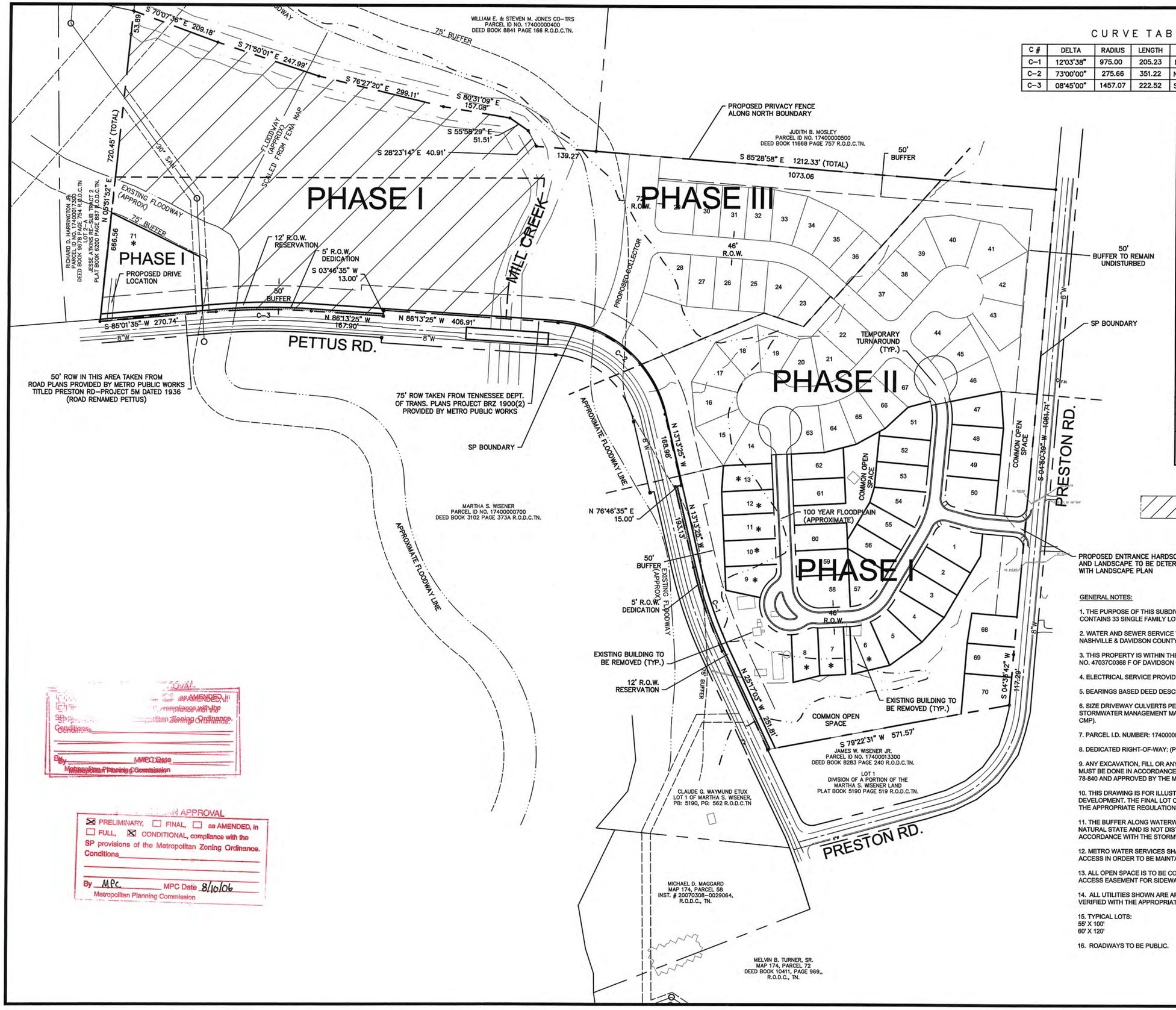

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N
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S

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USES: SINGLE-FAMILY HOMES
TOTAL OPEN SPACE: 21.29 ACRES ± PHASE I: 10.35 ACRES ± PHASE II: 2.50 ACRES ± PHASE III: 8.44 ACRES ±

AREA TO BE DEDICATED AS CONSERVATION, GREENWAY AND PUBLIC ACCESS EASEMENT TRAIL

PROPOSED ENTRANCE HARDSCAPE AND LANDSCAPE TO BE DETERMINED WITH LANDSCAPE PLAN

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5. BEARINGS BASED DEED DESCRIPTION.

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15. TYPICAL LOTS:
55' X 100'
60' X 120'

16. ROADWAYS TO BE PUBLIC.

NASHVILLE & DAVIDSON COUNTY
DEC 5 2007

-APPROVAL-
☐ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☐ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions
By ____ MPC Date ____
Metropolitan Planning Commission

-PRELIMINARY APPROVAL-
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions
By MPC MPC Date 8/16/06
Metropolitan Planning Commission

right
Engineering-Environmental-Health & Safety-Surveying
300 10th Avenue South, Nashville, TN 37203
Phone: (615) 373-1567 Fax: (615) 373-3697
www.eralley.com
E. ROBERTS Alley & Associates INCORPORATED

DEVELOPMENT PLAN OVERALL

KINGSPORT ESTATES

PETTUS RD, DAVIDSON CO. TENNESSEE

NASHVILLE

RYAN R. WORKMAN
REGISTERED ENGINEER
No. 105740
STATE OF TENNESSEE
12/5/2007

DRAWING INFORMATION
ERA PROJECT NO: 2007-0010
FILE NAME: D-1.DWG
SCALE: 1"=100'
SURVEYED BY:
DRWN BY: BNK DATE: 10/26/07
CHKD BY: RRW DATE: 10/26/07

REVISIONS

NO.	DATE	BY	DESCRIPTION

0 100 200 400

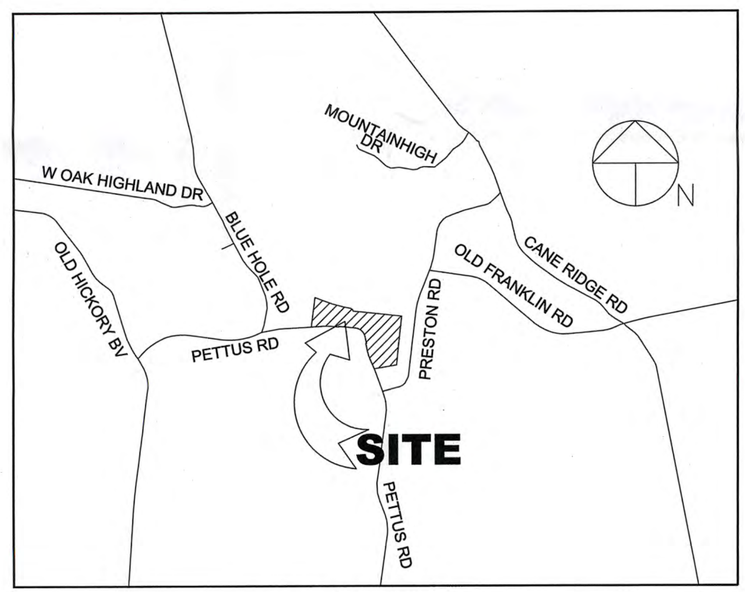
SP_2004SP-090G-12

FINAL SP
DEVELOPMENT PLAN
FOR
KINGSPORT ESTATES
PHASE I

5748 PETTUS ROAD
COUNCIL DISTRICT 32
DAVIDSON COUNTY, TENNESSEE

Dial Properties Commitments

1. Perform environmental, archaeological (if needed), drainage, stormwater quality/detention, and traffic studies.
2. Build sidewalks within the community according to Metro Davidson County specifications.
3. Plant street trees within the community on each lot at the sidewalk to enhance the overall community streetscape.
4. Establish an architectural review committee that approves all house plans and elevations.
5. Create 71 lots.
6. Build a playground area for children within the community.
7. Work with the Greenway Commission to extend the greenway along Mill Creek.
8. Promote and develop a community with entrances and landscaping that will support homes in the $180K - $260K price range which is a move-up market.
9. Identify high impact lots and require they have brick oriented elevations.
10. Commit to protect existing natural tree buffers (subject to NES) along the edges of the property. Specifically the Mosley, Pettus Road, and Preston Road edges (this can be done through the SP process).
11. At groundbreaking, make a contribution to Councilman Coleman's District to benefit parks and recreation or schools ($275 per lot or approximately $20K).
12. Create two lots to support two single family homes west of Mill Creek adjacent to the Harrington house.
13. Use a professional construction company that will use proper techniques for blasting and excavation and conduct pre-blast surveys on the adjacent property as-needed.
14. Stay completely out of Mill Creek except for one sewer crossing.
15. Establish an HOA that will be managed by a professional management company.
16. Revise submission from a cluster to a SP.
17. Bring sewer to east side of Mill Creek.
18. Employ a geo-technical engineer to investigate and map the location of cave if it relates to the property.
19. Develop a plan that respects the cave and is sensitive to the existing creek and streams.
20. Homes built on interior lots will have 3 sided brick and exterior lots will have 4 sided brick.
21. Street parking restrictions will be put in the bylaws for the HOA.
22. Privacy fence on north side of property.
23. As per the Infrastructure Deficiency Policy in the area, the developer will constrict or bond for 338 linear feet of roadway improvements on Pettus Road from Preston Road to the bridge over mill creek.
24. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS10zoning district, which must be shown on plan.



LOCATION MAP
N.T.S.

DEVELOPMENT SUMMARY TABLE	
COUNCIL DISTRICT: 32	
COUNCIL MEMBER: MR. SAM COLEMAN	
OWNER OF RECORD: DIAL PROPERTIES LLC, 9000 CHURCH STREET. EAST BRENTWOOD, TN 37027 CONTACT: JEFF DIAL	
SP NAME: KINGSPORT ESTATES, PHASE I	
SP NUMBER: PRELIMINARY 2004SP-090G-12	
PLAN PREPARATION DATE: OCTOBER 26, 2007	
EXISTING ZONING: SPECIFIC PLAN DISTRICT (SP)	
PROPOSED ZONING: SPECIFIC PLAN DISTRICT (SP)	
ENGINEER/SURVEYOR:	E. ROBERTS ALLEY & ASSOCIATES, INC. 300 10TH AVE. SOUTH NASHVILLE, TN 37203 (615) 850-3503 (615) 396-1605 (FAX) CONTACT: RYAN WORKMAN RYANW@ERALLEY.COM
FEMA MAP: 47037C0368 F, APRIL 20, 2001	

SPECIFIC PLAN APPROVAL
☐ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions Approved By MPC on 12-13-07
By [signature] MPC Date 12-13-07
Metropolitan Planning Commission

NASHVILLE ... COUNTY
DEC 05 2007
METROPOLITAN PLANNING DEPARTMENT

RYAN R. WORKMAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 106741
STATE OF TENNESSEE
11/21/2007

E. ROBERTS
Alley & Associates
INCORPORATED

Engineering—Environmental—Health & Safety—Surveying
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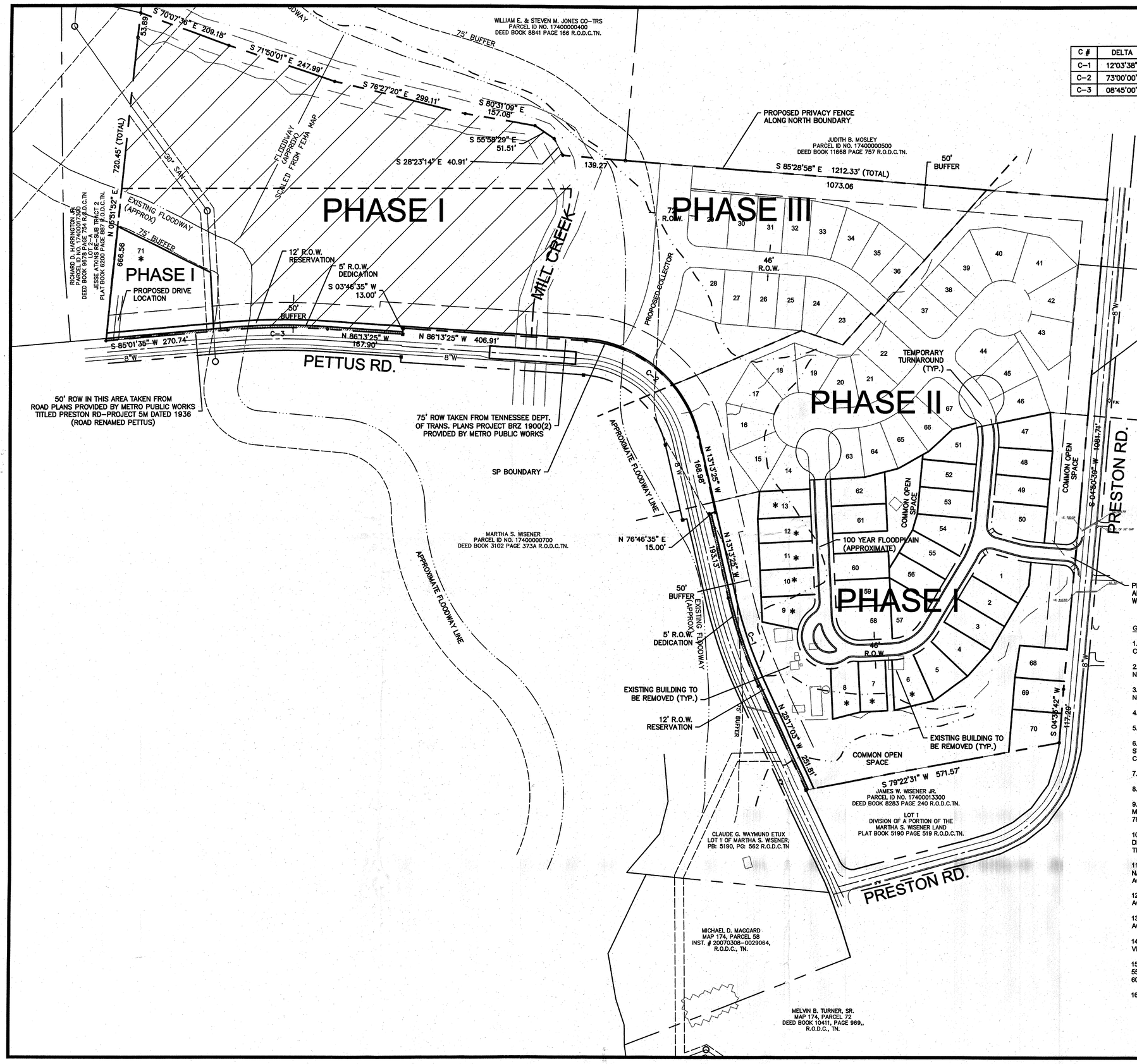
2004SP-090G-12



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NASHVILLE & DAVIDSON COUNTY
DEC 5 2007
METROPOLITAN PLANNING DEPARTMENT

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Engineering-Environmental-Health & Safety-Surveying
300 10th Avenue South, Nashville, TN 37203
Phone: (615) 373-1567 Fax: (615) 373-3697
www.eralley.com

DEVELOPMENT PLAN OVERALL

KINGSPORT ESTATES

PETTUS RD, DAVIDSON CO.

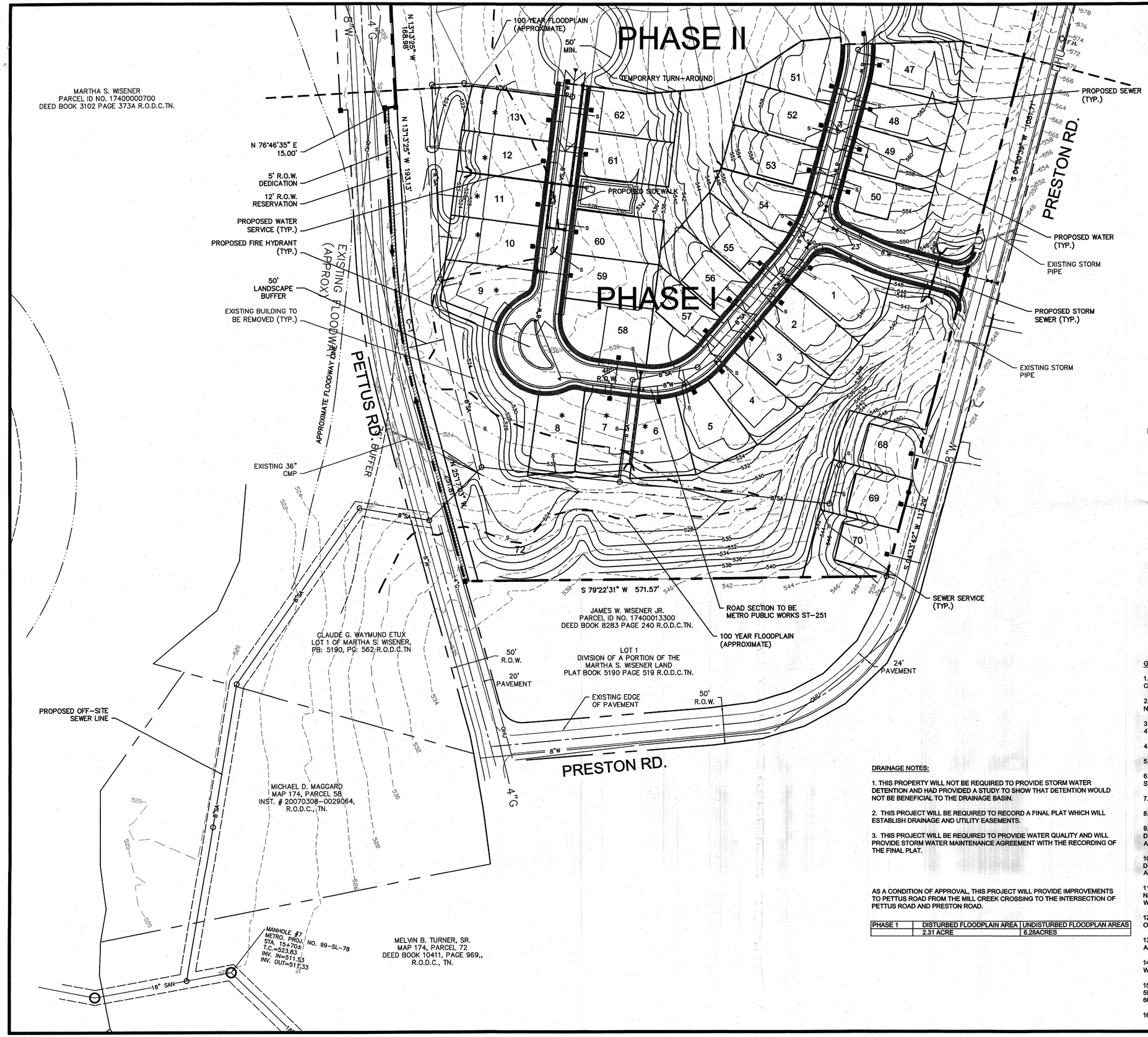
NASHVILLE TENNESSEE

RYAN R. WORKMAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 19574
12/6/2007
STATE OF TENNESSEE

DRAWING INFORMATION	
ERA PROJECT NO:	2007-0010
FILE NAME:	D-1.DWG
SCALE:	1"=100'
SURVEYED BY:	
DRWN BY: BNK	DATE: 10/26/07
CHKD BY: RRW	DATE: 10/26/07

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 100 200 400



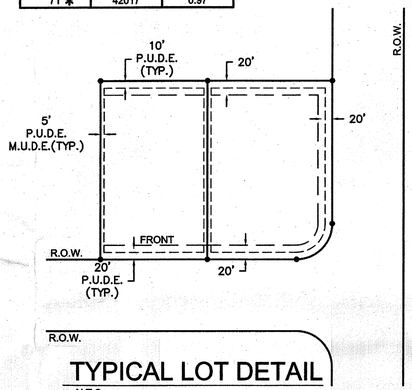
*LOT TABLE

LOT NUMBER	SQUARE FEET	ACRES
1	8952	0.21
2	7200	0.17
3	7200	0.17
4	7251	0.17
5	7519	0.17
6 *	7443	0.17
7 *	6601	0.15
8 *	6853	0.16
9 *	6935	0.16
10 *	7200	0.17
11 *	7200	0.17
12 *	6600	0.15
13 *	6997	0.16
47	8193	0.19
48	7322	0.17
49	7200	0.17
50	9036	0.21
51	7127	0.16
52	7200	0.17
53	7200	0.17
54	7501	0.17
55	7213	0.17
56	7106	0.16
57	7433	0.17
58	8535	0.20
59	7292	0.17
60	7292	0.17
61	7292	0.17
62	7515	0.17
68	7525	0.17
69	7700	0.18
70	8745	0.20
71 *	42017	0.97

N
W E
S

LEGEND

WATER LINE — 8" W
SEWER LINE — 8" S
SEWER MANHOLE
FIRE HYDRANT
LOT NUMBER 1
CRITICAL LOT * (SHALL MEET METRO STANDARDS)



TYPICAL LOT DETAIL

N.T.S.

FRONT SETBACK : 20'
SIDE : 5'
REAR SETBACK: 20'

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DRAINAGE NOTES:

1. THIS PROPERTY WILL NOT BE REQUIRED TO PROVIDE STORM WATER DETENTION AND HAD PROVIDED A STUDY TO SHOW THAT DETENTION WOULD NOT BE BENEFICIAL TO THE DRAINAGE BASIN.

2. THIS PROJECT WILL BE REQUIRED TO RECORD A FINAL PLAT WHICH WILL ESTABLISH DRAINAGE AND UTILITY EASEMENTS.

3. THIS PROJECT WILL BE REQUIRED TO PROVIDE WATER QUALITY AND WILL PROVIDE STORM WATER MAINTENANCE AGREEMENT WITH THE RECORDING OF THE FINAL PLAT.

AS A CONDITION OF APPROVAL, THIS PROJECT WILL PROVIDE IMPROVEMENTS TO PETTUS ROAD FROM THE MILL CREEK CROSSING TO THE INTERSECTION OF PETTUS ROAD AND PRESTON ROAD.

PHASE 1	DISTURBED FLOODPLAIN AREA	UNDISTURBED FLOODPLAN AREAS
	2.31 ACRE	6.28ACRES

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DEVELOPMENT PLAN
PHASE I

KINGSPORT ESTATES
PETTUS RD, DAVIDSON CO.

NASHVILLE TENNESSEE

RYAN R. WORKMAN
REGISTERED ENGINEER
AGRICULTURE
No. 105741
STATE OF TENNESSEE
11/28/2007

DRAWING INFORMATION

ERA PROJECT NO:	2007-0010
FILE NAME:	
SCALE:	1"=60'
SURVEYED BY:	
DRWN BY:	BNK
DATE:	10/26/07
CHKD BY:	RRW
DATE:	10/26/07

REVISIONS

NO.	DATE	BY	DESCRIPTION

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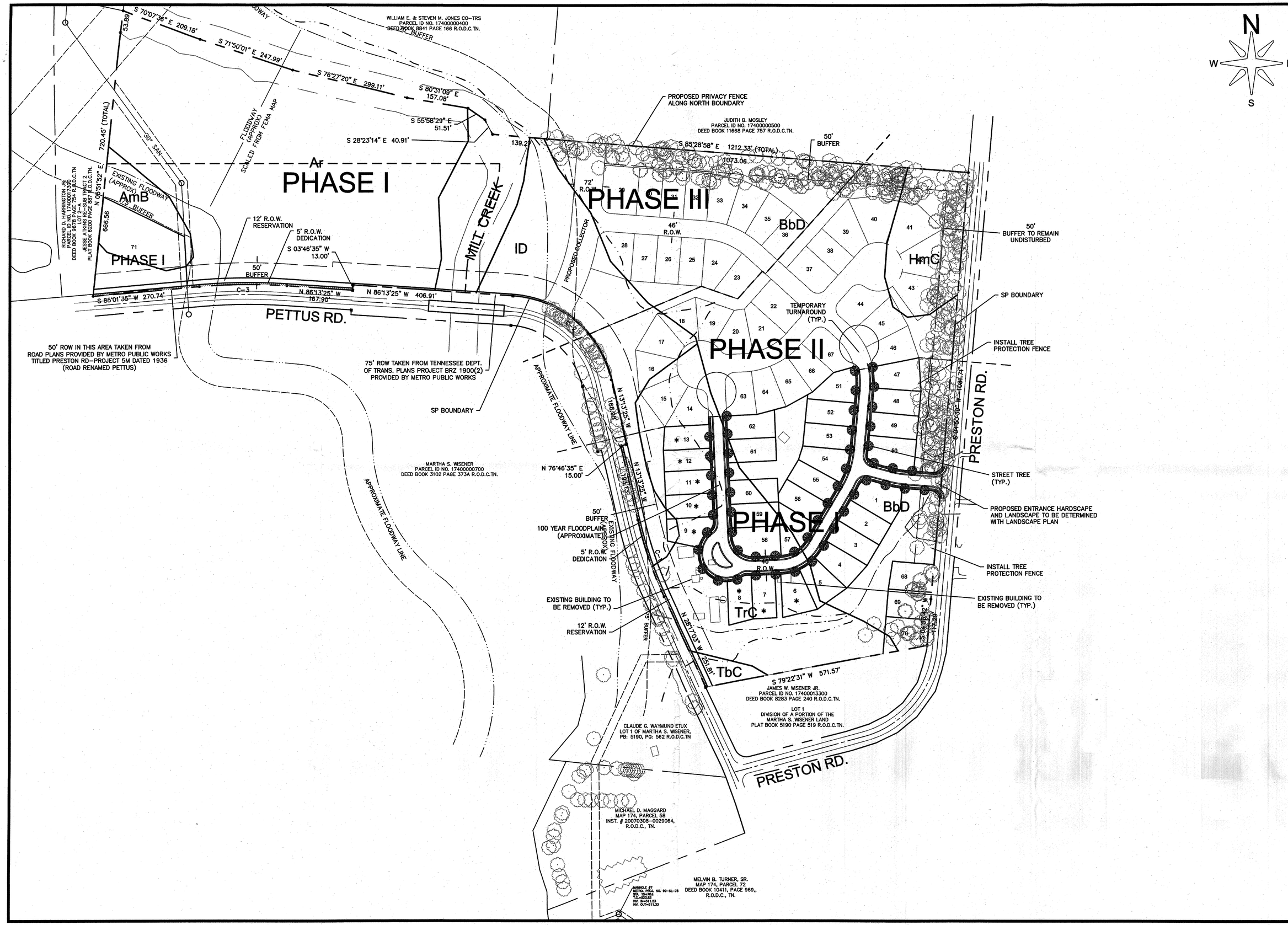

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RESOURCE PLAN
OVERALL

KINGSPORT ESTATES

PETTUS RD, DAVIDSON CO.

NASHVILLE TENNESSEE

RYAN R. WORKMAN
REGISTERED ENGINEER
No. 112400
STATE OF TENNESSEE
11/2/2007

DRAWING INFORMATION

ERA PROJECT NO:	2007-0010
FILE NAME:	
SCALE:	1"=100'
SURVEYED BY:	
DRWN BY: BNK	DATE: 10/26/07
CHKD BY: RRW	DATE: 10/26/07

REVISIONS

NO.	DATE	BY	DESCRIPTION

0 100 200 400