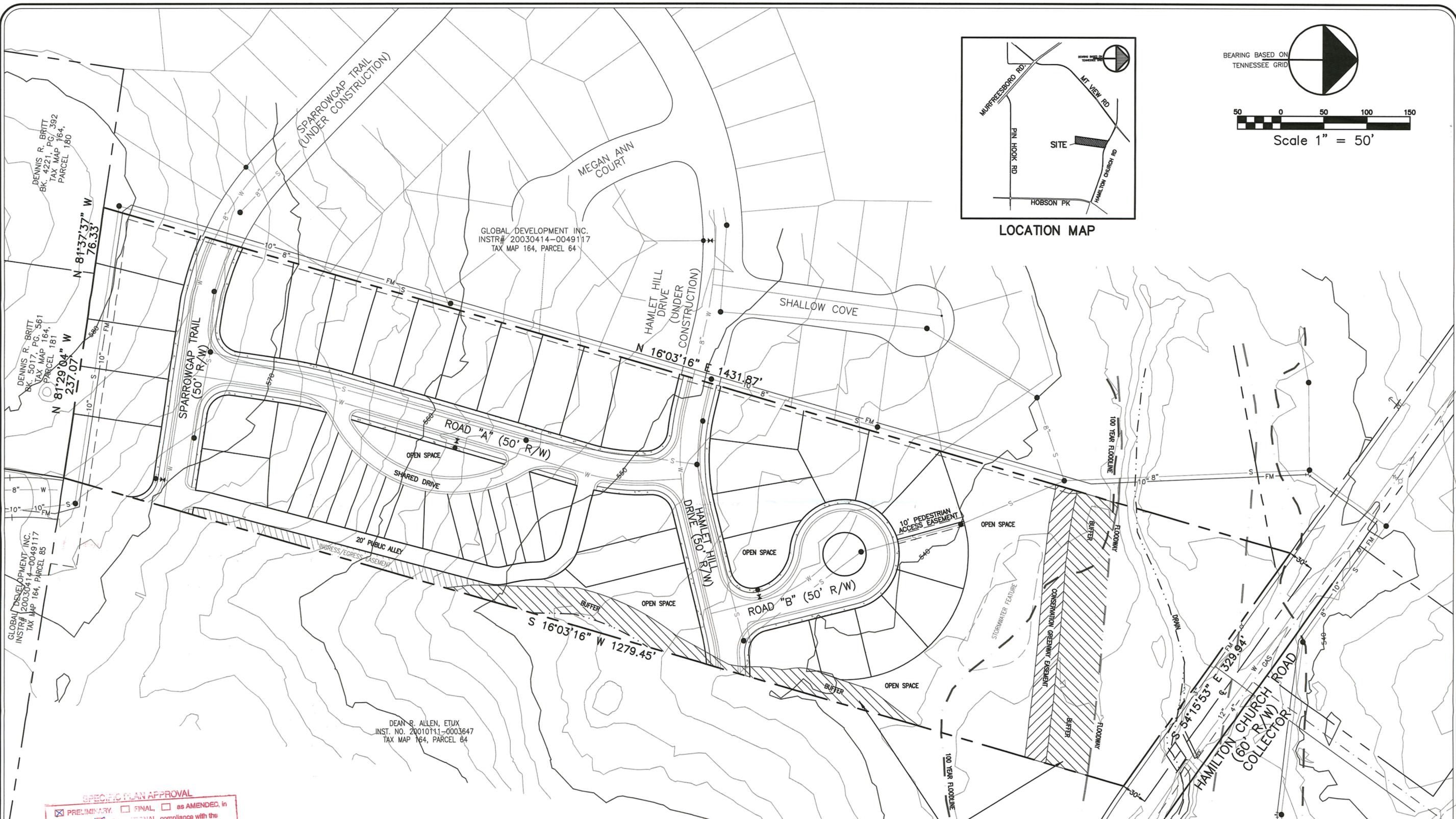


LOCATION MAP



DEWIS R. BRITT
BK. 4221, PG. 392
TAX MAP 164, PARCEL 180

DEWIS R. BRITT
BK. 5017, PG. 361
TAX MAP 164, PARCEL 181

GLOBAL DEVELOPMENT INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 85

GLOBAL DEVELOPMENT INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 64

DEAN R. ALLEN, ETUX
INST. NO. 20010111-0003647
TAX MAP 164, PARCEL 64

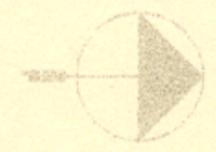
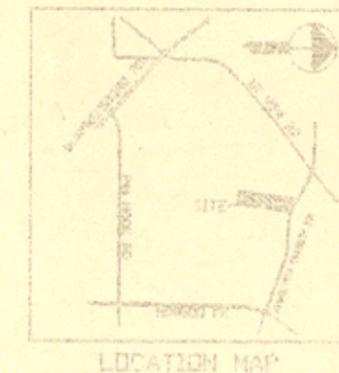
SPECIFIC PLAN APPROVAL

PRELIMINARY, FINAL, as AMENDED, in
 FULL, PARTIAL, compliance with the
 SP provisions of the City of Nashville Zoning Ordinance.
 Conditions _____
 By _____ Date 6/22/06
 Metropolitan Planning Commission

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.

SITE PLAN
BROOKRIDGE HAMLET
 SPECIFIC PLAN DISTRICT
 PRELIMINARY (COUNCIL) DEVELOPMENT PLAN
 2ND CIVIL DISTRICT OF DAVIDSON CO., TN.
 33RD COUNCILMANIC DISTRICT
 DATE: 05/11/06 SCALE: 1"=50'
 REVISION: 05/30/06

MEC, inc.
 CIVIL ENGINEERING AND SURVEYING
 P.O. BOX 17465 / NASHVILLE, TENN. 37217 / (615) 831-9596



PRELIMINARY, FINAL, as AMENDED, in
 FULL **CONDITIONAL**, compliance with the
^{SP}~~F.U.D.~~ provisions of the Metropolitan Zoning Ordinance.
 Conditions See staff Report
 By JTS Date 6/22/06
 Metropolitan Planning Commission

BROOKRIDGE HAMLET

A SPECIFIC PLAN DISTRICT

NASHVILLE & DAVIDSON COUNTY
 MAY 30 2006
 METROPOLITAN PLANNING DEPARTMENT

PRELIMINARY (COUNCIL) DEVELOPMENT PLAN
 2ND CIVIL DISTRICT OF DAVIDSON CO., TN.
 33RD COUNCILMANIC DISTRICT
 DATE: 05/10/06
 REVISION: 05/25/06

PLANNING COMMISSION NO. **2006SP-070G-13**
 COUNCIL ORDINANCE NO. _____



MEC, inc.
 CIVIL ENGINEERING AND SURVEYING
 P.O. BOX 17465 / NASHVILLE, TENN. 37217 / (615) 831-9596

TIGAN R. ALLEN, ETX.
 INST. NO. 20010111-003847
 TAX MAP 184, PARCEL 84

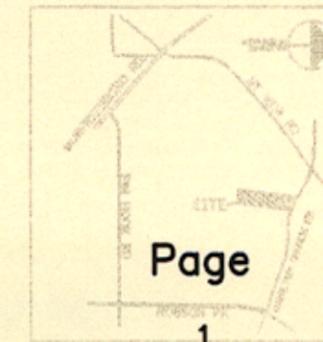
JONES R. BRITTY
 CIV. ENGR., No. 10432
 TAX MAP 184, PARCEL 100

JONES R. BRITTY
 CIV. ENGR., No. 10432
 TAX MAP 184, PARCEL 101

GLENN DEVELOPMENT INC.
 107 WSP 184, PARCEL 85

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- II. Vicinity Map
- III. District Boundary Exhibit
- IV. Illustrative SP District Council Plan
- V. Development Plan Notes
- VI. Development Site Data
- VII. General Development Notes
- VIII. Street Standards and Street Plan
- IX. Open Space and Landscape Plan
- X. Open Space and Landscape Standards
- XI. Building Regulating Notes
- XII. Building Regulating Plan
- XIII. Building Standards
- XIV. Architectural Standards
- XV. Site Plan (1"=50')



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LOCATION MAP

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APPENDIX

MEC, inc.

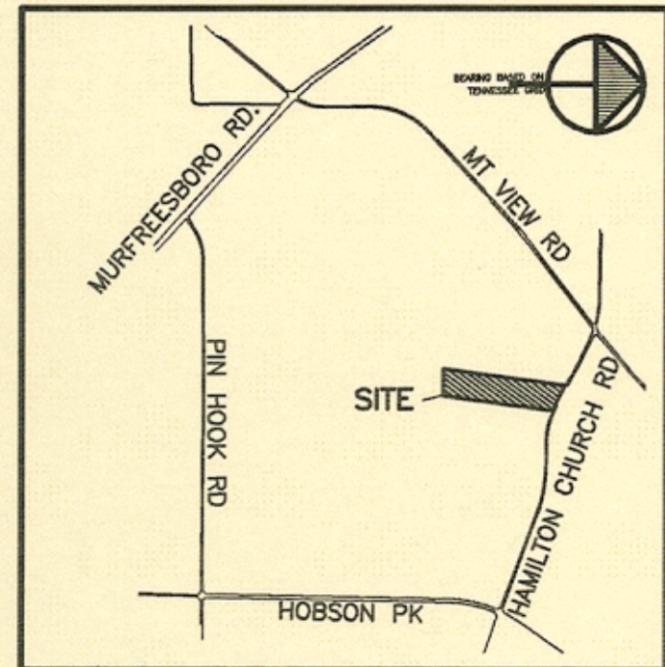
CIVIL ENGINEERING AND SURVEYING
P.O. BOX 17465 / NASHVILLE, TENN. 37217 / (615) 851-9596

BROOKRIDGE HAMLET
TABLE OF CONTENTS



Site Location

The Brookridge Hamlet SP District is located in Southeast Davidson County along Hamilton Church Road between Mt. View Road and Hobson Pike about 2 miles west of Percy Priest Lake. The site is generally bounded on the north by Hamilton Church Road, the west by developing Fawn Crossing Subdivision (formerly Moss property) the south by property zoned for multi-family development and on the east by an undeveloped 20 acre tract of land.

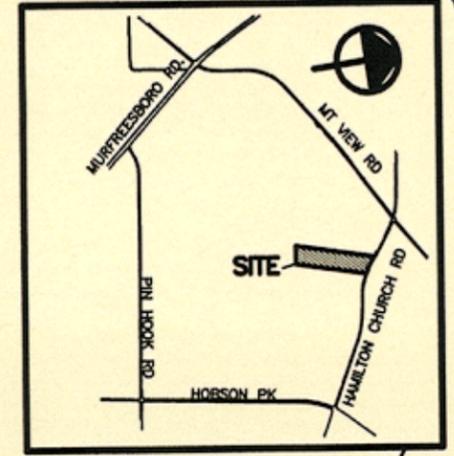
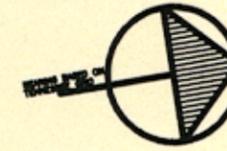


VICINITY MAP

MEC, inc.
 CIVIL ENGINEERING AND SURVEYING
 P.O. BOX 17485 / NASHVILLE, TENN. 37217 / (615) 831-9596

BROOKRIDGE HAMLET
 VICINITY MAP 2

TOTAL AREA = 9.66 ACRES



LOCATION MAP

DENNIS R. BRITT
BK. 4221, PG. 392
TAX MAP 164,
PARCEL 180

N 81°37'37" W
76.33'

IRON ROD SET

IRON ROD FOUND

GLOBAL DEVELOPMENT INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 64

N 16°03'16" E 1431.87'
(N 16°03'16" E 1422.02')

DENNIS R. BRITT
BK. 5017, PG. 561
TAX MAP 164,
PARCEL 181

N 81°29'04" W
237.07'

IRON PIPE FOUND

GOLD STAR DEVELOPMENT INC.
INST. NO. 20050614-0067565
TAX MAP 164, PARCEL 192

POINT OF BEGINNING

IRON ROD SET

HAMILTON CHURCH ROAD (60' ROW)
S 54°15'53" E 329.94'

SPECIAL NOTES

1. THIS IS A PROPERTY "LAND SURVEY" AND IS NOT TO IMPLY OR BE CONSTRUED TO BE OR HAVE ANY RELATION TO OR CONNECTION WITH ANY MATTER SPECIFICALLY OR GENERALLY CONSIDERED TO BE ASSOCIATED WITH LOCAL, STATE OR FEDERAL ENVIRONMENTAL LAWS OR REGULATIONS. THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY MATTERS SUCH AS, BUT NOT LIMITED TO AN ENVIRONMENTAL SITE ASSESSMENT; PROPERTY TRANSFER ASSESSMENT; OR AN ENVIRONMENTAL AUDIT INCLUDING MATTERS RELATING TO THE CLEAN AIR ACT; CLEAN WATER ACT; COMPREHENSIVE ENVIRONMENTAL RESPONSIBILITY AND CLEANUP LIABILITY ACT; EMERGENCY PLANNING AND COMMUNITY RIGHT TO KNOW ACT; FEDERAL INSECTICIDE, FUNGICIDE AND RODENTICIDE ACT; HAZARD MATERIALS TRANSPORTATION ACT; MEDICAL WASTE ACT; HAZARD COMMUNICATION STANDARD; SAFE DRINKING WATER ACT; TOXIC SUBSTANCES CONTROL ACT; OR RESOURCE CONSERVATION; RECOVERY ACT, AND THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT. THIS SURVEY SPECIFICALLY DID NOT INCLUDE THE INVESTIGATION OF OR DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF "WETLANDS" OR MATTERS CONCERNED WITH POLLUTION OR ANY OTHER MATTER SPECIFICALLY OR GENERALLY RELATING TO ANY OF THE ABOVE. IN ADDITION THIS SURVEY DOES NOT INCLUDE ANY MATTERS RELATING TO FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS CONCERNING NOISE, ENDANGERED SPECIES, CEMETERIES (UNLESS NOTED), HISTORICAL, SOCIAL WILDLIFE OR HABITAT ISSUES INCLUDING BUT NOT LIMITED TO ENDANGERED SPECIES ACT, NATIONAL HISTORIC PRESERVATION ACT, FISH AND WILDLIFE COORDINATION ACT, HUMAN REMAINS REPATRIATION ACT, NOISE CONTROL ACT, WILD AND SCENIC RIVERS ACT, MARINE PROTECTION, RESEARCH AND SANCTUARIES ACT, TOXIC SUBSTANCES CONTROL ACT, OR COASTAL ZONE MANAGEMENT ACT.
2. THE FLOOD RELATED INFORMATION, IF ANY, SHOWN HEREON, WAS TAKEN FROM THE SOURCE INDICATED. THE PARTIES INTERESTED IN TITLE TO THIS LAND INCLUDING OWNERS, CONTRACTORS, INSURERS, LENDERS, BORROWERS, DEVELOPERS, ARCHITECTS, ENGINEERS AND SURVEYORS ARE HEREBY WARNED, CAUTIONED AND PLACED ON NOTICE THAT THE INFORMATION SHOWN MAY HAVE BEEN REVISED OR MAY CURRENTLY BE IN THE PROCESS OF BEING REVISED BY AGENCIES OF LOCAL, STATE AND FEDERAL GOVERNMENT. PRIOR TO ANY CONSTRUCTION OR LAND PLANNING, THE CURRENT, BEST AVAILABLE INFORMATION FROM LOCAL, STATE, OR FEDERAL AGENCIES HAVING JURISDICTION SHALL BE THE RESPONSIBILITY OF PERSONS OR ENTITIES INVOLVED IN SUCH PLANNING OR CONSTRUCTION ACTIVITIES.

GENERAL NOTES:

1. THIS PROPERTY (BOUNDARY) LINE SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) AS PER STANDARDS OF PRACTICE ADOPTED BY THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1/10,000.
2. TITLE DOCUMENTS WERE NOT FURNISHED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
4. THIS PROPERTY IS CURRENTLY IDENTIFIED AS TAX MAP 164 PARCELS 192 AND P/O 193
5. RECORD: INSTRUMENT # 20050614-0067565, R.O.D.C., TN. INSTRUMENT # 20030414-0049117, R.O.D.C., TN.
6. PLAT REFERENCE: NA
7. THE CERTIFICATION, AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION, AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.
8. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
9. BEARINGS ARE BASED ON THE TENNESSEE GRID.
10. THIS IS A PROPERTY/BOUNDARY LINE SURVEY ONLY: RESEARCH OF ALL KNOWN SOURCES OF UTILITY INFORMATION WAS NOT A SERVICE PROVIDED FOR THIS SURVEY BY THIS SURVEYOR. THIS IS NOT AN AMERICAN LAND TITLE ASSOCIATION (ALTA) SURVEY AND SOME MATTERS WHICH COULD AFFECT TITLE TO SUBJECT PROPERTY MAY NOT BE SHOWN.

Property Description
Tax Map 164, Parcels 192 and P/O 193
05-8-06

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

DEAN R. ALLEN, ETUX
INST. NO. 20010111-0003647
TAX MAP 164, PARCEL 64

Beginning at a iron rod set in the southerly right of way of Hamilton Church Road, said rod being 720 feet more or less, east of the intersection of Hamilton Church Road and Mt. View Road, said rod also being a point in the northerly line of the Global Development Inc. property, of record in instrument number 20030414-0049117, R.O.D.C., TN; and the northwesterly corner of the herein described property;

Thence, along the southerly right of way of Hamilton Church Road, South 54°15'53" East a distance of 329.94 feet to an iron rod set in the westerly line of Dean R. Allen property, of record in instrument number 20030414-0049117, R.O.D.C., TN;

Thence, leaving said right of way and running with the Allen property, South 16°03'16" West, a distance of 1279.45 feet to an iron pipe found, said pipe being the northeasterly corner of the Dennis R. Britt property of record in Book 5017, Page 561 R.O.D.C., TN;

Thence, with the northerly line of the Britt property, North 81°29'04" West a distance of 237.07 feet to an iron rod found, said rod being the northeast corner of the Dennis R. Britt property of record in Book 4221, Page 392 R.O.D.C., TN;

Thence, continuing with the northerly line of the Britt property, North 81°37'37" West a distance of 76.33 feet to an iron rod set in the southeasterly line of the Global Development Inc. property, of record in instrument number 20030414-0049117, R.O.D.C., TN;

Thence, crossing the subject property; North 16°03'16" East, a distance of 1431.87 feet to the Point of Beginning and containing 9.66 acres or 421,133 square feet.

Being the same properties conveyed to Gold Star Development Inc. in instrument number 20050614-0067565, R.O.D.C., TN; and a portion of the property conveyed to Global Development Inc. in instrument number 20030414-0049117, R.O.D.C., TN;

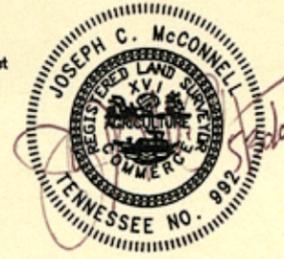
GLOBAL DEVELOPMENT INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 85

MEC, inc.
CIVIL ENGINEERING AND SURVEYING
P.O. BOX 17465 / NASHVILLE, TENN. 37217 / (615) 831-9596

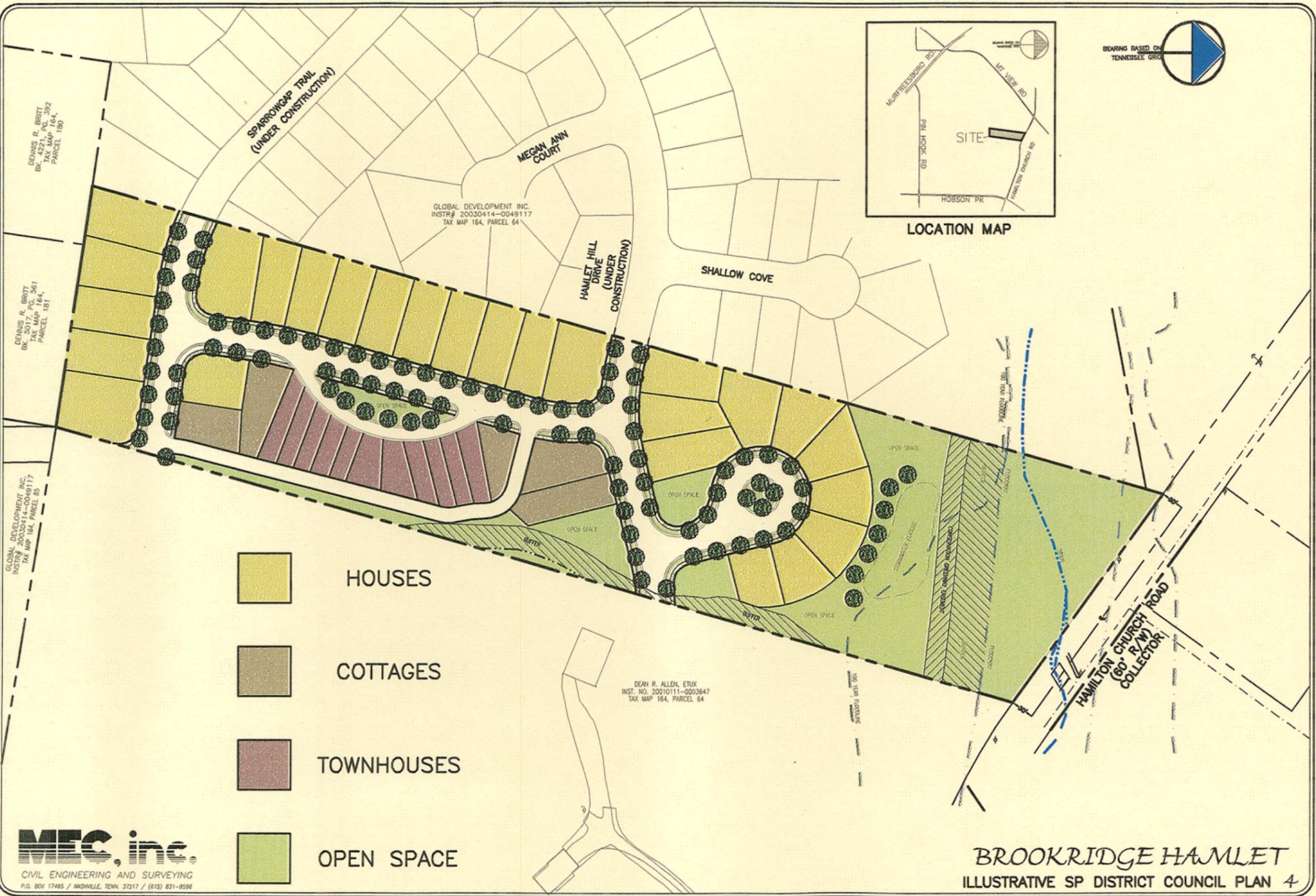
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE _____
JOE C. MCCONNELL, RLS #992



BROOKRIDGE HAMLET
DISTRICT BOUNDARY EXHIBIT



MEC, inc.
 CIVIL ENGINEERING AND SURVEYING
 P.O. BOX 17465 / NASHVILLE, TENN. 37217 / (615) 831-8596

BROOKRIDGE HAMLET
 ILLUSTRATIVE SP DISTRICT COUNCIL PLAN 4

DEVELOPMENT PLAN NOTES

1. Purpose and Intent of the Brookridge Hamlet SP District

The Specific Plan (SP) District is intended to implement the context sensitive design and land use compatibility provisions of the General Plan. The purpose and intent of this SP District is to be consistent with the goals and objectives of the General Plan as described in the Antioch-Priest Lake Community Plan under "Traditional Neighborhood Residential Areas, Neighborhood General Policy".

The Plan will consist of a "spectrum of Housing Needs" and contain "a variety of housing that is carefully arranged, not randomly located." The vision for this District Plan includes: diverse residential building and housing types, a variety of housing affordability and mixed-income options; and, quality housing in a safe, comfortable, pedestrian-friendly community. To accomplish this vision the Brookridge Hamlet SP District utilizes practical and proven elements of traditional neighborhood design. The Hamilton Hills Urban Design Overlay is used as the District model for architectural, landscape and buffering standards.

2. Site Location

The Brookridge Hamlet SP District is located in Southeast Davidson County along Hamilton Church Road between Mt. View Road and Hobson Pike about 2 miles west of Percy Priest Lake. The site is generally bounded on the north by Hamilton Church Road, the west by developing Fawn Crossing Subdivision (formerly Moss property) the south by property zoned for multi-family development and on the east by an undeveloped 20 acre tract of land.

3. Existing Site Conditions

The Brookridge Hamlet District is characterized by moderately hilly to generally level land with mostly shallow soils and outcrops of limestone rock. Elevations range from 534 feet above mean sea level (MSL) to 581 MSL. Ninety percent of the property contains "Talbott" silt loam soils on 2 to 10 percent slopes or "Talbott Rock" outcrop complex on 5 to 15 percent slopes.

A small portion of the site includes "Lomond" silt loam soils all of which are underlain by the Lebanon Limestone Formation typically micro crystalline in nature with interbedded lenses of shale. Infrastructure construction will require some blasting and rock excavation.

The site includes previously cleared land in the higher elevations; the more wooded acres are nearer to Savage Branch. The District Plan preserves about one and one-half acres of woodlands within the flood plain and required buffers along Savage Branch and a small eastern border tributary.

4. Consistency with the Goals and Objectives of the General Plan

The narrow, less than 10 acre District site adjoins a conventional 279 lot subdivision being developed under the "cluster lot option" which provides the only access to the site via Sparrowgap Trail and Hamlet Hill Drive when constructed. The portion of the property fronting Hamilton Church Road lies within the Savage Branch flood plain. The subdivision, Fawn Crossing, was designed and approved prior to completion of the Antioch-Priest Lake Community Plan Update and application of the Neighborhood General (NG) policy for this part of the County. The southeast corner of the District is coincident with the northwest corner of Harvest Grove, a 308 cluster lot subdivision currently under construction. Street connections between the District and Harvest Grove will occur when the tract on the east of the District develops.

The major challenge for developing this small, narrow site is to provide a suitable transition from conventional subdivision homes to the mixed housing options encouraged by the NG policy.

To accomplish the goals and objectives desired, 5,000 square feet lots for single-family homes are located adjacent to Fawn Crossing and along the narrow southern border which will eventually tie to Harvest Grove. Cottage lots and townhouses are placed adjacent to the NG policy area to the east because the undeveloped land currently zoned AR2a will most likely develop in a manner consistent with the NG policy requirements. It is not likely that the AR2a property will be developed as low to medium density single-family homes due to high land values and cost of constructing streets and utilities in this area where limestone rock is close to the ground surface.

Open Spaces have been created within the District, the largest being focused on the relatively level wooded area adjoining Savage Branch. Small informal green spaces are also provided by "eyebrows" and open cul-de-sacs or closes. The Savage Branch area (about 20 acres) within the Fawn Crossing development has been offered to the Metro Parks Department for passive and active recreational opportunities. The Area along the creek could also become part of the park and eventually a greenway trail extending from near Murfreesboro Road to Percy Priest Lake.

Building setbacks vary with higher density townhouses and cottages closer to the street and lower density housing set a little further from the street.

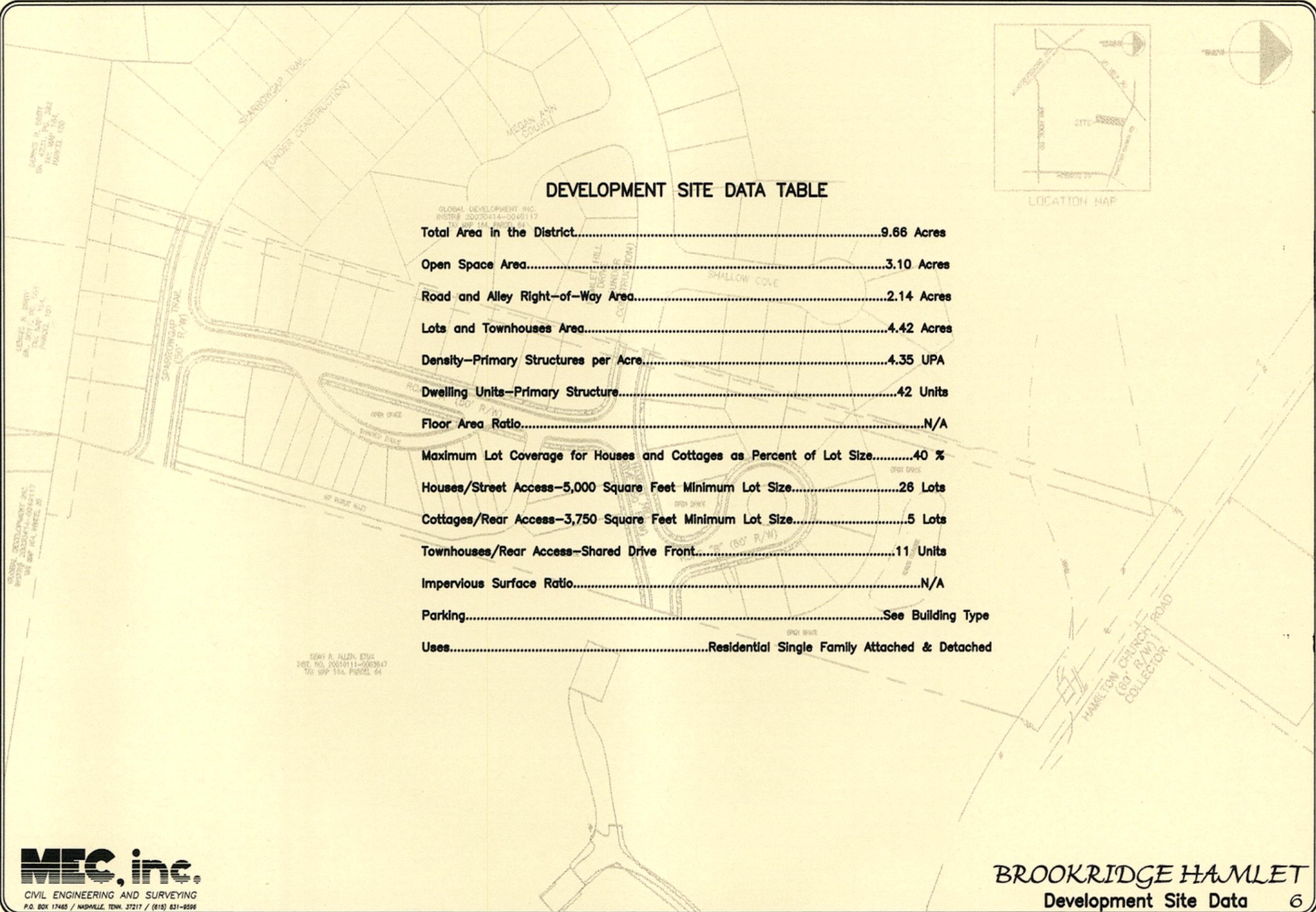
The District contains both alley-loaded and front-loaded buildings with attached and detached garages and some shared or open or covered parking spaces. On-site parking will be provided Per District Bulk Provisions. Tandem parking behind a garage space shall be counted toward meeting these requirements.

The Plan provides a smooth transition along the interface of the District and adjoining existing development.

The Plan provides a street network of pedestrian friendly, interconnected short blocks to promote a strong sense of community.

This document establishes certain architectural, landscape and buffering standards to promote and achieve quality housing in a desirable neighborhood.

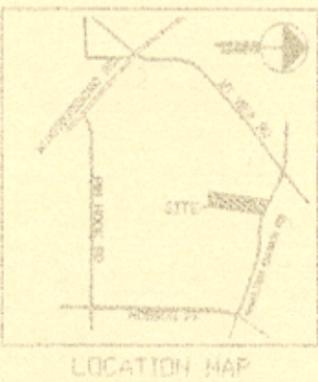
The Plan also intends to provide flexibility to meet the challenges of and response to governmental requirements, site conditions, engineering, community interests and changing markets.



DEVELOPMENT SITE DATA TABLE

GLOBAL DEVELOPMENT INC.
 INSTR# 20070414-0049117
 TO MAP 184 PARCEL 64

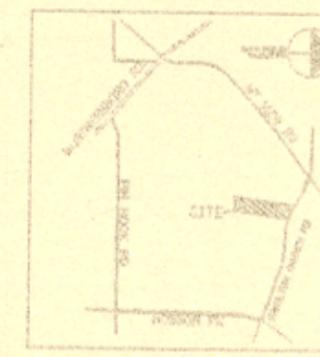
| | |
|--|---|
| Total Area in the District..... | 9.66 Acres |
| Open Space Area..... | 3.10 Acres |
| Road and Alley Right-of-Way Area..... | 2.14 Acres |
| Lots and Townhouses Area..... | 4.42 Acres |
| Density-Primary Structures per Acre..... | 4.35 UPA |
| Dwelling Units-Primary Structure..... | 42 Units |
| Floor Area Ratio..... | N/A |
| Maximum Lot Coverage for Houses and Cottages as Percent of Lot Size..... | 40 % |
| Houses/Street Access-5,000 Square Feet Minimum Lot Size..... | 26 Lots |
| Cottages/Rear Access-3,750 Square Feet Minimum Lot Size..... | 5 Lots |
| Townhouses/Rear Access-Shared Drive Front..... | 11 Units |
| Impervious Surface Ratio..... | N/A |
| Parking..... | See Building Type |
| Uses..... | Residential Single Family Attached & Detached |



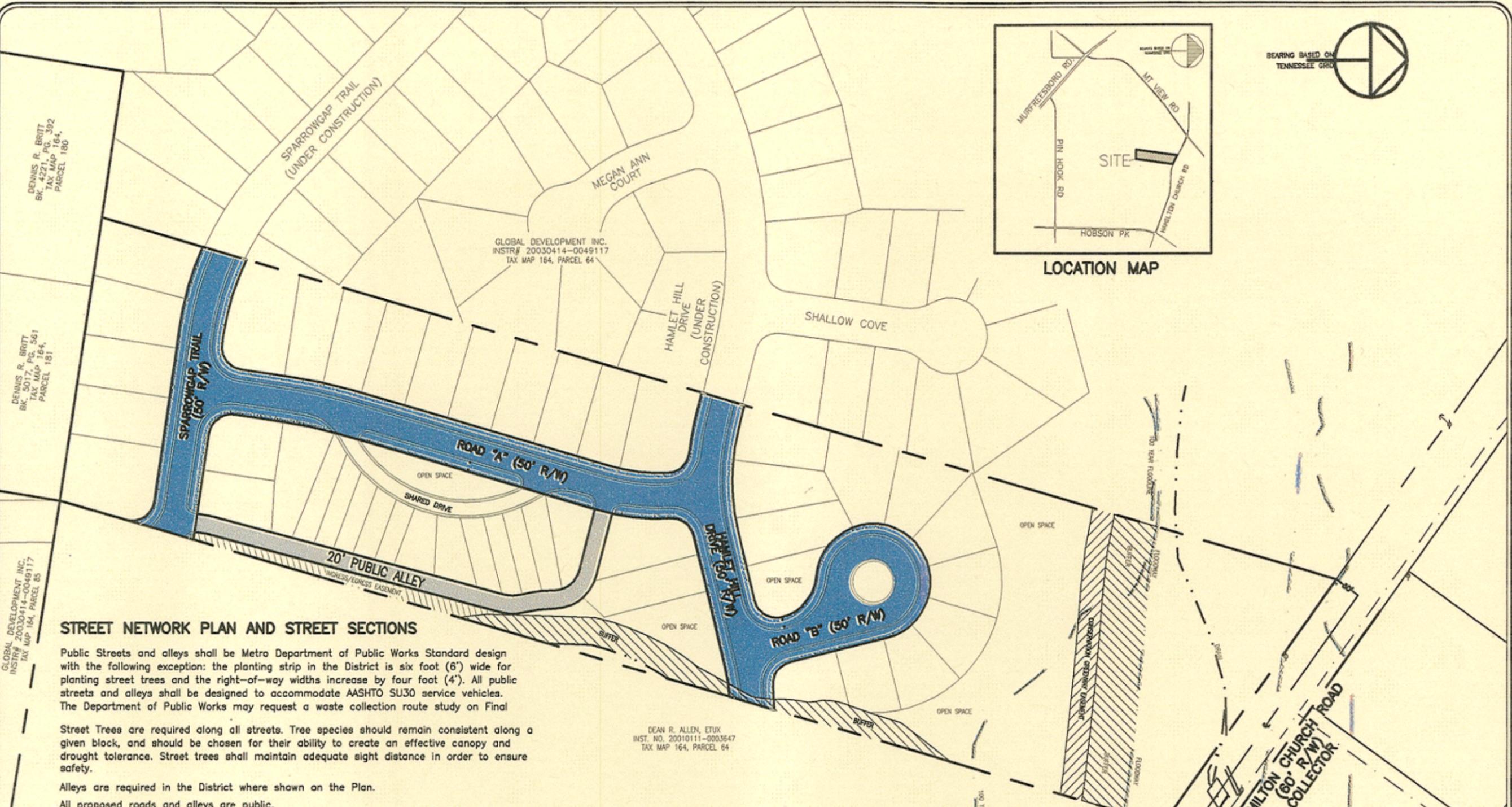
TEHR R. ALLEN, ESQ.
 REG. NO. 20010111-0003647
 TEL 609 184 PARCEL 64

GENERAL DEVELOPMENT NOTES

1. The subject property is currently zoned R15.
2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78 - 840 approved by the Metro Department of Water Services.
3. The drawings and exhibits presented in this Document are for illustration purposes to indicated the basic premise of the Development Plan for the District. The final lot/unit count and details of the Plan may vary on the Final Plan due to site constraints, engineering and/or applicable governmental regulations at the time of Final Plan Application. However, the final lot/unit count may be decreased, but not increased above the maximum units shown on the Council approved plan.
4. Topographic features shown on the drawings were obtained from Metro Property Mapping.
5. The development of this project shall comply with the requirements of the adopted Tree Ordinance, Metro Code Chapter 17.24, Article II, Tree Protection and Replacement unless otherwise noted herein.
6. Approval of any Preliminary or Final Plan does not exempt any lot shown on the Plan, or any development on such lot, from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs, and "critical lots." Prior to the issuance of any building permit for a lot designated as a "critical lot" on this Plan, a grading plan, referred to as a "critical lot plan," must be submitted to the Metro Planning Department as required by appendix C of the Metro Subdivision Regulations. The Critical Lot Plan will be evaluated for consistency with the regulations, including, but not limited to, the degree to which grading is minimized to preserve the natural features of the lot and the amount of cut/fill required to prepare the lot for construction. It is emphasized that a typical house design may not be suitable for a critical lot.
7. No Building Permit may be issued on any lot until street signs are installed and verified by the Metro Department of Public works on all streets on which the lot depends for access.
8. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all time in order to maintain, repair, replace, and inspect any storm water facility within the property.
9. Individual water and/or sanitary sewer service lines are required for each parcel.
10. All water and/or sanitary sewer construction shall comply with the specifications and requirements of the Metro Department of Water Services.
11. Surface storm water detention facilities shall not encroach into landscape buffer yards unless approved by the Metro Urban Forester.
12. All sidewalks are to be constructed in conformance with the requirements of the Metro Department of Public Works sidewalk design criteria.
13. Wheelchair accessibility curb ramps complying with the design requirements of the Metro Department of Public Works shall be constructed at all street intersections with sidewalks.
14. All roadway, grading and drainage construction shall be in accordance with the specifications and requirements of the Metro Department of Public Works and Department of Water Services and the Tennessee Department of Environment and Conservation as applicable.
15. 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.
16. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP)



LOCATION MAP

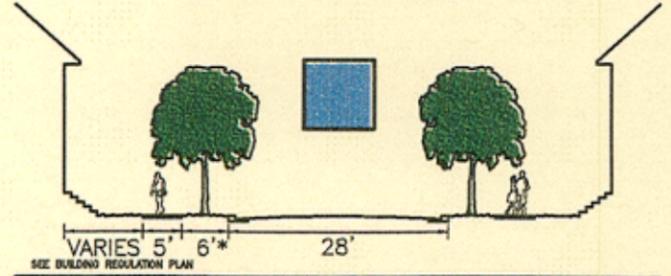


STREET NETWORK PLAN AND STREET SECTIONS

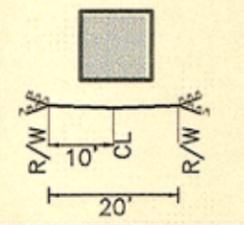
Public Streets and alleys shall be Metro Department of Public Works Standard design with the following exception: the planting strip in the District is six foot (6') wide for planting street trees and the right-of-way widths increase by four foot (4'). All public streets and alleys shall be designed to accommodate AASHTO SU30 service vehicles. The Department of Public Works may request a waste collection route study on Final

Street Trees are required along all streets. Tree species should remain consistent along a given block, and should be chosen for their ability to create an effective canopy and drought tolerance. Street trees shall maintain adequate sight distance in order to ensure safety.

Alleys are required in the District where shown on the Plan.
All proposed roads and alleys are public.



**LOW DENSITY-RESIDENTIAL
MINOR LOCAL STREET (50' R/W)**
METROPOLITAN DEPARTMENT OF PUBLIC WORKS: ST-251
*(4' PLANTING STRIP INCREASED TO 6')



**STANDARD ALLEY
(20' R/W)**
METROPOLITAN DEPARTMENT
OF PUBLIC WORKS: ST-263

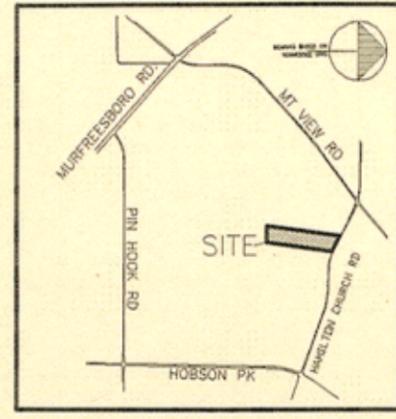
GLOBAL DEVELOPMENT INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 65

DENNIS R. BRITT
BK. 5017, PG. 361
TAX MAP 164,
PARCEL 181

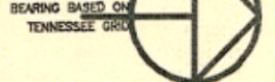
DENNIS R. BRITT
BK. 4221, PG. 392
TAX MAP 164,
PARCEL 180

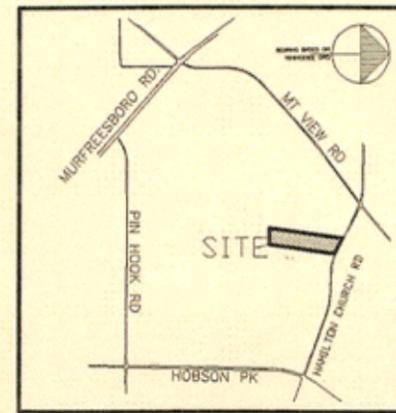
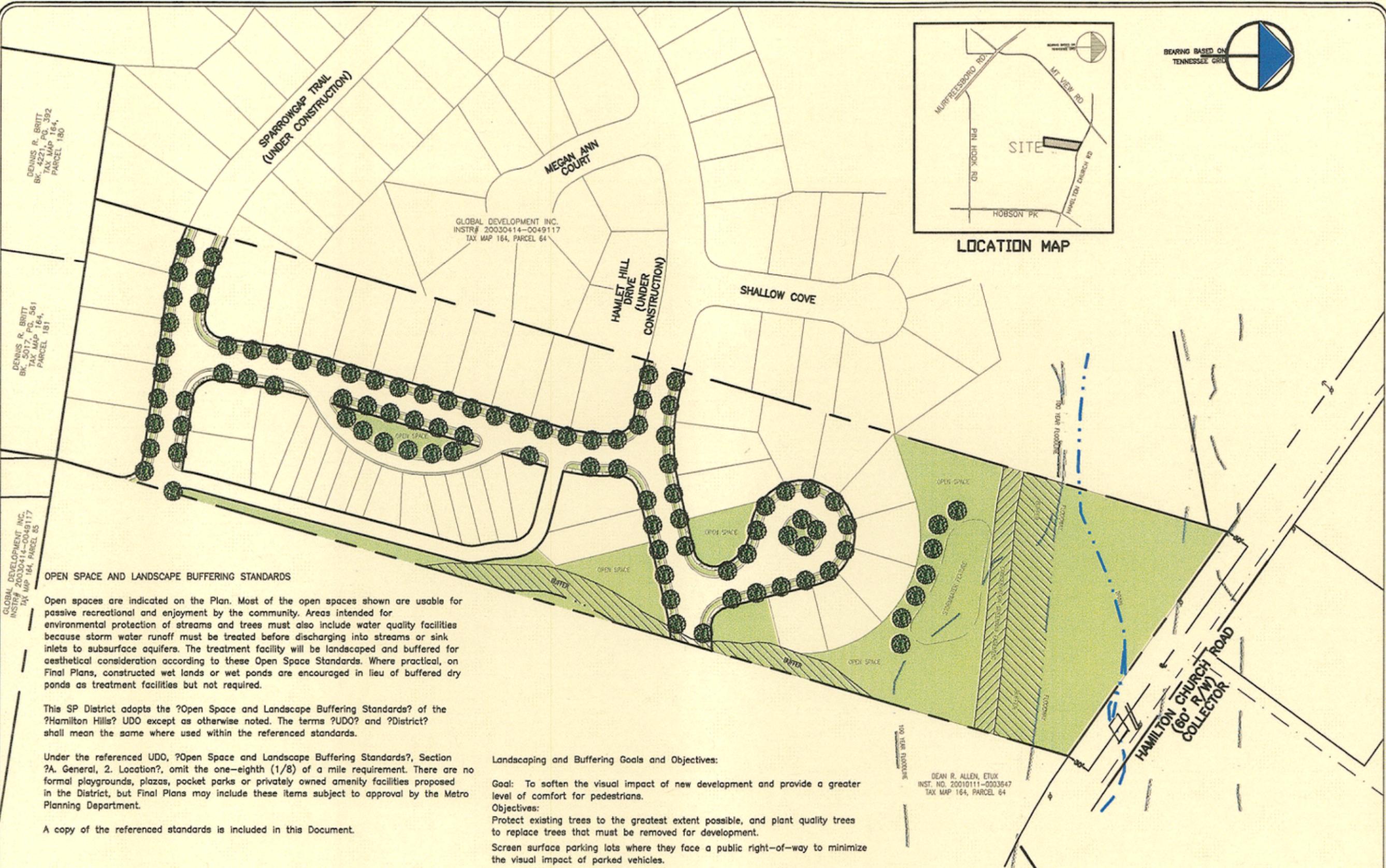
GLOBAL DEVELOPMENT INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 64

DEAN R. ALLEN, ETUX
INST. NO. 20010111-0003647
TAX MAP 164, PARCEL 64



LOCATION MAP





LOCATION MAP

GLOBAL DEVELOPMENT, INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 65

DENNIS R. BRITT
BK. 4221, PG. 392
TAX MAP 164, PARCEL 180

DENNIS R. BRITT
BK. 5017, PG. 561
TAX MAP 164, PARCEL 181

GLOBAL DEVELOPMENT, INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 64

DEAN R. ALLEN, ETUX
INST. NO. 20010111-0003647
TAX MAP 164, PARCEL 64

OPEN SPACE AND LANDSCAPE BUFFERING STANDARDS

Open spaces are indicated on the Plan. Most of the open spaces shown are usable for passive recreational and enjoyment by the community. Areas intended for environmental protection of streams and trees must also include water quality facilities because storm water runoff must be treated before discharging into streams or sink inlets to subsurface aquifers. The treatment facility will be landscaped and buffered for aesthetical consideration according to these Open Space Standards. Where practical, on Final Plans, constructed wet lands or wet ponds are encouraged in lieu of buffered dry ponds as treatment facilities but not required.

This SP District adopts the "Open Space and Landscape Buffering Standards" of the "Hamilton Hills" UDO except as otherwise noted. The terms "UDO" and "District" shall mean the same where used within the referenced standards.

Under the referenced UDO, "Open Space and Landscape Buffering Standards", Section "A. General, 2. Location", omit the one-eighth (1/8) of a mile requirement. There are no formal playgrounds, plazas, pocket parks or privately owned amenity facilities proposed in the District, but Final Plans may include these items subject to approval by the Metro Planning Department.

A copy of the referenced standards is included in this Document.

Landscaping and Buffering Goals and Objectives:

- Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.
- Objectives:
 - Protect existing trees to the greatest extent possible, and plant quality trees to replace trees that must be removed for development.
 - Screen surface parking lots where they face a public right-of-way to minimize the visual impact of parked vehicles.
 - Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from a public right-of-way.
 - Plant street trees as appropriate to provide summer shade for the pedestrians and residents, diminish traffic noise, screen unwanted views, reduce glare, absorb heat, filter air pollution and dust, and create a sense of place—tree lined streets provide orientation and contribute to the area's character.

THE BUILDING REGULATING PLAN

The Building Regulation Plan establishes housing types intended to create areas with specific design characteristics in order to achieve the overall vision of the community. The Building Regulating Plan specifies the types of buildings that are generally appropriate in areas as indicated on the Preliminary Plan drawing. Specific design standards have been developed for each building type including certain standards adopted from the nearby "Hamilton Hills" Urban Design Overlay (UDO) District. If used accordingly, The Building Regulating Plan will make development within each area succinct and predictable. Developer and builder(s) should utilize this Building Regulating Plan to determine appropriate height, physical configuration, on-site parking and design characteristics of buildings.

Through this SP District Development Plan including the Building Regulating Plan, the neighborhood will be ensured a level of quality and a sense of community within the District. The intent of the SP district is to provide a unique community with emphasis on pedestrian-oriented streets, diverse housing options, open space, and quality architecture. While subject to these regulations and guidelines herein, the plan buildings and plan layout should be flexible to respond to physical site constraints, required engineering standards and a changing market. The District shall allow for variations in the design and dispersion of housing types so long as it meets the intent of the regulations and guidelines within. Any changes to the design plan that do not meet the intent of these regulations and guide lines as determined by the Metro Planning Department and/or Planning Commission must be approved by the Metro Council.

BUILDING TYPE STANDARDS

A. General

1. The Bulk provisions in this Document vary from the Metro Zoning Code with the exception of Section 17.12.040, Chapter 17.16, and Chapter 17.20 of the Metro Zoning Code, unless otherwise noted. Where the term "Urban Overlay District" or "UDO" is used in the Code it shall also apply to this SP District—the terms shall mean the same when applying Code regulations mentioned herein above unless otherwise noted.

2. Maximum Impervious Surface Ratio (ISR) is 0.80.

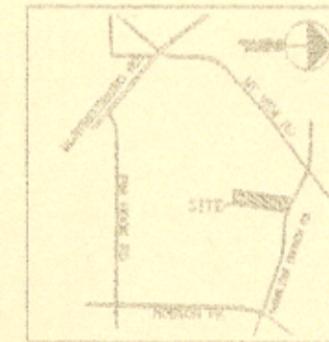
3. Tandem parking behind a garage space shall be counted toward meeting bulk parking provisions.

B. Variations to Standards

Where obvious physical constraints are discovered at the site within the District or if other governmental agencies have concerns, objections or regulations which may affect the intent of the District, the Metro Planning Staff will review alternate solutions as they relate to the design intent of the District.

C. Building Types

Standards are organized by Building Type on the following pages.



LOCATION MAP



Open Space and Landscape Buffering Standards

A. Open Space

1. The final plat shall show and label designated specific open space areas (e.g. playground, neighborhood park, green).
2. Location. No residential dwelling unit shall be more than one-eighth (1/8) of a mile from a public open space. This requirement may be satisfied through a combination of civic open space and natural open space. Areas for future expansion of the neighborhood shall not be included in the calculation of open space.
3. Existing Vegetation: Every effort shall be made to incorporate existing mature trees and landscape into the design of the neighborhood while not compromising the principles of neighborhood design.
4. Existing Natural Features: Natural features, including but not limited to streams, steep hillsides, and sinkholes shall be protected to the greatest extent possible and incorporated into the overall design of the community. Refer to the Illustrative Concept Plan for guidance.
5. Table of Open Space Standards. Refer to the Open Space Table on this page for open space standards by type.

B. Landscaping, Streetscape, and Screening

Sections 17.24.010 through 17.24.170 and Sections 17.24.210 through 17.24.240 shall apply to development within this UDO, unless specific variations to these standards are provided within this document.

1. Irrigation System. An irrigation system shall be required where drought tolerant trees, plants, and shrubs are not planted.
2. Street Trees.
 - a) Trees should be selected to achieve a uniform streetscape, provide a broad canopy, prevent sidewalk damage, and conserve water. Native tree species are encouraged. Species with severe limb drop, heavy fruit or nut crops, invasive root systems, or allergen production should be avoided. Tree species not included on the approved tree species list may be allowed by special exception.
 - b) At installation, a tree shall have a minimum caliper of three (3) inches and be planted at a maximum spacing distance of 40 feet on center.
 - c) Trees shall be planted on both sides of the street, except as otherwise approved by the planning commission.
 - d) All trees with canopies that extend over the roadway shall have no limbs up to a height of 14 feet above the roadway surface when no formal on-street parking is provided.
 - e) All trees along a given block face shall be of the same species, except for street trees within Sub-district 1.

f) Where infrastructure incompatibility would result, the street tree requirement may be waived for the affected portion of the street by the planning commission following input from the urban forester

3. Screening

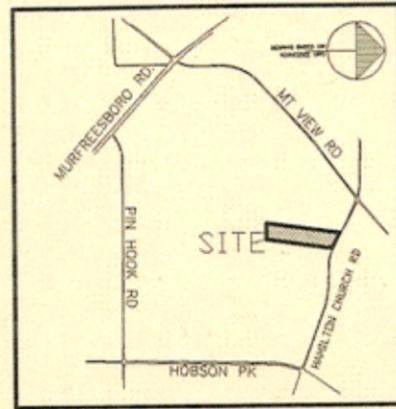
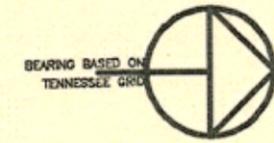
- a) All surface parking lots shall be screened from view of all streets, except service lanes, by low walls or vegetation.
 - 1) If vegetation alone is used, the planting bed shall be a minimum of six (6) feet wide.
 - 2) If a wall is used, the wall shall be a minimum of three (3) feet, six (6) inches in height, and shall be constructed of masonry that complements the architecture of associated buildings.
 - 3) All screening vegetation shall be a minimum of three (3) feet, six (6) inches in height at the time of installation, forming a hedge that provides screening year-round. Vegetation shall not extend into the sight triangle of any street or driveway intersection.
- b) Locate utilities, meter boxes, heating and cooling units, and other building systems behind buildings to the greatest extent possible. Screen utilities that are within public view.

4. Detention

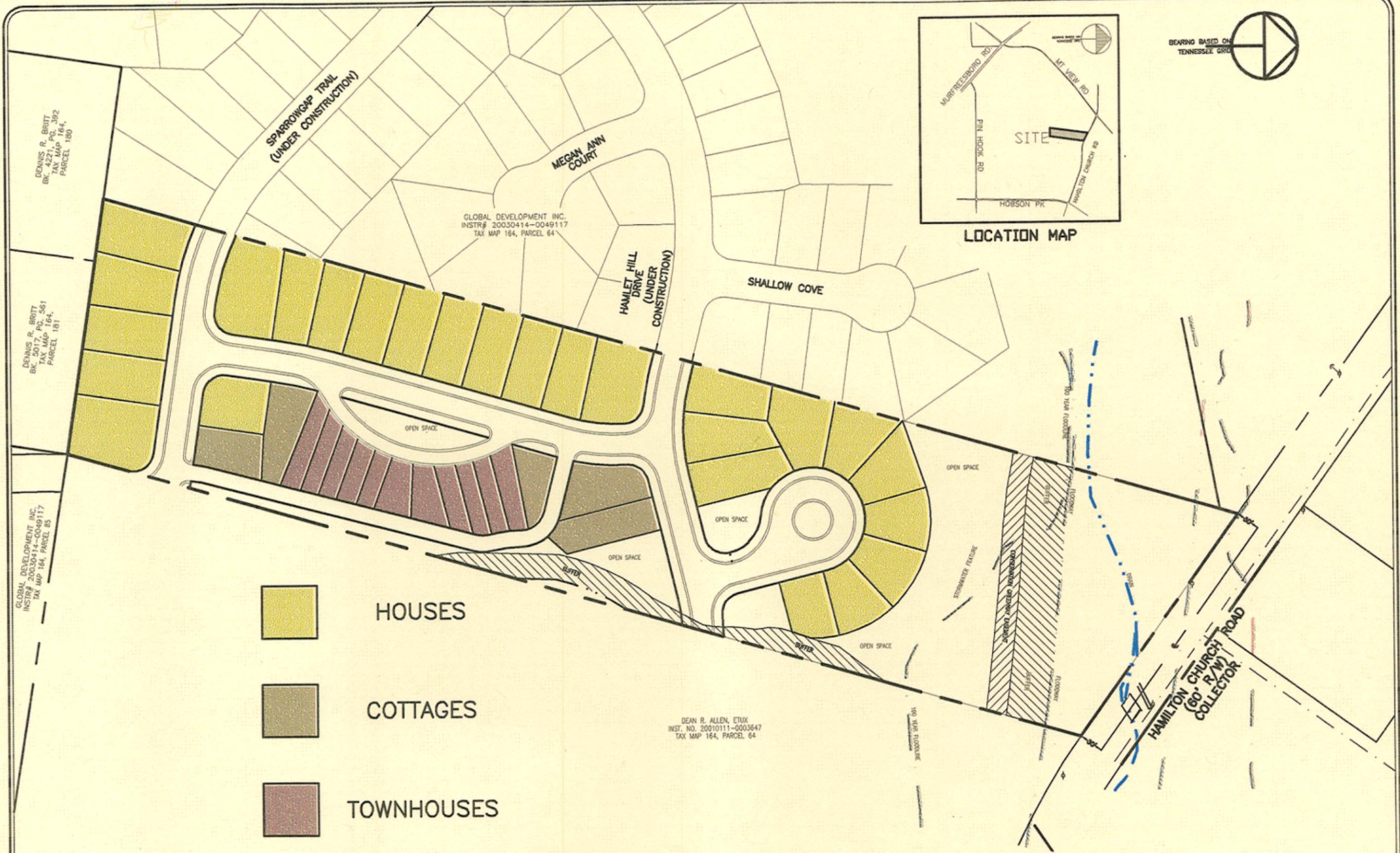
- a) Incorporate features into detention and retention facilities that provide for public use and aesthetic enjoyment.
- b) Design stormwater detention systems to detain runoff in the fewest ponds necessary, directing water to few large basins rather than many small basins.
- c) Design the system at the beginning of the design process, and incorporate the system into the site as a natural amenity as well as an engineered facility.
- d) Design aesthetically pleasing stormwater structures that provide variety and interest in the composition, shape, and diversity in plant material selection.
- e) Select plant species based on their ability to survive the local climate, and their minimal demand for maintenance. Select plant species that are adaptable to the conditions typically experienced within stormwater facilities.
- f) Design and construct stormwater detention and retention facilities in compliance with the Metropolitan – Davidson County Stormwater Management Manual and Metro standards for final construction plans.

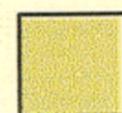
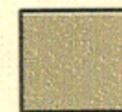
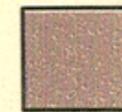
| TYPE | MINIMUM SIZE | MAXIMUM SIZE | STANDARDS | PROXIMITY TO POPULATION SERVED |
|-------------------|--|--|---|---|
| THE EYEBROW | Determined by turning radius or size of natural feature being preserved. | 1 acre | The Eyebrow should be utilized to accommodate an existing natural feature such as a stream or significant tree. | The Eyebrow serves residences that are accessed by the street defining it. |
| GREEN | 1/4 acre | 15 acres | Informal; surrounded by buildings; composed of paved or unpaved walks, grassy areas, and shade trees; may incorporate existing natural features and slopes up to 20%. | Within 1/4 mile |
| PLAYGROUND | n/a | 1 acre | Designed and equipped for children; may be included within Parks and Greens; should contain an open shelter, paved areas for court games, and space for spontaneous play; should be located without need to cross major roads. | May be interspersed throughout residential areas, and may be placed within the block. |
| PLAZA | 10,000 sq. ft. | 2 acres | Formal; surrounded by buildings on all sides; composed primarily of pavement; located at the intersection of important streets. | Within 1/4 mile |
| POCKET PARK | n/a | less than 1/2 block in length | May contain tot lots or be passive park areas. | Within 1/8 mile |
| COURTYARD | Width shall be no less than the height of the tallest building surrounding the courtyard | Width shall be no greater than four (4) times the height of the tallest building surrounding the courtyard | Formal; surrounded by buildings on at least two (2) sides; parking, driveways, and visibly-engineered detention areas shall not be located within the central open space | The Courtyard serves residences that surround it. |
| THE CLOSE | Determined by turning radius. | 1 acre | Length of a Close shall not exceed the standard for cul-de-sac lengths. | The Close serves residences that are accessed by the street defining it. |
| NEIGHBORHOOD PARK | 2 acres | 10 acres | Informal; used for civic gatherings, structured recreation, and unstructured recreation for all age groups; may incorporate defined recreation areas such as playing fields, playgrounds, or small outdoor theaters; should be located at the edge of the neighborhood. | Within 1/4 mile |
| SQUARE | 1/2 acre | 5 acres | Formal; surrounded by buildings on all sides; composed of paved walks, lawns, trees, and civic buildings; flat with no slopes greater than 6%; located at the intersection of important streets. | Within 1/4 mile |

OPEN SPACE STANDARDS



LOCATION MAP



-  HOUSES
-  COTTAGES
-  TOWNHOUSES

As a minimum, all dwelling units will provide for 2 parking spaces on site.

GLOBAL DEVELOPMENT, INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 65

DENNIS R. BRITT
BK. 4221, PG. 192
TAX MAP 164, PARCEL 180

DENNIS R. BRITT
BK. 5017, PG. 261
TAX MAP 164, PARCEL 181

GLOBAL DEVELOPMENT INC.
INSTR# 20030414-0049117
TAX MAP 164, PARCEL 64

HAMLET HILL DRIVE
(UNDER CONSTRUCTION)

MEGAN ANN COURT

SPARROWGAP TRAIL
(UNDER CONSTRUCTION)

SHALLOW COVE

DEAN R. ALLEN, ETUX
INST. NO. 20010111-0003647
TAX MAP 164, PARCEL 64

BROOKRIDGE HAMLET

BUILDING REGULATING PLAN 12

TOWNHOUSE: SHARED DRIVE (REAR ACCESS)

BULK PROVISIONS

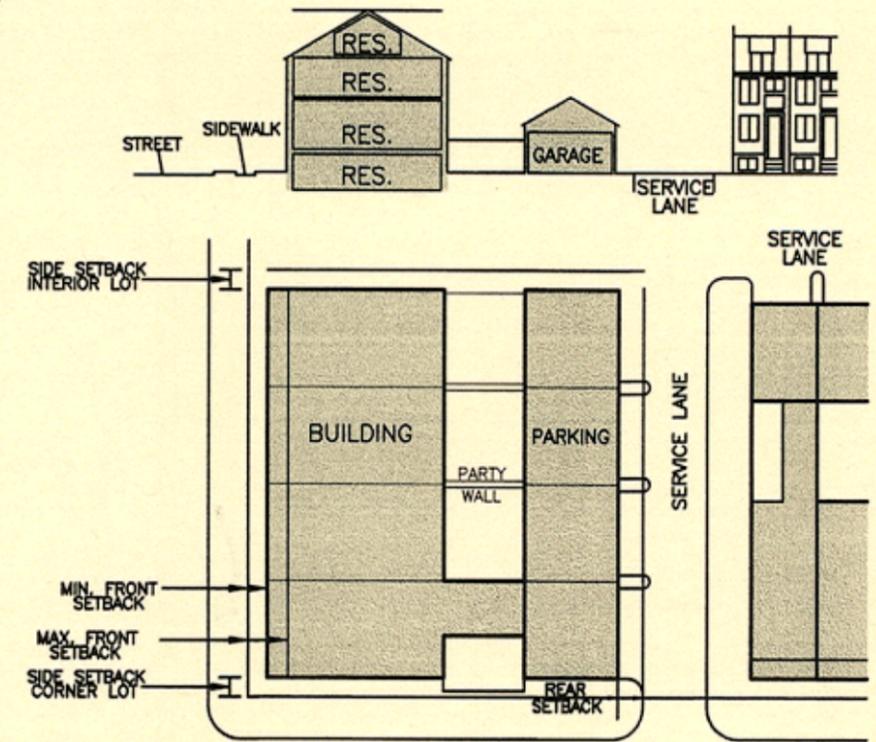
| | |
|----------------|--|
| Min. Lot Area: | N/A |
| Setbacks: | |
| Front: | 10 ft. min. / 15 ft. max.; 5 ft. min. / 10 ft. max. from front walk if fronting open space. |
| Side: | 0 ft. required; 5 ft. min. on corner and end units |
| Rear: | 6 ft. min.; 6 ft. or \geq 17ft. if garage doors open to alley. |
| Max Height: | 3 stories at front setback |

PARKING, LOADING & ACCESS

| | |
|--------------------|--|
| Parking Required: | 2 spaces / unit |
| Parking Access: | Alley or side street |
| Parking Locations: | Behind; on corner lots, garage is required and shall be built 6 ft. from rear property line; if garage faces side street, there shall be one door per garage bay |

ADDITIONAL STANDARDS

| | |
|--|---------|
| Min. Raised Foundation: | 1.5 ft. |
| Max. Units per Building: | 6 |
| Min. Units per Building: | 3 |
| Common landscaped passages are encouraged between buildings to provide outdoor front to back access. | |



Lines on plan represent units, not lots.

Refer to RM-15

COTTAGES: REAR ACCESS

BULK PROVISIONS

Min. Lot Area: 3750 sq. ft.

Setbacks:

Front: 10 ft. min. / 20 ft. max.;
5 ft. min. / 15 ft. max. from front walk if fronting open space.

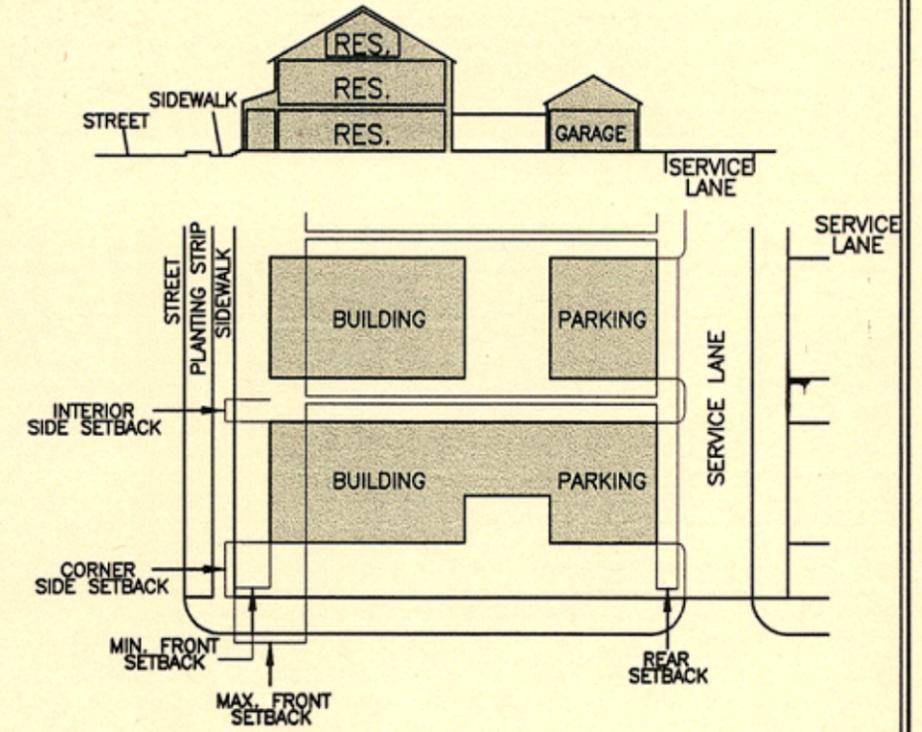
Side: 10 ft. min. on corner; 5 ft. min. on interior

Rear: 6 ft. min.; 6 ft. or \geq 17ft. if garage doors open to alley.

Max Height: 3 stories at front setback

ADDITIONAL STANDARDS

Min. Raised Foundation: 1.5 ft.



PARKING, LOADING & ACCESS

Parking Required: 2 spaces / unit

Parking Access: Alley or side street

Parking Locations: Behind; on corner lots, garage is required and shall be built 6 ft. from rear property line; if garage faces side street, there shall be one door per garage bay

Refer to RS-3.75

HOUSES: STREET ACCESS

BULK PROVISIONS

Min. Lot Area: 5000 sq. ft.

Setbacks:

Front: 15 ft. min. / 25 ft. max.;

Side: 10 ft. min. on corner; 5 ft. min. on interior side

Rear: 20 ft. min.

Max Height: 3 stories at front setback

ADDITIONAL STANDARDS

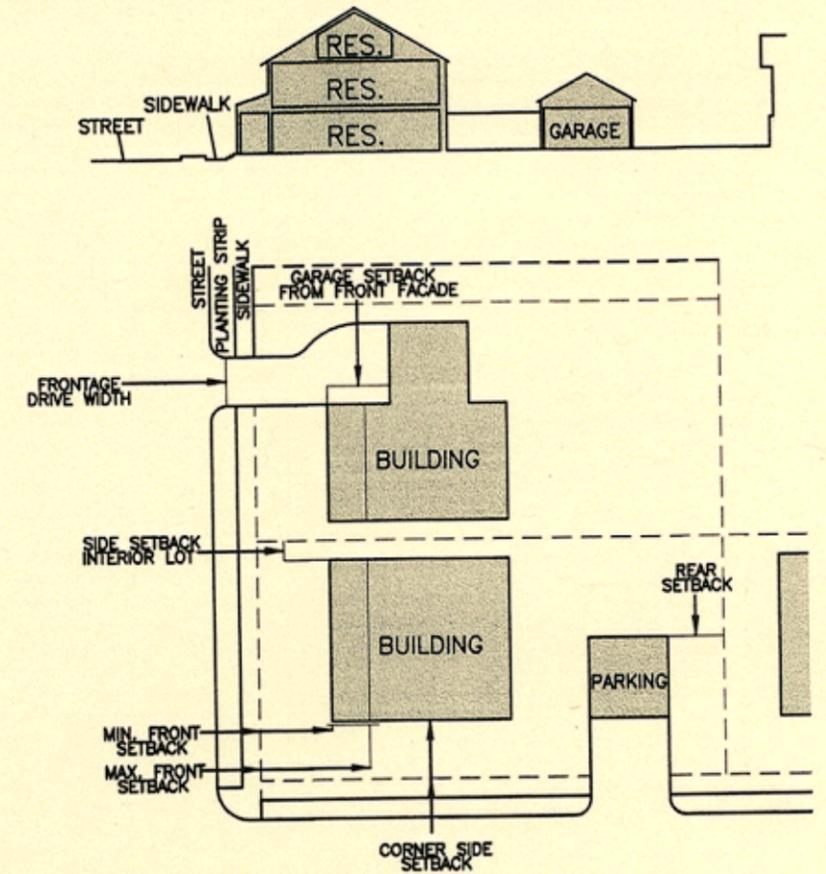
Min. Raised Foundation: 1.5 ft.

PARKING, LOADING & ACCESS

Parking Required: 2 spaces / unit

Parking Access: Street

Parking Locations: Behind or Beside; if Beside driveway width shall be 12 ft. max; if garage faces street, recess from front facade 15' min.



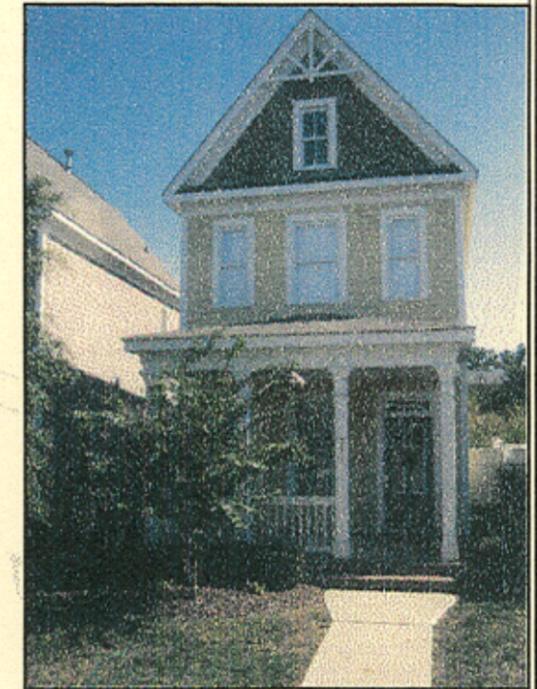
Refer to RS-5



ARCHITECTURAL STANDARDS

The Clear Crossing SP District adopts the Architectural Standards of the "Hamilton Hills" UDO. A Copy of the referenced standards is included in this Document.

The images shown of existing homes are not intended to be development models, but to assist in projecting the general architectural vision and intent of the Clear Crossing SP District.



Architectural Standards

A. General

1. Simple, attractive design in durable materials is required over elaborate design in inferior materials. For instance, a 4x4 post with cap and base is required over prefabricated faux-traditional porch column.
2. Traditional architecture, when utilized, shall be executed according traditional design standards. (See *Traditional Construction Patterns: Design and Detail Rules-of-Thumb* by Stephen A. Mouzon (The McGraw-Hill Companies, Inc.) and *A Field Guide to American Houses* by Virginia and Lee McAlester (Alfred A. Kompf Inc.))
3. Architectural features and treatments shall be consistent with the architectural style chosen.
4. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories. (See Image 1)
5. Long, uninterrupted wall planes on public streets or paths shall be avoided.
6. Buildings shall have relatively flat fronts. No frontage may present more than six exterior corners to public view. Corners are counted by shifts in roofline and/or shifts in foundation of the main body of the building. Attachments are not included. (See Image 2)

B. Walls

1. MATERIALS
 - a. Building walls shall be finished in brick, stone, wood siding, shingles, fiber cement siding/shingles, stucco, or vinyl siding.
2. CONFIGURATIONS & TECHNIQUES
 - a. Building foundations less than 2' - 0" above grade shall not be finished but shall show their structural material. For example, a concrete block foundation, less than 2' - 0" above grade, shall not be clad in brick.
 - b. Building walls shall only change material along a horizontal line, i.e. brick may be combined with siding when the material change occurs horizontally (typically at a floor or sill

line), with the heavier material below the lighter. (This does not apply to detailing around attachments, windows and doors.)

- c. Three options for material configuration shall be allowed (See Image 3):

1. The front façade is composed of Material 1. The side facades and rear facades are composed of Material 1 from top of foundation to a horizontal line at window sills or floors and Material 2 from the horizontal line to the eave.
2. The front and side facades are composed of Material 1 and the rear façade is composed of Material 2.
3. All facades are composed of Material 1.

Vinyl siding may not be used as Material 1.

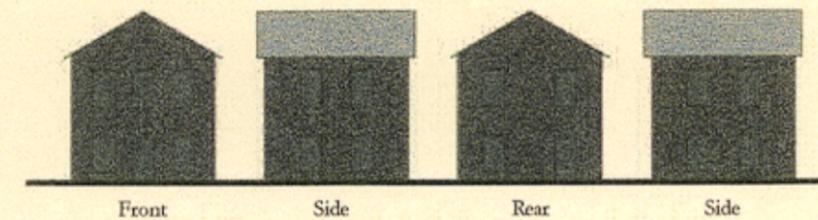
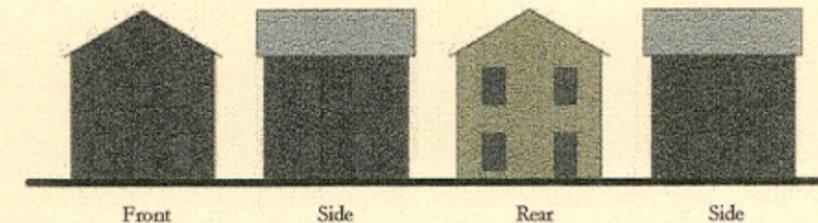
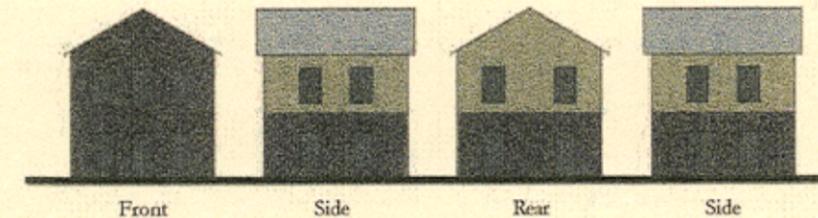
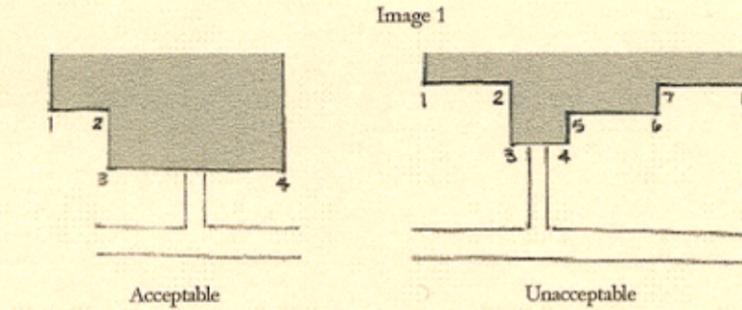
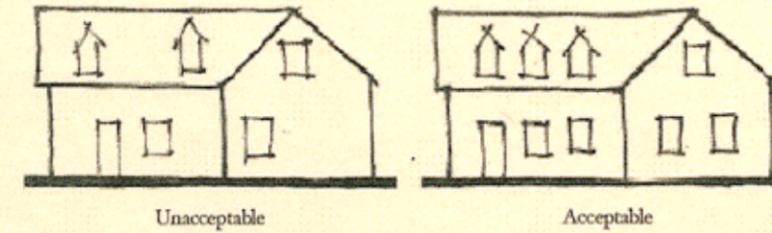
Any deviations from the three façade options are Not Acceptable.

No single option may be used for more than 70% of the buildings within a single development.

- d. Siding shall be horizontal, maximum of 8" exposure.
- e. Shingles shall be horizontal, maximum of 8" exposure.

C. Attachments

1. MATERIALS
 - a. Chimneys shall be finished with masonry or stucco. The exterior masonry of fireplaces shall extend to grade.
 - b. Piers and arches shall be finished in masonry or stucco.
 - c. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front facade.
 - d. Decks shall not be permitted in front or side yards.
 - e. Awnings shall have a metal structure covered with canvas or synthetic canvas. (See Image 4)
2. CONFIGURATIONS & TECHNIQUES
 - a. Porches shall be a minimum of 6'-0" in depth.
 - b. Balconies shall be 3'-0" to 6'-0" in depth. Balconies shall be structurally supported by piers, columns, brackets, or tapered beams. (See Image 5)



ARCHITECTURAL STANDARDS

- c. Porches, arcades and breezeways shall have square or vertically proportioned (must be taller than wide) openings.
- d. Piers shall be no less than 12" x 12".
- e. Posts shall be no less than 4" x 4".
- f. Wood elements must be painted or sealed with an opaque or semisolid stain.

D. Roofs

1. MATERIALS

- a. Roofs, if sloped, shall be clad in wood shingles, fiberglass shingles or asphalt shingles.

2. CONFIGURATIONS & TECHNIQUES

- a. Principal roofs, if sloped, shall be a symmetrical hipped or gable
- b. The ridge of the principal building shall be either parallel to or perpendicular to the street.
- c. All gable and hipped roofs shall have a slope of 6:12 to 12:12.
- d. All gable and hipped roofs of a building (including the principal structure, attachments and dormers) shall have the same slope. (See Image 6)
- e. Flat roofs and parapets shall be permitted on Mixed-Use/ Commercial, Flats, and Live-Work building types.
- f. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves on the principal building shall have an overhang that is either shallow (12" - 18") or deep (24" - 30").
- g. Eaves on outbuildings shall match the eaves of the principal building if the latter are shallow, or shall be approximately half the size of the eaves of the main building if the latter are deep.
- h. Dormers shall light habitable attic spaces, be placed a minimum of 3'-0" from side building walls, and shall be a minimum of 3'-0" wide (exterior) where found in groups of two or more on a single facade. (See Image 7)
- i. Dormers shall have shed roofs with a minimum slope of 3:12, or hipped or gable roofs with slope to match the principal structure. Eyebrow dormers are also permitted.

- j. Any single gable, hipped or shed dormer (on a single façade) shall be a minimum of 6'-0" wide (exterior) and shall have two or more windows. (See Image 7)

E. Openings

1. MATERIALS

- a. Windows shall be wood (painted), aluminum clad, or vinyl and shall be glazed with clear glass.
- b. Doors at frontages (including garage doors) shall be wood or metal. Doors shall be painted, stained, or pre-finished. Glass is permitted in doors.
- c. Shutters shall be louvered, paneled, or board and batten, and made of wood or fiber cement, and painted (operable or not). (See Image 8)

2. CONFIGURATIONS & TECHNIQUES

- a. Windows shall be operable casements, single, double, or triple hung. Windows shall be vertically proportioned (taller than wide).
- b. Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed. Fixed transoms must have a coordinating door or window.
- c. Multiple windows in the same rough opening shall be separated by a 3 1/2" minimum post.
- d. Window muntins, if present, shall be true divided light or fixed on the interior and exterior surfaces, and shall create panes of vertical or square proportion (taller than wide or as tall as wide). (See Image 9)
- e. Bays shall extend to the floor inside and to the ground outside, or be supported by visible brackets of appropriate size and scale. (See Image 10)
- f. All doors and windows require a minimum of a sill, lintel, and drip cap. Windows in sided walls shall have flat casing, minimum. (See Image 11)
- g. Brickmold casing is appropriate for windows in masonry walls. Brickmold casing shall be set back from surface to provide sufficient return of the masonry finish (or stucco finish).

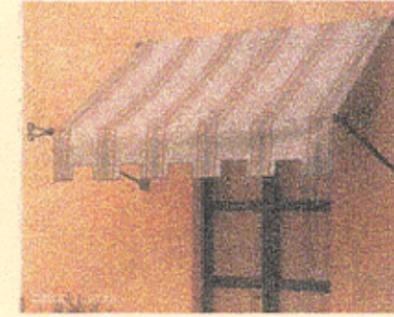


Image 4



Acceptable

Acceptable

Unacceptable

Image 5

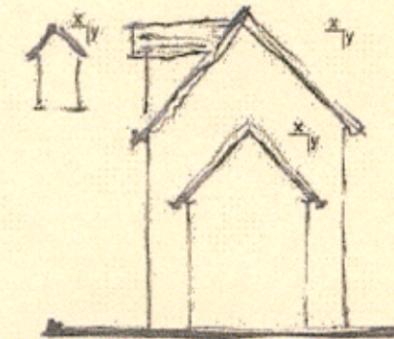
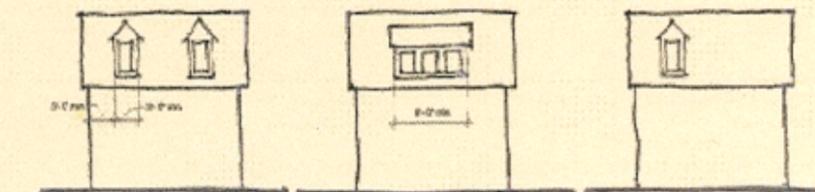


Image 6



Acceptable

Acceptable

Unacceptable

Image 7

ARCHITECTURAL STANDARDS

- h. Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings. (See Image 12)
- i. Openings above shall be equal in size or smaller than openings below. (See Image 13)
- j. Front doors, including entry door to the porch, shall be located on the primary frontage. For houses on corners, either side of the house may be used, however an entrance on the larger street is preferred.
- k. Shutters shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window. Operable shutters are preferred. (See Image 14)
- l. Garage doors, not facing alley, shall be a maximum of 9'-0" in width.
- m. Sill heights shall be a maximum of 3'-0" from finished floor. The maximum head height shall be 10'-0". Sill heights may vary for windows in a bathroom or kitchen, or decorative windows.
- n. Storefront windows shall be between 2'-0" and 2'-6" above ground level and shall reach to within 2'-0" of ceiling height.
- o. Storefront buildings must have a minimum of 70% of the first floor front façade as clear or lightly tinted windows. Storefronts of corner buildings shall return a minimum of 10' along the side façade. Additional floors shall have a minimum of 30% glazing. The first floor glazed calculation shall be based on the façade area measured to a height of 14 feet from grade for mixed-use/commercial buildings and 12 feet from grade for live/work buildings. (See Image 15)



Image 8

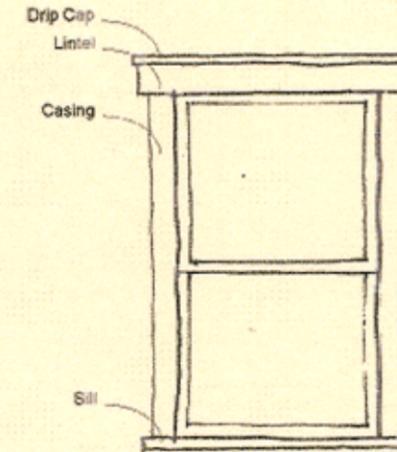
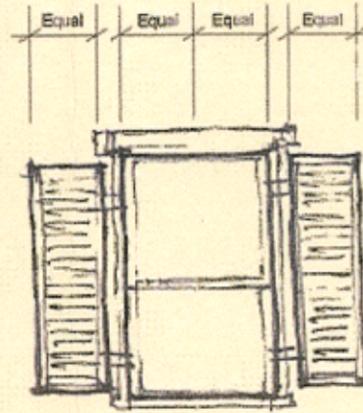
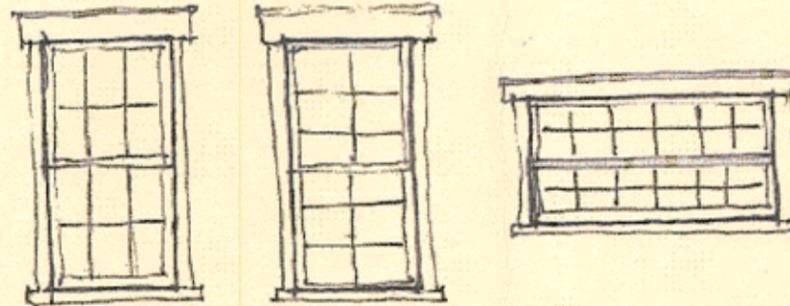


Image 11



Acceptable

Acceptable

Unacceptable

Image 9

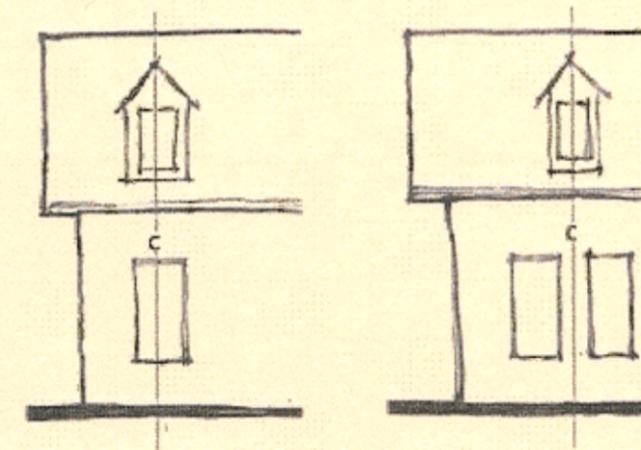


Image 12

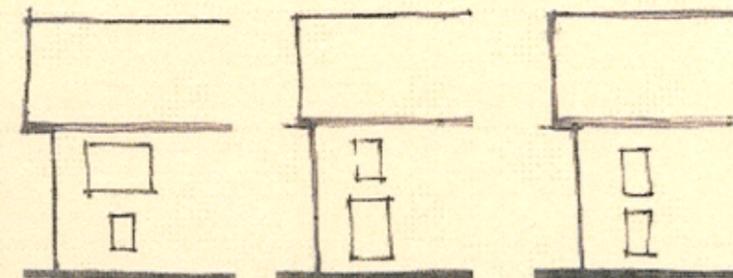


Acceptable

Acceptable

Unacceptable

Image 10



Unacceptable

Acceptable

Acceptable

Image 13

ARCHITECTURAL STANDARDS