

KENECT NASHVILLE

SPECIFIC PLAN APPLICATION REVISION

OCTOBER 18 2017

CASE - 2017-SP-091-001

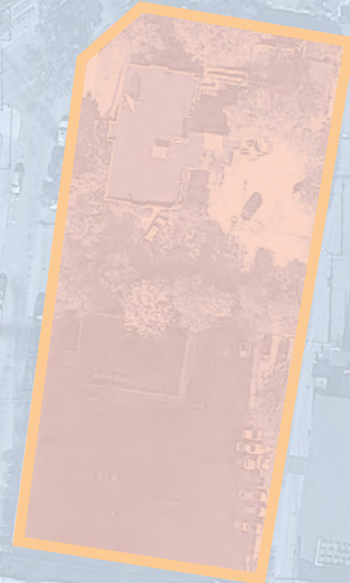


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DEVELOPMENT SUMMARY



CASE NUMBER: 2017-SP-091-001

PURPOSE

The purpose of this Specific Plan is to permit a mixed use development, in a walkable and bikable community along the collector arterial Division Street and 19th Ave.

Federal Compliance: All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.

COUNCIL DISTRICT NO: 19

DISTRICT COUNCIL MEMBER: FREDDIE O'CONNELL

OWNERS OF RECORD:

Salah Ayesh & Tareq Ayesh
6500 Sunnywood Drive
Nashville, Tennessee
615.347.7176

H. Calister Turner III 1994 Generation Skipping Trust
Wayne C Anderson, President of the Family Office, LLC
138 Second Avenue North, Suite 200
Nashville, Tennessee 37201
615.846.2050

SP NAME: KENECT NASHVILLE

SP NUMBER _____

PLAN PREPARATION DATE: AUGUST 31ST, 2017

FEMA FIRM panel: 47037C0243H

Area of minimum flood hazard
FLOOD ZONE X
EFF. 4/5/2017

DESIGN PROFESSIONALS

DEVELOPER:

AKARA PARTNERS
640 North LaSalle Street, Suite 275
Chicago, Illinois 60654
David E Earnhart, AIA, LEED AP
312.445.9094

ARCHITECT:

PERKINS + WILL, INC
The Wrigley Building
410 North Michigan Avenue, Suite 1600
Chicago, Illinois 60611
Kristin Rosebrough, AIA, LEED BD+C
312.755.4538
kristin.rosebrough@perkinswill.com

LANDSCAPE:

HAWKINS PARTNERS, INC
110 South 10th Street, 2nd Floor
Nashville, Tennessee 37206
Nathan Oliver, ASLA
615.255.5218
n.oliver@hawkinspartners.com

CIVIL

BARGE CAUTHEN & ASSOCIATES
6606 Charlotte Pike, Suite 210
Nashville, Tennessee 37209
Anna Maddox
615.255.5218
amaddox@bargecaughen.com

DEVELOPMENT SITE/DATA TABLE

DENSITY

Total Site Area: 1.2 Acres +/- (52,200 sf)

Total Building Area: 521,443 sf

Residential Multi-family Dwelling Units:

- Approx. 232 units- Studios
- Approx. 148 units - 1 Bedroom
- Approx. 14 units - 2 Bedroom
- Approx. 26 units - 3 Bedroom
- Total: Maximum 420 units - 238,866 sf**

Restaurant:

- Restaurant, Fast Food – 18,000 sf (8,000sf Front of House/10,000sf Back of House)
- Restaurant, Full-service – 6,000 sf (4,000sf Front of House/2,000sf Back of House)
- Restaurant Total: 24,000 sf(12,000sf Front of House/12,000sf Back of House)**

Parking:

Total: 163,304 sf

Total Building Area: 521,443 sf

Total Public R.O.W. Dedication: 1,567 sf

Floor Area Ratio (FAR): 521,443/52,000 = 10.02

Maximum FAR permitted =10.05

*Area Includes ROW dedicated as part of this development plan.

Development Schedule: Completed August 2019

No phasing is anticipated.

LOTS:

LOTS : 180, 181, 182 and 238

PARCEL ID: 09216029800

ADDRESS: 1815 Division St

OWNER: Ayesha, Salah & Tareq

LOT 301:

PARCEL ID: 09216030100

ADDRESS: 808 19TH AVE S

OWNER: Turner, H. Calister, III 1994

Generation Skipping Trust

LOT 302:

PARCEL ID: 09216030200

ADDRESS: 812 19TH AVE S

OWNER: Turner, H. Calister, III 1994

Generation Skipping Trust

IMPERVIOUS SURFACE RATIO (ISR): 0.54

Includes pervious pavers and green roof areas.
Min. lot area:None Required

PARKING

Residential Multi-family Dwelling Parking per units:

- Studios: 232 units (1 sp/unit required): **232 spaces**
- 1 Bedroom: 148 units (1 sp/unit required): **148 spaces**
- 2 Bedroom: 14 units (1.5 sp/unit required): **21 spaces**
- 3 Bedroom: 26 units (1.5 sp/unit required): **39 spaces**
- Total: 440 Parking spaces required**

Restaurant parking per Traffic Impact Study:

- Restaurant, Food Hall: **47 spaces**
- Restaurant, Full-service: **20 spaces**
- Total: 67 Parking spaces required**

Total Parking required per Traffic Impact Study: 507 spaces

UZO Parking Reductions Allowed:

- Transit Reduction 10%: **51**
- Pedestrian Access Reduction 10%: **7**
- On-Street Parking reduction : **2**
- Total Parking Reduction: 60 spaces**
- Total Parking Required: 447 spaces**
- Total Parking Provided: 447 spaces**
- Parking Deficit: none**

Bike Parking:

- Residential / Multi Family: 50
- Restaurant: 8
- Total Bike Parking Required: 58**
- Total Bike Parking Provided: 18 public/286 residents**

Loading:

Required Loading Based on Uses: Subject to approval by the zoning administrator.

Trash/ Recyclables

Trash and recyclables collection for the site will be through the back of the house loading dock on the alley side .

Vehicular Access:

Vehicular access to the site will be provided on 19th Avenue for car and van access to the parking garage. Service and loading vehicles will access the site via the alley directly to the east of the building.

USES:

BASE ZONING: If a development standard, not including permitted uses, is absent from the SP plan and/or council approval, the property shall be subject to the standards regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the council ordinance.

USE RESTRICTIONS:

- Existing Zoning: CF
- Existing Overlays: UZO
- Referenced Zoning: DTC
- Proposed Zoning: **Specific Plan**
- Mixed Use:
 - Residential Multi-family
 - Restaurant, Take-out
 - Restaurant, Full-service
 - General Office
 - Leasing/sales Office
- Any additional uses qualifying under the MUI-A zoning district designation

Community Character Policy:

T5-MU (center mixed use neighborhood area)

Adopted Special Policies:

10-MT-T5-MU-02 As described in the midtown study

Setbacks:

- None Required
- Max Overall Height: approximately 238' 4"
- 20 Stories
- DTC Ch. 17.04.060
- (Mezzanine < 50% Story below)

Roadway Classifications:

Division Street: T5-M-CA2
19th Avenue S: LOCAL STREET

Encroachments: None

Landscape Buffer:

Yard Requirement: None Required

Soil Classifications:

Maury - Urban Land Complex

Landscape:

The development of this project shall comply with the requirements of metro zoning code. Detailed landscape ordinance plan to be submitted with the final SP submittal.

ARCHITECTURE:

The building footprint shown is representative of proposed. Uses and dwelling units are subject to change following detailed design.

DESIGN STANDARDS:

1. For the building façade facing the 19th Avenue frontage and facing the adjacent property to the north:

- Levels 1 and 1M: there will be a minimum of 70% transparent glazing and 30% opaque wall. The principal entrances will be located at the 19th Avenue frontage at Level 1.
- Levels 2 through 6: there will be a minimum of 40% transparent glazing and 60% opaque wall at the façade facing the 19th avenue frontage; there will be no transparent glazing and there will be approximately 70% opaque wall with 30% openness for natural ventilation at the garage at the façade facing the adjacent property to the north.
- Level 7: there will be a minimum of 70% transparent glazing and 30% opaque wall.
- Levels 8 through 20: there will be a minimum of 70% transparent glazing and 30% opaque wall at the façade facing the 19th avenue frontage; there will be a minimum of 40% transparent glazing and 60% opaque wall facing the adjacent property to the north
- Mechanical equipment will not be exposed

2. For the building façade facing the Alley and to the south at the adjacent property to the south:

- Levels 1 and 1M: there will be no transparency; the service entrances are located at Level 1M façade facing the Alley.
- Levels 2 through 6: there will be no transparent glazing and there will be approximately 70% opaque wall with 30% openness for natural ventilation at the garage
- Level 7: there will be a minimum of 70% transparent glazing and 30% opaque wall at the façade facing the alley; there will be a minimum of 40% transparent glazing and 60% opaque wall at the façade facing the property to the south.
- Levels 8 through 20: there will be a minimum of 70% transparent glazing and 30% opaque wall at the façade facing the Alley; there will be a minimum of 40% transparent glazing and 60% opaque wall facing the adjacent property to the south
- Mechanical equipment will not be exposed

Building elevations meeting the conditions stated herein will be incorporated and submitted with the final SP.

VICINITY MAP



ADJACENT PROPERTIES



1. **PARCEL ID:09216029700**
ADDRESS: 1811 Division St
OWNER: Popkin, David Et Ux
2. **PARCEL ID:09216033400**
ADDRESS: 711 18th Ave S
OWNER: Bryant, Dane B
3. **PARCEL ID:09216033300**
ADDRESS: 801 18th Ave S
OWNER: Sacks, Larry J., Trustee
4. **PARCEL ID:09216033200**
ADDRESS: 803 18th Ave S
OWNER: Warner, Harry M.
5. **PARCEL ID:092160C21200CO**
ADDRESS: 807 18th Ave S 212
OWNER: Polack, Fernando P & Levy-Polack, Mariana P
6. **PARCEL ID:092160C31100CO**
ADDRESS: 807 18th Ave S 311
OWNER: White Family Trust, The Et Al
7. **PARCEL ID:092160C41000CO**
ADDRESS: 807 18th Ave S 410
OWNER: Smith, Robert Dalton
8. **PARCEL ID:092160C40900CO**
ADDRESS: 807 18th Ave S 409
OWNER: Henson, Brian A
9. **PARCEL ID:092160C20900CO**
ADDRESS: 807 18th Ave S 209
OWNER: Choksi, Amit & Surama Trustees
10. **PARCEL ID:09216032300**
ADDRESS: 819 18th Ave S
OWNER: BMPP Artisan, LLC
11. **PARCEL ID:09216043800**
ADDRESS: 818 19th Ave S
OWNER: LMV M Tower Holdings, LLC
12. **PARCEL ID:09216026300**
ADDRESS: 817 19th Ave S
OWNER: Paillet, Theodore H & Evergree Land Company
13. **PARCEL ID:09216026100**
ADDRESS: 1903 DIVISION ST
OWNER: Store Capital Acquisitions, LLC
14. **PARCEL ID:09216026200**
ADDRESS: 1901 Division St
OWNER: Popkin, David S
15. **PARCEL ID:09216022300**
ADDRESS: 1816 Division St
OWNER: RC&KJ Properties, LLC
16. **PARCEL ID:09216020200**
ADDRESS: 1811 Broadway
OWNER: Moody National Broadway-Nashville Holding

EXISTING CONDITIONS

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE 811 1-800-351-1111.
- 2) PARCEL NUMBERS SHOWN THUS () REFER TO TAX MAP 92-16.
- 3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47037C0243 H, NOT PRINTED, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- 4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED: CF
- 6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 8) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

PLAT REFERENCE

LOTS 177, 178, 179, 180, 181, 182 AND 238
O.B. HAYES SMALL LOTS, PLAT BOOK 1, PAGE 81.
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

DEED REFERENCE

PARCEL 301, DEED INSTRUMENT No. 201509110092463
PARCEL 302, DEED INSTRUMENT No. 201509110092463
OWNER OF RECORD: THE FAMILY PRIVATE TRUST, LLC.

PARCEL 298, DEED INSTRUMENT No. 201602260018590
OWNER OF RECORD: SALAH & TAREQ AYESH
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

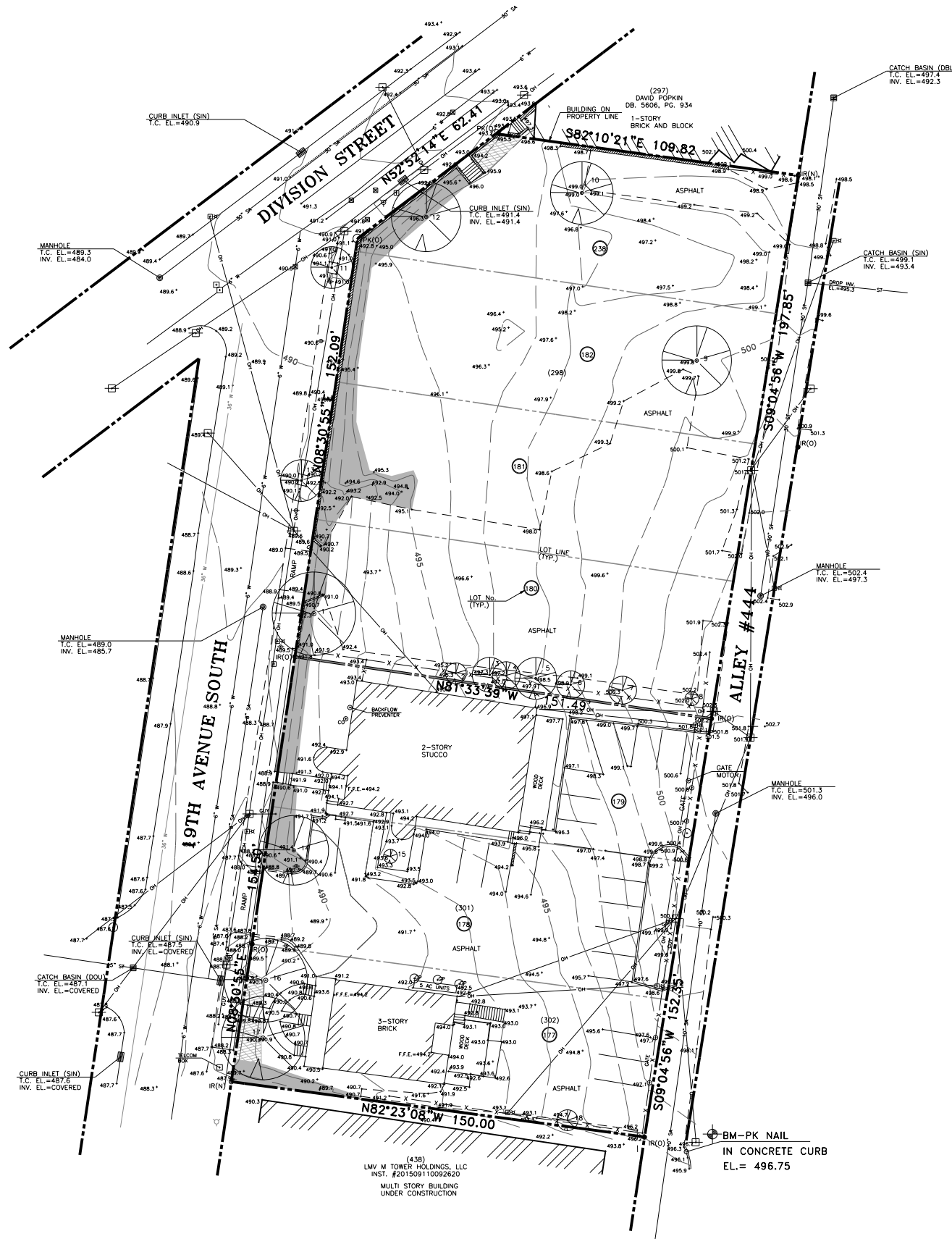
TOTAL AREA

52,200 Sq. Ft. (1.20 ACRES ±)

I hereby certify that this is a category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

R. SCOT CHERRY R.L.S., TN. # 1512



SLOPES 15%-20%

SLOPES > 20%

SOILS ARE McB-HYDROLOGIC SOIL GROUP B

LEGEND

WATER VALVE	⊠
WATER METER	⊞
FIRE HYDRANT	⊞
GAS METER	⊞
GAS VALVE	⊞
IRON ROD NEW	⊞
IRON ROD OLD	⊞
CLEAN-OUT	⊞
GUARD POST	⊞
SIGN POST	⊞
CATCH BASIN	⊞
BENCHMARK	⊞
MANHOLE	⊞
UTILITY POLE	⊞
LIGHT POLE	⊞
TREE	⊞
PROPERTY LINE	—
EDGE OF PAVEMENT	—
EDGE OF CONC.	—
WALL	—
CURB	—
OVERHEAD UTILITY	—
UNDERGROUND TELEPHONE	—
UNDERGROUND ELECTRIC	—
WATER LINE	— 6"
SEWER LINE	— SA 8"
GAS LINE	— G 4"
STORM SEWER/CULVERT	— ST 12"
CONTOUR LINE	— 650
FENCE LINE	— X X

TREE TABLE

NO.	SIZE	TYPE
1	36"	ELM
2	8"	TREE
3	12"	TREE
4	12"	TREE
5	12"	HICKORY
6	12"	TREE
7	12"	TREE
8	30"	HACKBERRY
9	27"	HACKBERRY
10	18"	SYCAMORE
11	30"	HACKBERRY
12	30"	SYCAMORE
13	18"	SYCAMORE
14	30"	ELM
15	8"	MAPLE
16	36"	HACKBERRY
17	36"	HACKBERRY
18	9"	TREE

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
1815 DIVISION STREET
AND
808 AND 812 19TH AVENUE SOUTH
PARCELS 298, 301 AND 302
MAP 92-16
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

GRAPHIC SCALE

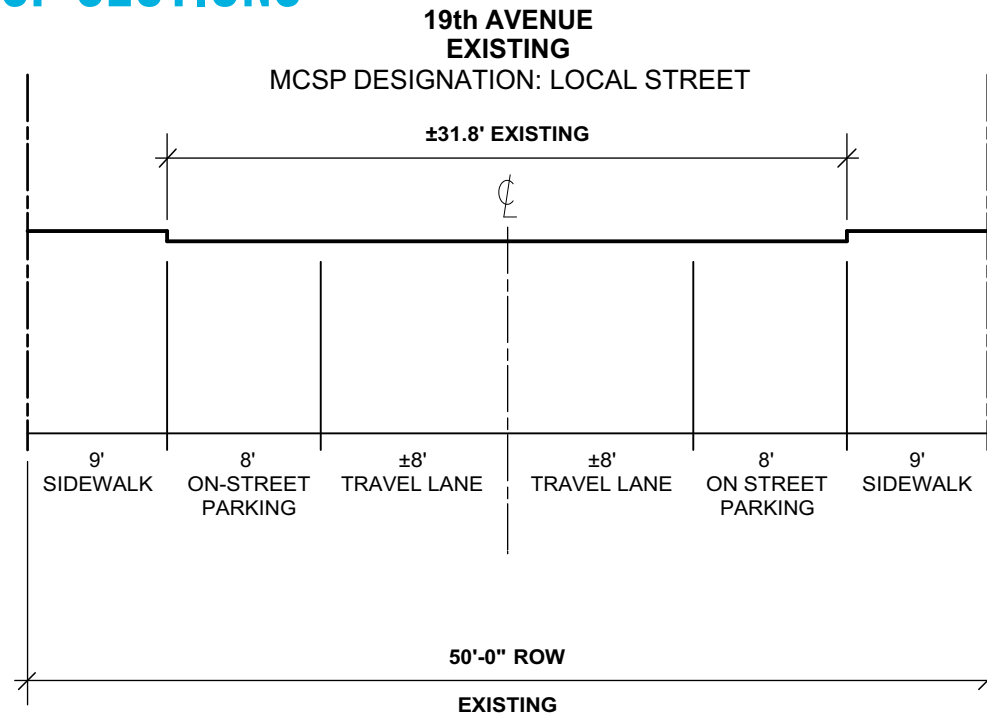


(IN FEET)
1 inch = 50 ft.

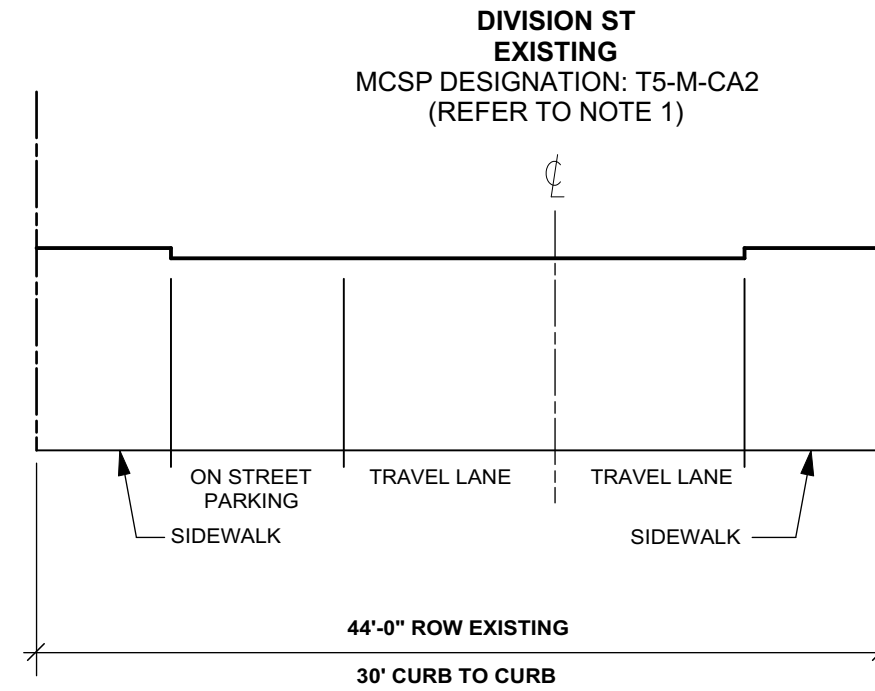
GENERAL NOTES:

1. All existing structures on these parcels to be demolished.
2. This drawing indicates the basic development plan for the development. The parking layouts shown are representative and are subject to change following detailed design. Final details of this plan shall be governed by the appropriate regulations and requirements of the Final SP Application.
3. Stormwater plans for this development to be provided in a manner consistent with the Stormwater Volume 5 LID Manual.
4. Trash and recycling services will be contracted between the developer/owner and a private hauler.
5. Metro water services shall be provided sufficient and unencumbered access in order to maintain and repair utilities on the site.
6. All water and sewer construction shall be in accordance with the specifications and standard details of metro water services.
7. All utility boxes/devices located above ground will be screened appropriately.
8. All proposed new public utilities and services shall be installed underground.
9. All sidewalks located within the public ROW are to meet metro public works and ada standards.
10. Refer to civil drawings for all other utilities/ easements and private drive cross-sections.

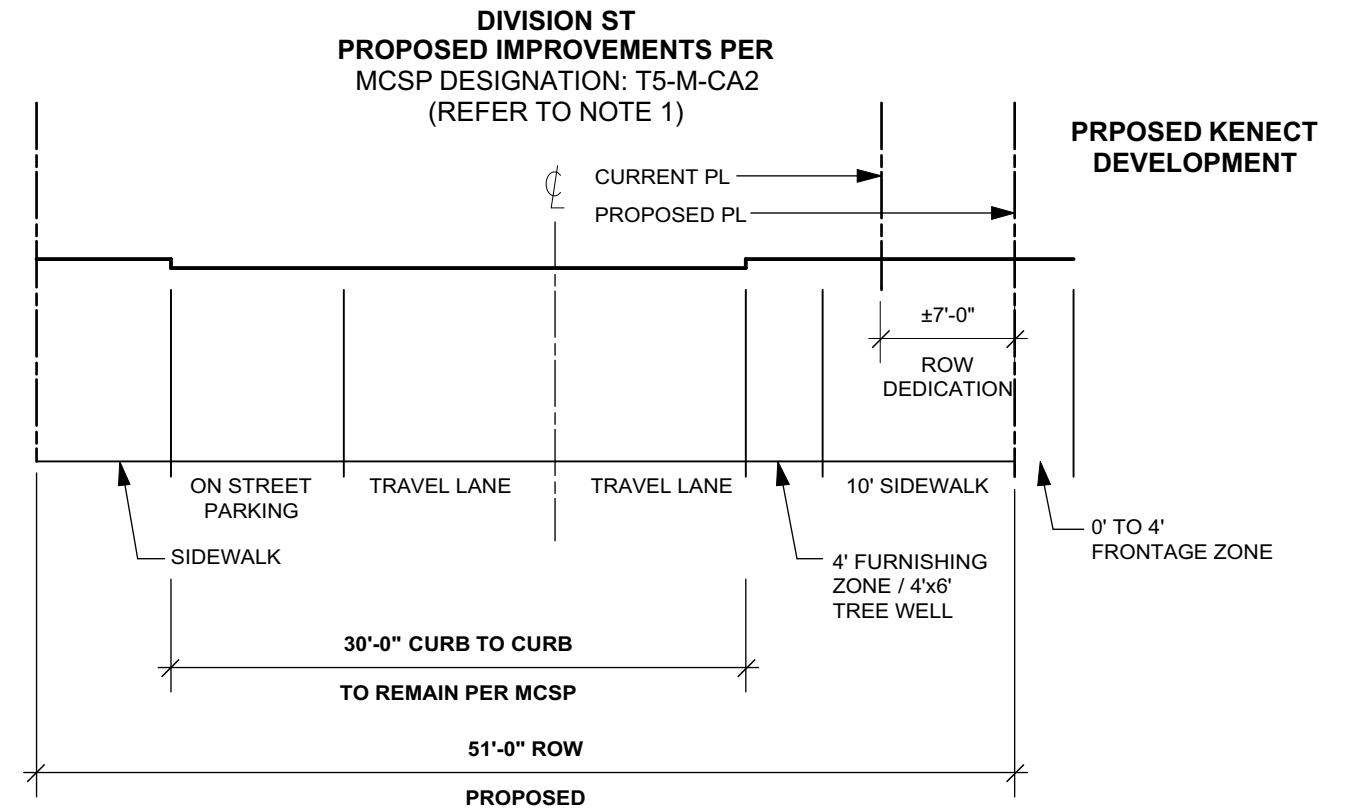
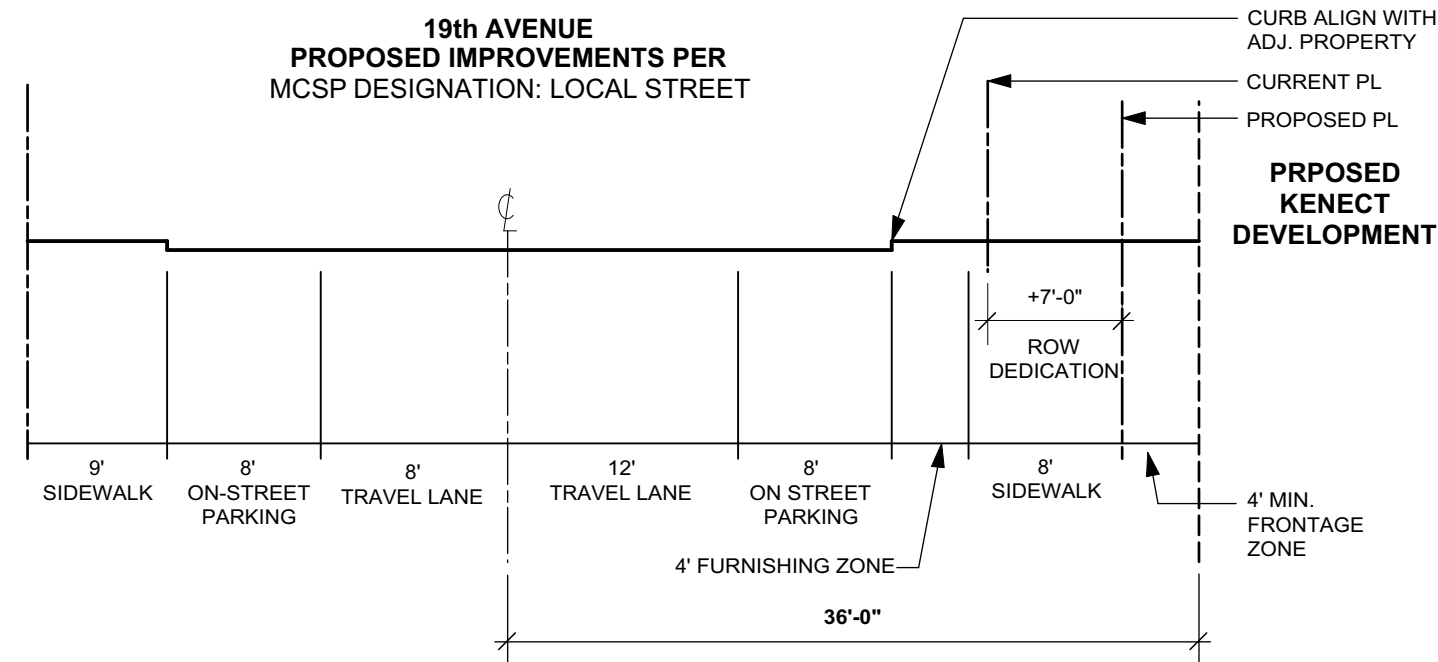
MCSP SECTIONS



PROPOSED KENECT DEVELOPMENT



PROPOSED KENECT DEVELOPMENT

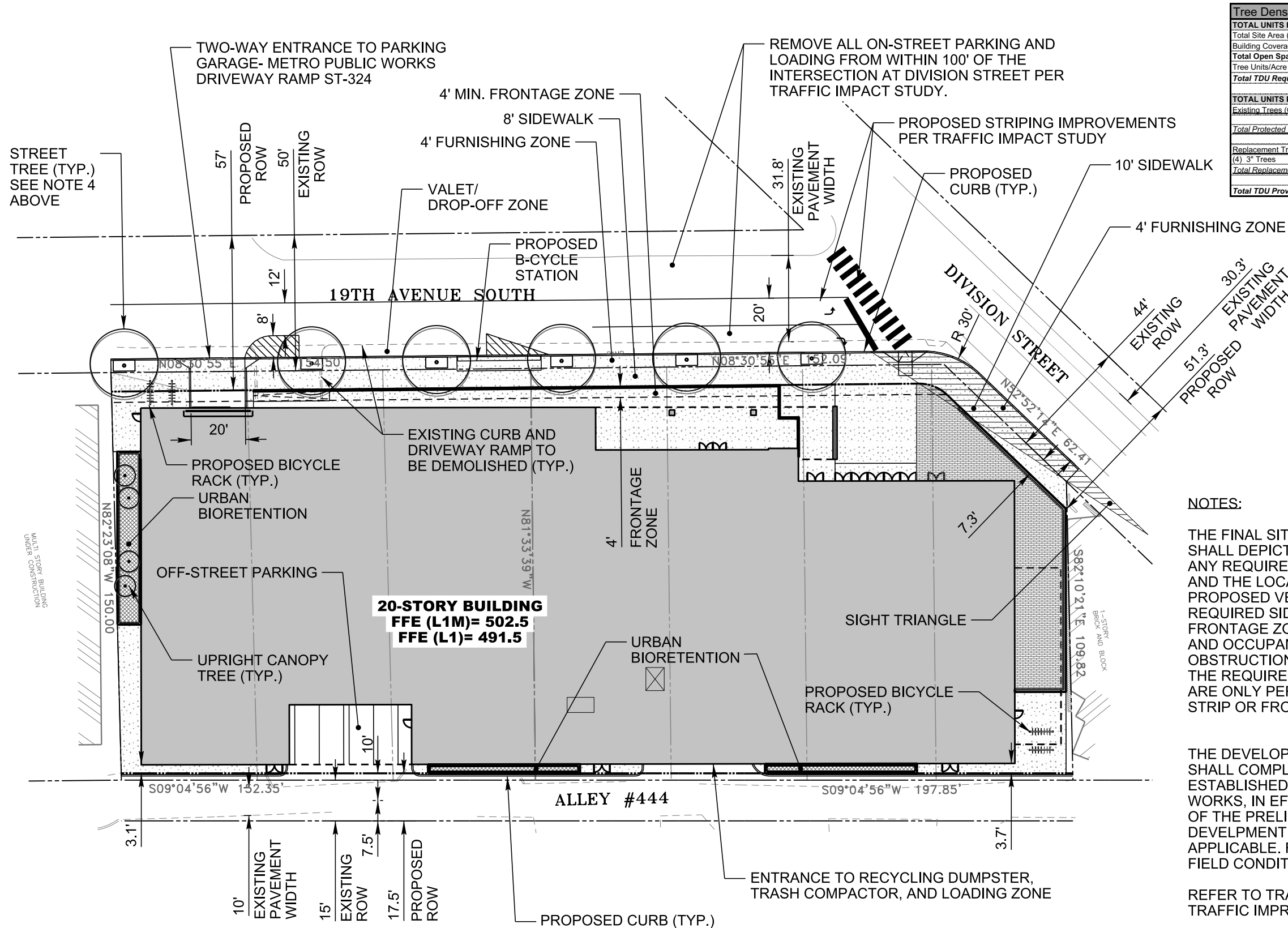


NOTES:

1. DIVISION STREET IS CONSIDERED A CONSTRAINED ROW. WITH THIS DESIGNATION, THE TYP. ROW WIDTH IS REDUCED. THIS CROSS SECTION REFLECTS THE UN-PUBLISHED MCSP REQUIREMENTS FOR DIVISION ST.
2. THE FURNISHING ZONE MAY INCLUDE INCLUDE STREET TREES AND A COMBINATION OF SEATING, NEWSPAPERS KIOSKS, BIKE RACKS, B-CYCLE STATION, OR LIGHT POLES.

SCALE" 1"=10'0"

SITE LAYOUT



Tree Density Worksheet		
TOTAL UNITS REQUIRED		
Total Site Area (Acres)		1.12
Building Coverage (Acres)		0.95
Total Open Space(Acres):		0.17
Tree Units/Acre Required:		14.0
Total TDU Required:		2.34
TOTAL UNITS PROVIDED		
Existing Trees (Qty., DBH)	Value	Total
		N/A
Total Protected Tree Units:		
N/A		
Replacement Trees: (Qty., CAL)		
(4) 3" Trees	0.60	2.40
Total Replacement Trees:		2.40
Total TDU Provided:		3.00

Landscape Notes:

1. All bioretention areas will be planted to meet Stormwater Volume 5 LID Requirements.
2. The development of this project shall comply with the requirements of Metro Zoning Code Landscape Ordinance. a detailed landscape ordinance plan will be submitted with the Final SP Submittal.
3. Number and configuration of trees along 19th Avenue south to be determined at final design
4. No street tree is provided on Division street due to conflict with existing above and below grade utilities

NOTES:

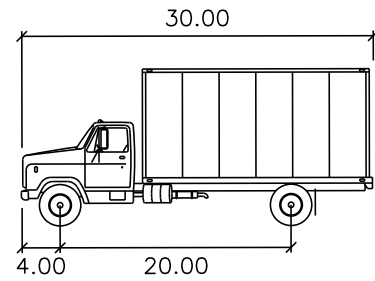
THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTION WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY 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.

THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.

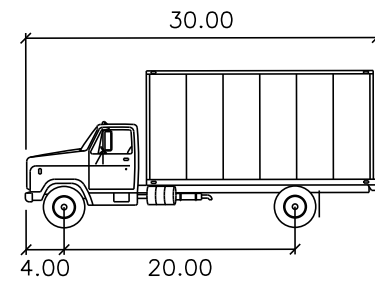
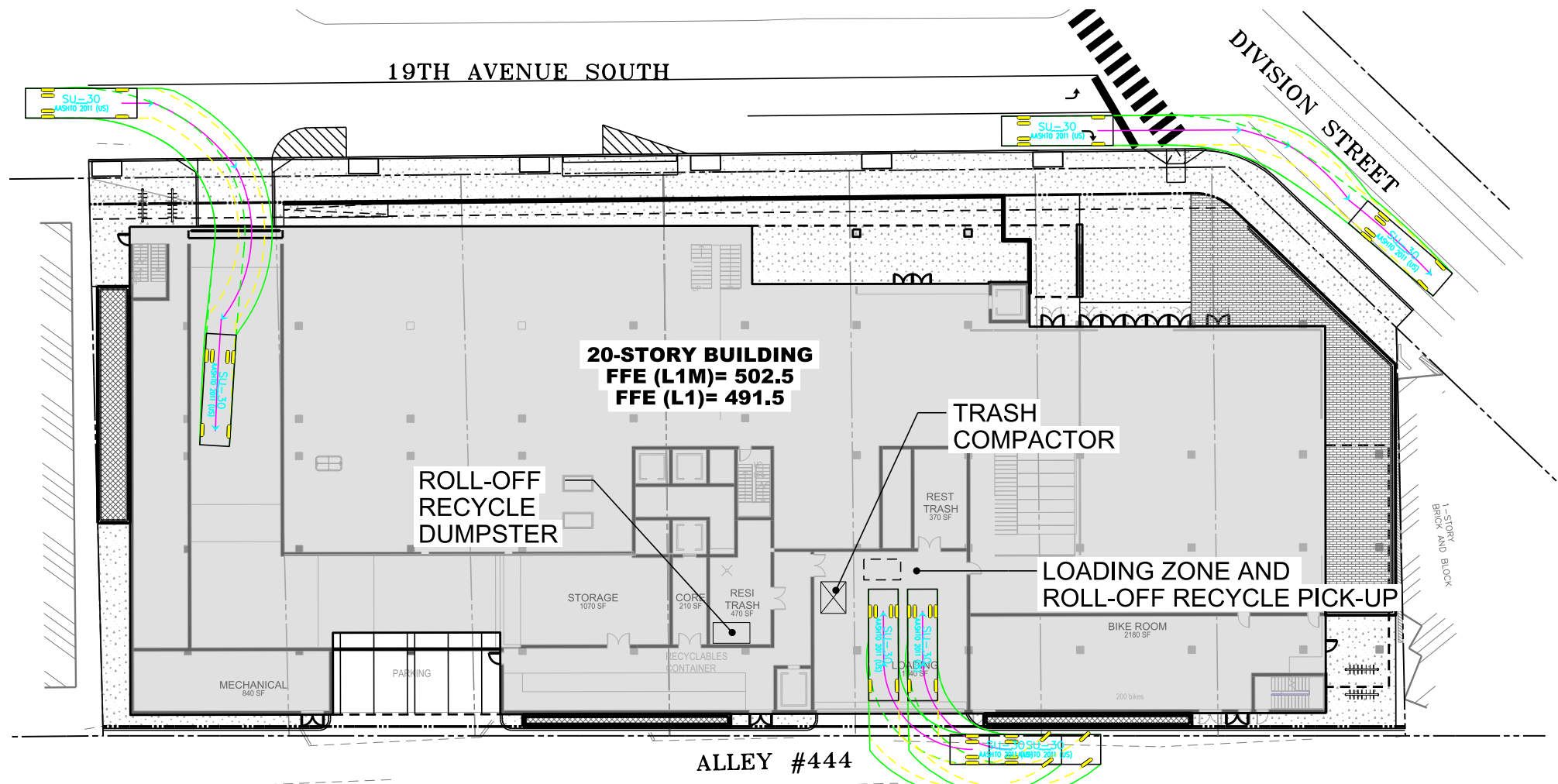
REFER TO TRAFFIC IMPACT STUDY FOR OFF-SITE TRAFFIC IMPROVEMENTS.



TRUCK TEMPLATE

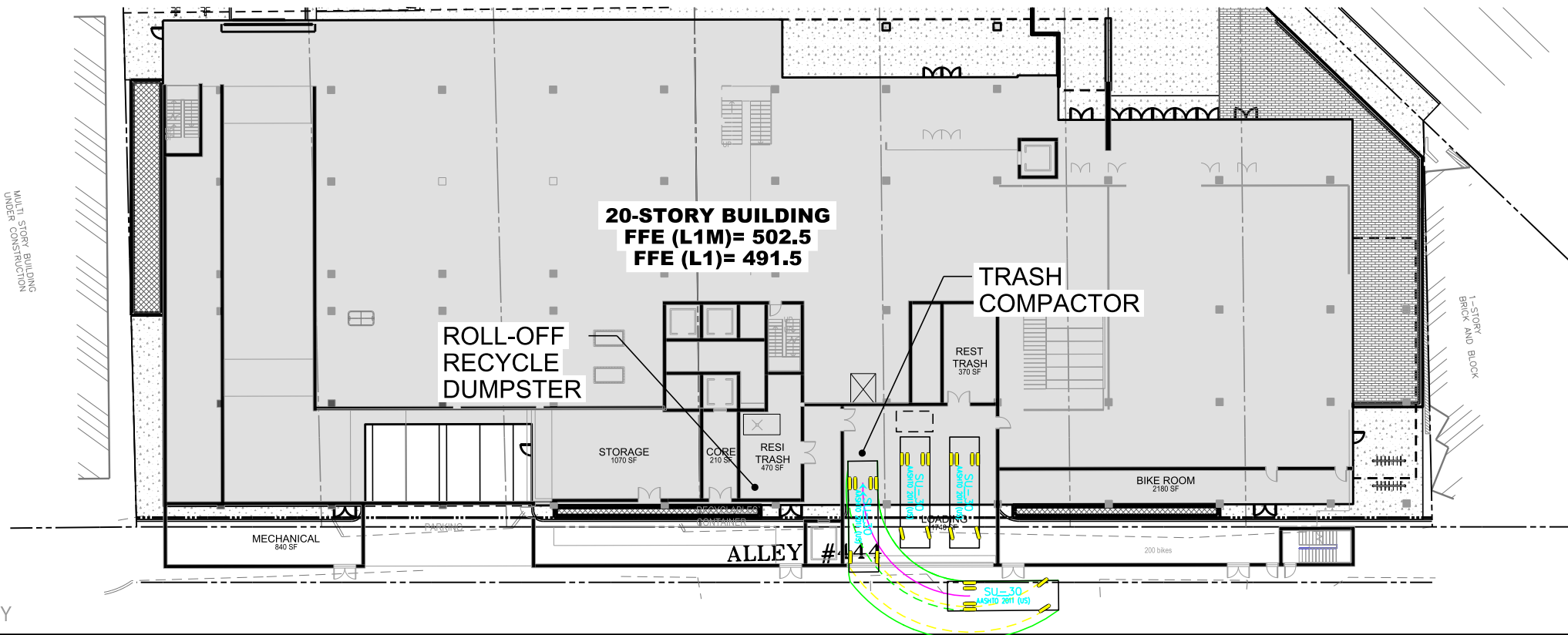


SU-30 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8



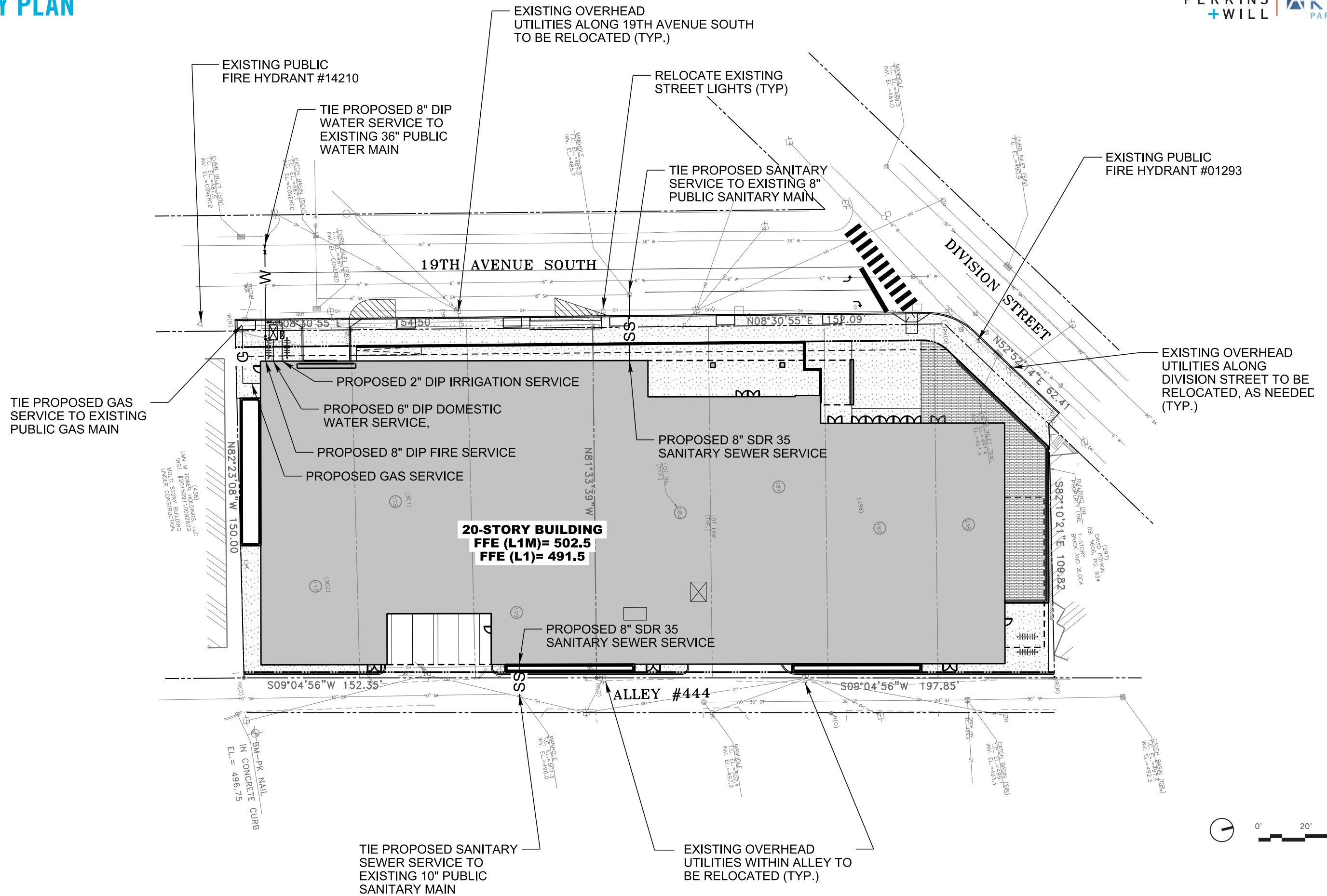
SU-30 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8

MULTI-STORY BUILDING UNDER CONSTRUCTION



.LEY

UTILITY PLAN



GRADING AND DRAINAGE PLAN

- URBAN BIORETENTION
- GREEN ROOF - LEVEL 2
- GREEN ROOF - LEVEL 1
- PERVIOUS PAVING
- AMENITY LEVEL 07
- ROOF TOP

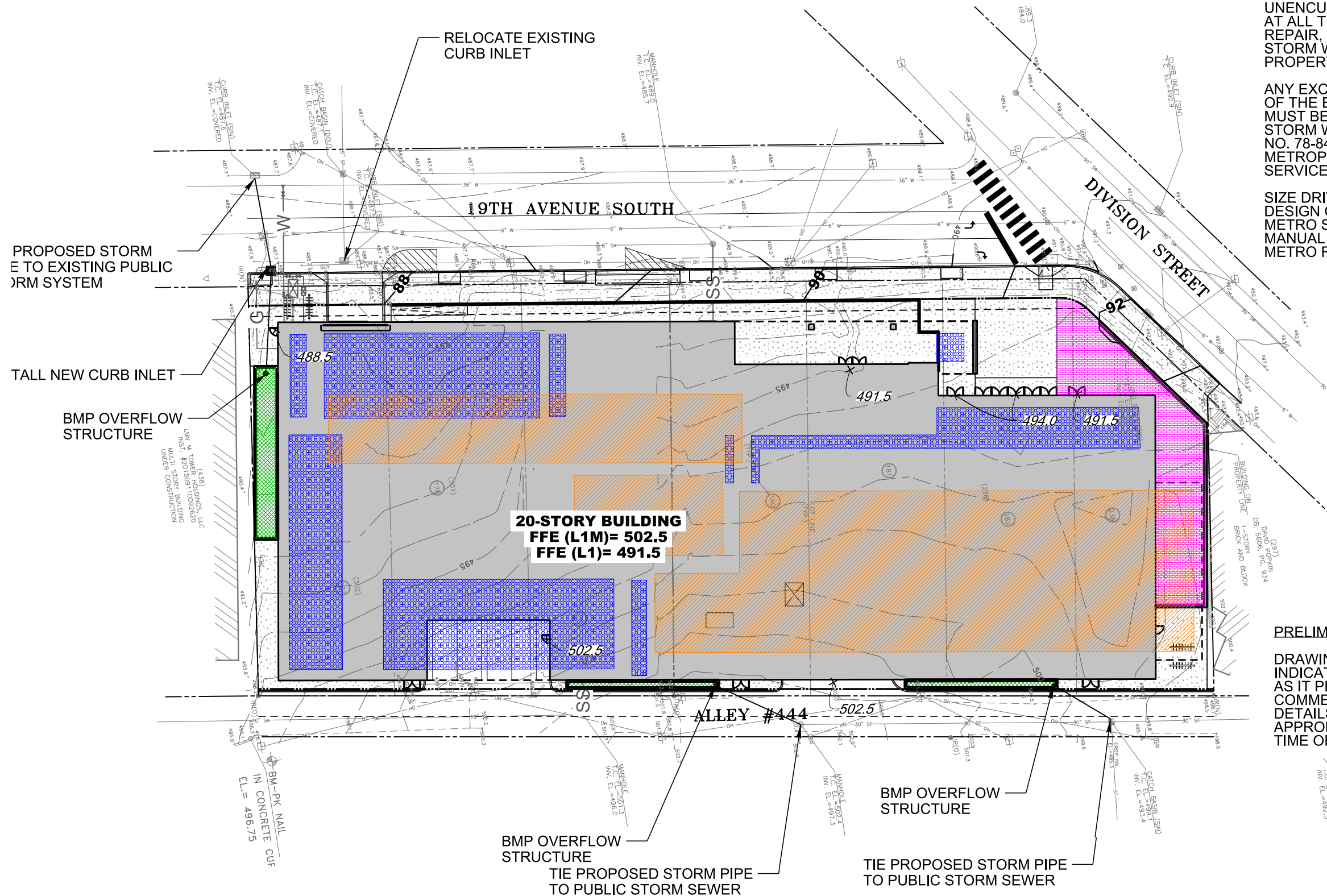
NOTES:

THIS DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH METRO NASHVILLE STORMWATER REGULATIONS VOLUME 5-LID MANUAL.

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.

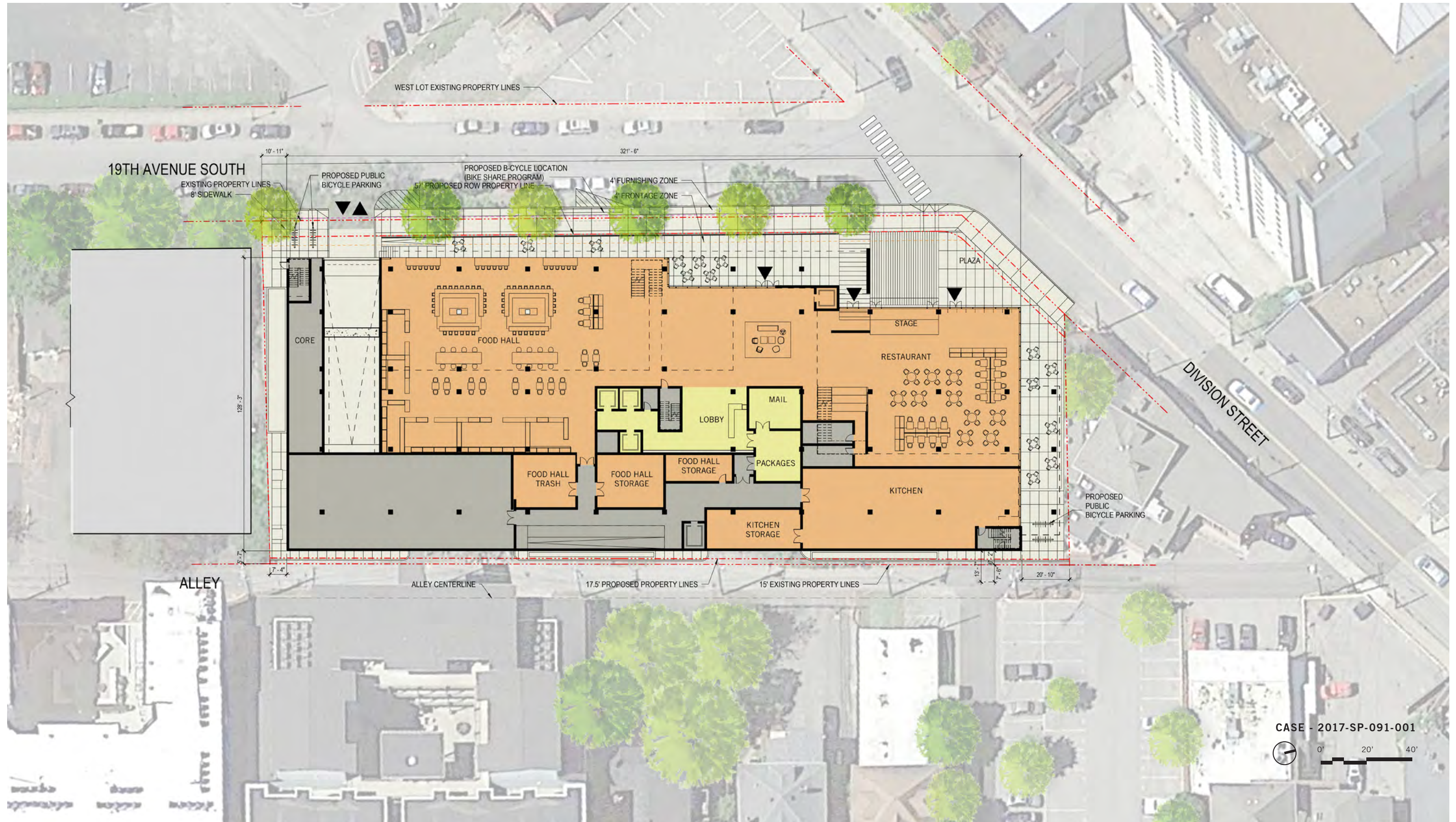
ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP).

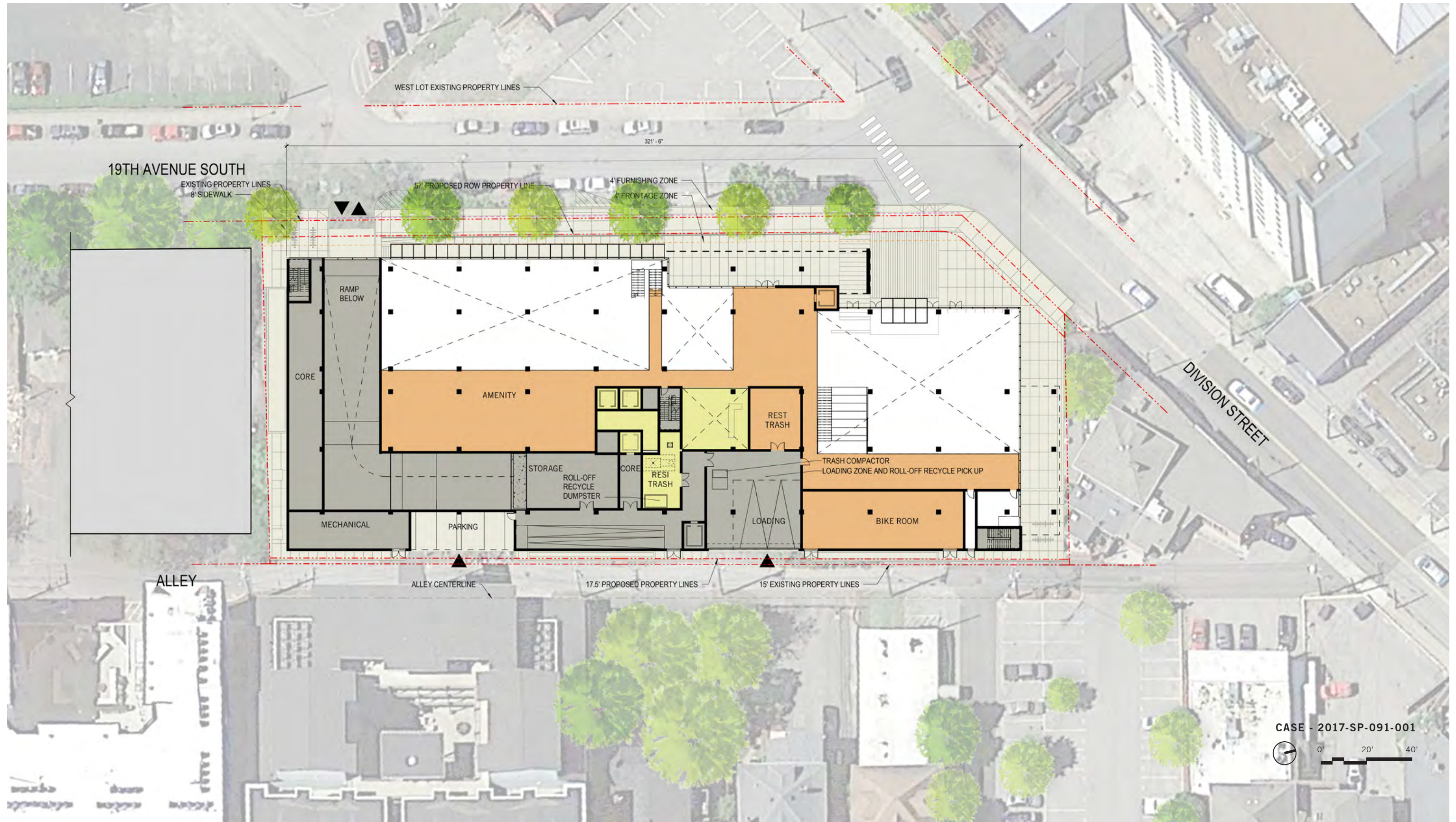


PRELIMINARY SP NOTE:

DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

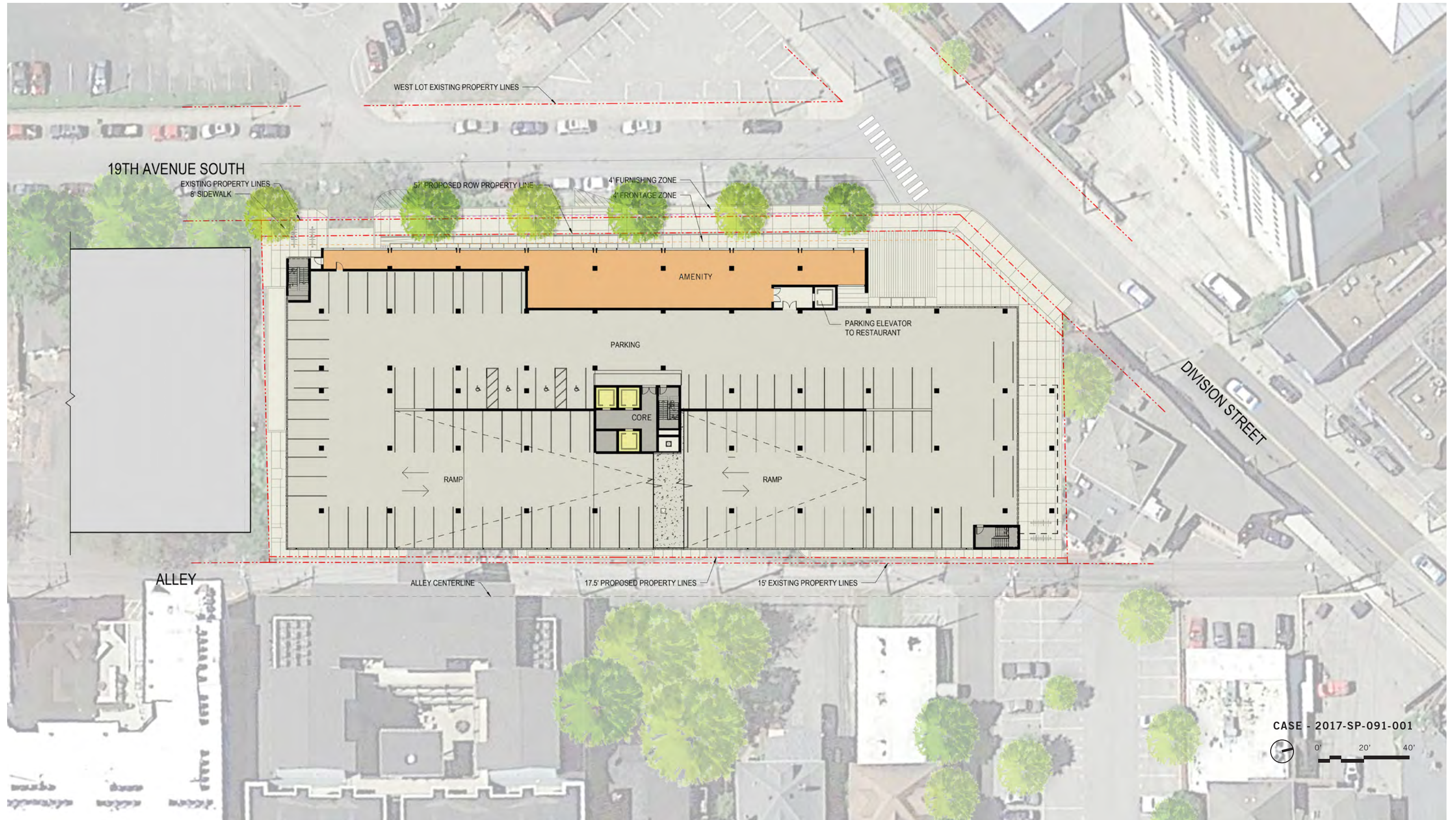


LEVEL 01 MEZZANINE

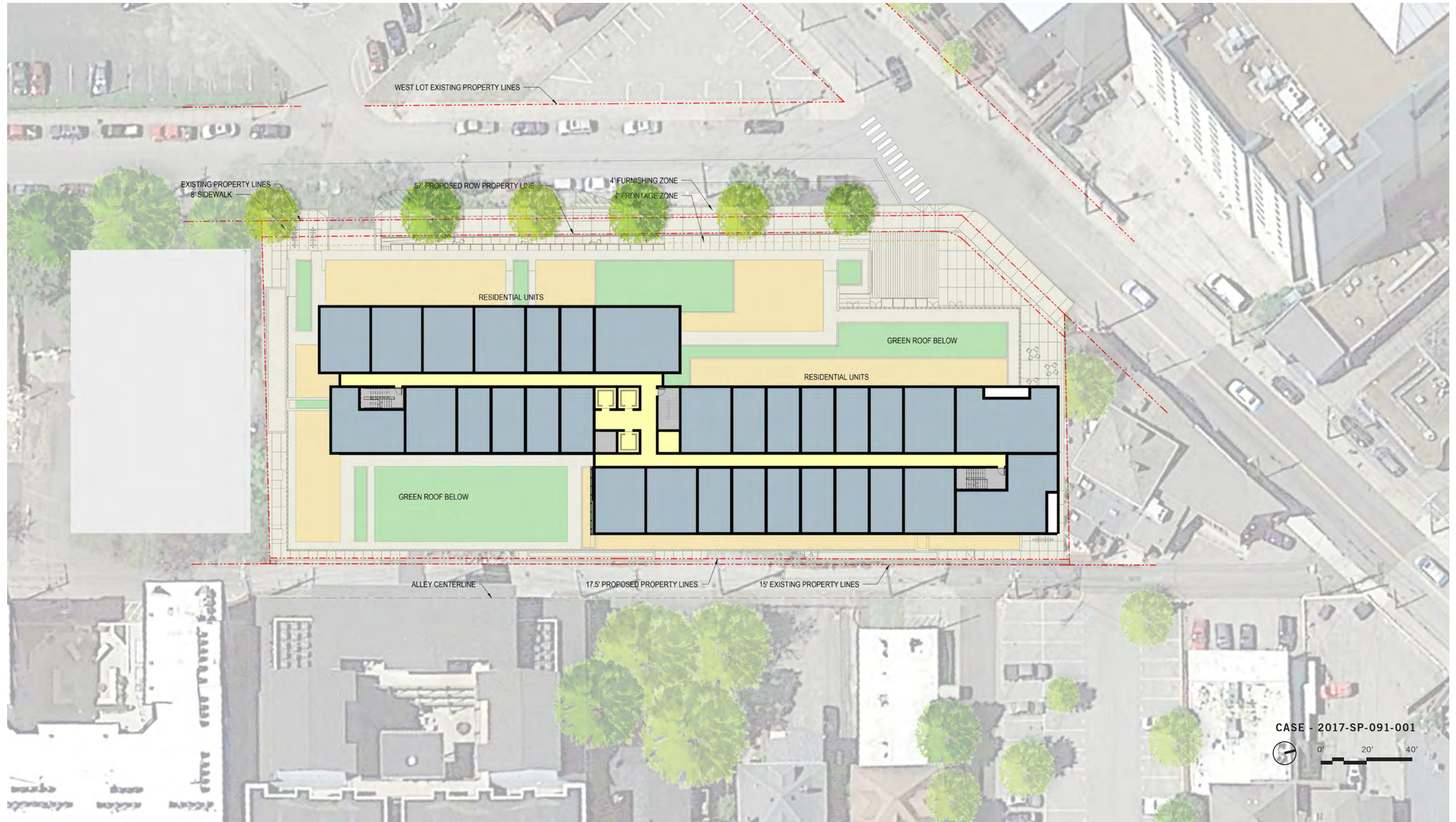


CASE - 2017-SP-091-001

TYPICAL PARKING PLAN



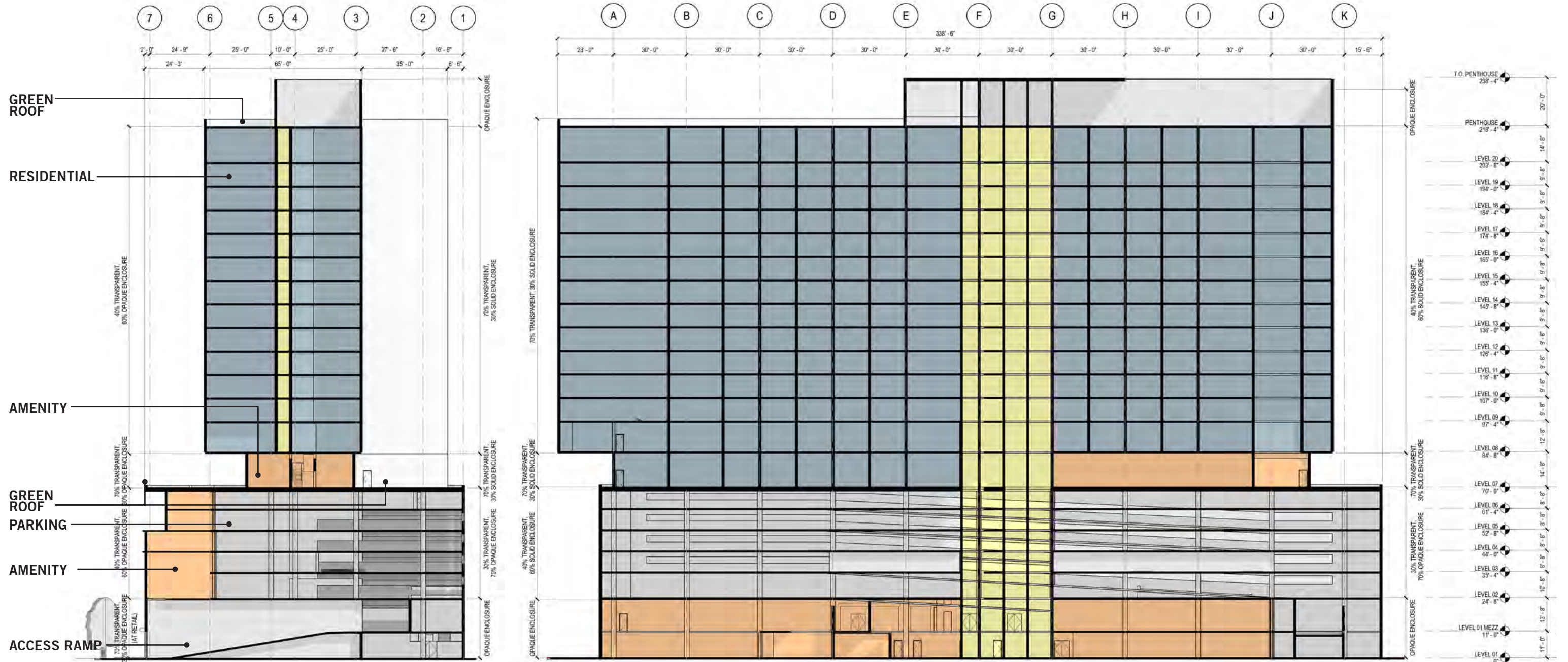
TYPICAL RESIDENTIAL PLAN



CASE - 2017-SP-091-001

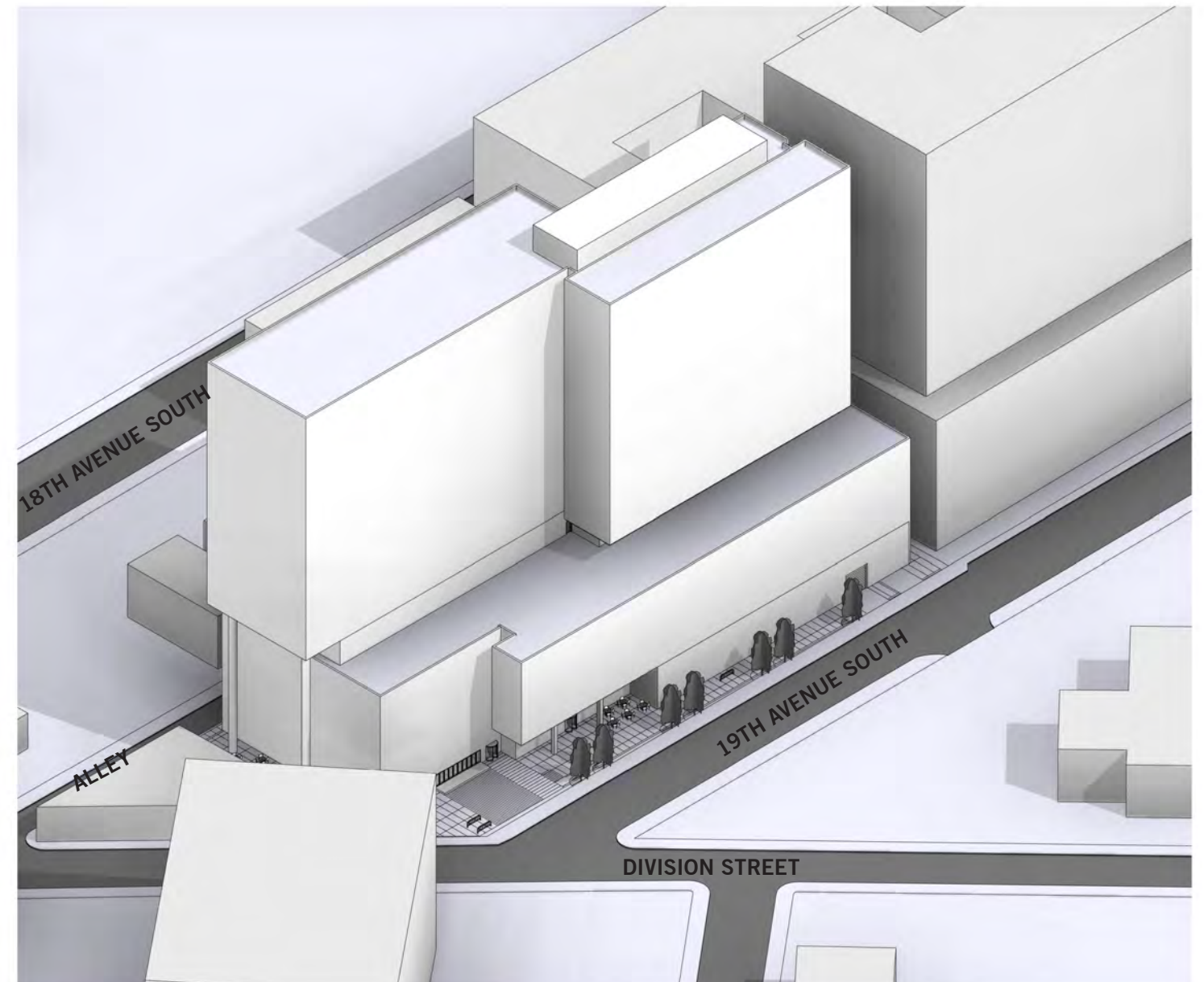
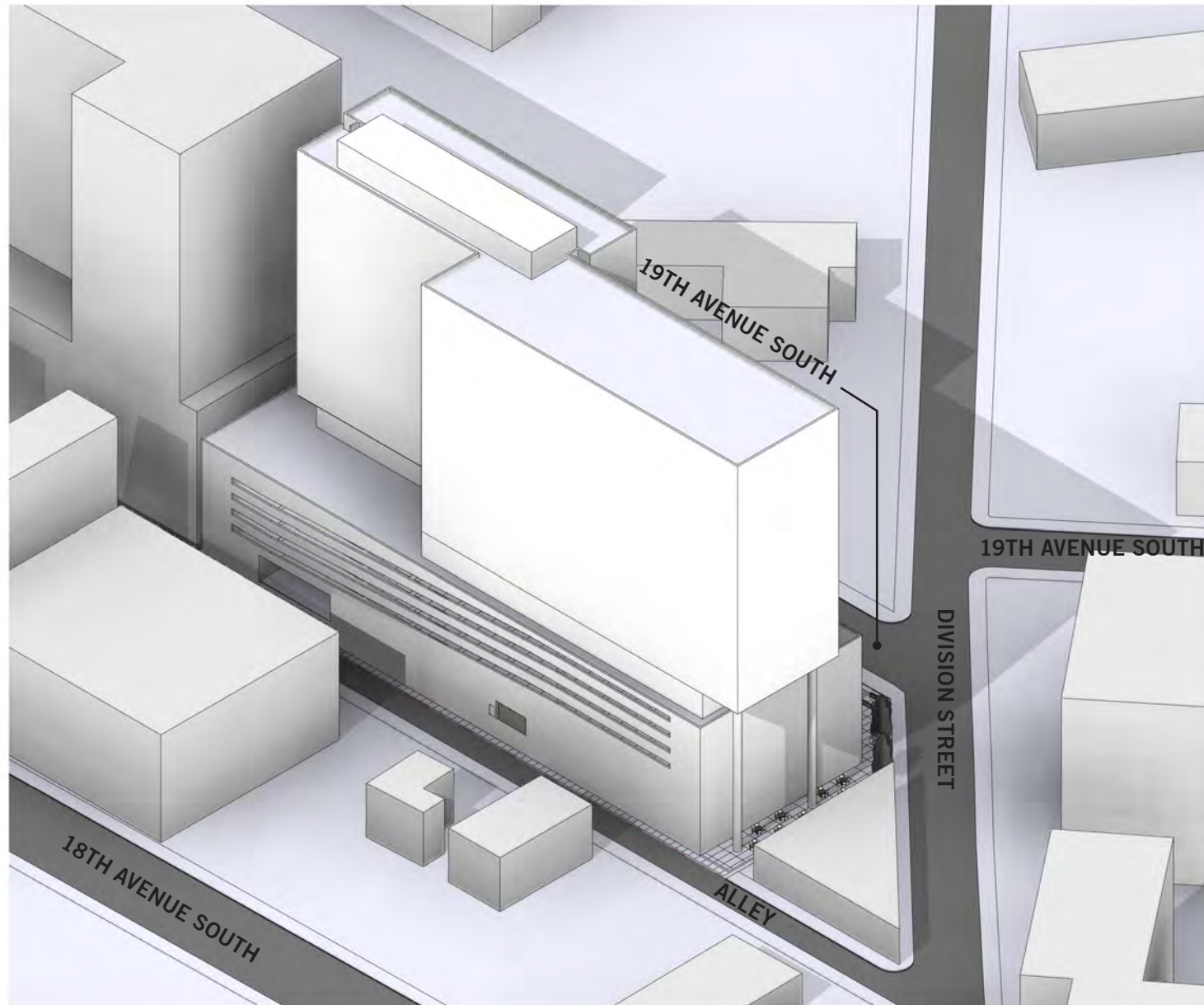


BUILDING SECTIONS

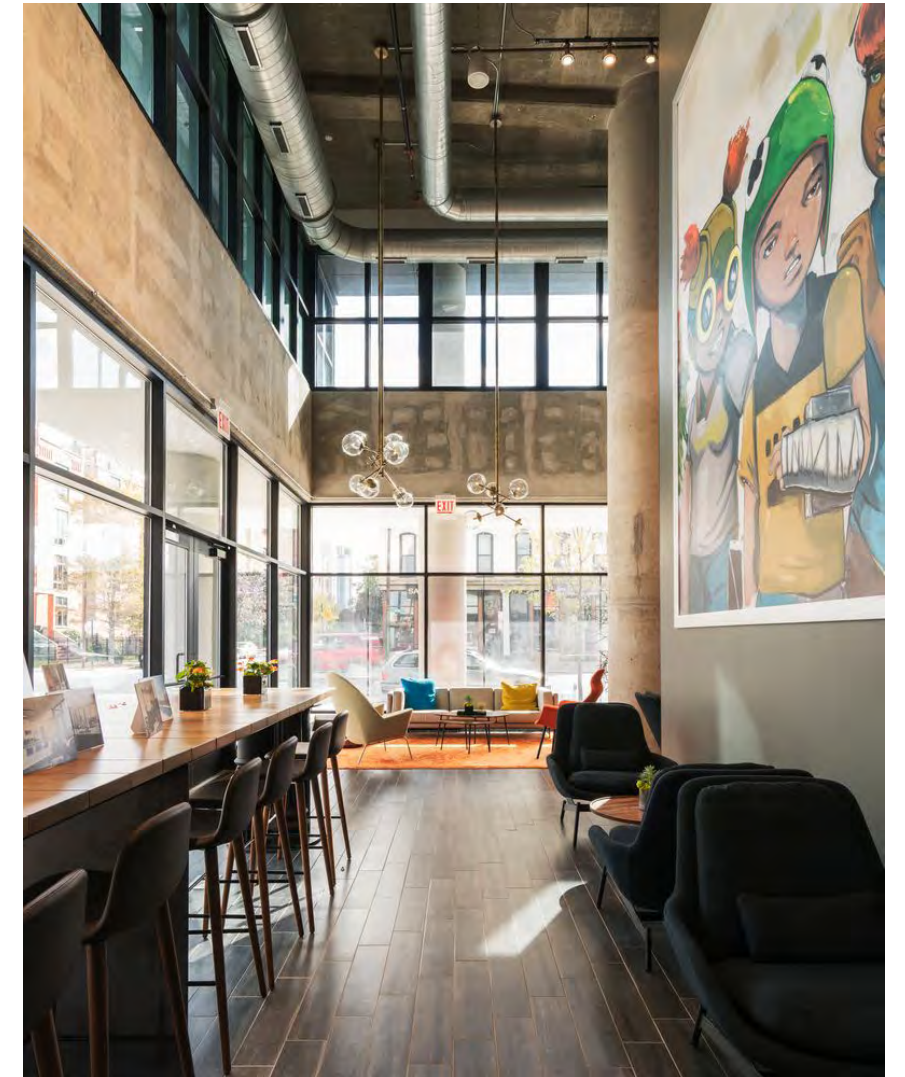
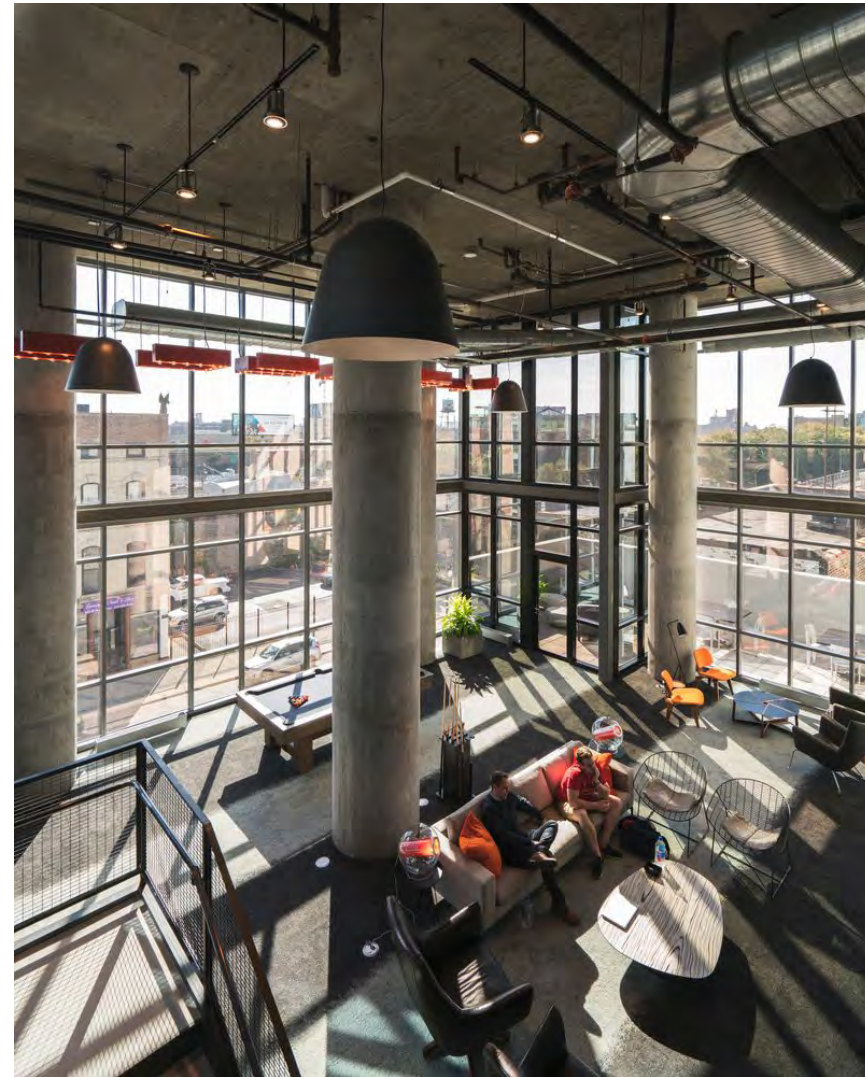


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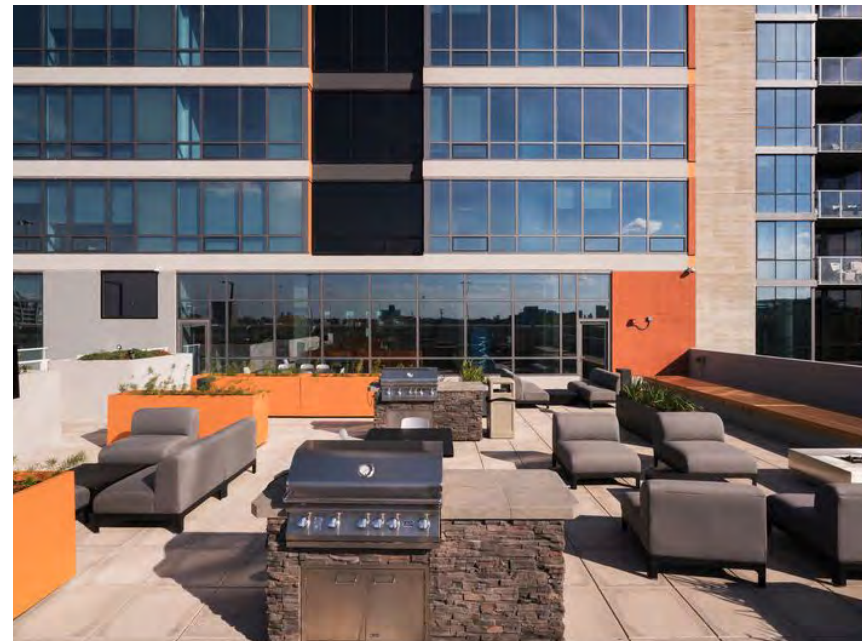
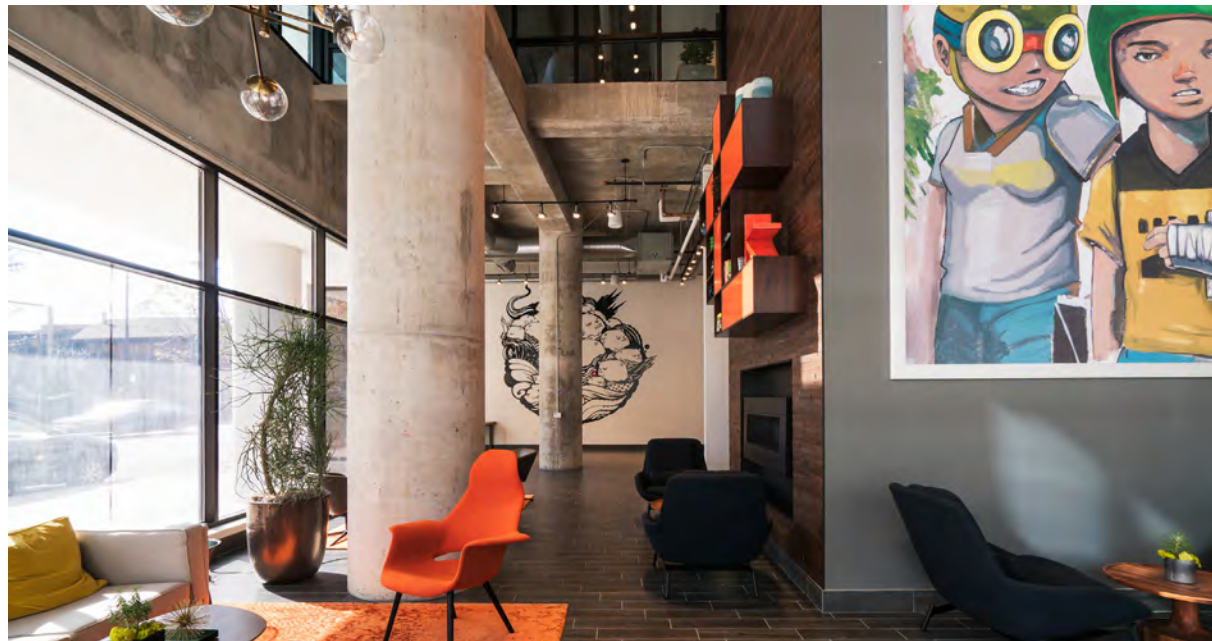
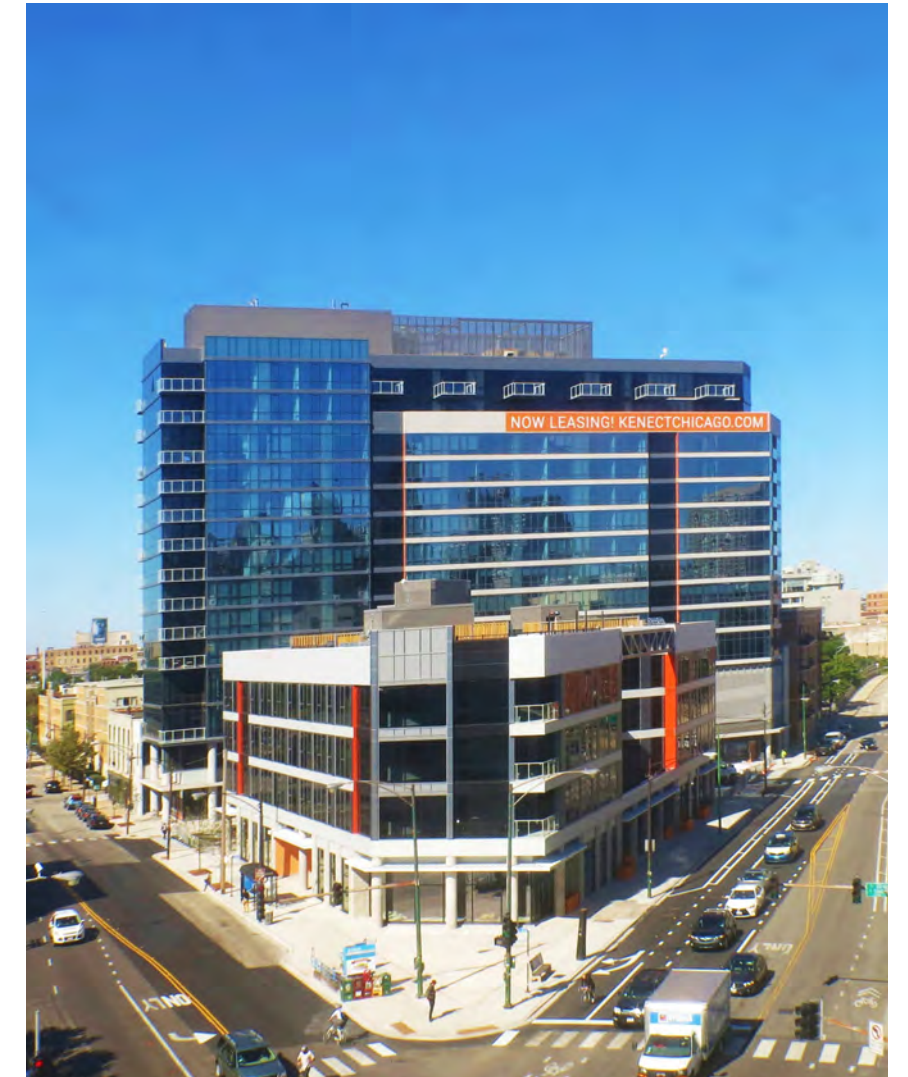
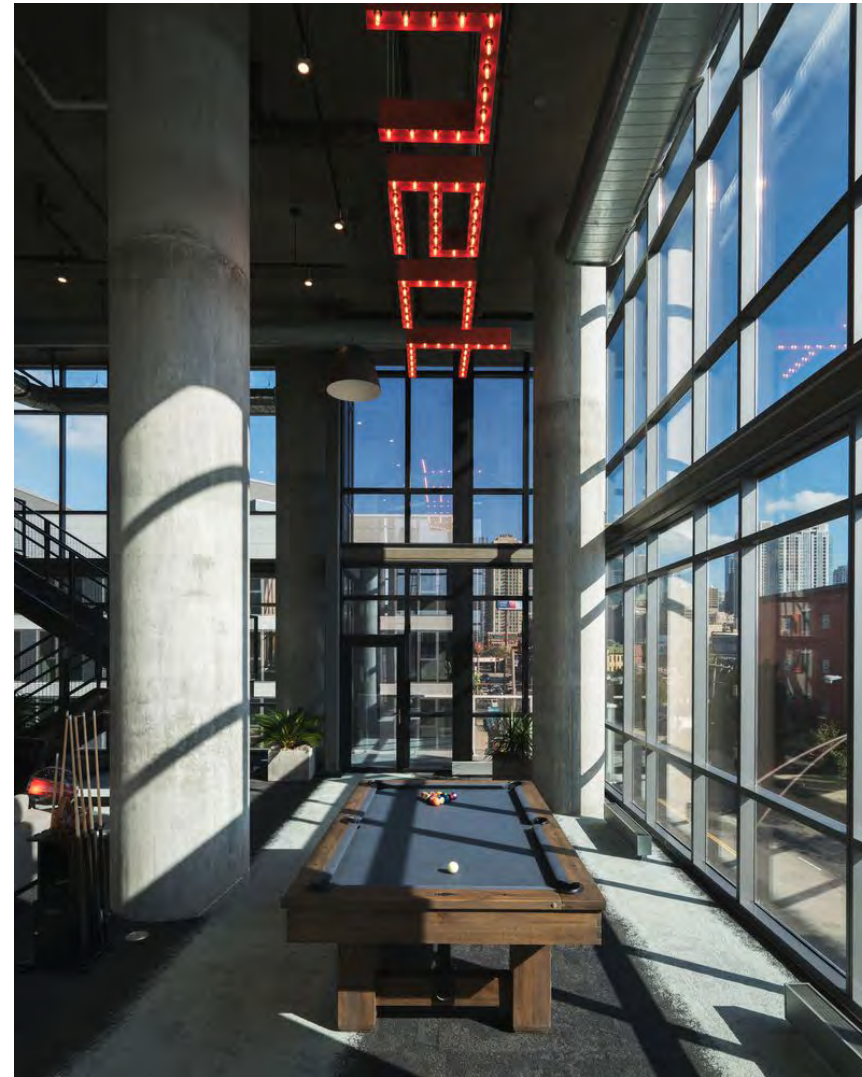




INSPIRATION IMAGES



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INSPIRATION IMAGES

