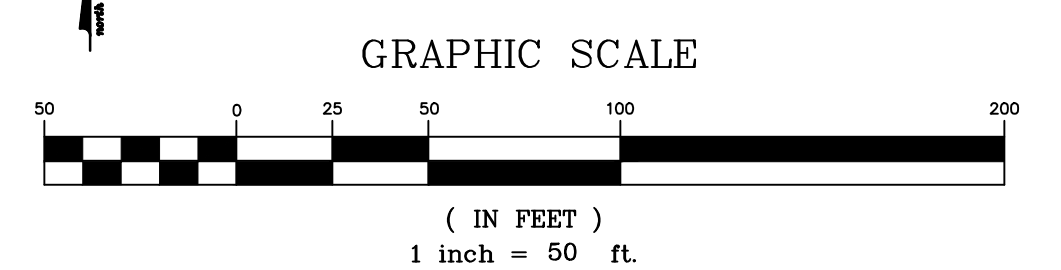


NOTES:  
1. ADA COMPLIANT CROSS SLOPES FOR PEDESTRIAN PATH ACROSS CURB CUTS ARE REQUIRED AT ALL PROPOSED AND EXISTING CURB CUTS.

PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB & GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.

- I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICE MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
- II. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRAINAGE YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.



**DEVELOPER/OWNER**  
BERUK PROPERTIES, L.L.C.  
3264 W. SARAZENS CIRCLE  
MEMPHIS, TN 38125

FINAL SITE DATA	
TOTAL SITE AREA (LOT 1):	270,943 S.F. (6.22 AC.)
NUMBER OF UNITS	210 APT. UNITS
PARKING REQUIRED: OFFICE & RETAIL: 29,745 S.F.	1.5 SP PER unit: 315 spaces 1 sp per 300s.f.: 100 spaces TOTAL SPACES: 415
PARKING REDUCTIONS: (TRANSIT & BICYCLE)	-35 SPACES TOTAL SPACES: 380 REQ.
PARKING PROVIDED: ON-SITE PARKING (INCLUDING 8 ACCESSIBLE)	276
GARAGE (UNDER APT. BLDG.)	32
TOTAL	308
MAXIMUM BLDG. HEIGHT:	50 FT
PRO. MAX BLDG. HEIGHT:	45.33FT (4 STORY APARTMENT)
BUILDING SETBACKS: FRONT	30 FT.
SIDE (WEST)	0 - 10 FT.
SIDE (EAST)	5 FT.
REAR	15 FT
ZONING: LAND USE:	GATEWAY (C-G) MULTI FAMILY APARTMENTS RETAIL SALES AND OFFICE.

**REQUIRED SIDEWALKS**

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURB LINE	PROPOSED
E.H. CRUMP BLVD.	±10'	SOUTH	BACK OF CURB	PROPOSED
DANNY THOMAS BLVD.	±10'	EAST	BACK OF CURB	PROPOSED

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

**SITE BENCHMARK**

MAG-NAIL AT SOUTHEAST CORNER OF CENTRAL AVE AND MEDA ST INTERSECTION.  
ELEVATION: 304.38

**CITY BENCHMARK**

CITY BM#102 - CITY MONUMENT IS LOCATED AT CENTRAL AVE & EAST PKWY S ON THE NORTHWEST CORNER AT BACK OF SIDEWALK AT NORTHEAST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL POLE.  
ELEV.: 292.36 (NAVD '88 DATUM)

**FLOOD NOTE:**

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP No. 47157C 0290 F. COMMUNITY PANEL No. 470177 0290 F, EFFECTIVE DATE: SEPTEMBER 28, 2007. NEAREST BFE: 233.0

**Renaissance Group**  
architecture ■ engineering ■ planning ■ interiors  
9700 Village Circle, Suite 100, Lakeland, TN 38002 (p) 901.332.5533 www.rgroup.biz

FINAL -Site Plan, LOT 1 METRO DEVELOPMENT		
CASE NUMBER:		
MEMPHIS, TENNESSEE		
NUMBER OF LOTS: 1	ACREAGE: 6.70 ACRES	WARD 29, BLOCK 03, PARCEL 01
DEVELOPER: BERUK PROPERTIES LLC 3264 W. SARAZENS CIRCLE MEMPHIS, TN 38125	ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002	
100 YEAR FLOOD ELEV: 233	FEMA MAP PANEL No. 47157C 0290 F	FEMA MAP DATE: 9/28/2007
MARCH, 2024	SCALE: 1" = 50'	SHEET 1 OF 11