

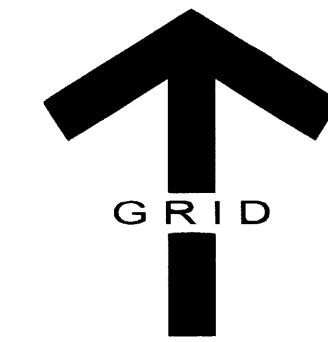
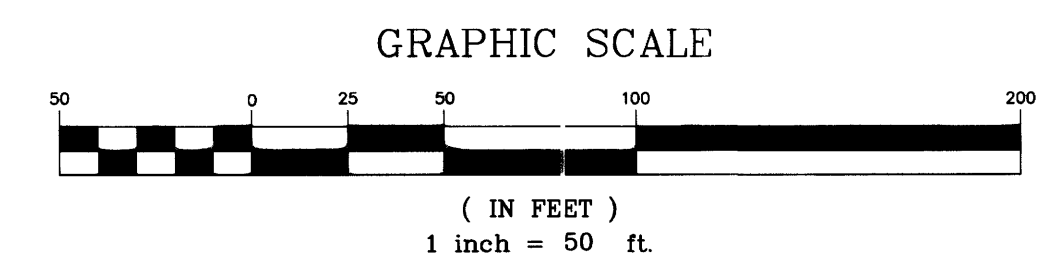
**SP NOTES**

1. THE PURPOSE OF THIS SP IS TO PERMIT UP TO 140 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.

DEVELOPMENT/SITE DATA TABLE	
ACREAGE	6.562 ACRES
DENSITY	22 UNITS/AC
DWELLING UNITS	140
FLOOR AREA RATIO (FAR)	174,000 / 285,854 = 0.61
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.40
BUILDINGS	38,600 S.F. (ISR=0.14)
ROADS/SIDEWALKS/PAVEMENT	66,400 S.F. (ISR=0.23)
PARKING REQUIRED	1 SP/1 BR UNIT x 60 = 60 2 SP/2 BR UNIT x 80 = 160 TOTAL = 220 SPACES
PARKING PROVIDED	260 SPACES [225 GARAGE + 35 OUTSIDE]
TOTAL BUILDING SQ. FEET	172,400 S.F. MULTI-FAMILY 2,600 S.F. CLUBHOUSE
USES	MULTI-FAMILY RESIDENTIAL

**DEVELOPMENT SUMMARY**

- COUNCIL DISTRICT: 4
- COUNCILMEMBER: BRADY BANKS
- OWNER OF RECORD: MT VIEW LLC, 1728 GENERAL GEORGE PATTON DRIVE BRENTWOOD, TN 37027 615.377.5757
- SP NAME: BRENTWOOD SKYLINE
- SP NUMBER: 2015SP-062-001
- PLAN PREPARATION DATE: 2015.05.19
- SCALE: 1"=50'
- DESIGN PROFESSIONAL: JIM LUKENS, P.E., LUKENS ENGINEERING CONSULTANTS P.O. BOX 1586, BRENTWOOD, TN 37024 615.804.4617
- FEMA FIRM: 47037C0342F, APRIL 20, 2001



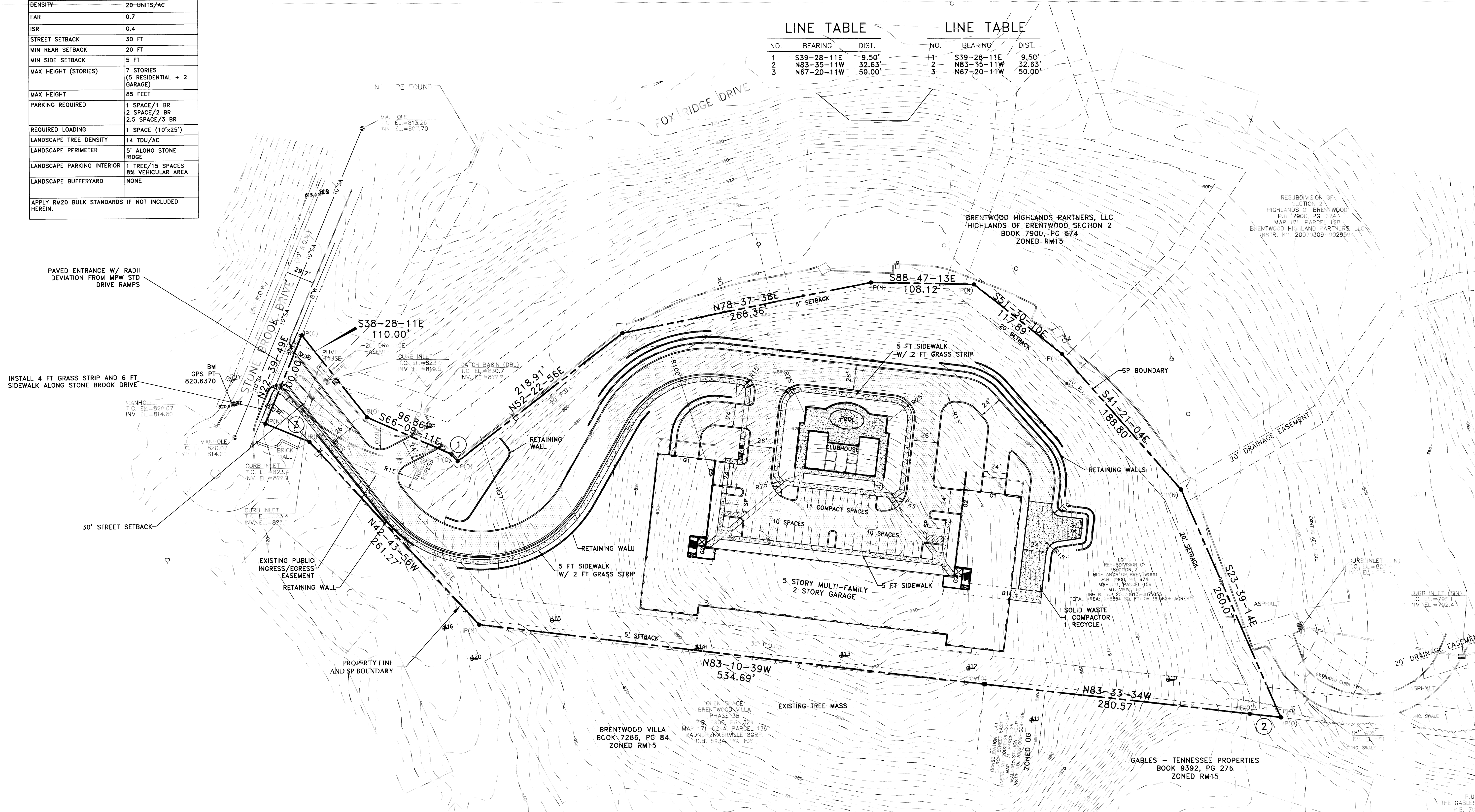
DEVELOPMENT STANDARDS	
ZONING (EXISTING)	R10 W/ PUD OVERLAY
ZONING (PROPOSED)	SP (SPECIFIC PLAN)
LAND USE	MULTI-FAMILY - P
MIN. LOT SIZE	NONE
DENSITY	20 UNITS/AC
FAR	0.7
ISR	0.4
STREET SETBACK	30 FT
MIN REAR SETBACK	20 FT
MIN SIDE SETBACK	5 FT
MAX HEIGHT (STORIES)	7 STORIES (5 RESIDENTIAL + 2 GARAGE)
MAX HEIGHT	85 FEET
PARKING REQUIRED	1 SPACE/1 BR 2 SPACE/2 BR 2.5 SPACE/3 BR
REQUIRED LOADING	1 SPACE (10'x25')
LANDSCAPE TREE DENSITY	14 TDU/AC
LANDSCAPE PERIMETER	5' ALONG STONE RIDGE
LANDSCAPE PARKING INTERIOR	1 TREE/15 SPACES 8% VEHICULAR AREA
LANDSCAPE BUFFERYARD	NONE
APPLY RM20 BULK STANDARDS IF NOT INCLUDED HEREIN.	

**LINE TABLE**

NO.	BEARING	DIST.
1	S39-28-11E	9.50'
2	N83-35-11W	32.63'
3	N67-20-11W	50.00'

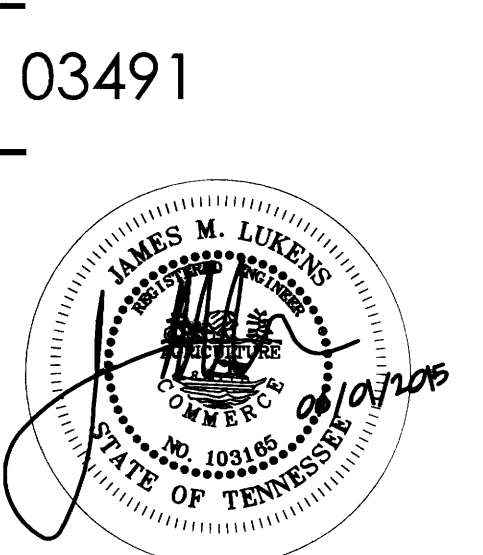
**LINE TABLE**

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1	S39-28-11E	9.50'
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**SKYLINE APARTMENTS PRELIMINARY SP**  
 CASE NO. 2015SP-062-001

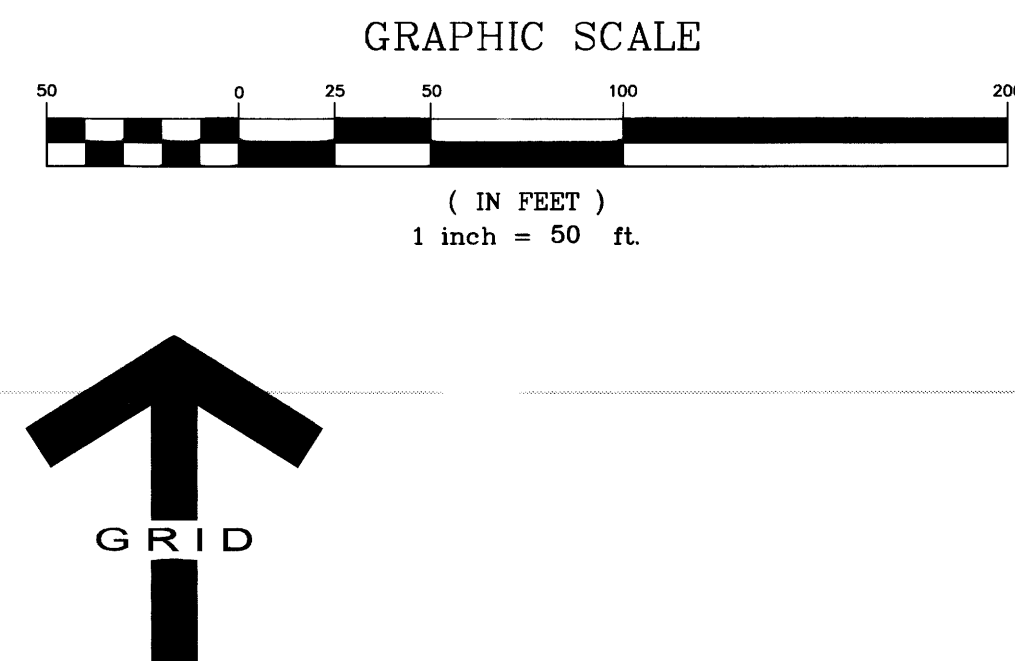
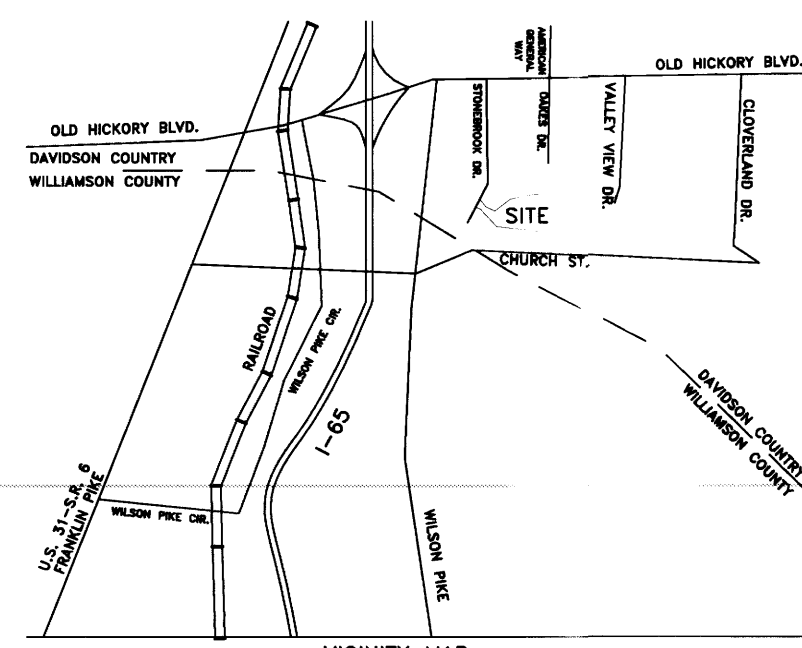
Nashville & Davidson County  
 JUN 01 2015  
 Metropolitan Planning Department



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 PO Box 1586  
 Brentwood, TN 37024-1586  
 615-804-4617  
 jlukens@lukensengineering.com

SITE PLAN

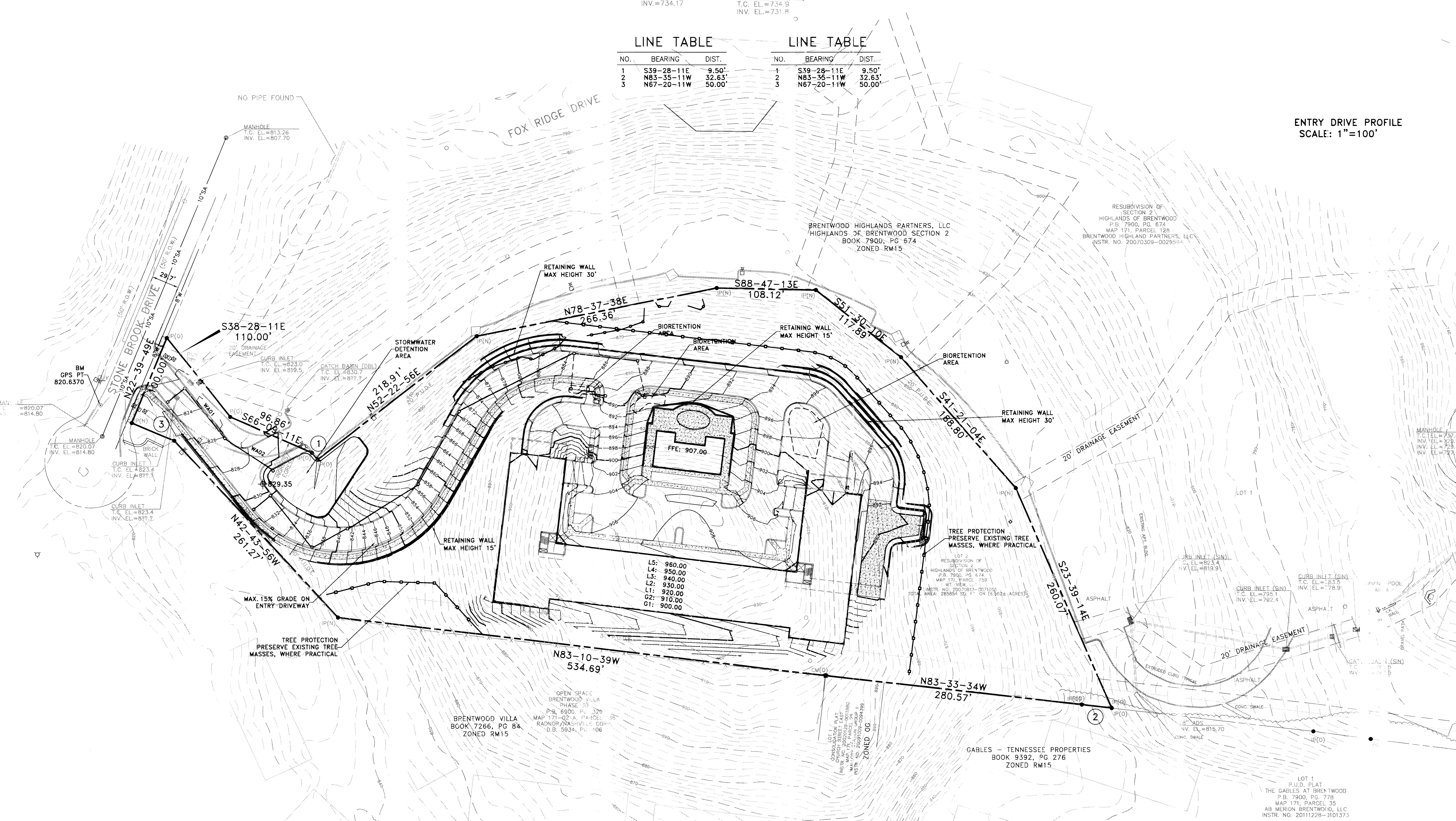
C1.1



15" CMP  
INV. = 734.17

CATCH BASIN (1IN)  
T.C. EL. = 734.9  
INV. EL. = 731.8

LINE TABLE			LINE TABLE		
NO.	BEARING	DIST.	NO.	BEARING	DIST.
1	S39-28-11E	9.50'	1	S39-28-11E	9.50'
2	N83-35-11W	32.63'	2	N83-35-11W	32.63'
3	N67-20-11W	50.00'	3	N67-20-11W	50.00'



ENTRY DRIVE PROFILE  
SCALE: 1"=100'

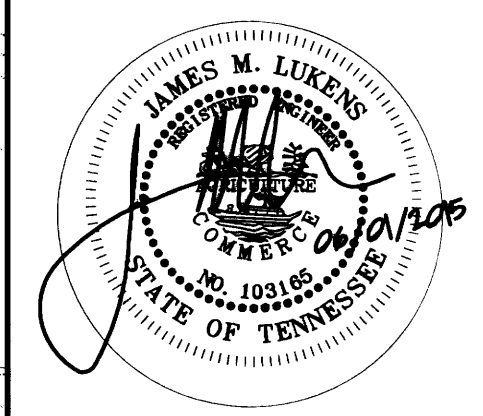
- L5: 960.00
- L4: 950.00
- L3: 940.00
- L2: 930.00
- L1: 920.00
- G2: 910.00
- G1: 900.00

SKYLINE APARTMENTS PRELIMINARY SP  
STONE BROOK DRIVE  
MAP 171, PARCEL 159  
89P-032-001

CASE NO. 2015SP-062-001

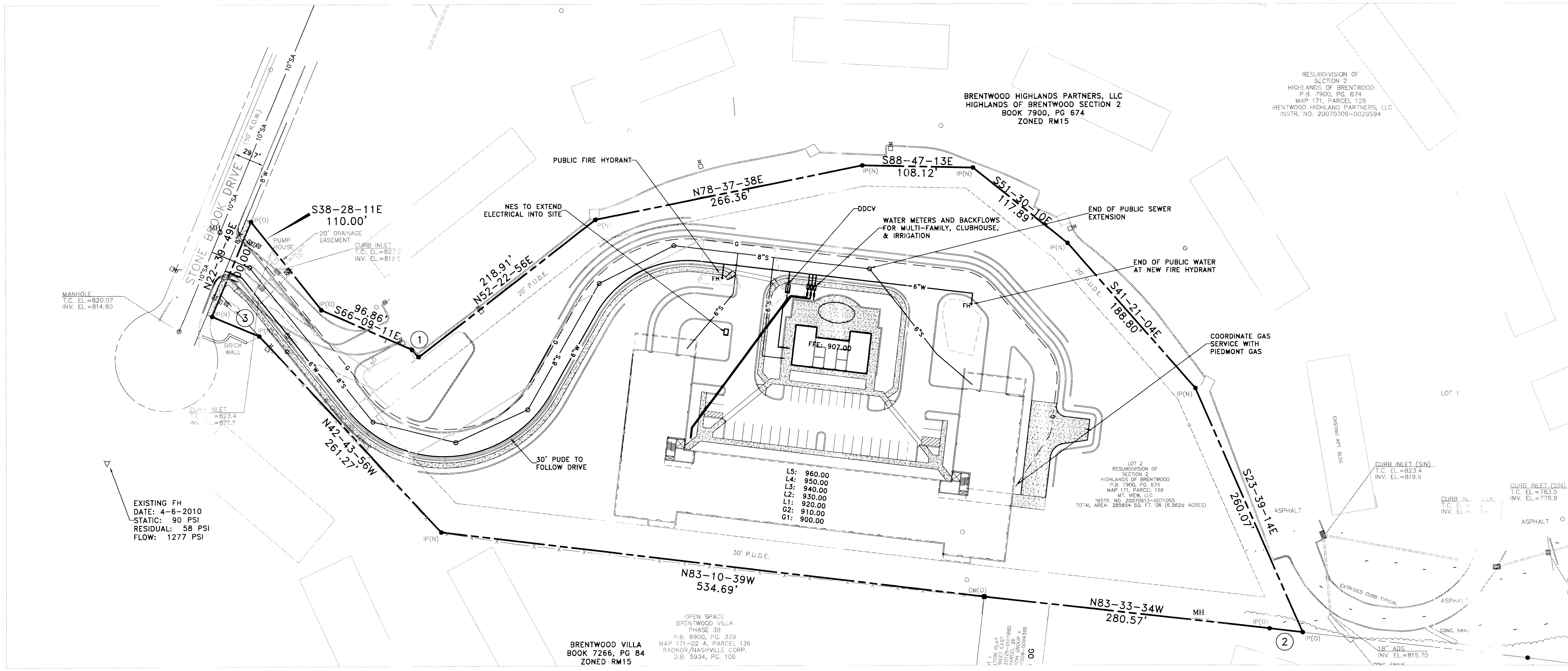
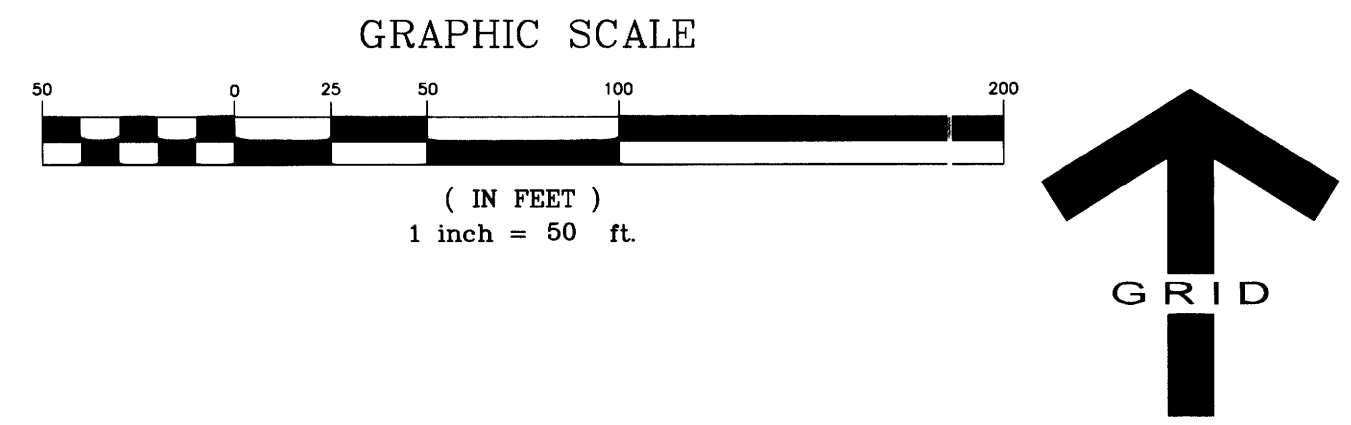
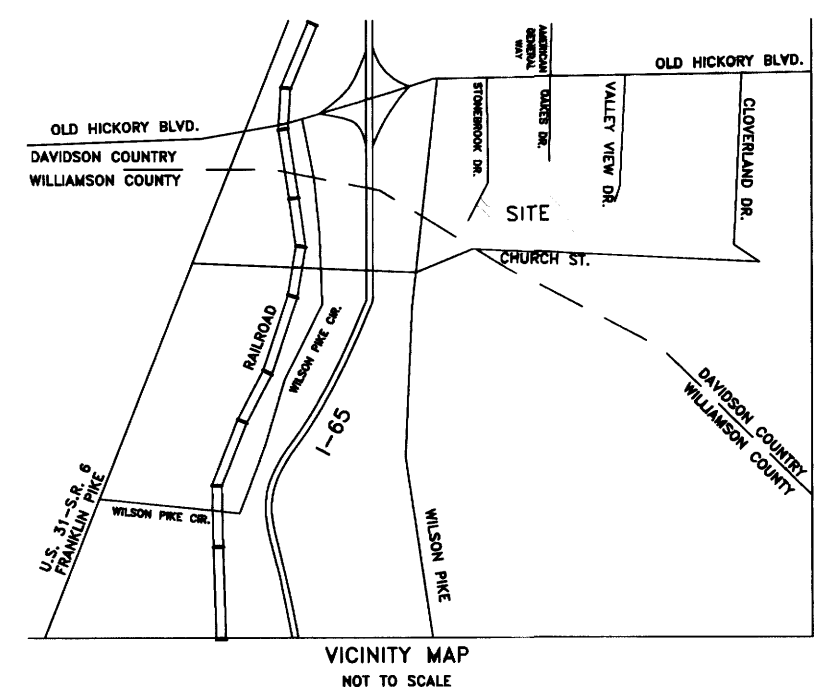
**LE** LUKENS Engineering Consultants  
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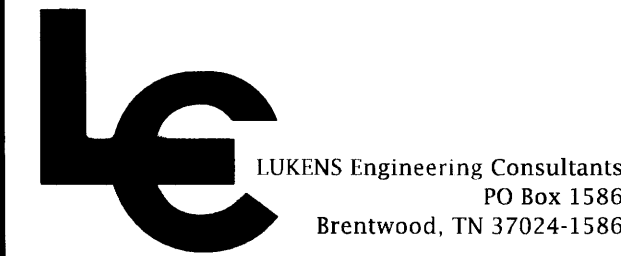
GRADING PLAN

C2.1



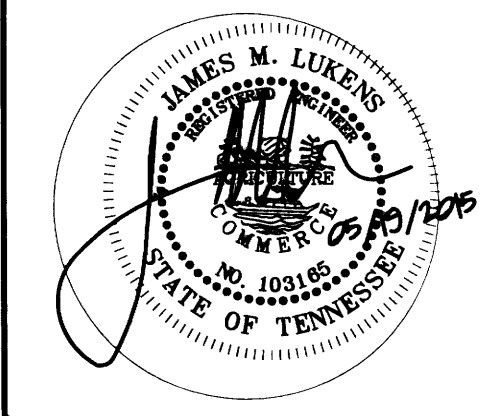
SKYLINE APARTMENTS PRELIMINARY SP  
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STONE BROOK DRIVE  
 MAP 171, PARCEL 159  
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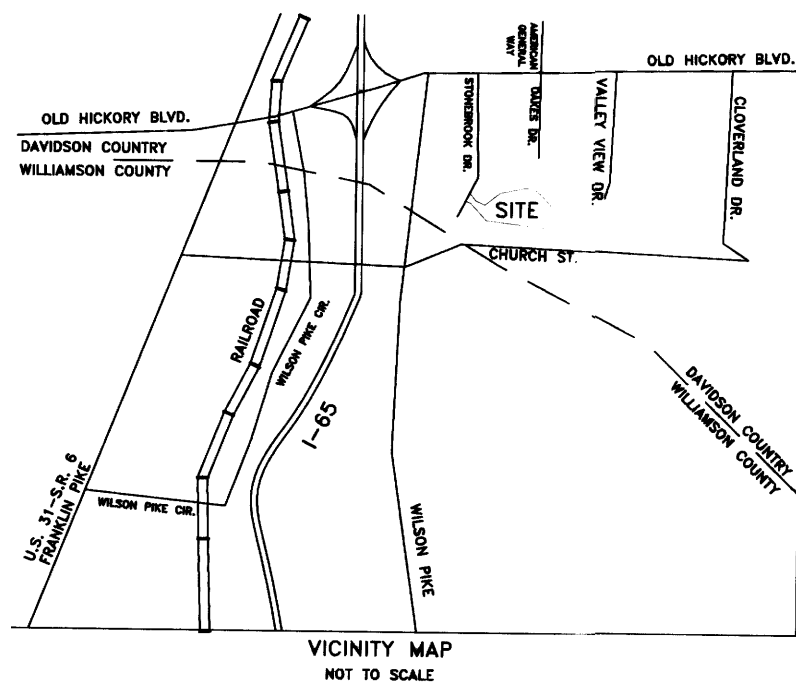
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UTILITY PLAN

C3.1

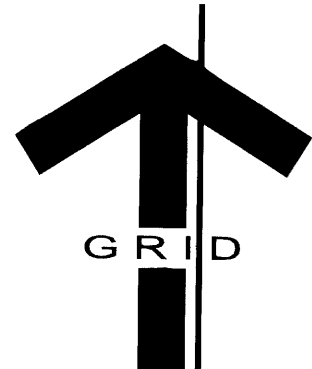
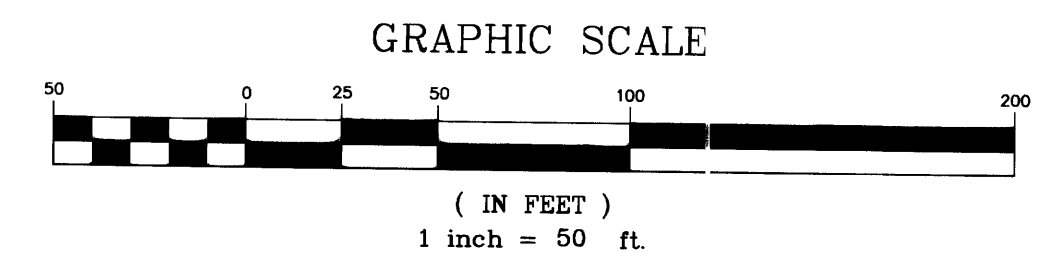


**LANDSCAPE LEGEND**

CANOPY TREE	
EVERGREEN TREE	
UNDERSTORY TREE	

**PLANT MATERIAL SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	TRUNK	COMMENT
AS	7	ACER SACCHARUM	SUGAR MAPLE	12'-14'	2" cal.	5' CLEAR TRUNK
AR	5	ACER RUBRUM	RED MAPLE "AUTUMN FLAME"	12'-14'	2" cal.	5' CLEAR TRUNK
LS	8	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	12'-14'	2" cal.	5' CLEAR TRUNK
LT	11	LIRIODENDRON TILIPIFERA	TULIP POPLAR	14'-16'	3" cal.	5' CLEAR TRUNK
QR	8	QUERCUS RUBRA	NORTHERN RED OAK	14'-16'	3" cal.	5' CLEAR TRUNK
MV	8	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	10"-12"	2 cal.	
CC	12	CERCIS CANADENSIS	EASTERN REDBUD	10"-12"	2" cal.	
PC	6	PRUNUS CERASIFERA	CHERRY PLUM 'THUNDERCLOUD'	8'-10'	2" cal.	



**LANDSCAPE REQUIREMENTS**

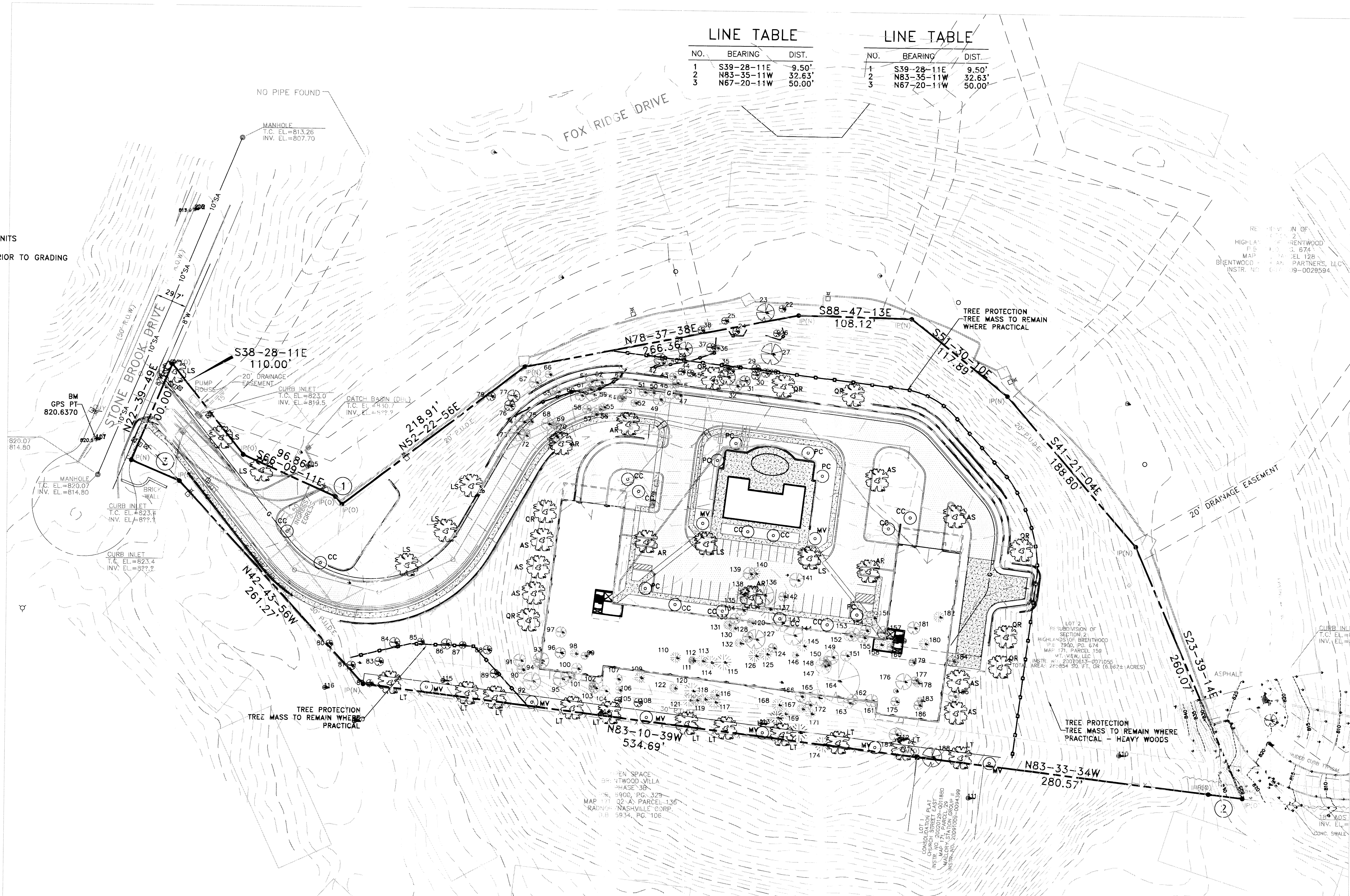
- BUFFERYARDS:**  
NONE REQUIRED
- TREE DENSITY:**  
LAND AREA 6.56 ACRES  
- BLDG AREA 0.89 ACRES  
NET AREA = 5.67 ACRES  
x DENSITY 14 UNITS/ACRE  
EQUALS 79.4 TDU REQUIRED  
  
PROPOSED TREES 0.5 x 54 (2" CAL) = 27.0 UNITS  
0.6 x 11 (3" CAL) = 6.6 UNITS  
  
PROTECTED TREES 8" 11 x 1.4 = 15.4  
10" 1.6 x 8 = 12.8  
12" 1.8 x 3 = 5.4  
14" 2.1 x 1 = 2.1  
16" 2.4 x 1 = 2.4  
18" 2.8 x 1 = 2.8  
22" 4.9 x 1 = 4.9  
  
TOTAL PROTECTED AND NEW = 45.8 + 33.6 = 79.4 UNITS  
[ADDITIONAL PROTECTED TREES WILL BE DETERMINED PRIOR TO GRADING PERMIT AND REDUCED FROM THE TOTAL PROPOSED]
- PERIMETER PARKING:**  
5 FT STRIP ALONG STONE BROOK
- INTERIOR PARKING:**  
1 TREE FOR EVERY 15 SPACES  
8% OF PARKING AREA TO BE LANDSCAPED  
REQUIRED 0.08(9084) = 727 S.F.  
PROPOSED 943 S.F.
- BUFFER YARDS:**  
NONE REQUIRED

**LINE TABLE**

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**LINE TABLE**

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**TREE TABLE**

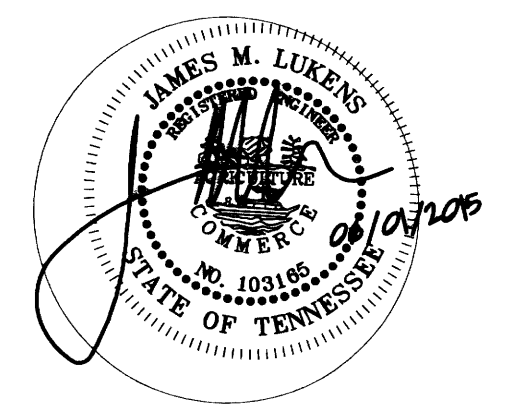
NO.	TYPE	NO.	SIZE	TYPE	NO.	TYPE			
1	14"	SYCAMORE	84	8"	BODOCK	126	14"	CL. AR	
2	23"	MAPLE	85	10"	OAK	127	2"	CL. AR	
3	10"	HACKBERRY	86	8"	ELM	128	1"	CL. AR	
4	10"	HACKBERRY	87	14"	BODOCK	129	1"	CL. AR	
5	20"	HACKBERRY	88	14"	BODOCK	130	1"	CL. AR	
6	10"	CHERRY	89	8"	HACKBERRY	131	10"	CL. AR	
7	10"	MAPLE	90	8"	HACKBERRY	132	10"	CL. AR	
8	8"	HICKORY	91	18"	OAK	133	10"	CL. AR	
9	10"	OAK	92	12"	HACKBERRY	134	10"	CL. AR	
10	10"	OAK	93	14"	HACKBERRY	135	10"	CL. AR	
11	10"	OAK	94	18"	BODOCK	136	10"	CL. AR	
12	22"	HACKBERRY	95	75"	8"	BODOCK	137	22"	CL. AR
13	24"	HACKBERRY	96	12"	HACKBERRY	138	14"	CL. AR	
14	10"	HACKBERRY	97	14"	BODOCK	139	14"	CL. AR	
15	10"	OAK	98	14"	BODOCK	140	14"	CL. AR	
16	14"	HICKORY	99	10"	WALNUT	141	14"	CL. AR	
17	28"	HACKBERRY	80	8"	ELM	142	14"	CL. AR	
18	20"	HACKBERRY	81	10"	ELM	143	2"	CL. AR	
19	8"	HICKORY	82	8"	MAPLE	144	2"	CL. AR	
20	12"	HACKBERRY	83	10"	TREE	145	14"	CL. AR	
21	12"	HACKBERRY	84	12"	OAK	146	8"	CL. AR	
22	8"	HICKORY	85	8"	HACKBERRY	147	8"	CL. AR	
23	20"	ELM	86	12"	SYCAMORE	148	12"	CL. AR	
24	8"	ELM	87	8"	HACKBERRY	149	10"	CL. AR	
25	8"	HACKBERRY	88	10"	ELM	150	10"	CL. AR	
26	8"	ELM	89	10"	BODOCK	151	12"	CL. AR	
27	10"	OAK	90	10"	OAK	152	10"	CL. AR	
28	10"	HICKORY	91	14"	HACKBERRY	153	10"	CL. AR	
29	10"	HICKORY	92	20"	HACKBERRY	154	10"	HACKBERRY	
30	10"	OAK	93	18"	OAK	155	12"	OAK	
31	12"	HICKORY	94	18"	HACKBERRY	156	16"	HACKBERRY	
32	14"	OAK	95	18"	HACKBERRY	157	16"	HACKBERRY	
33	18"	HICKORY	96	12"	HACKBERRY	158	12"	CL. AR	
34	14"	HACKBERRY	97	12"	HACKBERRY	159	12"	CL. AR	
35	8"	HICKORY	98	10"	CEDAR	160	4"	CL. AR	
36	8"	HACKBERRY	99	8"	HACKBERRY	161	14"	OAK	
37	10"	ELM	100	12"	HACKBERRY	162	12"	OAK	
38	8"	ELM	101	12"	HACKBERRY	163	12"	OAK	
39	16"	HICKORY	102	8"	HACKBERRY	164	45"	HICKORY	
40	14"	HICKORY	103	12"	BODOCK	165	16"	OAK	
41	14"	HICKORY	104	12"	BODOCK	166	12"	OAK	
42	14"	HICKORY	105	8"	ELM	167	10"	CL. AR	
43	8"	HICKORY	106	8"	HACKBERRY	168	10"	CL. AR	
44	8"	OAK	107	12"	HACKBERRY	169	12"	CEDAR	
45	8"	OAK	108	10"	ELM	170	16"	CL. AR	
46	10"	ELM	109	12"	CEDAR	171	12"	CL. AR	
47	10"	ELM	110	12"	CEDAR	172	8"	CL. AR	
48	14"	HICKORY	111	8"	CEDAR	173	20"	CL. AR	
49	10"	HACKBERRY	112	8"	CEDAR	174	18"	CL. AR	
50	8"	HICKORY	113	8"	CEDAR	175	10"	CL. AR	
51	10"	HACKBERRY	114	15"	CEDAR	176	18"	OAK	
52	10"	OAK	115	18"	CEDAR	177	8"	OAK	
53	10"	HACKBERRY	116	18"	CEDAR	178	10"	CL. AR	
54	8"	HACKBERRY	117	15"	CEDAR	179	8"	OAK	
55	10"	HACKBERRY	118	12"	CEDAR	180	12"	CL. AR	
56	8"	OAK	119	10"	CEDAR	181	14"	CL. AR	
57	8"	HACKBERRY	120	18"	CEDAR	182	12"	CL. AR	
58	10"	ELM	121	15"	CEDAR	183	8"	CL. AR	
59	16"	HACKBERRY	122	10"	CEDAR	184	12"	OAK	
60	12"	BODOCK	124	10"	OAK	185	12"	TR.	
61	10"	HACKBERRY	125	14"	CEDAR	186	10"	TR.	
62	12"	OAK				187	14"	TR.	
63	8"	HACKBERRY				188	22"	OAK	

**SKYLINE APARTMENTS PRELIMINARY SP**  
STONE BROOK DRIVE  
MAP 171, PARCEL 159  
89P-032-001

**CASE NO. 2015SP-062-001**

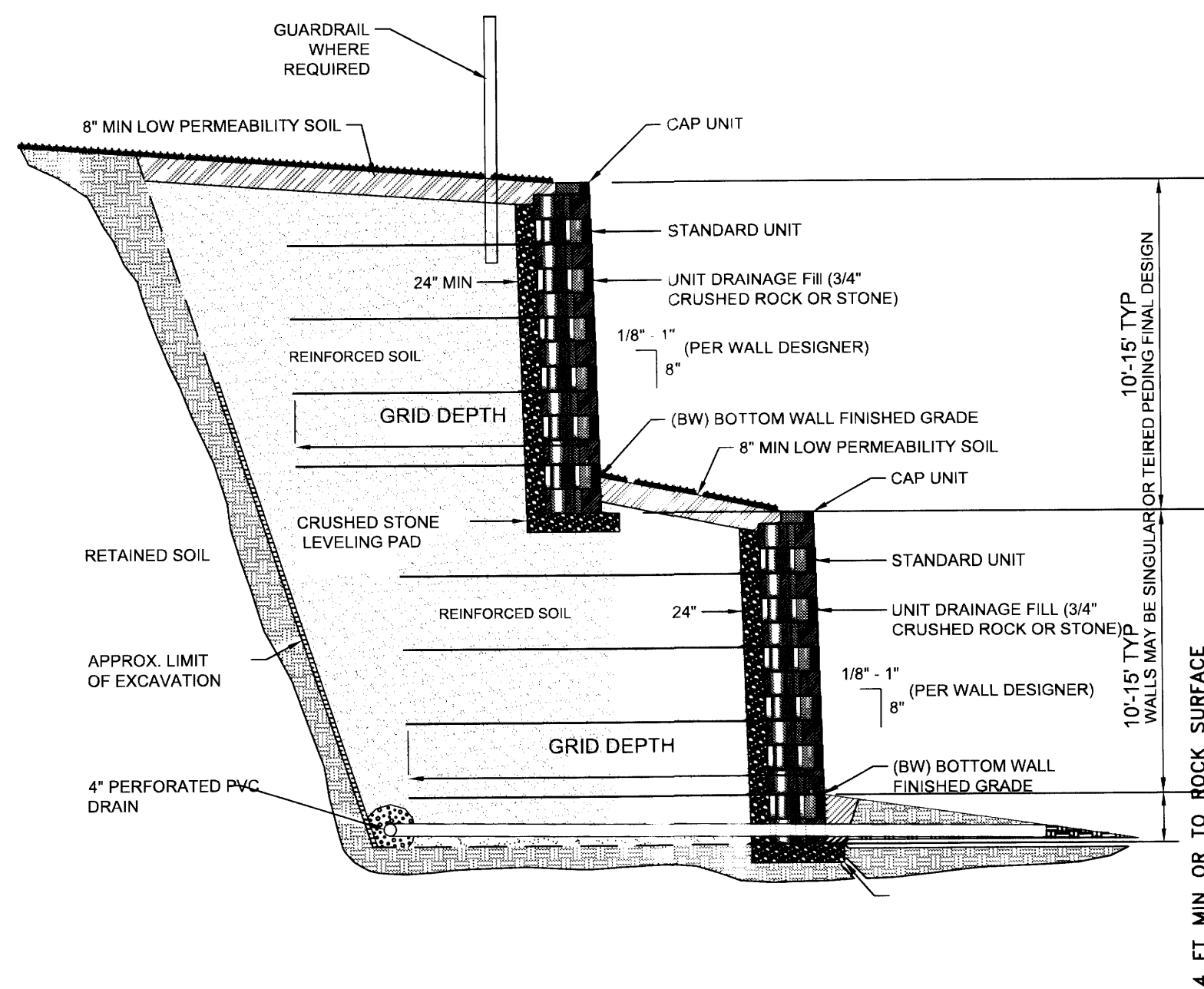


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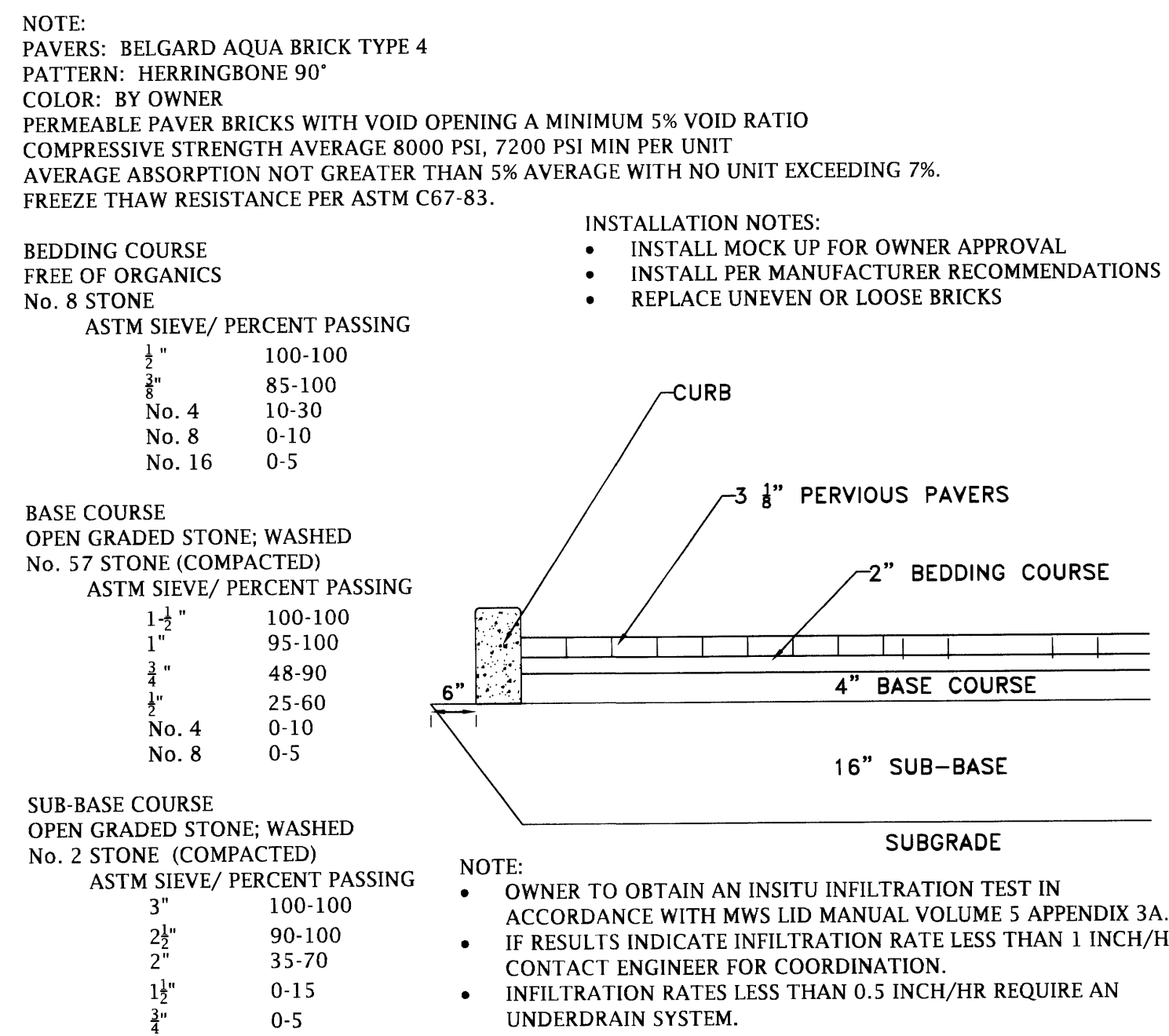


LANDSCAPE PLAN

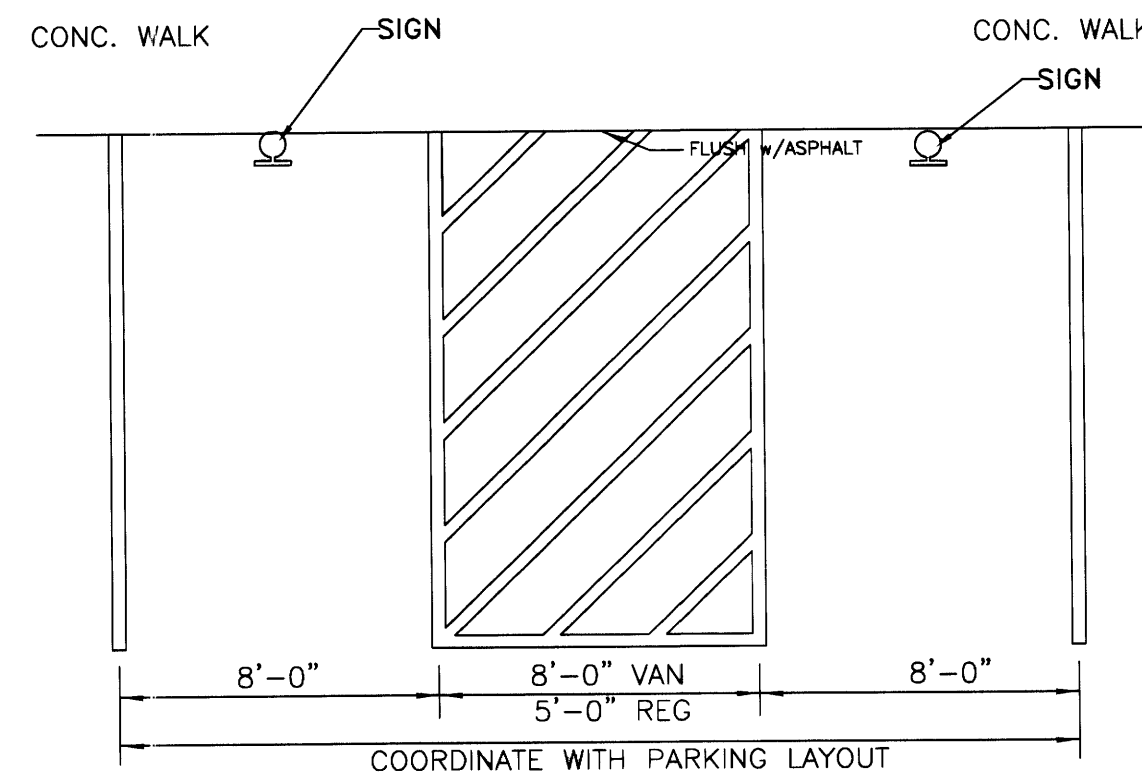
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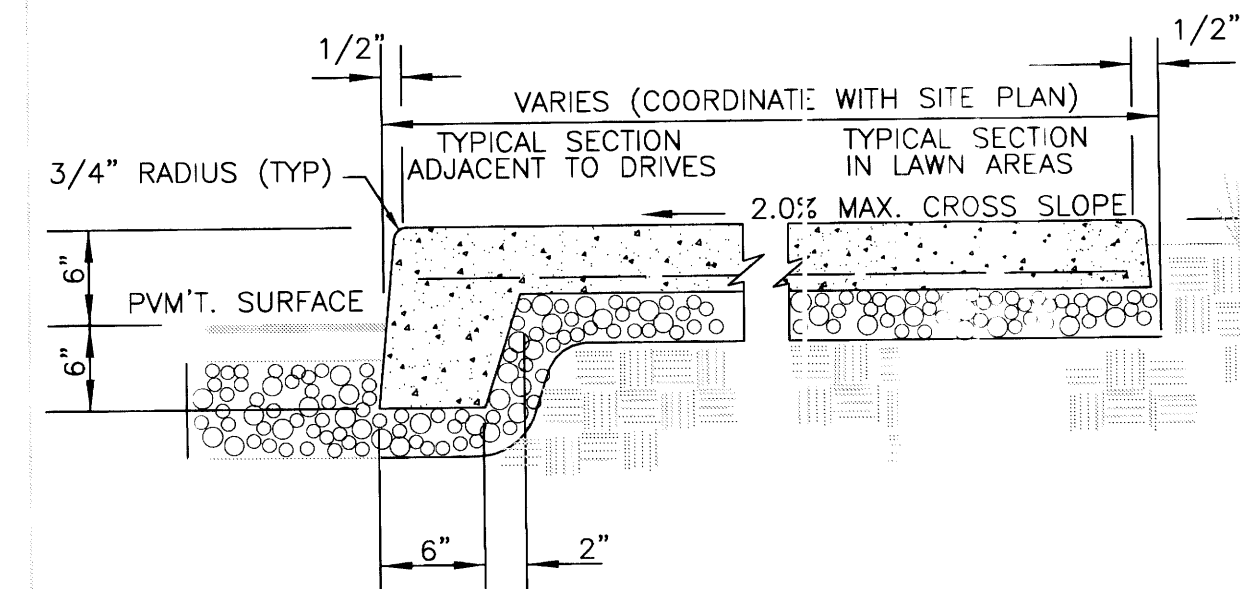
**RETAINING WALL 10**  
SCALE: N.T.S.



**PERVIOUS PAVER SYSTEM 9**  
SCALE: N.T.S.

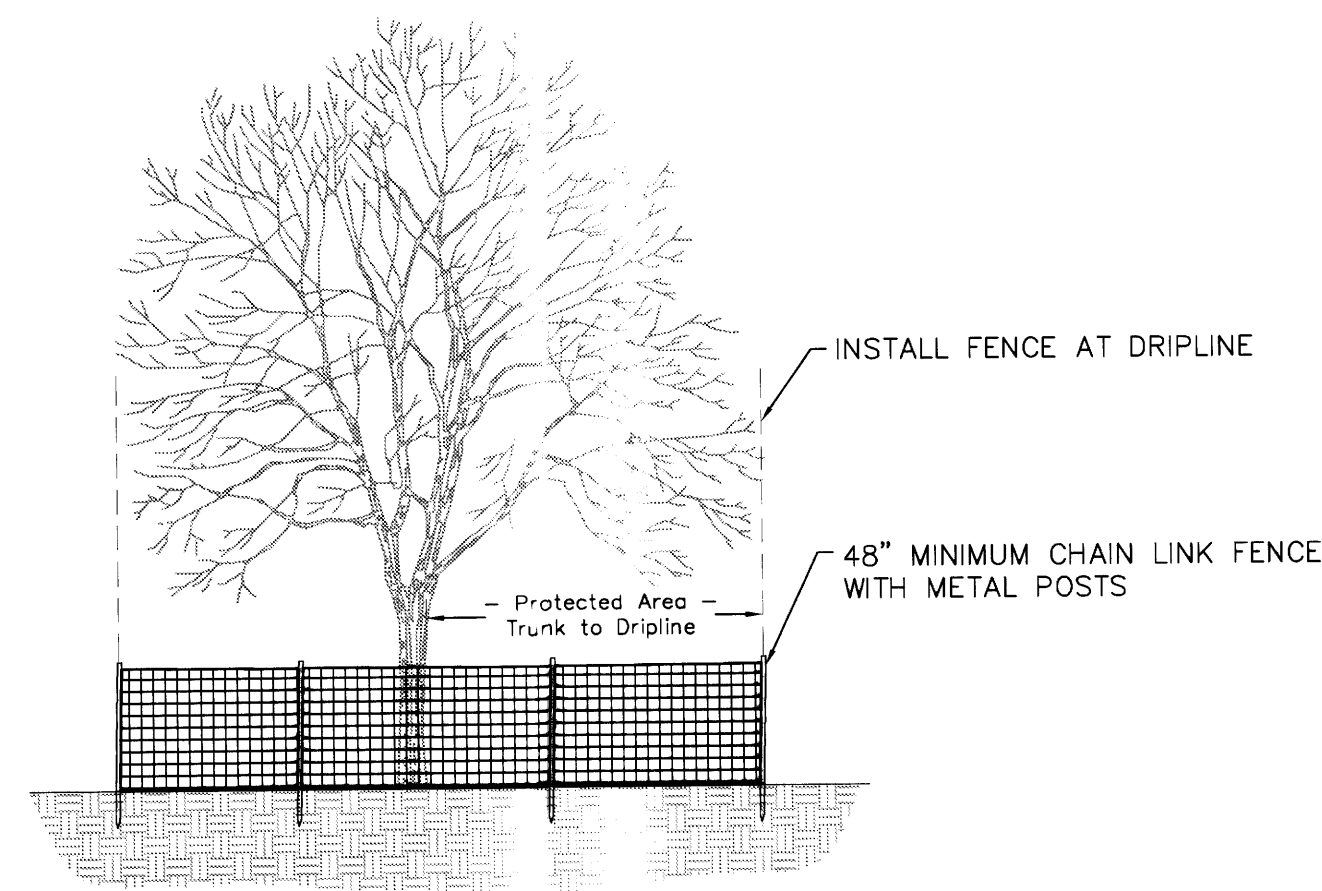


**HANDICAP SPACES 4**  
SCALE: N.T.S.

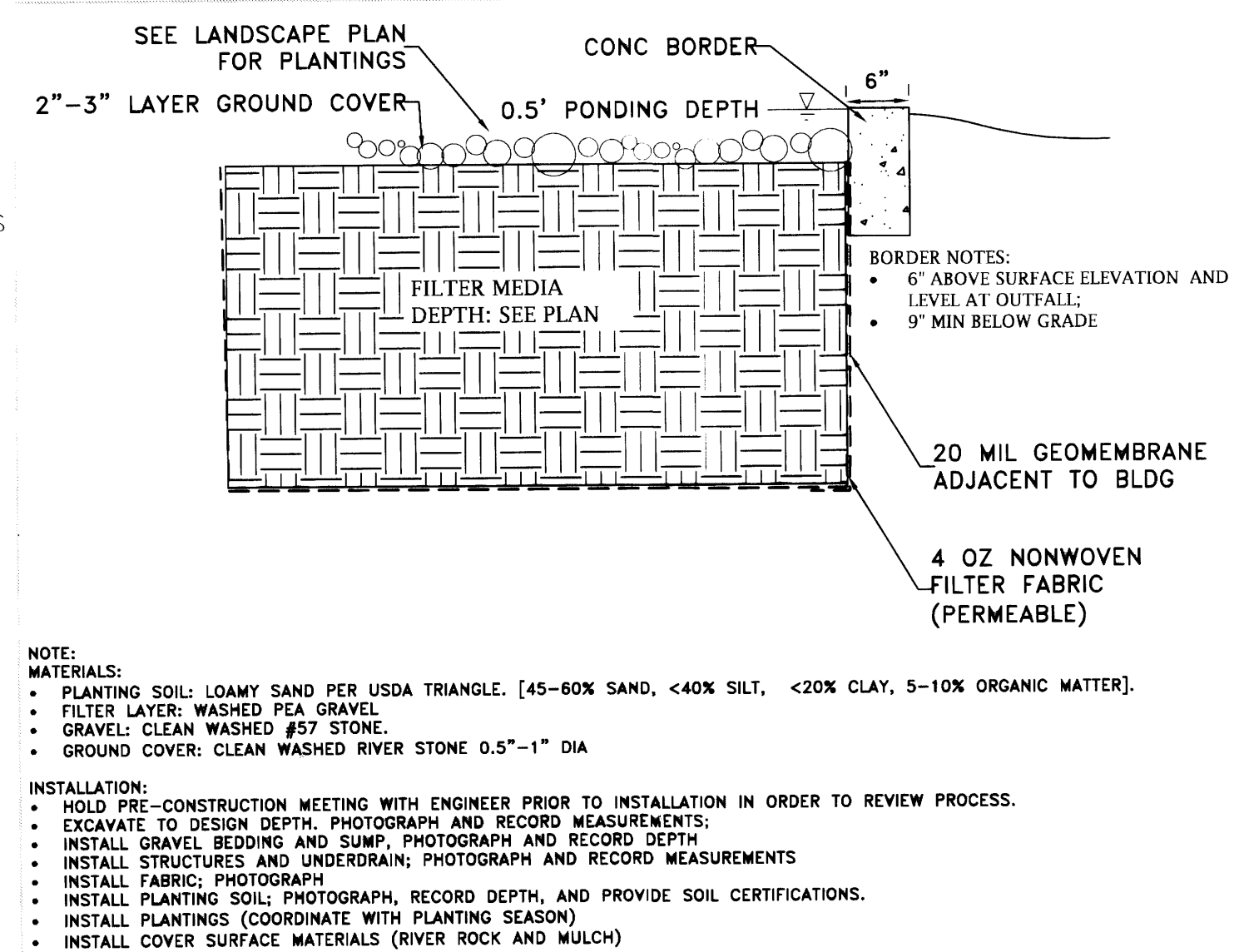


**SIDEWALK 3**  
SCALE: N.T.S.

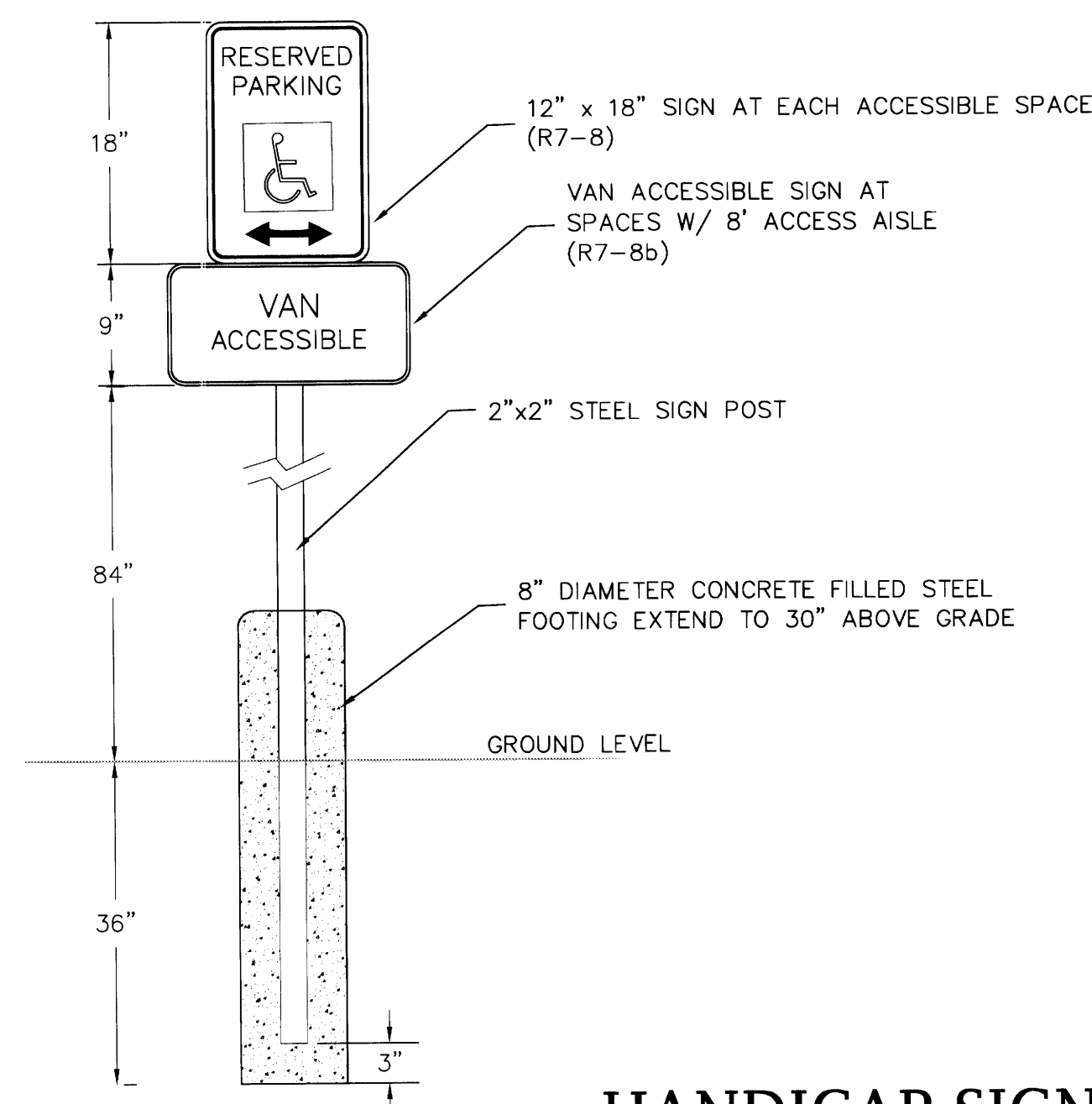
- NOTES:  
1. INSTALL TREE PROTECTION BEFORE GRADING ACTIVITIES.  
2. INSTALL TREE PROTECTION AT THE DRIPLINE UNLESS OTHERWISE NOTED ON THE PLANS.  
3. NO CONSTRUCTION ACTIVITY OR MATERIAL STORAGE IS ALLOWED WITHIN THE TREE PROTECTIO AREA, UNLESS SPECIFICALLY APPROVED BY DESIGN PROFESSIONAL.  
4. PROVIDE CARE FOR PROTECTED TREES SUCH AS WATERING, IF CONSTRUCTION ACTIVITIES APPEAR TO IMPACT THE TREE'S HEALTH.  
5. REMOVE TREE PROTECTION AT THE END OF LAND DISTURBANCE ACTIVITIES.



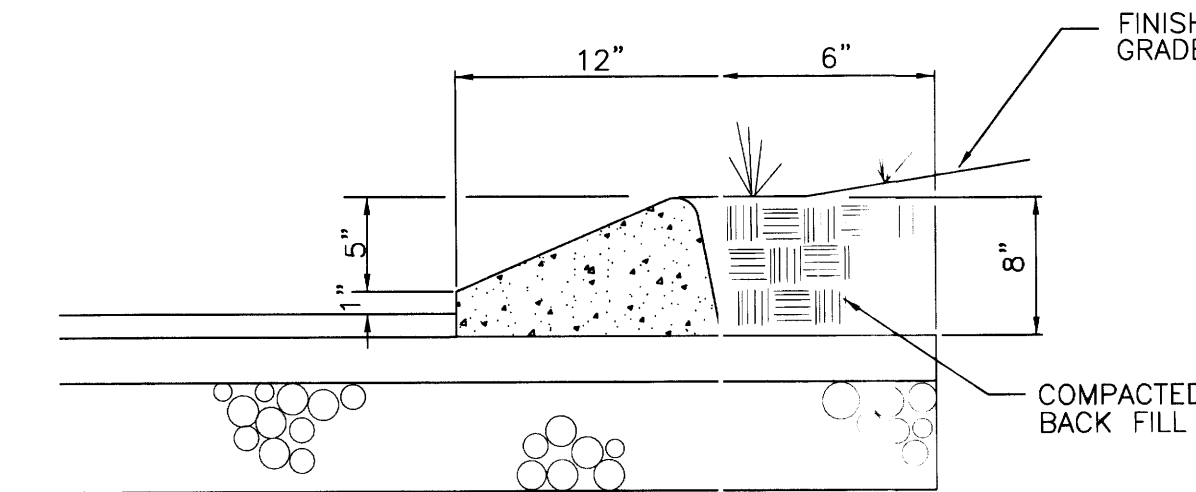
**TREE PROTECTION 11**  
SCALE: N.T.S.



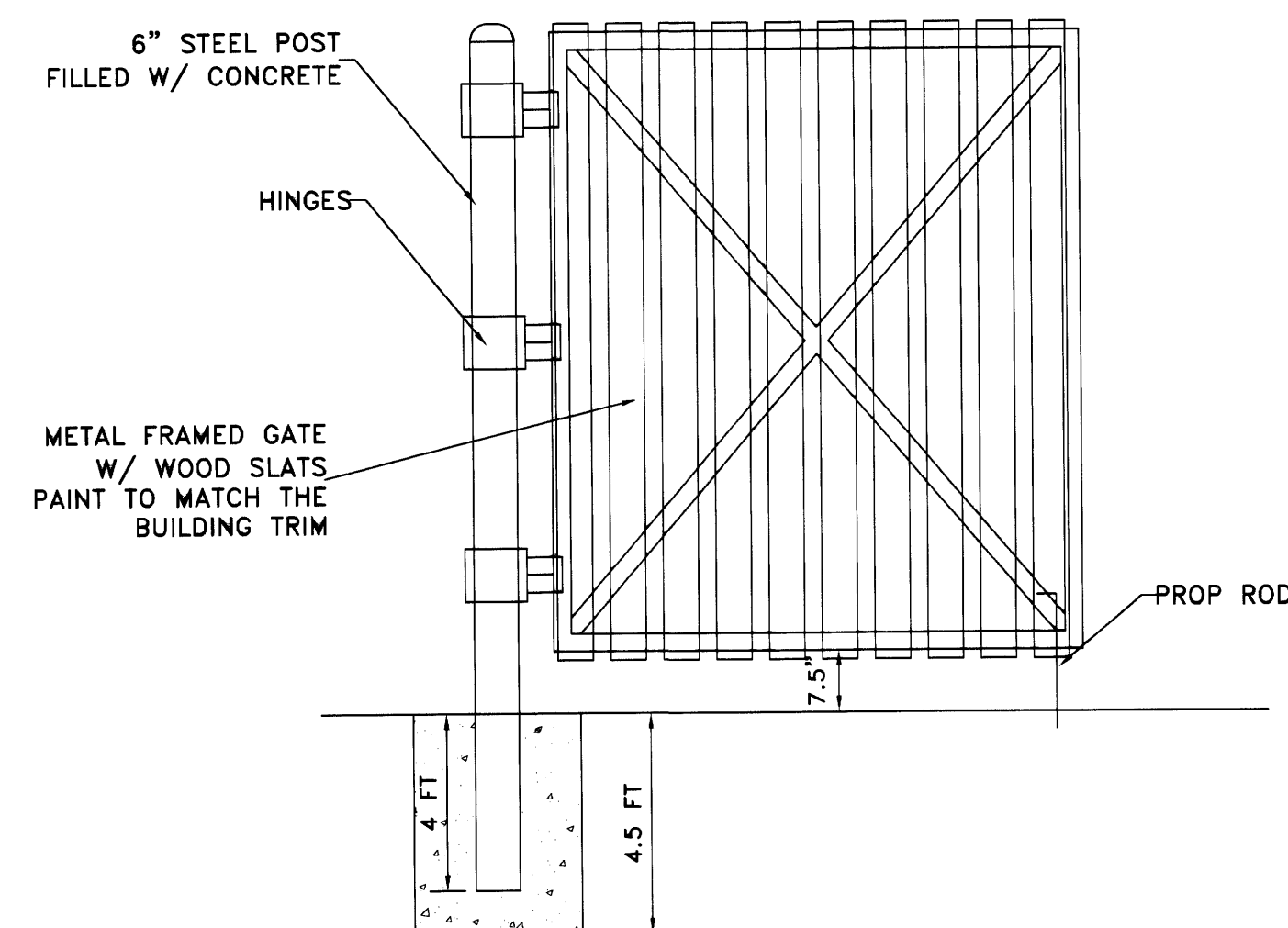
**BIORETENTION 8**  
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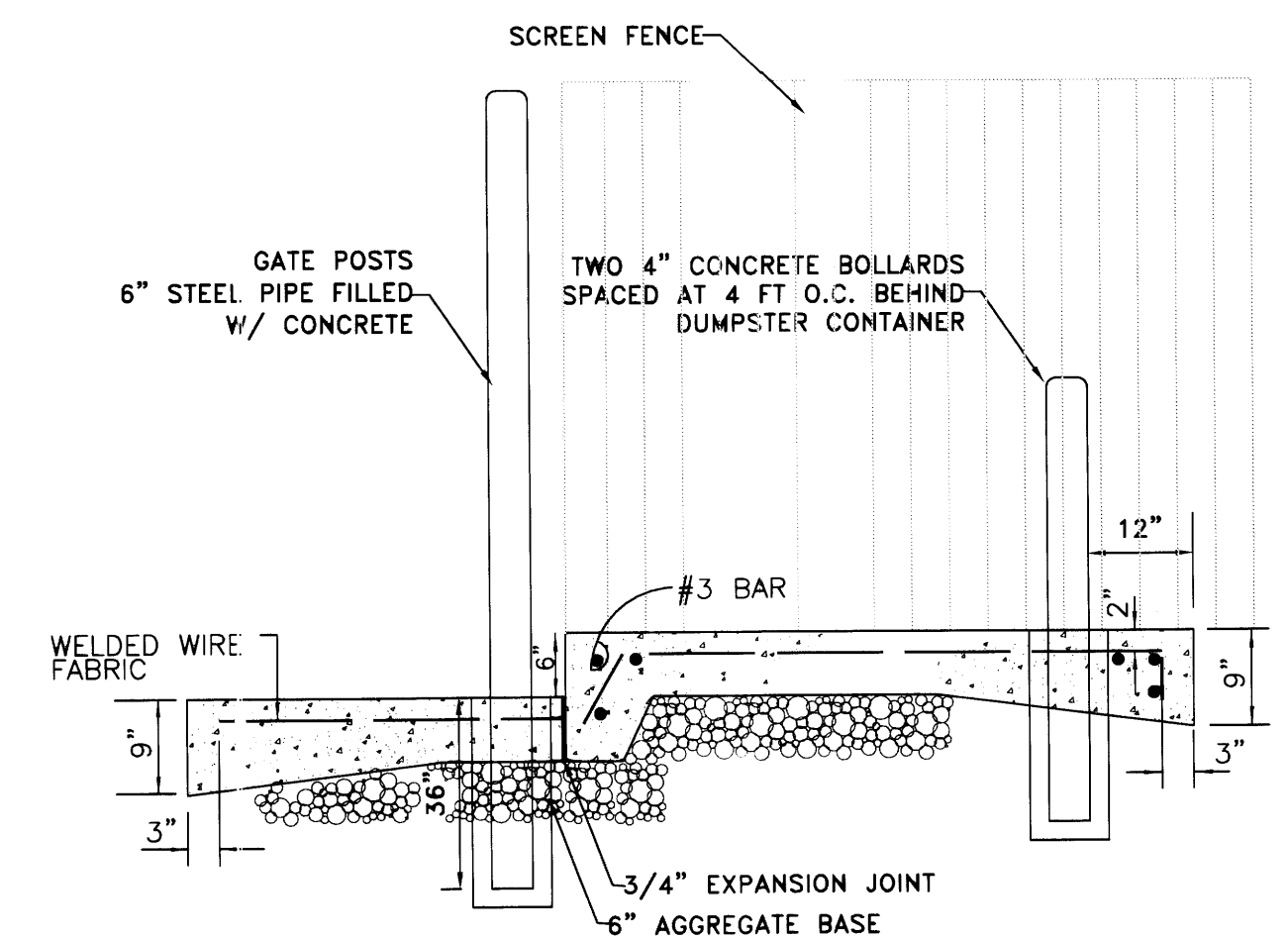
**HANDICAP SIGN 5**  
SCALE: N.T.S.



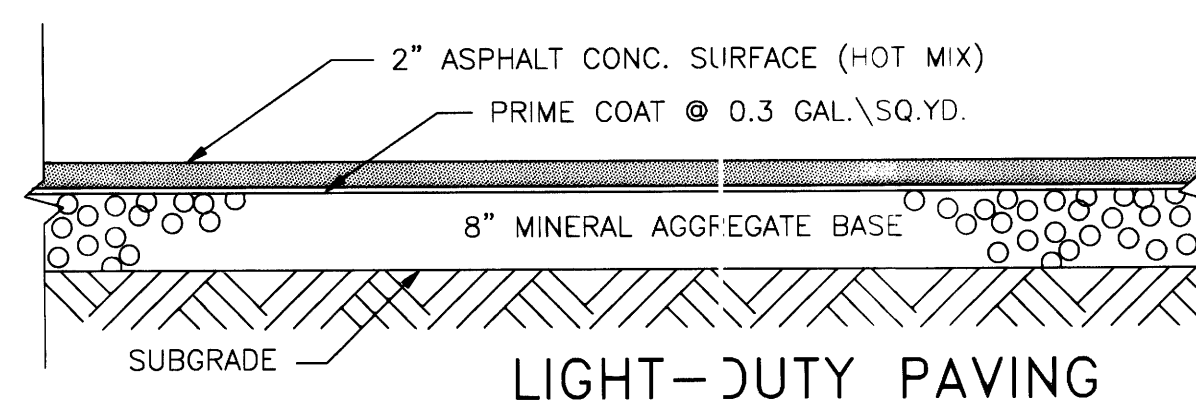
**EXTRUDED CURB 2**  
SCALE: N.T.S.



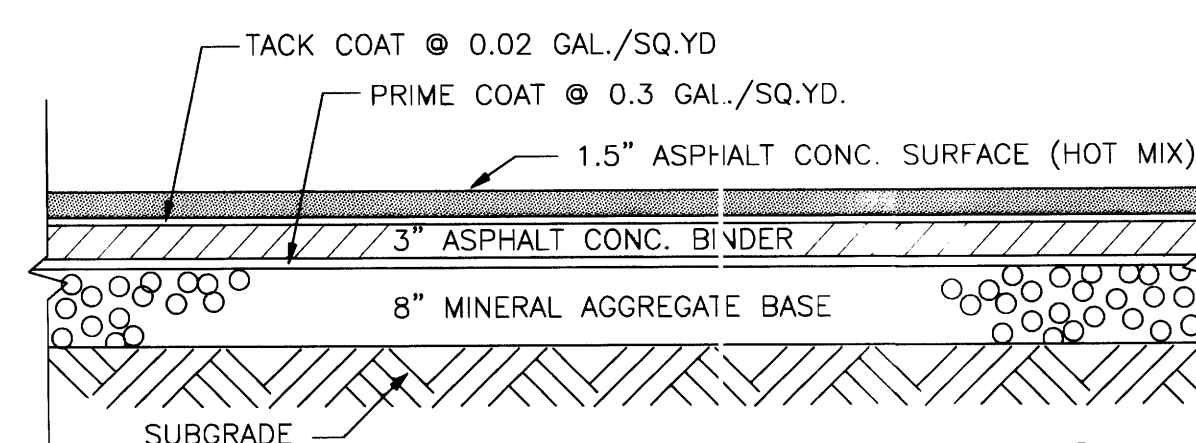
**DUMPSTER GATE 7**  
SCALE: N.T.S.



**DUMPSTER SCREEN 6**  
SCALE: N.T.S.



**LIGHT-DUTY PAVING**



**HEAVY-DUTY PAVING**

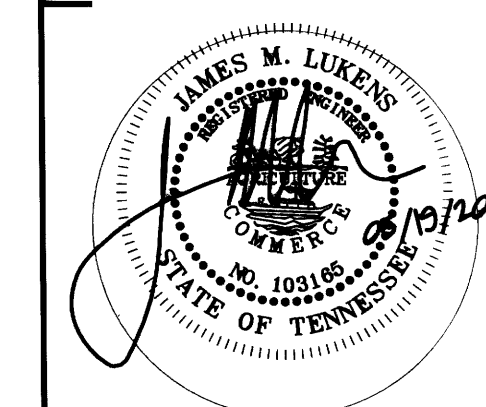
**PAVEMENT 1**

**DETAIL 12**

SKYLINE APARTMENTS PRELIMINARY SP  
STONE BROOK DRIVE  
MAP 171, PARCEL 159  
89P-032-001  
CASE NO. 2015SP-062-001

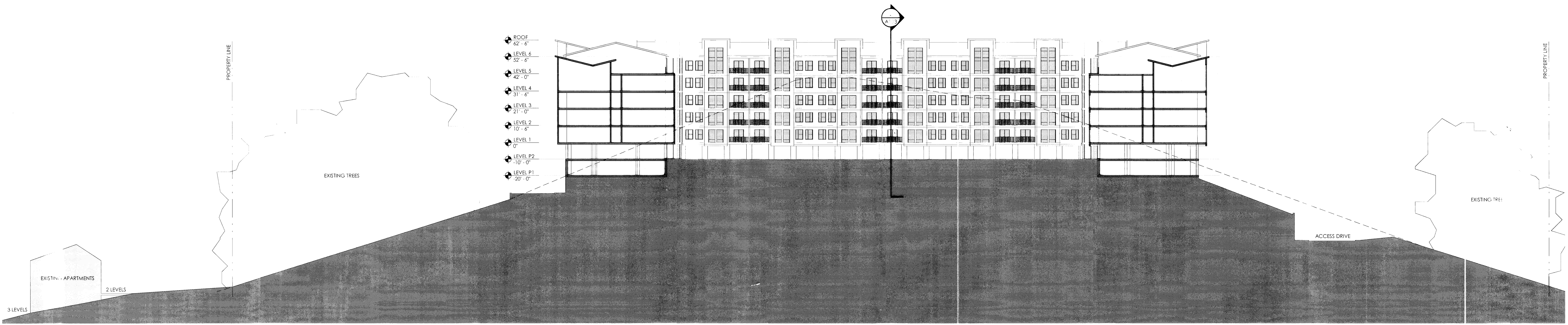
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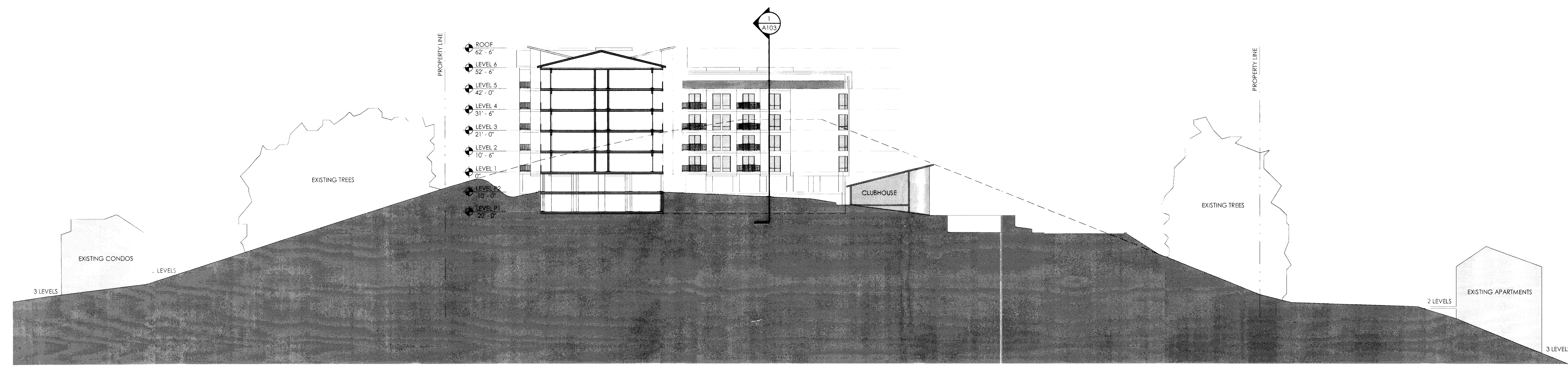
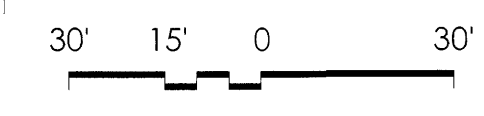


DETAILS

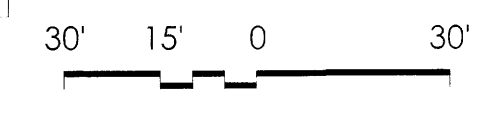
C5.1



1 LONGITUDINAL SECTION



2 TRANSVERSE SECTION



3 GROUND VIEW

6/1/2015 9:24:47 AM