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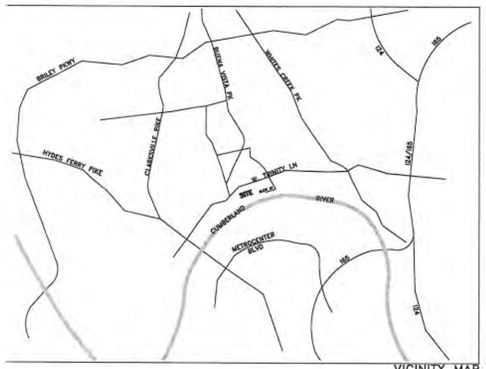


VICINITY MAP
(NTS)

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 2
  COUNCILMEMBER: Jamie Isabel
- OWNERS OF RECORD:
  Parcel 38 Wanda Templeton, 636 Gen. George Patton Rd, Nashville, TN 37221
  Parcels 40–42, 44, 46–48 Sylvia Carney, 3840 Stewarts Ferry Pk, Mt. Juliet, TN 37122
  Parcel 45 Loyd R. Spradlin, 2205 Buena Vista Pk, Nashville, TN 37218
- SP NAME: Trinity Bluffs
- SP NUMBER: 2005Z–179U–03
- PLAN PREPARATION DATE: January 17, 2006
- DESIGN PROFESSIONALS: ARCHITECT – EVERTON OGLESBY ARCHITECTS
  CIVIL ENGINEER – LUKENS ENGINEERING CONSULTANTS
- U.S. FEMA FIRM: Zone "AE", base flood elevation 414 feet
  47037C 0204 F, dated April 20, 2001

STORMWATER NOTES

1. THIS SITE IS EFFECTED BY THE 100 YEAR FLOOD HAZARD AND THE CUMBERLAND RIVER FLOODWAY, AS SHOWN ON FLOOD INSURANCE RATE MAP 47037C0204 F, DATED APRIL 20, 2001. THE 100–YEAR FLOOD ELEVATION IS 414 FEET.
2. 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.
3. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 – REGULATIONS.
4. 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.
5. THE REGIONAL WATER QUALITY BASIN WILL SERVE ALL PHASES.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

DEVELOPMENT/SITE DATA

- ACREAGE: 27.55 acres
  Phase 1 – 12.1 acres
  Phase 2 – 7.1 acres
  Phase 3 – 6.2 acres
  R.O.W. – 2.15 acres
- DENSITY: average 9 units/acre x 27.55 = 248 units maximum
  Phase 1 – 90 units (7.4 units/acre)
  Phase 2 – 70 units (9.8 units/acre)
  Phase 3 – 76 units (12.25 units/acre)

  Total Units = 236 units (8.6 units/acre)

  (maximum density based on gross land area before ROW dedication)
- DWELLING UNITS: Stacked Townhomes "A" and "B"
  Conventional Townhomes "C" and "D"
  Clubhouse (w/ visitor rental living unit)
- FLOOR AREA RATIO: 0.70 maximum
- LOTS: individual townhome parcels to be created for each unit at Final SP stage.
- IMPERVIOUS SURFACE RATIO: 0.70 maximum
- PARKING: per Metro parking requirements
  2 spaces/unit for conventional townhome units
  1 space/bedroom for the stacked units

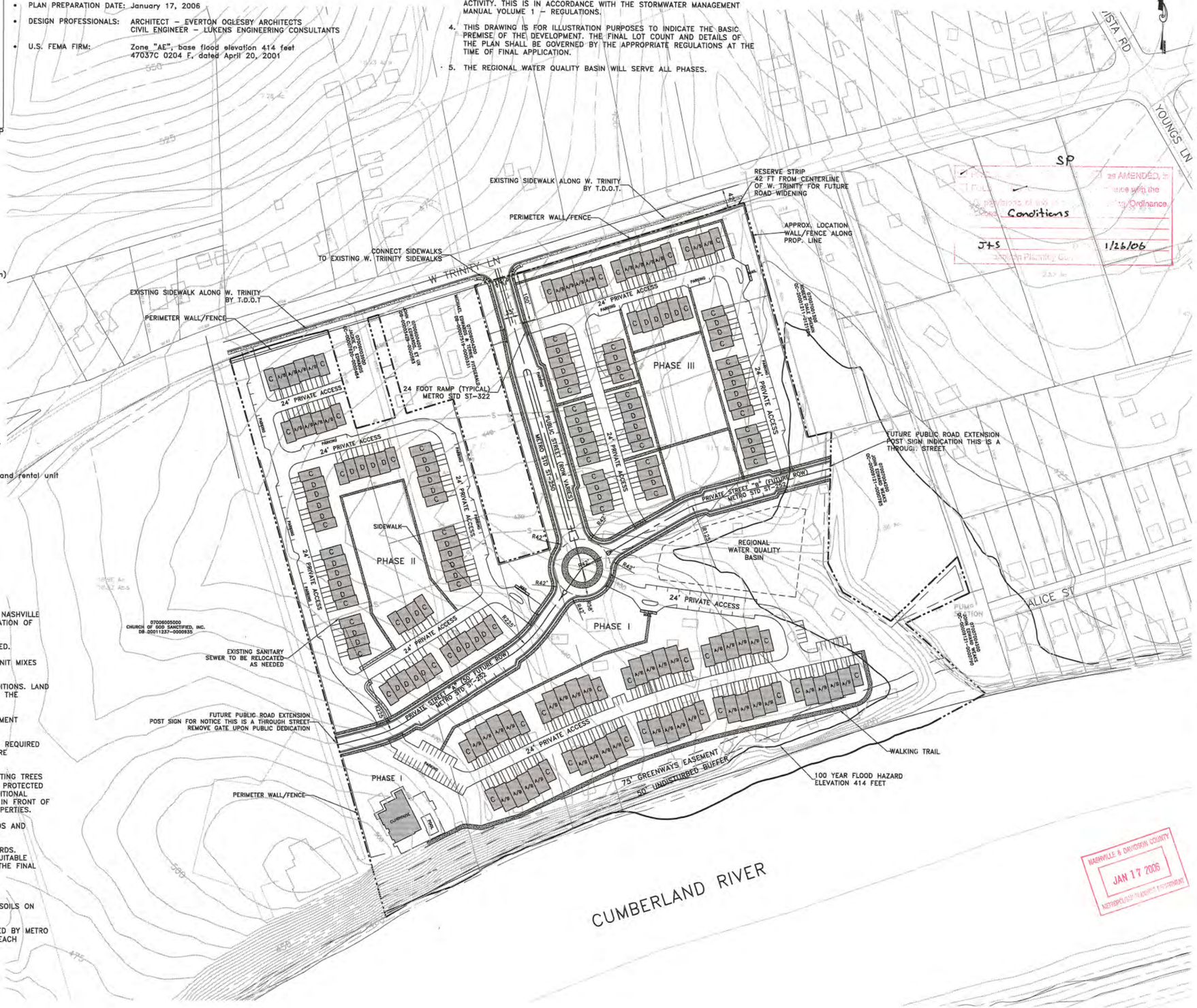
  [end to end spaces to be provided for conventional units]
  [parallel parking spaces are 8'x23']
- SQUARE FOOTAGE: Townhome units will range between 800 s.f. to 2,400 s.f.
  Clubhouse will be 7,000 – 8,000 s.f.
- ALLOWABLE USES: Townhouses, Live/work,
  Clubhouse with exercise/recreation facilites, sales office, and rental unit
  Pool, tennis, and ancillary recreational facilities
  Greenway
  Single–family and two–familiy residential.
- MINIMUM SETBACKS : W. Trinity Lane 60' from centerline
  Public Street – 30' from centerline
  Private Street A and B – 30' from centerline
  Private Access – 20' driveway side
  Side – none

HEIGHT: 4 Stories max.

MIN. LOT AREA: none

DEVELOPMENT NOTES

1. PROPERTY BOUNDARIES AND EXISTING CONDITIONS ARE TAKEN FROM METRO NASHVILLE MAPPING. EXISTING UTILITIES ARE SHOWN GRAPHICALLY BASED ON INTERPOLATION OF METRO WATER SERVICES MAPPING.
2. ALL EXISTING BUILDINGS WITHIN THE PROJECT PROPERTY WILL BE DEMOLISHED.
3. THE PROPOSED BUILDING LOCATIONS MAY VARY TO ACCOMODATE VARYING UNIT MIXES AND FINAL DESIGN.
4. THE PROPOSED UNIT MIX MAY BE ADJUSTED TO ACCOMODATE MARKET CONDITIONS. LAND USE AND DEVELOPMENT STANDARDS WILL MEET THE RESTRICTIONS NOTED IN THE DEVELOPMENT/SITE DATA TABLE.
5. STORMWATER EASEMENTS TO BE PROVIDED FOR FINAL STORMWATER MANAGEMENT SYSTEMS, AS REQUIRED BY METRO STORMWATER REQUIREMENTS.
6. PUBLIC UTILITY EASEMENTS TO BE PROVIDED FOR NEW PUBLIC UTILITIES, AS REQUIRED BY THE UTILITY PROVIDER. EXISTING SEWER ROUTES TO BE RELOCATED WHERE CONFLICTS WITH PROPOSED BUILDINGS EXIST.
7. LANDSCAPING: TREE DENSITY WILL BE A MINIMUM 14 TDU PER ACRE. EXISTING TREES GREATER THAN 6" DBH WHICH ARE DESIGNATED TO BE PROTECTED WILL BE PROTECTED USING TREE PROTECTION FENCING APPROVED BY THE URBAN FORESTER. ADDITIONAL LANDSCAPING WILL BE PROVIDED AT THE ENTRY, ALONG THE STREETS, AND IN FRONT OF THE BUILDINGS. NO BUFFERYARDS WILL BE PROVIDED ALONG ADJOINING PROPERTIES.
8. PHASE LINES ARE APPROXIMATE AND MAY VARY BASED ON MARKETING NEEDS AND EFFECTIVE CONSTRUCTION SEQUENCING.
9. SIDEWALKS ALONG PUBLIC STREETS TO MEET METRO PUBLIC WORKS STANDARDS. INTERNAL SIDEWALKS AND WALKING TRAILS WILL BE CONCRETE OR OTHER SUITABLE MATERIAL AND THE LOCATIONS AND CONFIGURATIONS SHOWN MAY VARY IN THE FINAL DESIGN.
10. EXISTING SLOPES ARE LESS THAN 15%.
11. DAVIDSON COUNTY SOILS MAPPING INDICATES McB SOILS ON SITE WITH Ln SOILS ON THE BLUFF AND WITHIN THE FLOODPLAIN. McB IS HYDROLIC GROUP B.
12. SOLID WASTE AND RECYCLING PICKUP WILL BE CURB SIDE PICK UP PROVIDED BY METRO SOLID WASTE DIVISION. THE CONTAINERS WILL BE PLACED AT THE END OF EACH INDIVIDUAL UNITS DRIVEWAY.



SP
Conditions
JTS 1/26/06

NASHVILLE & DAVIDSON COUNTY
JAN 17 2006
METROPOLITAN PLANNING DEPARTMENT

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JAMES H. LUKENS
REGISTERED ENGINEER
No. 109185
STATE OF TENNESSEE

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SPECIFIC PLAN
SITE PLAN
C1.00

17 JANUARY 2006

EOA JOB # 05–32.01
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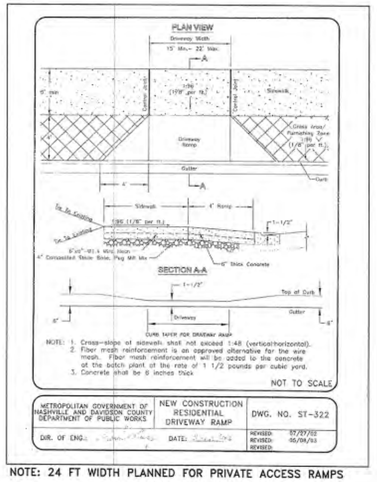
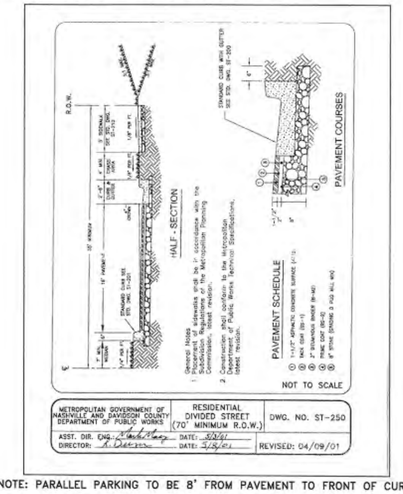


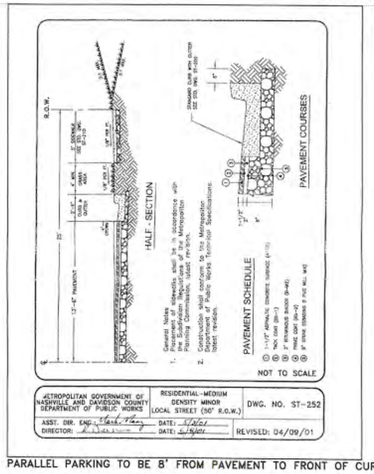
NOTE: 24 FT WIDTH PLANNED FOR PRIVATE ACCESS RAMPS

DRIVE RAMP 4
SCALE: N.T.S.



NOTE: PARALLEL PARKING TO BE 8' FROM PAVEMENT TO FRONT OF CURB

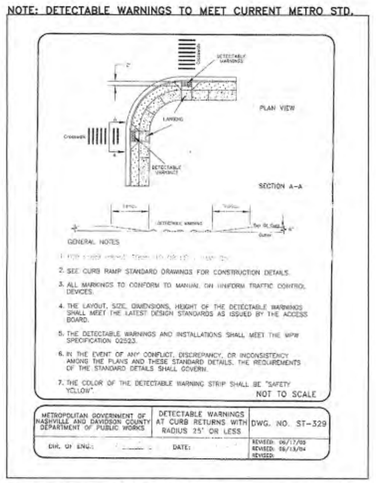
DIVIDED STREET SECTION 3
SCALE: N.T.S.



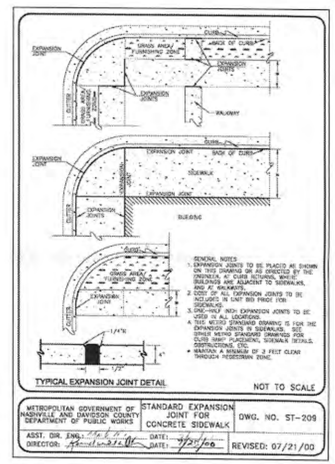
NOTE: PARALLEL PARKING TO BE 8' FROM PAVEMENT TO FRONT OF CURB

PRIVATE STREET 2
SCALE: N.T.S.

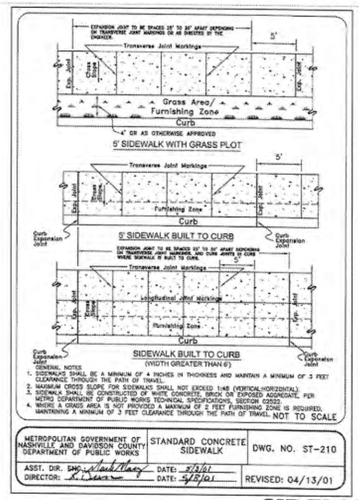
NOTE: DETECTABLE WARNINGS TO MEET CURRENT METRO STD.



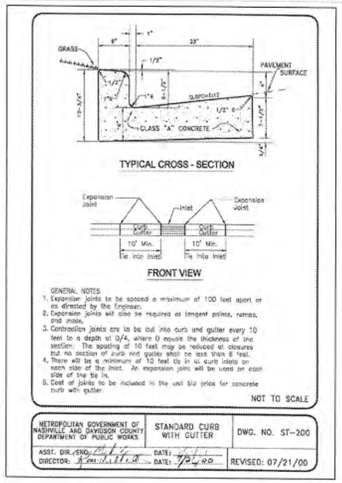
DETECTABLE WARNINGS AT CURBS 8
SCALE: N.T.S.



SIDEWALK JOINTS 5
SCALE: N.T.S.



SIDEWALK 6
SCALE: N.T.S.

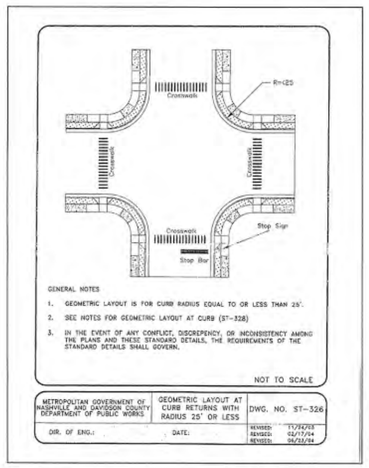


CURB & GUTTER 1
SCALE: N.T.S.

DETAIL 10
SCALE: N.T.S.

DETAIL 9
SCALE: N.T.S.

DETAIL 11
SCALE: N.T.S.



RAMPS AT INTERSECTIONS 7
SCALE: N.T.S.

DETAIL 12
SCALE: N.T.S.

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SPECIFIC PLAN DETAILS
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17 JANUARY 2006

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UNIT MIX:

(36) UNIT A - PENTHOUSE UNIT
(36) UNIT B - 2 STORY LOFT UNIT
(70) UNIT C - 3 STORY TOWNHOUSE W/ LOFT (END UNIT)
(74) UNIT D - 3 STORY TOWNHOUSE (MIDDLE UNIT)

216 UNITS TOTAL

1 **SITE PLAN**

NOT TO SCALE

PLAN NORTH

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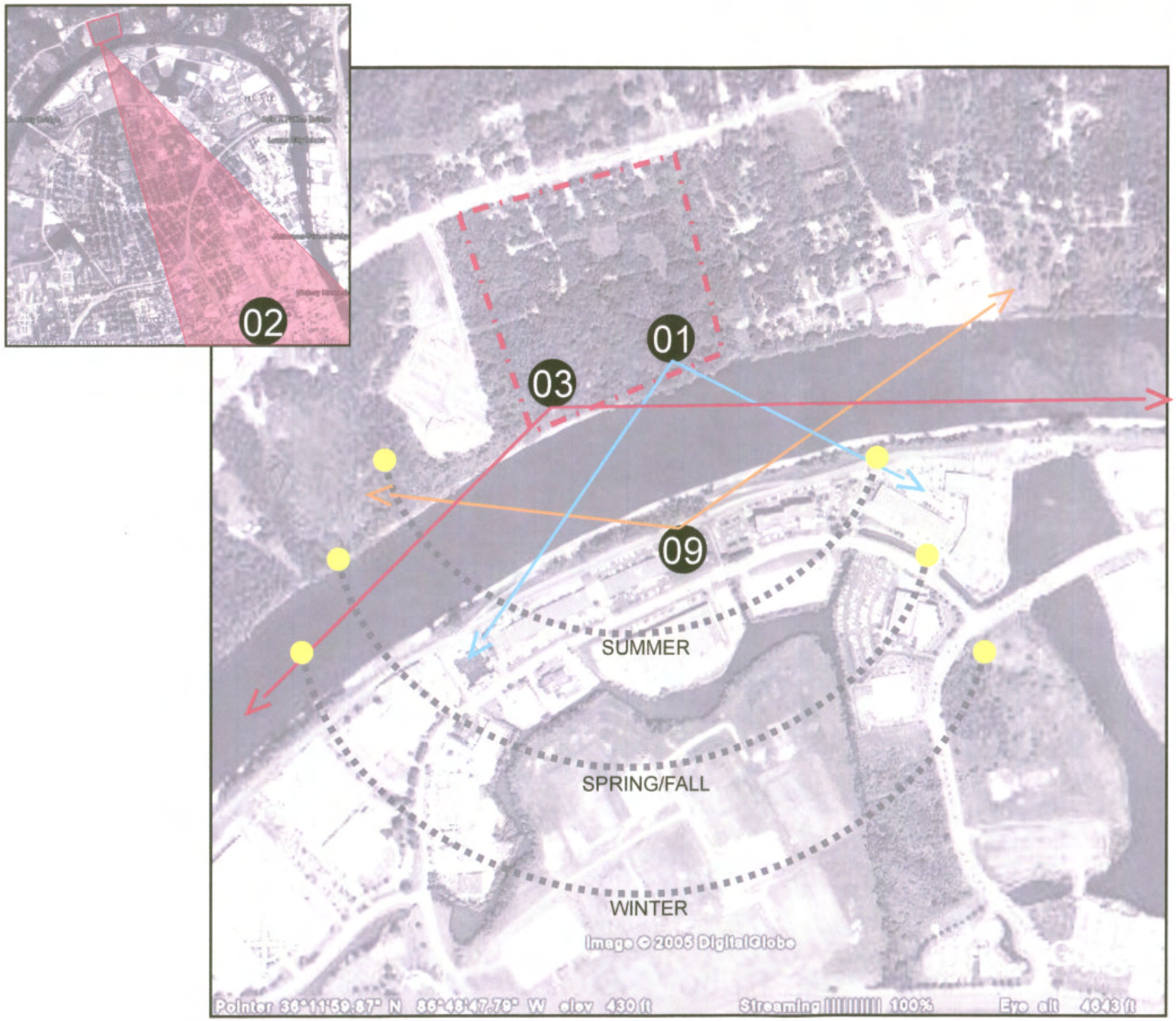

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VIEWS/ SOLAR

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1 VIEWS/SOLAR

PLAN NORTH

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01 VIEW FROM SITE

02 VIEW AT HIGHEST POINT

03 VIEW FROM HIGHEST POINT

04

05

06

07

08

09 VIEW FROM ACROSS RIVER TO SITE

1 SITE PHOTOS

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SITE PHOTOS

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1 TOPOGRAPHY MAP

0' 50' 100' 200'

PLAN NORTH

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TOPOGRAPHY

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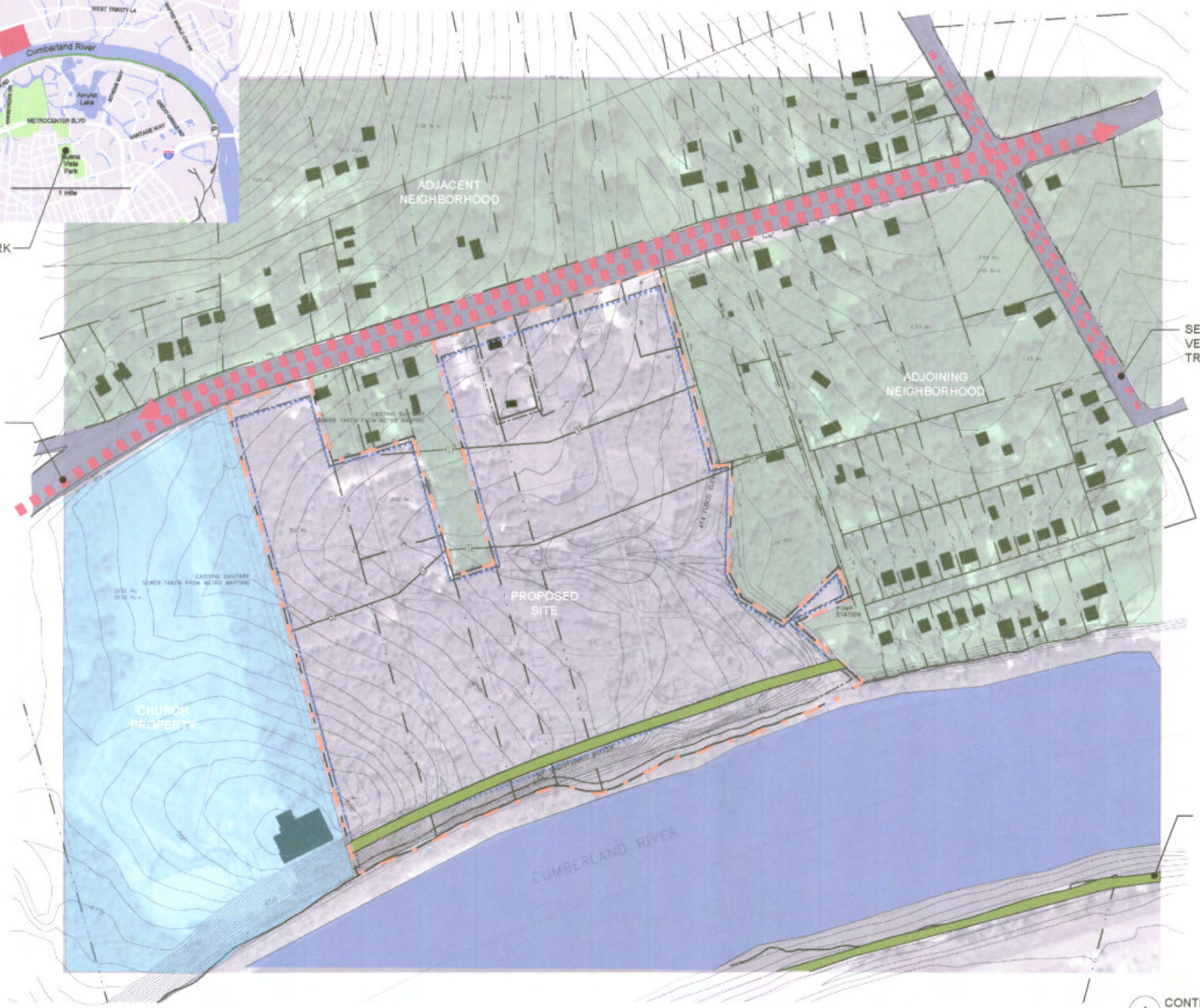
GREENSPACE+WATER

GREENWAY

GOLF COURSE

PARK



1 CONTEXT

0' 50' 100' 200'

PLAN NORTH

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CONTEXT

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Residential Units along Bluff

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RENDERING OF
RESIDENTIAL UNITS

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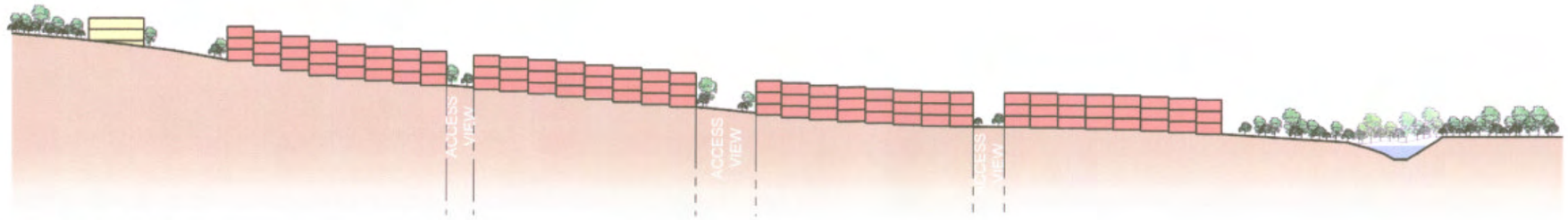
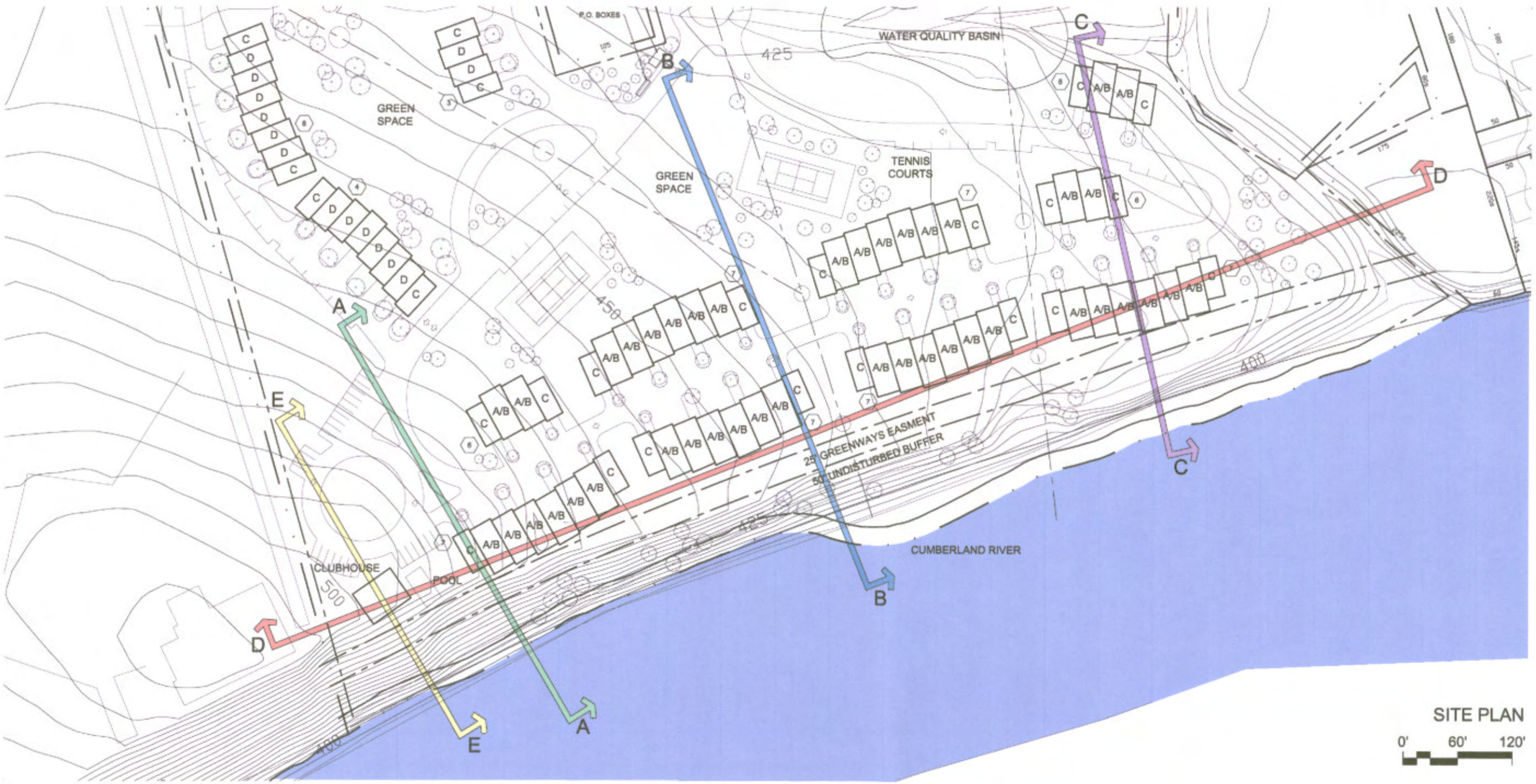


SITE SECTION D



SITE PLAN

0' 60' 120'

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SITE PLAN AND SITE SECTION

A0.00A

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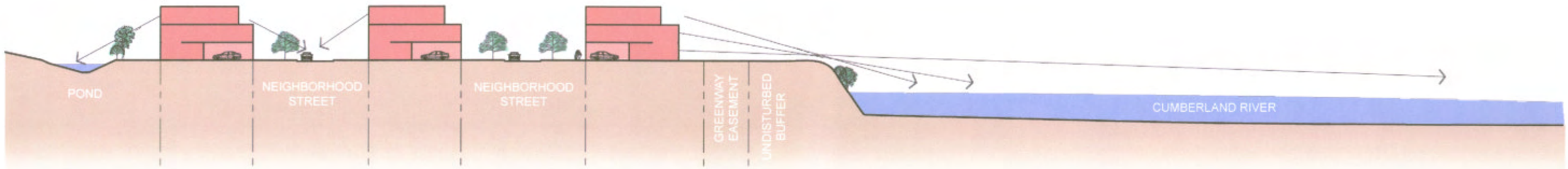
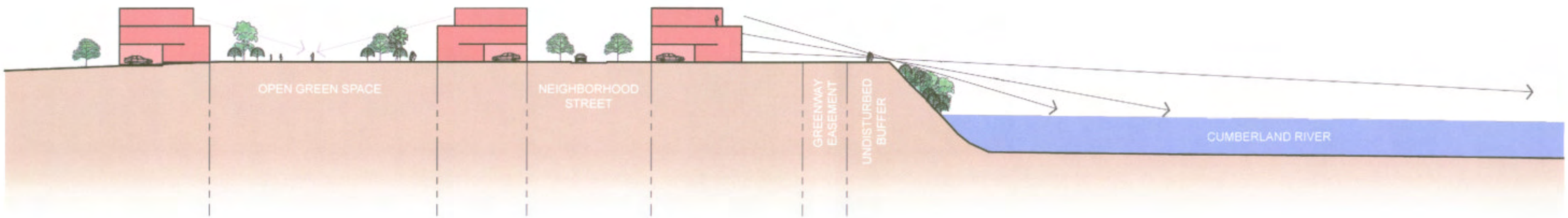
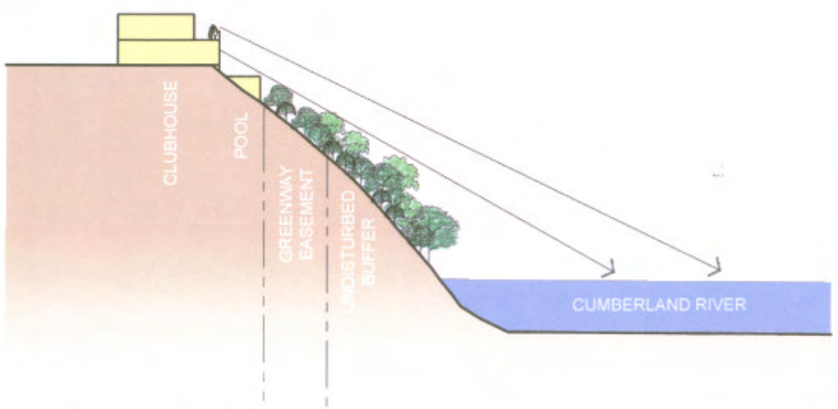


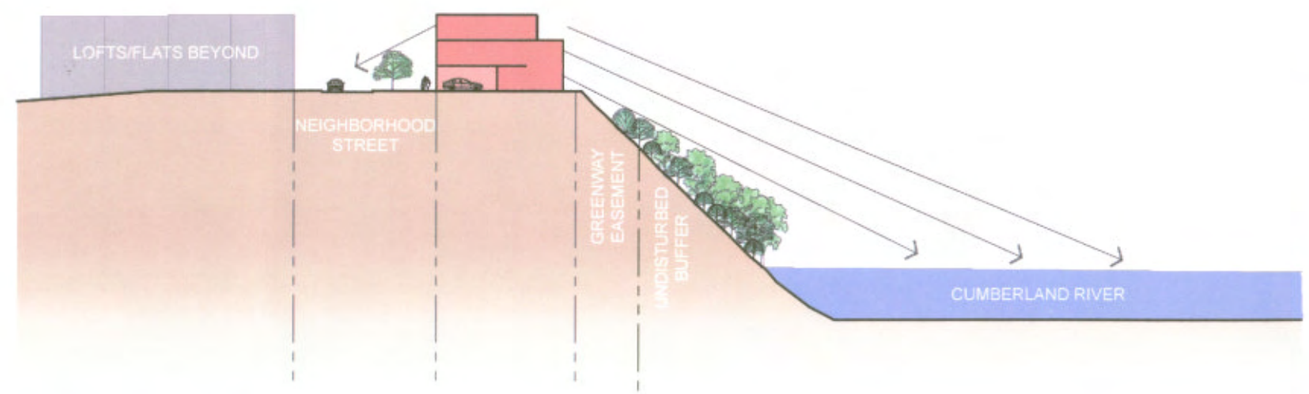
SITE SECTION C



SITE SECTION B



SITE SECTION E



SITE SECTION A

0' 30' 60'

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SITE SECTIONS

A0.00B

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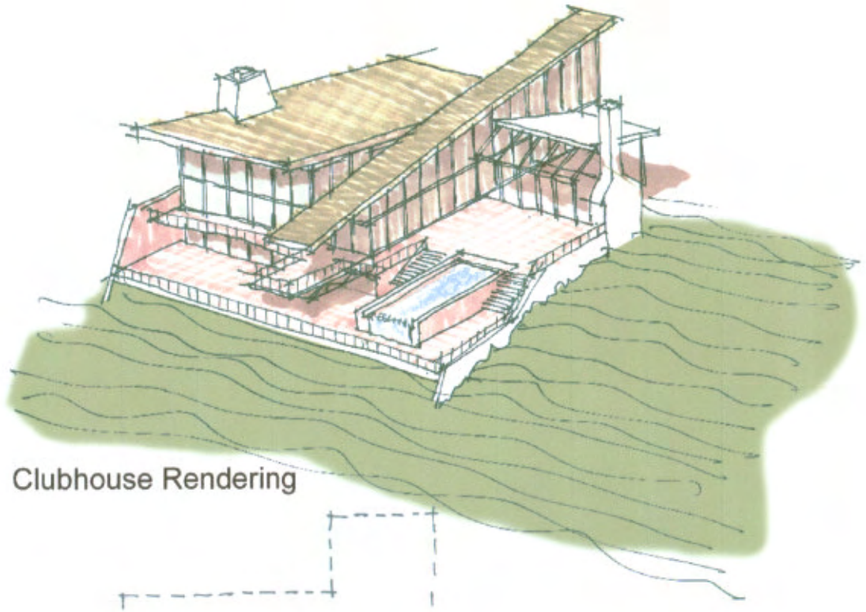
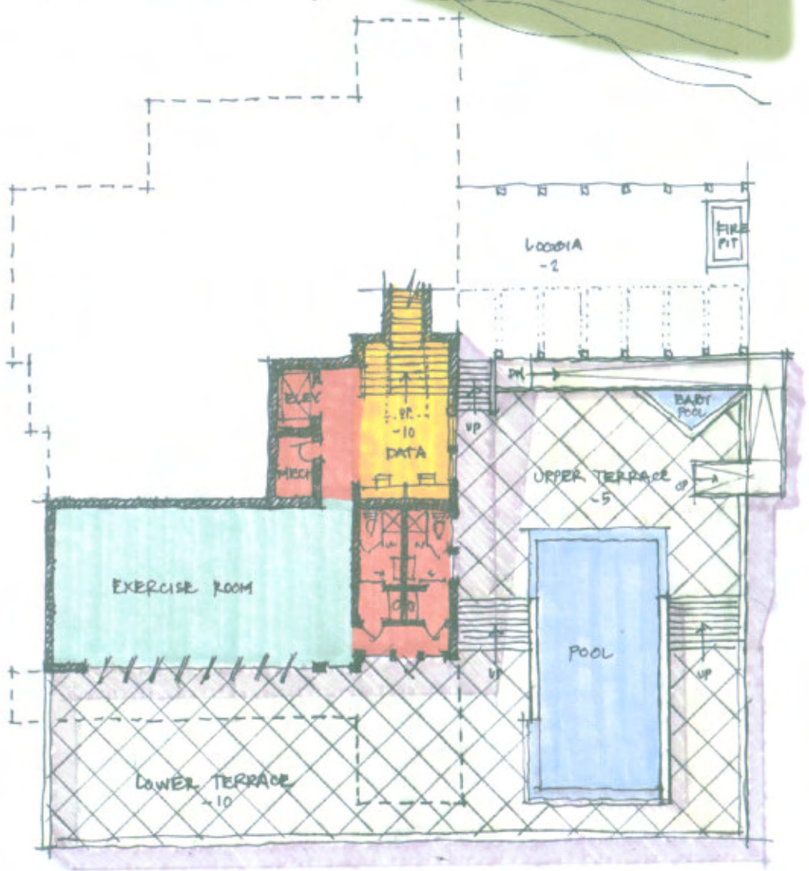
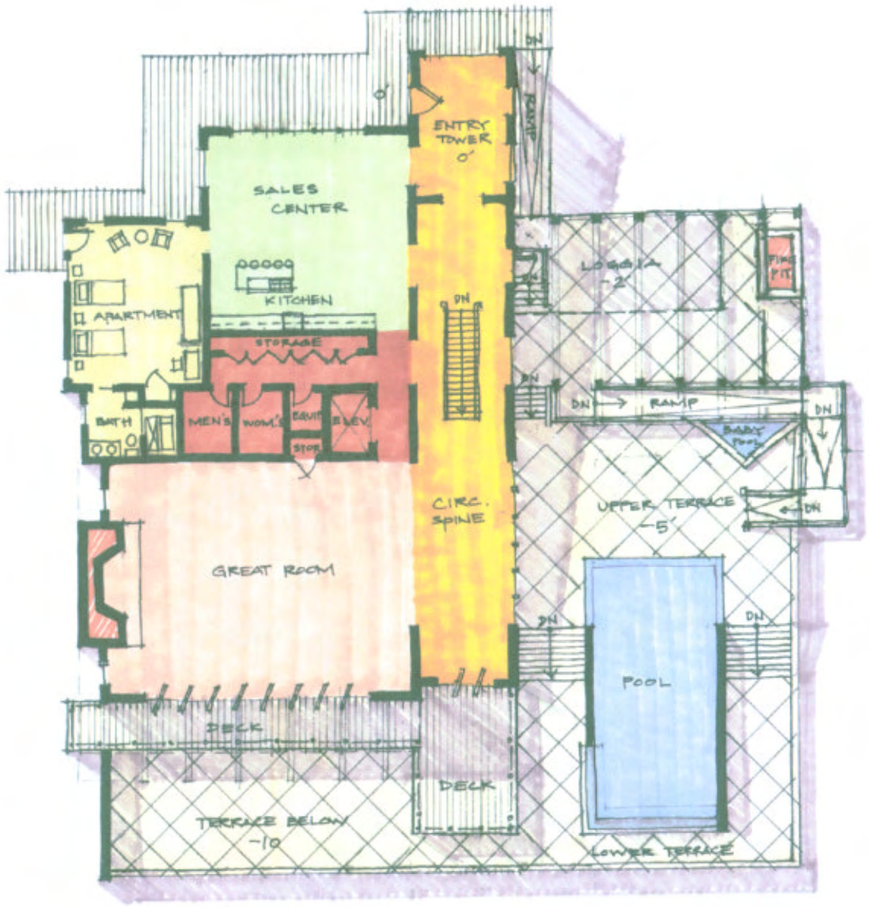


Clubhouse Rendering



Second Floor Plan



First Floor Plan

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CLUBHOUSE PLANS AND RENDERING

A5.00

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