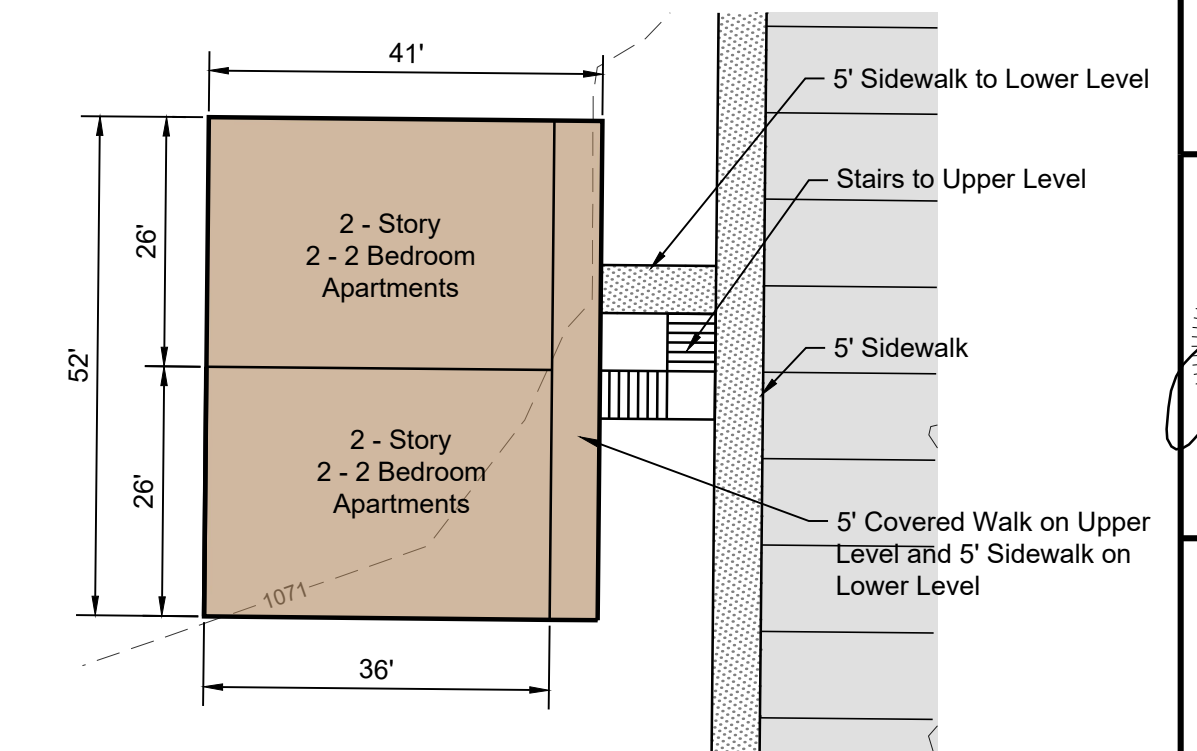


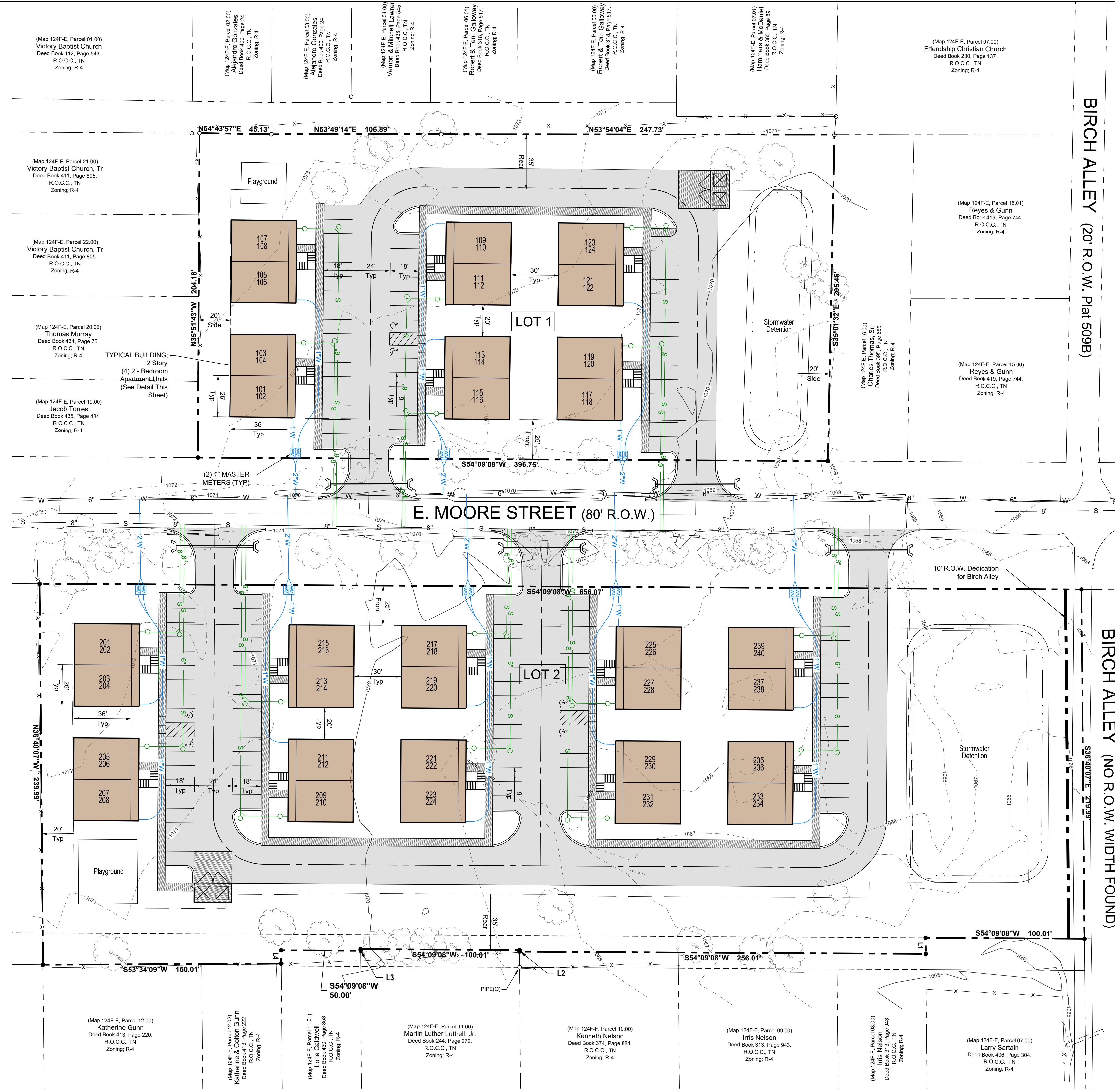
SITE DATA TABLE	
MAP AND PARCEL NO.	Lot 1 - Parcels 17.00, 17.01, 18.00, 18.02 & 18.03 on Map 124F, Group "E" Lot 2 - Parcels 101, 2.0, 2.01, 5.02 & 6.00 on Map 124F Group "F"
EXISTING AND PROPOSED ZONING	Lot 1 & 2 - R-4
TOTAL SITE AREA	Lot 1 - 81,461.33 s.f. or 1.87 acres Lot 2 - 151,159.51 s.f. or 3.47 acres
NUMBER OF DWELLING UNITS ALLOWED	Lot 1 - 81,461.33 / 3,000 s.f. per Multi-Family Unit = 27 Lot 2 - 151,159.51 / 3,000 s.f. per Multi-Family Unit = 50 Total Dwelling Units Allowed = 77
NUMBER OF DWELLING UNITS PROPOSED	Lot 1 - (24) 2 Bedroom (936 s.f.) Lot 2 - (40) 2 Bedroom (936 s.f.) Total Dwelling Units Proposed = 64
REQUIRED PARKING	Lot 1 - 1.5 Spaces per Unit (1.5 x 24) = 36 Spaces Lot 2 - 1.5 Spaces per Unit (1.5 x 40) = 60 Spaces
PROPOSED PARKING	Lot 1 - 44 Standard + 2 Handicap = 46 Spaces Lot 2 - 73 Standard + 4 Handicap = 77 Spaces
OWNER / DEVELOPER	MARCO CRUZ & WILLIAM VAUGHN 1500 MEDICAL CENTER PARKWAY 3A MURFREESBORO, TN, 37129 EMAIL: williammorsevaughn@gmail.com
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC 216 CENTERVIEW DR., SUITE 180 BRENTWOOD, TN 37027 PHONE: (615) 251-9555 EMAIL: jdwamble@wambleassociates.com

NOTES

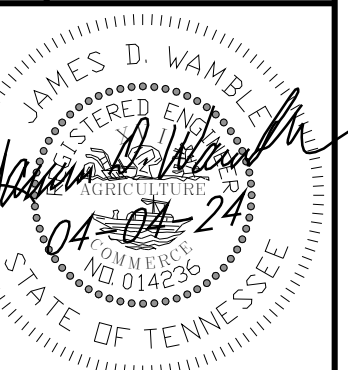
- ALL DESIGN AND CONSTRUCTION TO COMPLY WITH CITY OF TULLAHOMA SPECIFICATIONS AND REGULATIONS.
- BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY WAMBLE & ASSOCIATES, PLLC.
- CONSTRUCTION PLANS FOR THIS CONCEPT WILL HAVE TO COMPLY WITH THE CITY OF TULLAHOMA STORMWATER MANAGEMENT ORDINANCE.
- WATER AND SANITARY SEWER AVAILABILITY TO BE OBTAINED FROM THE CITY OF TULLAHOMA.
- FINAL PLAN TO BE SUBMITTED TO CREATE LOT 1 AND LOT 2 SHOWN HEREON.



TYPICAL 4 UNIT BUILDING DETAIL



SITE LAYOUT PLAN
VICTORY CROSSING APARTMENTS
TULLAHOMA, COFFEE COUNTY, TENNESSEE
OWNER & DEVELOPER
VICTORY CROSSING, LLC
1500 MEDICAL CENTER PARKWAY, 3A #29
MURFREESBORO, Tennessee 37129
CONTACT: William Vaughn; EMAIL: williammorsevaughn@gmail.com



REVISIONS:
DATE: April 4, 2024
W&A NO.: 1033-0123
SHEET NUMBER: