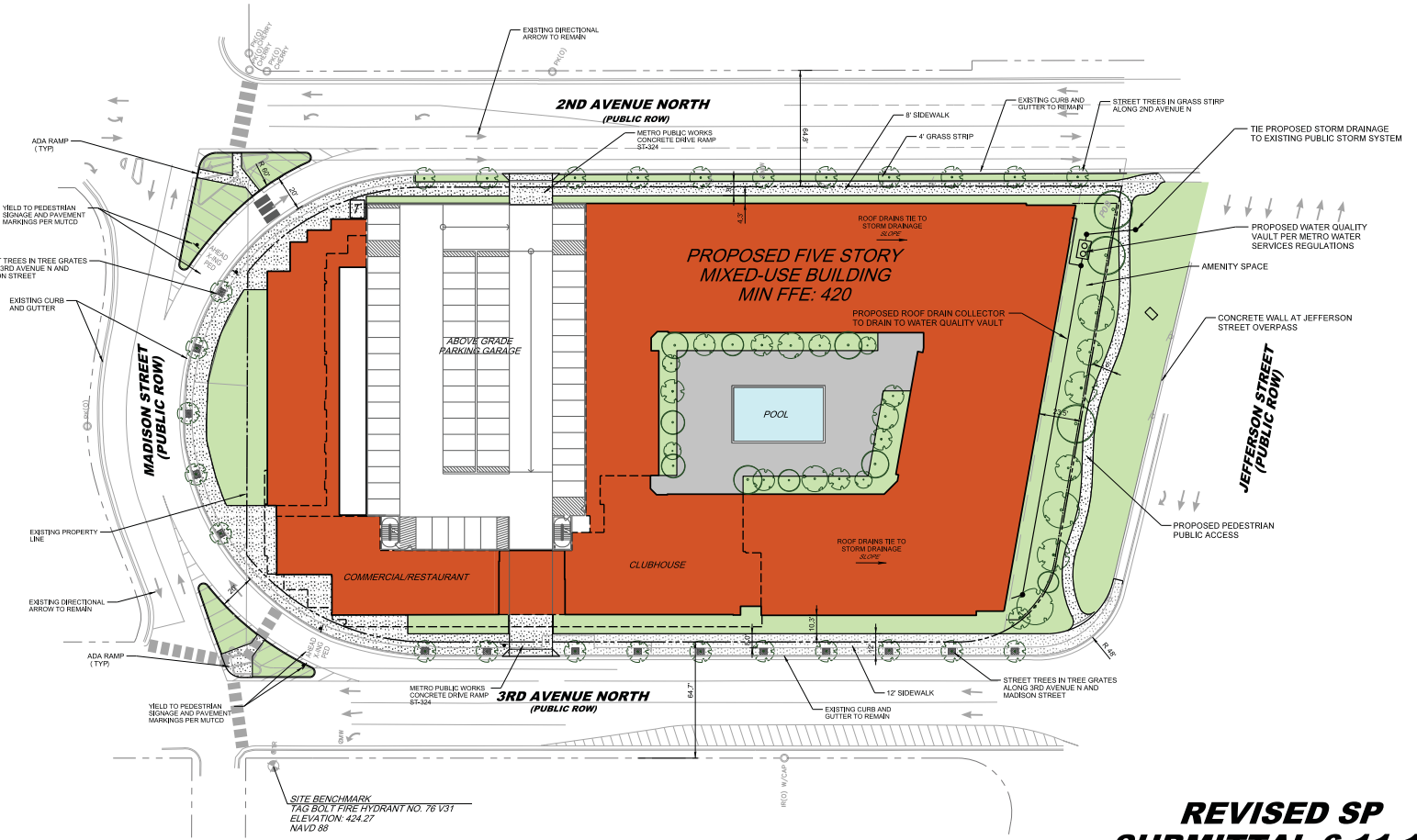


Vicinity Map
N.T.S.

Barge Cauthen ASSOCIATES
 808 CHARLOTTE PIKE STE 202
 NASHVILLE, TENNESSEE 37203
 615.356.9911 PHONE
 615.352.6737 FAX



PURPOSE NOTE:	
1. THE PURPOSE OF THIS PLAN IS TO AMEND AN EXISTING SP TO CHANGE THE MAX HEIGHT FROM 75 TO 85.	
SITE DATA TABLE:	
MAP/PARCEL	MAP 82-09 #PARCELS 424, 431, & 469
SURROUNDING ZONING	IR/WD/C5
COUNCIL DISTRICT	19 - GLENMORE
TOTAL AREA	2.83 AC.
MAX ALLOWABLE FSR	----- 5.0
MAX ALLOWABLE FSI	----- 4.0
MAX HEIGHT	----- 85'
MIN PROPERTY LINE SETBACKS	----- 7'
MAX PROPERTY LINE SETBACK	----- 45' (2nd Ave. 3rd Ave. Madison)
MAX PROPERTY LINE SETBACK	----- 20' (Cauthen St.)
FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND NOT INCLUDED IN A CONDITION OF COMMERCIAL/COUNCIL APPROVAL, THE DEVELOPER SHALL BE SUBJECT TO THE STANDARDS AND REGULATIONS DETERMINED BY THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.	
THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY ACCESS, EGRESS AND ADEQUATE WATER SUPPLY FOR THE PROPOSED DEVELOPMENT MUST BE MET PRIOR TO THE SUBMISSION OF ANY BUILDING PERMIT.	
ON-SITE PARKING:	
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE AND LOT REDUCTIONS.	
PROPOSED USES:	
MULTI-FAMILY RESIDENTIAL - 380 UNITS	
FIRST FLOOR NON-RESIDENTIAL SPACE - MINIMUM OF 8,000 SF	
ALL USES ALLOWED IN THIS ZONING.	
METRO WATER SERVICE NOTES:	
1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-80 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.	
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 STORMWATER FACILITIES WITHIN THE PROPERTY.	
STORMWATER NOTES:	
1. 78-80 NOTE: ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-80 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.	
2. PRELIMINARY PLAN NOTE: 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.	
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.	
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROWS 15" COMP).	
FEMA NOTE:	
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE FLOOD HAZARD MAP PANEL NUMBER 4107020270-F, DATED APRIL 21, 2011.	
STORMWATER CONCEPT:	
STORMWATER DETENTION - NONE PROPOSED EXISTING SITE IS 100% IMPERVIOUS	
STORMWATER QUALITY BMP: WATER QUALITY VAULT	
TREE ORDINANCE NOTE:	
PROPOSED DEVELOPMENT SHALL PROVIDE STREET TREES AS SHOWN ON THIS PLAN. ADDITIONAL ON SITE TREES TO MEET THE METRO TREE ORDINANCE SHALL NOT BE REQUIRED.	



**REVISED SP
SUBMITTAL 6-11-14**

07-01-14 REVISED PER COMMENTS

STADIUM LOFTS
GERMANTOWN, NASHVILLE, TN.

2014SP-002-002

Meeks + Partners
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LAND PLANNING
16000 HUNTERS LANE SUITE 100 HOUSTON, TX 77079
281-468-8787 • 281-556-8337 • www.meekspartners.com
CONCEPTUAL DESIGN

M P C-1.0

JOB NO. 2783-03

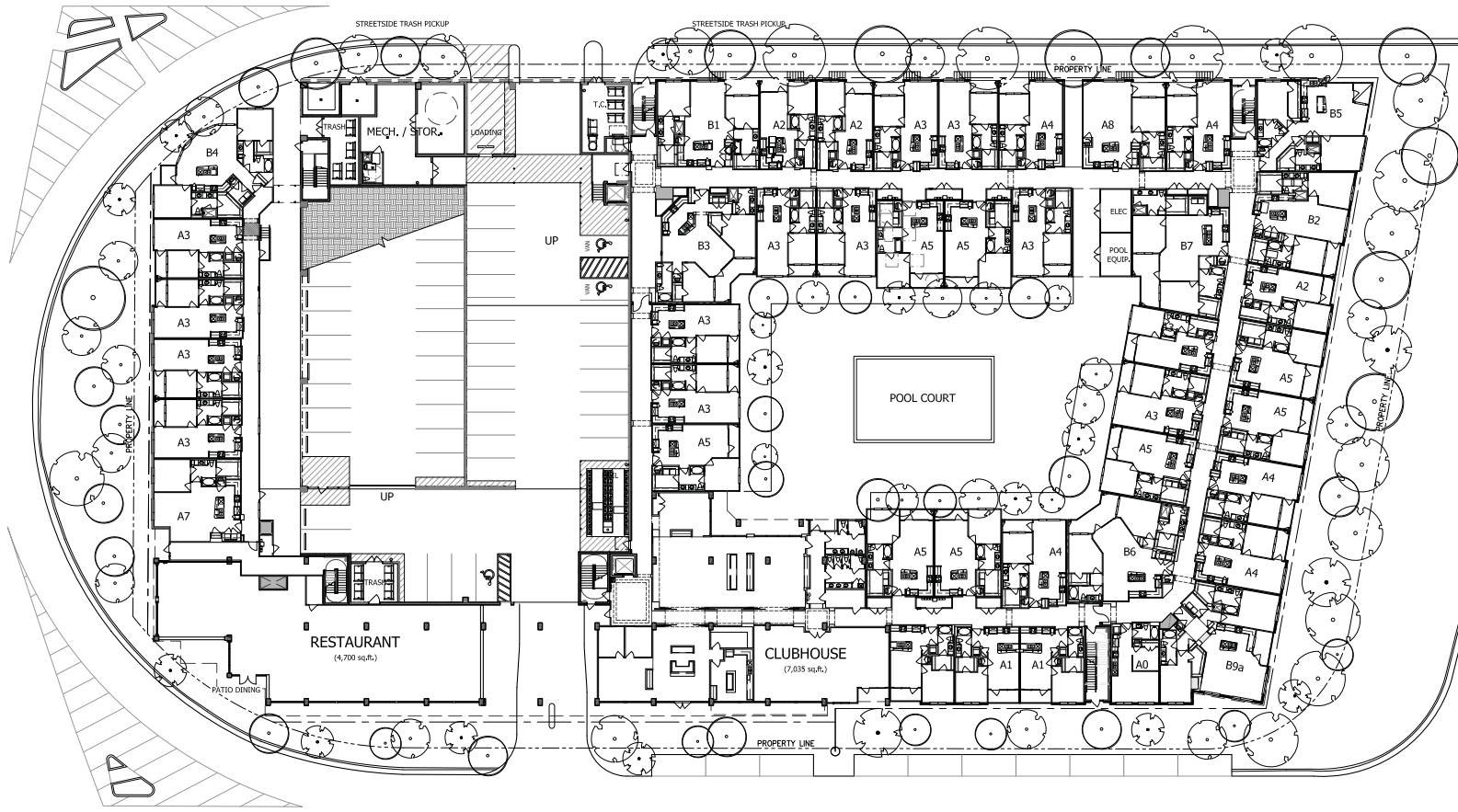
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 NOT FOR CONSTRUCTION

MADISON STREET

2ND AVENUE NORTH

3RD AVENUE NORTH

JEFFERSON STREET



1 ARCHITECTURAL SITE PLAN / ACCESSIBLE ROUTE PLAN
 1"=20'-0"



2014SP-002-002

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DRAWING NO.
A1.01

BROADSTONE GERMANTOWN APT.
GERMANTOWN - NASHVILLE, TN
 A Development of
ALLIANCE RESIDENTIAL COMPANY

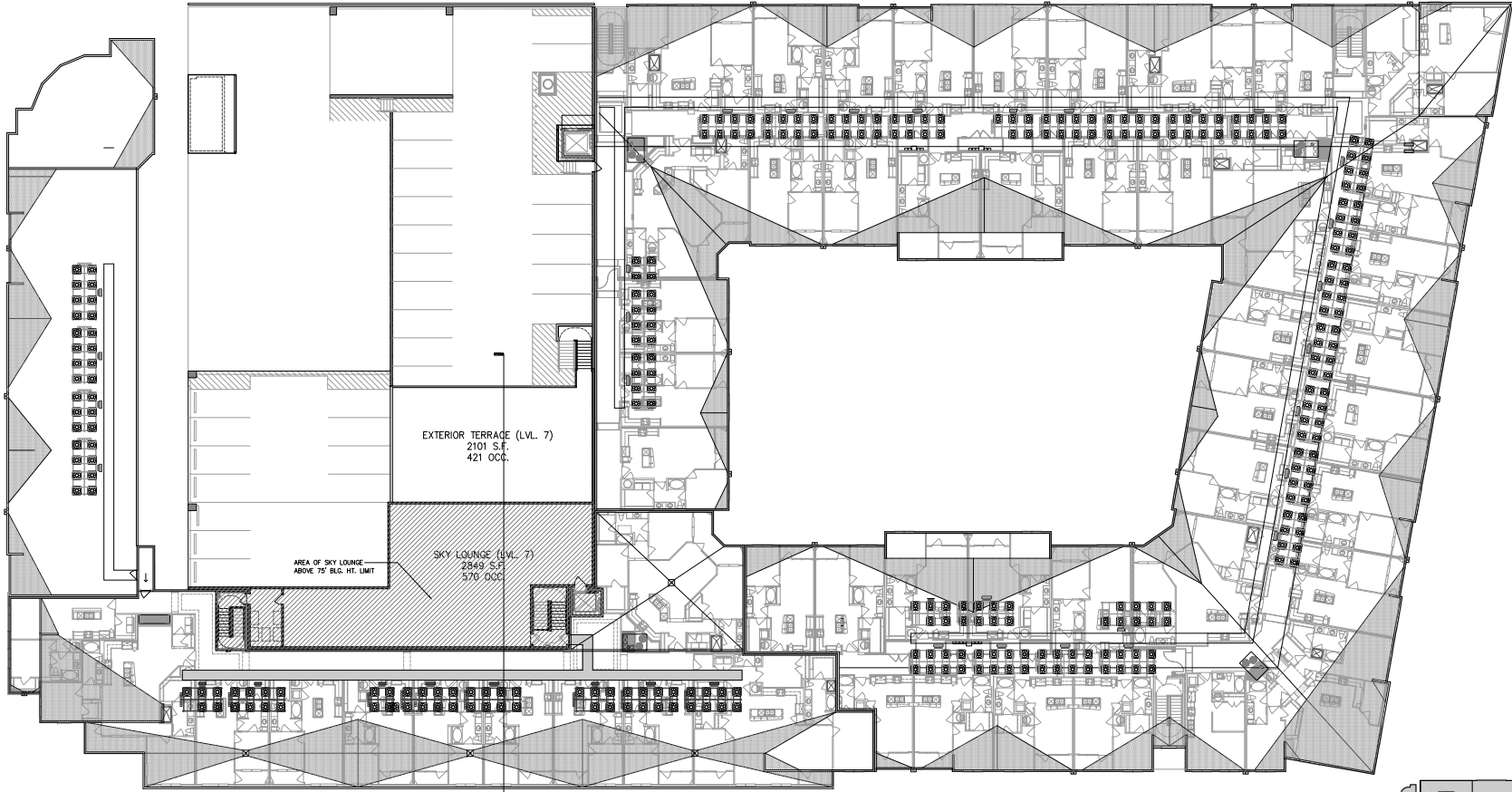


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Date: 6/10/2014 @ 3:55 P.M. By: dsmanning
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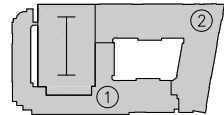


EXTERIOR TERRACE (LVL. 7)
2101 S.F.
421 OCC.

AREA OF SKY LOUNGE
ABOVE 75' BLC. HT. LIMIT

SKY LOUNGE (LVL. 7)
2849 S.F.
576 OCC.

1 SKY LOUNGE PLAN
1/16"=1'-0"



2014SP-002-002

KEYMAP

BROADSTONE GERMANTOWN APT.
GERMANTOWN - NASHVILLE, TN
A Development of
ALLIANCE RESIDENTIAL COMPANY

JOB NO.: 15061
FILE NAME: 3061A306
X NOT FOR CONSTRUCTION
ISSUED FOR PERMIT
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION

DRAWING NO.
A3.06

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M P

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