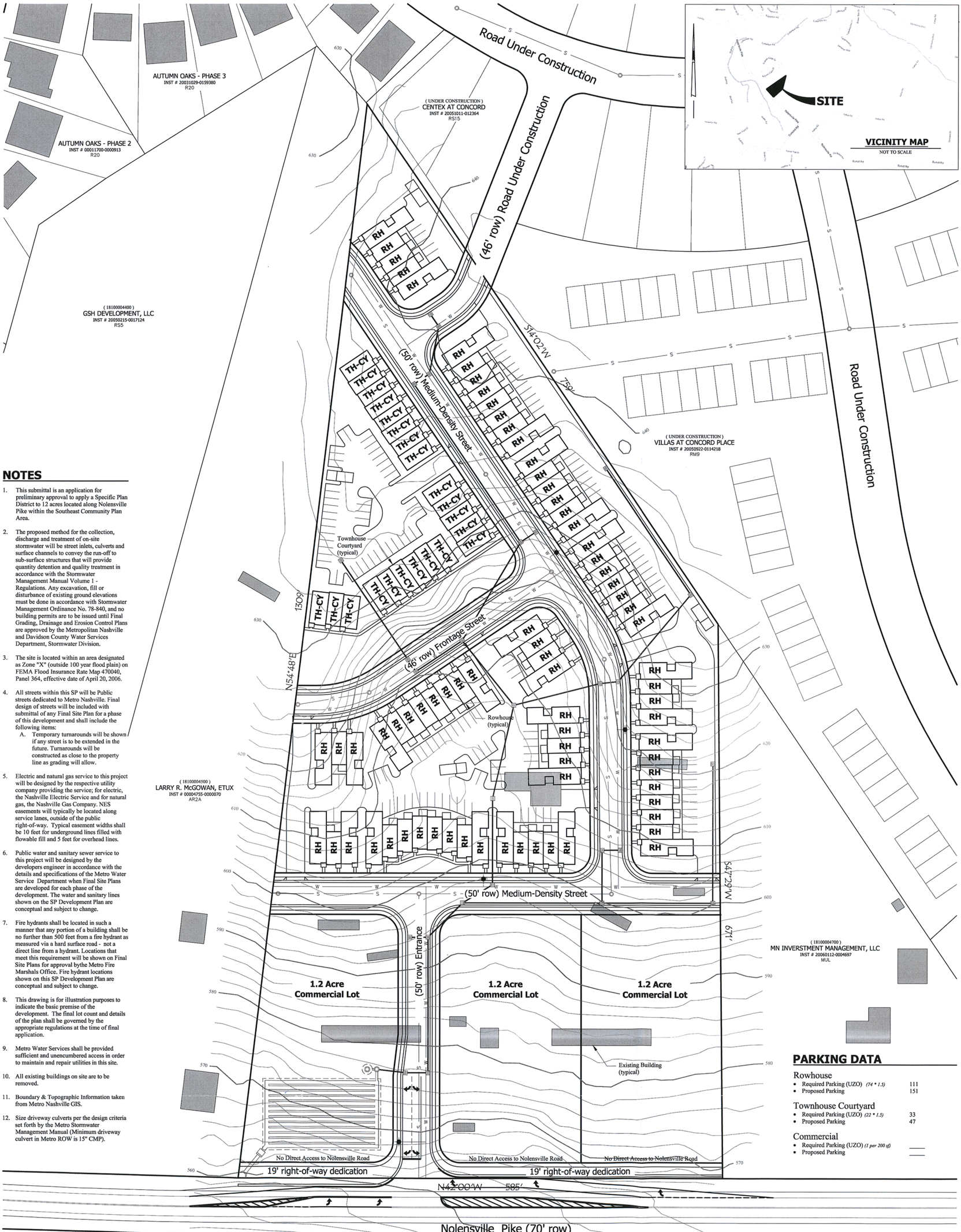


NOTES

1. This submittal is an application for preliminary approval to apply a Specific Plan District to 12 acres located along Nolensville Pike within the Southeast Community Plan Area.
2. The proposed method for the collection, discharge and treatment of on-site stormwater will be street inlets, culverts and surface channels to convey the run-off to sub-surface structures that will provide quantity detention and quality treatment in accordance with the Stormwater Management Manual Volume 1 - Regulations. Any excavation, fill or disturbance of existing ground elevations must be done in accordance with Stormwater Management Ordinance No. 78-840, and no building permits are to be issued until Final Grading, Drainage and Erosion Control Plans are approved by the Metropolitan Nashville and Davidson County Water Services Department, Stormwater Division.
3. The site is located within an area designated as Zone "X" (outside 100 year flood plain) on FEMA Flood Insurance Rate Map 470040, Panel 364, effective date of April 20, 2006.
4. All streets within this SP will be Public streets dedicated to Metro Nashville. Final design of streets will be included with submittal of any Final Site Plan for a phase of this development and shall include the following items:
   A. Temporary turnarounds will be shown if any street is to be extended in the future. Turnarounds will be constructed as close to the property line as grading will allow.
5. Electric and natural gas service to this project will be designed by the respective utility company providing the service; for electric, the Nashville Electric Service and for natural gas, the Nashville Gas Company. NES easements will typically be located along service lanes, outside of the public right-of-way. Typical easement widths shall be 10 feet for underground lines filled with flowable fill and 5 feet for overhead lines.
6. Public water and sanitary sewer service to this project will be designed by the developers engineer in accordance with the details and specifications of the Metro Water Service Department when Final Site Plans are developed for each phase of the development. The water and sanitary lines shown on the SP Development Plan are conceptual and subject to change.
7. Fire hydrants shall be located in such a manner that any portion of a building shall be no further than 500 feet from a fire hydrant as measured via a hard surface road - not a direct line from a hydrant. Locations that meet this requirement will be shown on Final Site Plans for approval bythe Metro Fire Marshals Office. Fire hydrant locations shown on this SP Development Plan are conceptual and subject to change.
8. 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.
9. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
10. All existing buildings on site are to be removed.
11. Boundary & Topographic Information taken from Metro Nashville GIS.
12. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

PARKING DATA

Rowhouse

- Required Parking (UZO) *(74 * 1.5)* 111
- Proposed Parking 151

Townhouse Courtyard

- Required Parking (UZO) *(22 * 1.5)* 33
- Proposed Parking 47

Commercial

- Required Parking (UZO) *(1 per 200 sf)* ____
- Proposed Parking ____

SITE DATA

Parcel ID	18100004600
Council District	31st
Council Member	Parker Toler
Total Acreage	12 Acres ±
Existing Land Use Policy	CC & RM
Existing Zoning	AR2A
Proposed Zoning & Development Option	Specific Plan (SP)
Proposed Parking	2 Spaces per Unit
Proposed Number of Units	96 Units
Proposed Density	8.00 Units/Acre
Proposed Public Use	26% (3.10 acres)
Right-of-way	21% (2.50 acres)
Parks & Greens	04% (0.48 acres)
Natural Area	01% (0.12 acres)

(18100000500)
JOHN A. McARTHUR, SR. ET UX
INST # 00009666-0000543
AR2A

(18100000600)
TERRY CROW, ET UX
INST # 20040616-0071089
AR2A

(18100019400)
JERRY W. CRAVENS
INST # 20040227-0022204
AR2A

Mill Creek

HIGH POINT
PRELIMINARY
MASTER PLAN

50' 0' 50' 100'
SCALE IN FEET

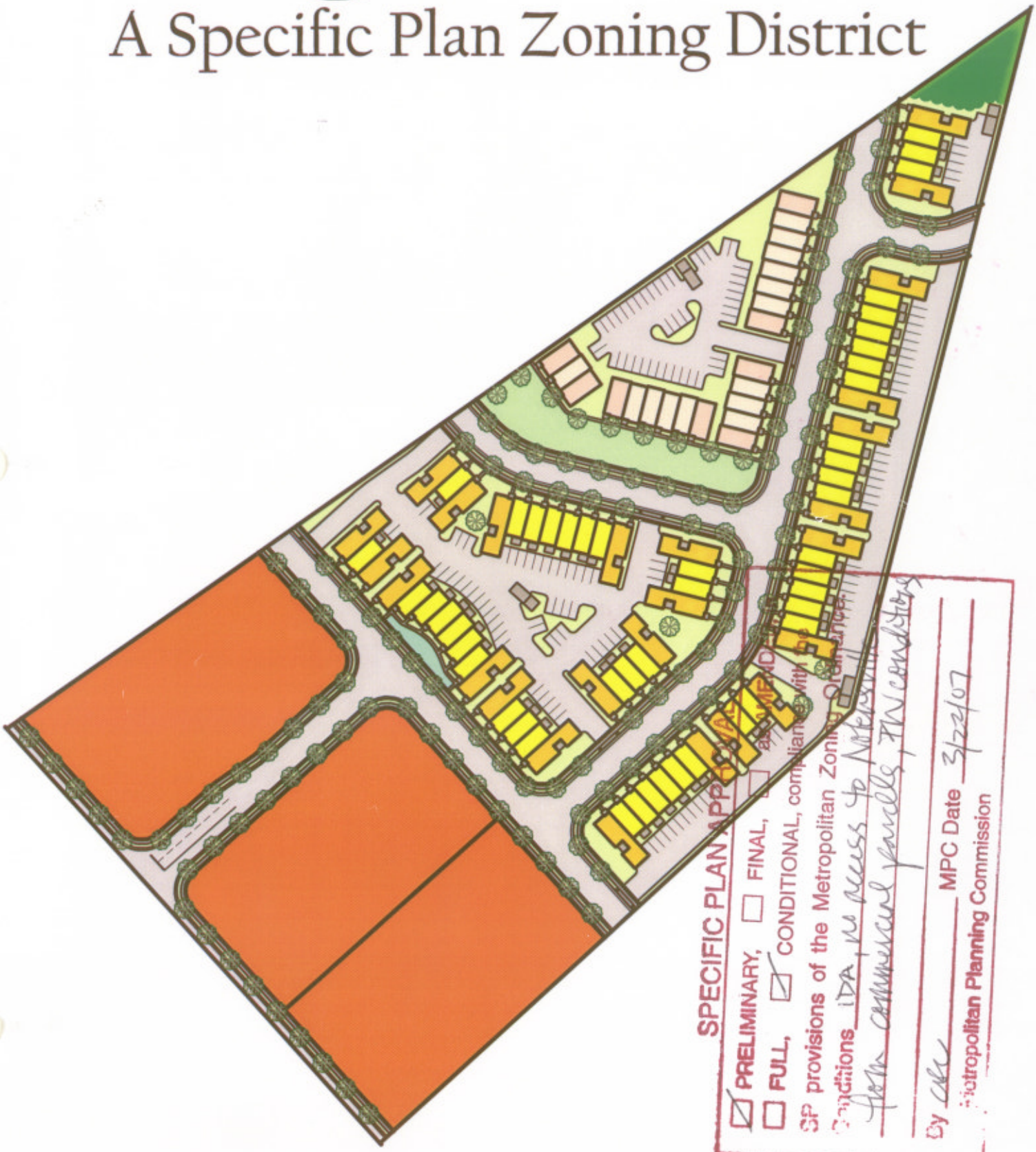
Wamble & Associates, PLLC
40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering Land Surveying

JAMES D. WAMBLE
REGISTERED ENGINEER
NO. 101905
STATE OF TENNESSEE
6-22-07

SPECIFIC PLAN APPROVAL
☑ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☑ CONDITIONAL, compliance with the
SP provisions of the Metropolitan Zoning Ordinance.
Conditions IDA, no access to Nolensville
from commercial parcels, TIA conditions
By [illegible] MPC Date 6/22/07
Metropolitan Planning Commission

High Point

A Specific Plan Zoning District

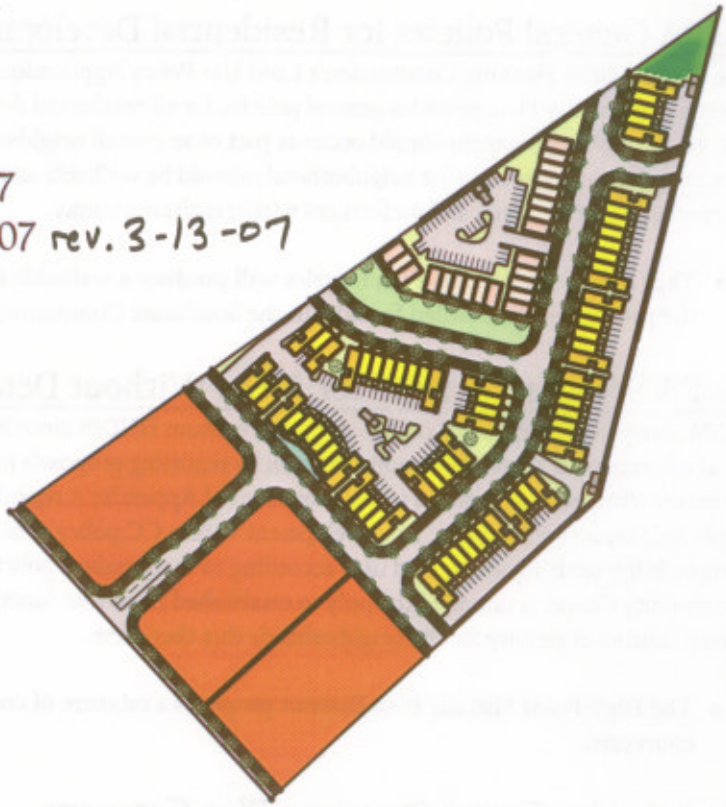


Application #: _____
Council District: 31
Councilmember: Parker Toler
Parcel ID #: 18100004600
Plan Submitted: January 25, 2007
Plan Re-Submitted: February 27, 2007 rev. 3-13-07
Owner of Record:

GSH Development, LLC
6121 Nolensville Pike
Nashville, Tennessee 37211
615-831-3900 (p)
Contact: Doug Schenkel

Submitted by:

Wamble & Associates, PLLC
40 Middleton Street
Nashville, Tn 37210
615-251-9555 (p)
615-251-9034 (f)



Purpose & Intent

This submittal is an application for preliminary approval to apply a Specific Plan District to 12 acres located along Nolensville Pike within the Southeast Community Plan Area. It is the intent of this plan to institute, through written text, exhibits, plans, and standards, a traditional neighborhood development that integerates and arranges land uses, buildings, structures, utilities, access, parking and streets collectively, in a manner that avoids monotony, promotes variety, and yeilds a context- sensitive development. The High Point Specific Plan District has been designed to. . .

1. Create a mixed-use community with rowhouse, townhouse courtyard, and commercial districts enabling residents from a wide range of age groups to live within its boundaries;
2. Include a system of dedicated open spaces in the form of courtyards, greens and natural open space;
3. Establish a system of fully-connected and interesting streets and sidewalks;
4. Preserve the natural terrain, drainage and vegetation of the existing site to the greastest extent practicable; and
5. Implement the overall vision of the community and the General Plan.

Contents

I Introduction 1
General Plan Consistency
Location & Site Description

II Vision, Goals & Objectives . .6

III Preliminary Master Plan 9

IV Standards 10
Vehicular Circulation
Open Space & Landscaping
Land uses & Buliding Types
Architecture
Wayfinding

V Phasing Plan 22

LUPA General Policies for Residential Development

The Metropolitan Planning Commission's Land Use Policy Application (LUPA), which explains the land use policies included in each Community Plan, provides general policies for all residential development. The main premise of the general policies is that residential development should occur as part of an overall neighborhood, rather than just as an isolated subdivision. The general policies emphasize that neighborhoods should be walkable and must contain a variety of housing types to meet the increasingly diverse needs and preferences within each community.

- **The High Point Specific Plan District will produce a walkable neighborhood with arowhouses and townhomes in the precise location called for within the Southeast Community Plan.**

LUPA Standard Policies for Areas Without Detailed Neighborhood Design Plans

LUPA also provides standard policies for areas without DNDPs since it is necessary to provide land use policies and guidelines for these extensive areas. These policies begin by requiring proposals for new development within Community Center (CC) Structure Plan areas to conform to the provisions of Appendix A regarding the types of buildings intended within the applicable Structure Plan area. All development within CC policy areas should be designed and arranged so as to maximize compatibility with adjoining land uses according to the standard policies. The standard policies further maintain that the Community Center is intended to apply to established areas that function, and are envisioned to continue functioning, as mixed centers of activity for the neighborhoods that they serve.

- **The High Point Specific Plan District proposes a mixture of commercial spaces, rowhouses, & townhouse courtyard.**

Community Center Structure Plan Category

Community or Corridor Center (CC) is the Structure Plan classification for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a "town center" of activity for a group of neighborhoods. Generally, Community or Corridor Center areas are intended to contain predominantly commercial and mixed-use development. All CC areas are intended to be integral elements of planning neighborhoods.Appropriate uses within CC areas include single-family and multi-family residential, offices, commercial retail and services, and public benefit uses. Also conditionally appropriate, subject to strict regulation, are small-scale non-nuisance type crafts and other 'cottage' industrial uses. Small open spaces (parks, greens, squares, plazas) that are not designated as such on the Structure Plan or a detailed neighborhood design plan are appropriate and, to the extent possible, should be integrated into the overall open space system.

- **The High Point Specific Plan District will produce a walkable neighborhood with arowhouses and townhomes in the precise location called for within the Southeast Community Plan.**

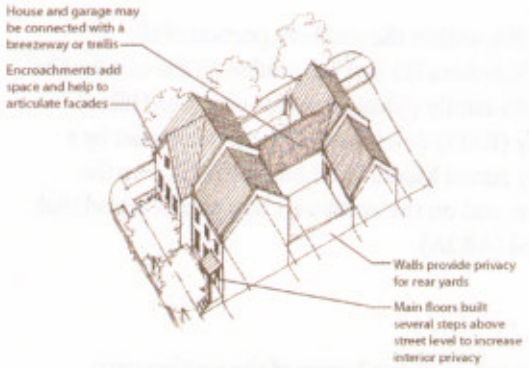
Residential Medium Structure Plan Category

RM is a Structure Plan category designed to accommodate residential development within a density range of about four to nine dwelling units per acre. Good accessibility is essential for development at the upper end of the density range. Development at the upper end of the density range is appropriate at locations along and in the vicinity of arterial and collector streets, provided the accessibility of sites is not through a lower density area. Development at the lower end of the range is appropriate at locations along and in the vicinity of arterial, collector, or local streets, provided the accessibility of sites is not through a lower density area.A variety of housing types are appropriate in RM areas. The most common types include compact, single-family detached units; townhomes; and walk-up apartments. Civic and public benefit activities are appropriate within RM areas. Small open spaces (parks, greens, squares, plazas) that are not designated as such on the Structure Plan are appropriate and to the extent possible, should be integrated into the overall open space system.

- **The High Point Specific Plan District establishes standards for building types of rowhouses fronting directly on greens or other open spaces, townhouse courtyards fronting streets with rear-loaded parking.**

Land Use

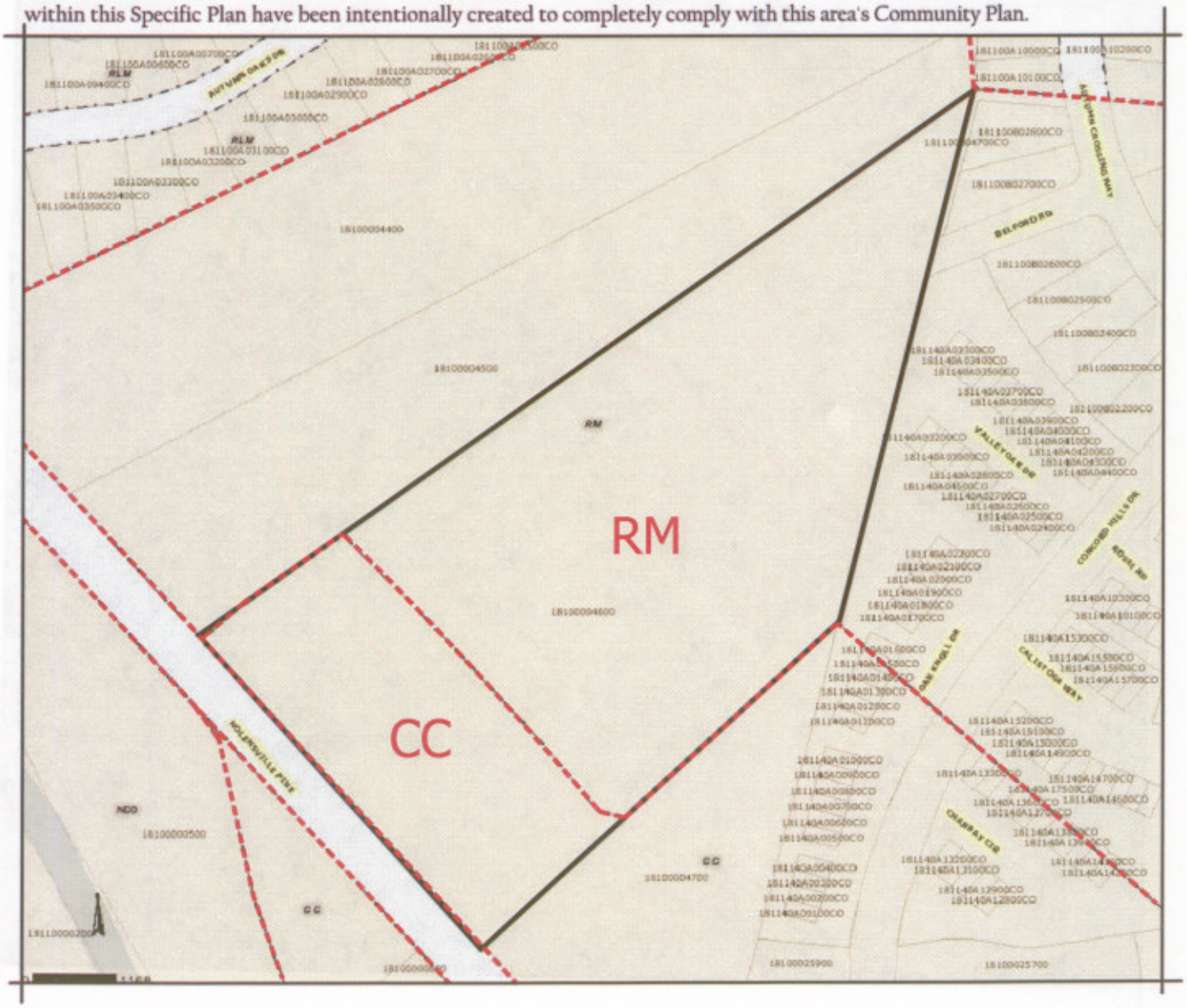
The Specific Plan (SP) District is intended to implement the context-sensitive design and land use compatibility provisions of the General Plan. The boundary of this SP lies within the Community Center (CC) and Residential Medium (RM) land use policy for the Southeast Community Plan (Sub-Area 12).



TOWNHOUSE

A single-family residential building type that occupies the full frontage of its lot except for instances of end units and pedestrian passages from the rear of the lot (from the Lexicon of the New Urbanism). Vehicular access is via a rear service lane. A primary pedestrian entrance is located along the street frontage of the building.

CC is the Structure Plan classification for dense, predominately commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. Generally, CC areas are intended to contain commercial and mixed use development with offices and/ or residential above ground level retail shops. Residential development in CC areas that is not above retail or offices is typically higher intensity townhouses and multi-family housing. RM areas are intended to contain multi-family housing at 4 to 9 units per acre. The Illustrative Concept Plan and standards within this Specific Plan have been intentionally created to completely comply with this area's Community Plan.



Location

The High Point development lies within the southern portion of the Southeast Community Plan (Sub-Area 12) and is bounded on the east by The Villas at Concord Place, a multi-family (RM9) development, The Hills at Concord Place, a single-family (RS15) development, on the southeast by a vacant parcel that is currently zoned Mixed Use Limited (MUL), on the southwest by Nolensville Pike, and on the northwest by a vacant parcel that is currently zoned Agricultural (AR2A).

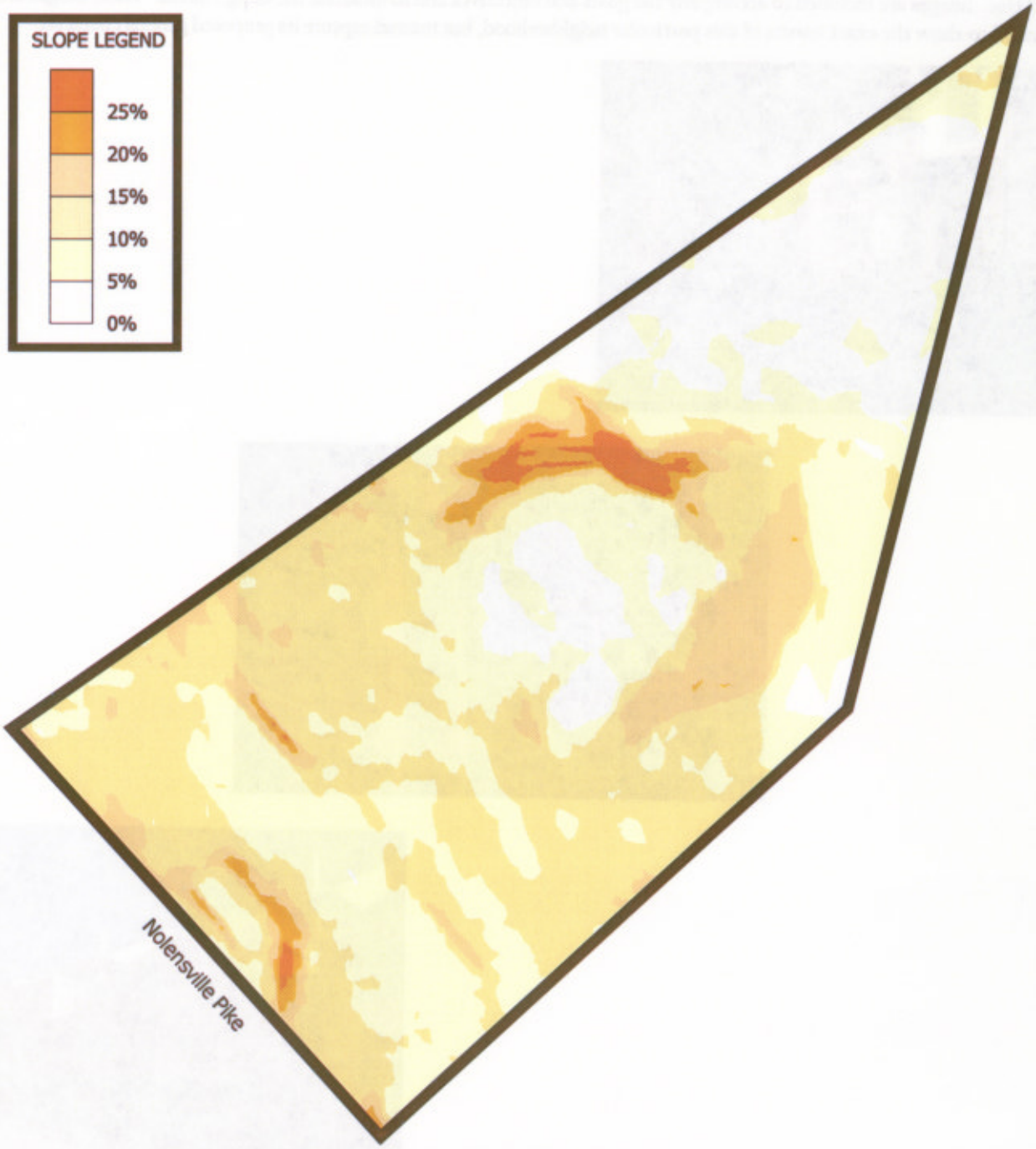
Site Description

There is an existing motel located on about 3-acres of the southeastern portion of the property that abuts Nolensville Pike. A single-family residence and three barn-type buildings are located on about 4-acres to the northeast and behind the motel. The remaining 5+/-acres is vacant.

Slope Analysis

Much of the land is vegetative. The topography is generally rolling and levels off at the high point in the rear.

97% of the site contains natural slopes of less than 20%.



Vision

Our Vision is...

A community with people of all ages interacting on front porches and lawns, where people gather and play in formal open spaces like greens, courtyards, and natural areas, and children walk and bike down tree-lined streets.

Goals and Objectives

This portion of the document establishes the design intent of the proposed development through goals and objectives which guide the Illustrative Preliminary Master Plan (sheet 9). The goals and objectives are divided into two categories: Systems and Land Use. Images are included to accompany the goals and objectives and to illustrate the design intent. These images are not intended to show the exact nature of this particular neighborhood, but instead capture its proposed general character.

Systems

The 'Systems' section focuses on key principles that are essential toward supporting the proposed land uses. Systems deal with vehicular circulation, bicycle and pedestrian circulation, parking and access, landscaping and buffering, and wayfinding.

Vehicular Circulation

Goal - To minimize the impact of vehicular transportation within the study area.

Objectives:

1. Construct an interconnected block system with a clear pattern of streets, service lanes, and drive aisles.
2. Design streets for all forms of movement, striking a balance between the automobile, pedestrians, and cyclists.
3. Construct streets within the neighborhood that are designed to make it easy to get to and move through, as well as offering an attractive and safe environment of all.
4. Connect to Nolensville Pike at the southwest portion of the development and Belford Road at the northeast portion of the development with Local Streets as well as provide three additional stub-out roads within the development for future connectivity.
5. Achieve desirable street environment by utilizing the proper roadway design necessary to ensure appropriate traffic speeds. Traffic calming devices may be used where roadway designs result in inappropriate travel speeds.

Bicycle and Pedestrian Circulation

Goal - To encourage walking and cycling as a viable transportation option by providing a system of sidewalks and bike paths that connect to major points of activity within the development.

Objectives:

1. Require appropriate sidewalks along all new public streets in the development.
2. Provide pedestrian and bikeway connections.

Parking and Access

Goal - To provide parking in a manner that does not dominate the street and is sensitive to the pedestrian environment.

Objectives:

1. Limit the width of parking access to minimize the interruption to the sidewalk network.
2. Construct parking lots behind or to the side of buildings as appropriate.
3. Create well defined sidewalks and pathways that permit pedestrians to move safely and comfortably from their vehicles into buildings.

Wayfinding

Goal- To let motorists, pedestrians, and bicyclists know where they are and assist them in finding their destination.

Objectives:

1. Create signage within the neighborhood that is appropriate in scale for motorists, as well as for pedestrians and bicyclists.

Landscape and Buffering

Goal- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Objectives:

1. Screen surface parking lots where they face a public right-of-way to minimize the visual impact of parked cars.
2. Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from the public right-of-way.
3. 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 areas character.

Land Use

The 'Land Use' section provides guidance for the location, arrangement, and character of development on private property in order to achieve the stated vision. This section deals with parks and open space and buildings.

Parks and Open Space

Goal- To preserve important and sensitive features of the natural environment such as steep slopes and natural drainage patterns for the benefit of the residents of the development.

Objectives:

1. Dedicate large, undeveloped areas containing natural slopes in excess of 20% as common open space.
2. Maintain natural drainage patterns to the greatest extent possible by limiting grading in these areas and incorporating them into the overall design of the development as well as into the stormwater system.

Buildings

Goal- To provide for the daily needs of residents within a pedestrian friendly neighborhood center.

Objectives:

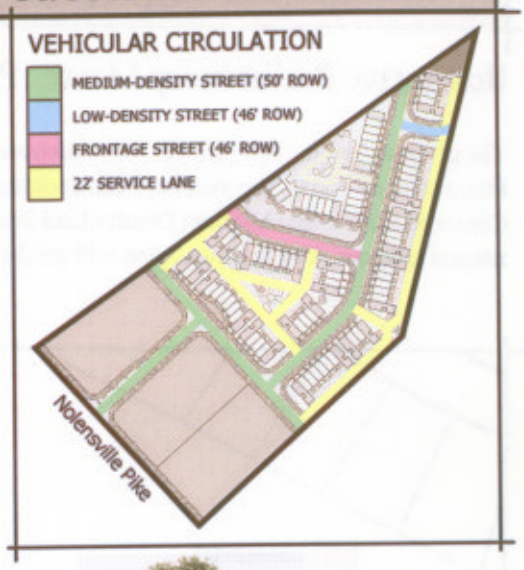
1. Construct buildings close to the street, as appropriate, to create a pedestrian friendly environment.
2. Construct buildings to the appropriate scale and massing, with proper architectural detailing, to create a unique sense of place.
3. Locate pedestrian entrances to buildings along streets and civic open spaces.
4. Construct buildings of high quality materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.
5. Provide attached rowhouses and townhouses around central squares and greens with small courtyards that cater to people who want the feel of a detached house without all of the required maintenance.

Ilustrative Preliminary Master Plan

The proposed preliminary master plan illustrates the general layout of streets, blocks, lots, and open space. The plan has been designed to implement the existing Community Center & Residential Medium Density land use policies while accomodating the site's natural features. The proposed plan will yield a walkable, integrated community.

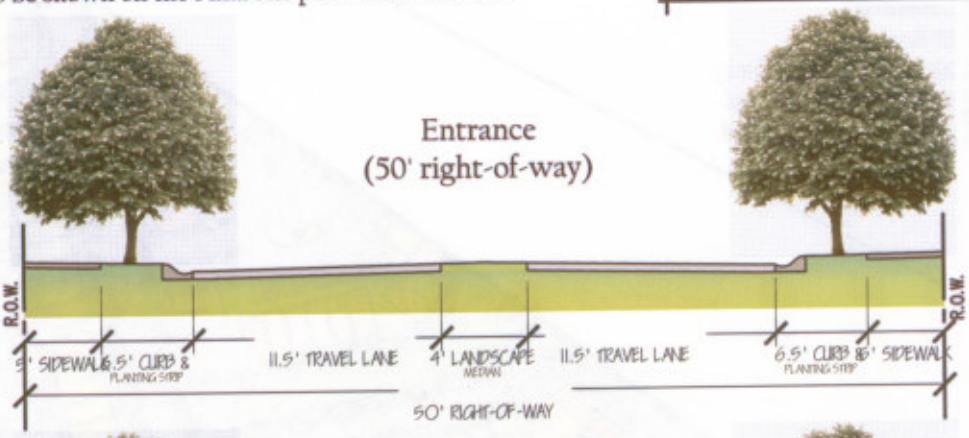
Transportation Network

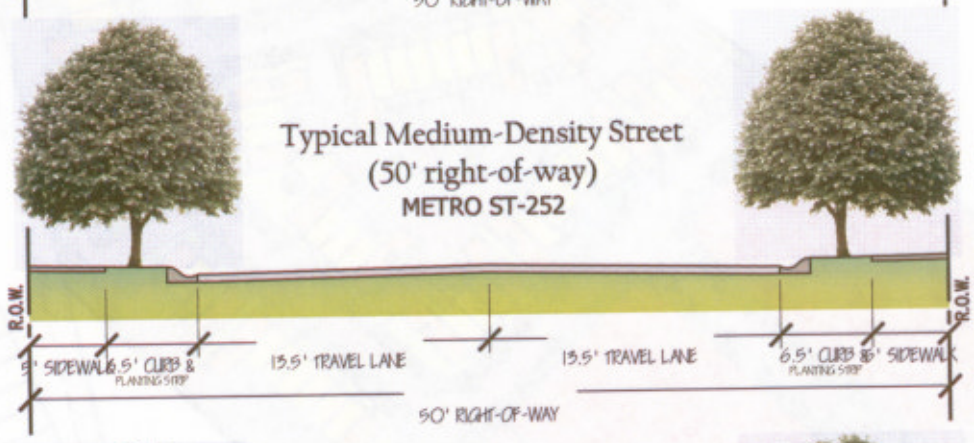
This plan illustrates the interconected network of streets that provide circulation for vehiciles & pedestrians. The system consists of a variety of street types each with a specific location and function.

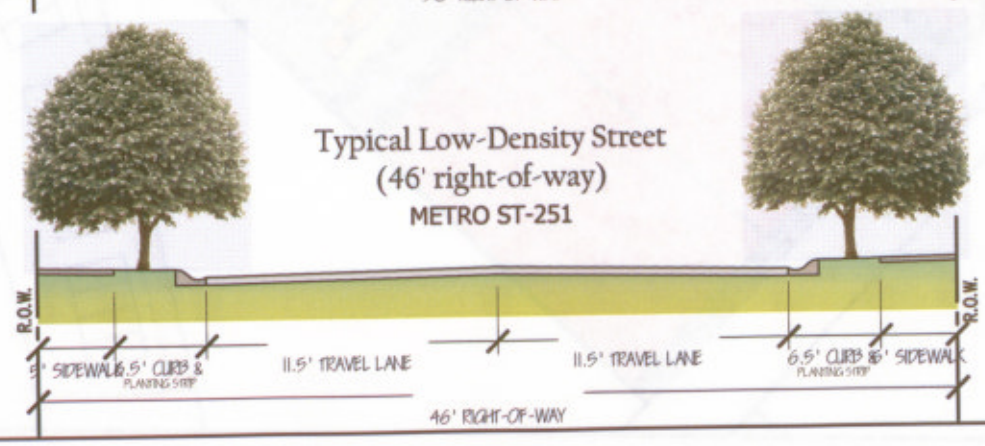


Notes & Standards

1. Each intersection shall be designed and engineered specifically to allow for the appropriate fire and service vehicles needed to serve this area to make all possible turns free of parked cars and curbs.
2. All streets will be Public streets dedicated to Metro Nashville.
3. Temporary turnarounds will be installed on streets to be extended in the future. They shall be built as close to the property line as grades will allow without encroaching on neighboring property.
4. This plan shall include a 19-foot Nolensville Road right-of-way dedication to be shown on the Final Site plan of the 1st Phase.





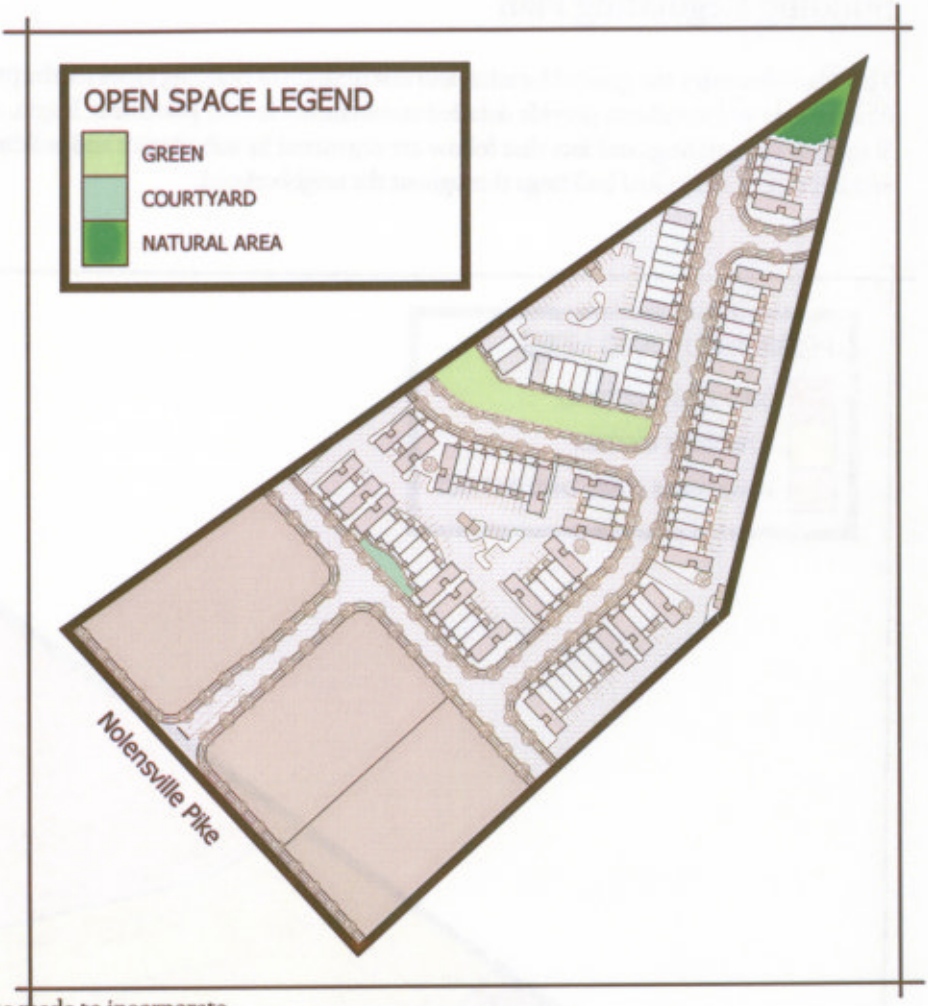


Open Space, Landscaping & Buffering

Open Space

Total Site Area: 11.95 acres
Total Open Space: 0.60 acres (5%)

This plan illustrates the system of formal & informal open spaces that provides for active and passive recreation and preservation of the site's natural features. Different open space types are strategically located throughout the development for the neighborhood's use. The accompanying standards provide additional detailed information regarding the open spaces.



Open Space Types

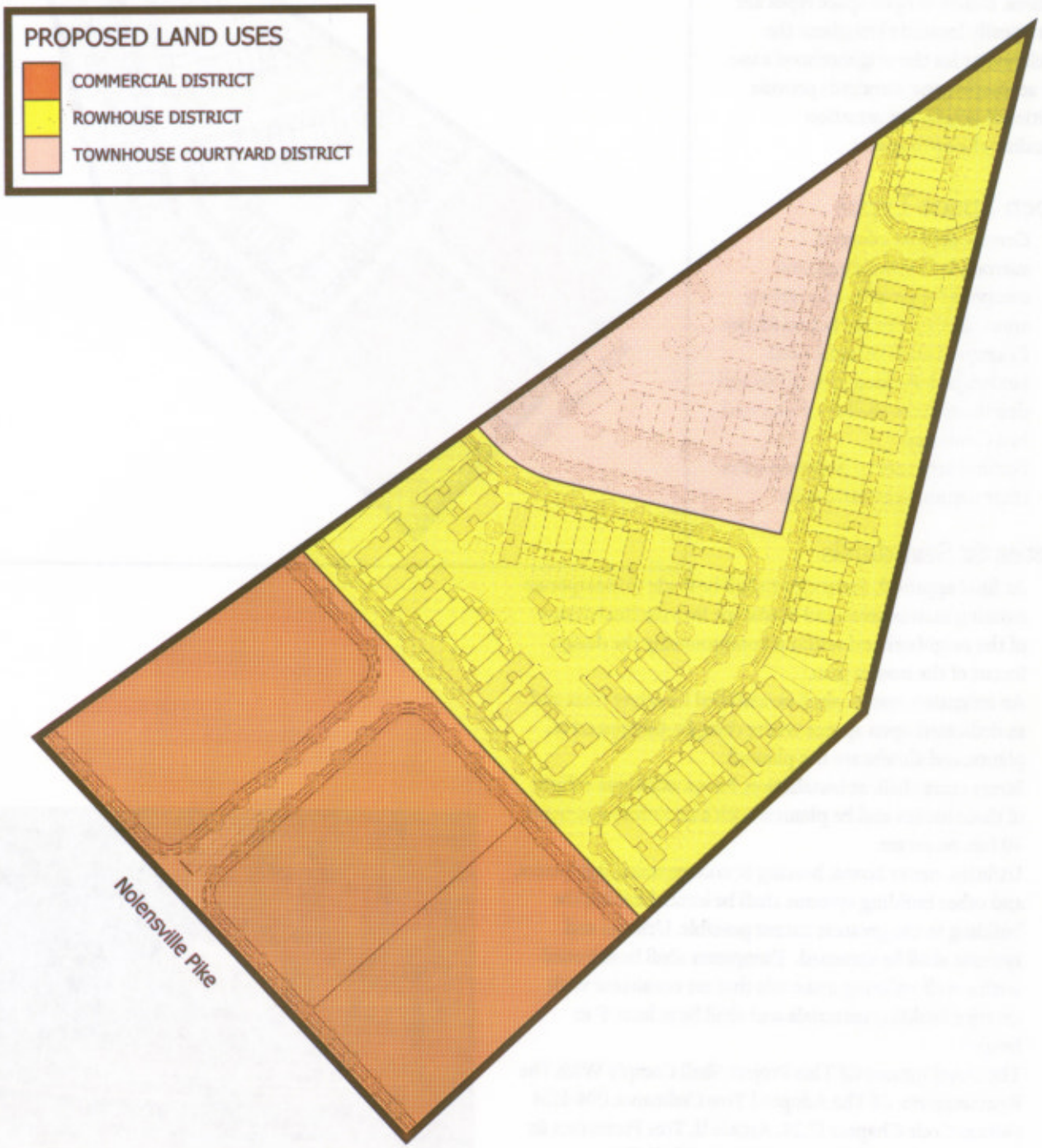
1. Greens shall be informal, surrounded by buildings, and composed of paved walks, grassy areas, shade trees & Natural Slopes.
2. Courtyard shall be formal and landscaped. Parking, driveways and detention areas shall not be located in a Courtyard.
3. Natural areas are to be preserved in their natural vegetative state.

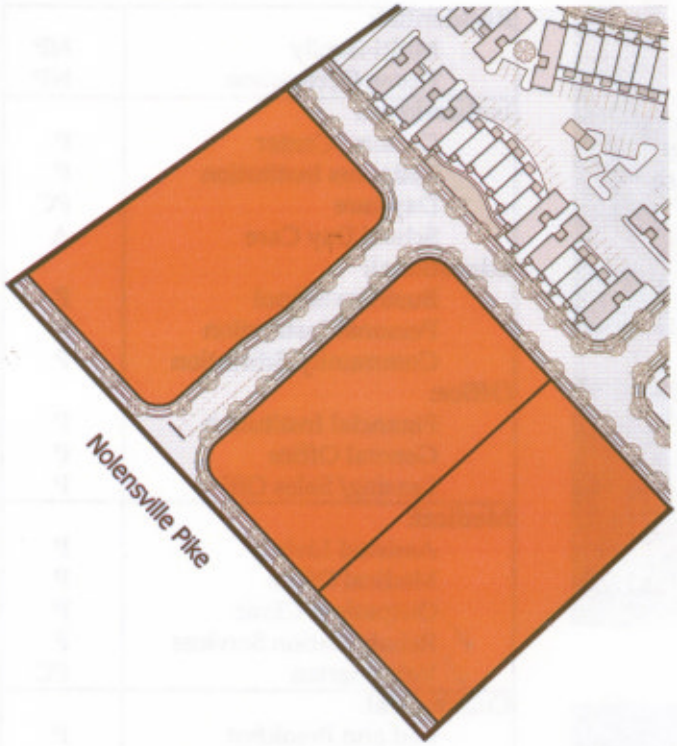
Notes & Standards

1. At final approval, every effort shall be made to incorporate existing mature trees and landscape into the final design of the neighborhood without compromising the design intent of the master plan.
2. An irrigation system shall be installed for street trees and in dedicated open spaces where drought-tolerant trees, plants, and shrubs are not planted.
3. Street trees shall, at installation, have a minimum caliper of three inches and be planted with a minimum spacing of 40 feet on center.
4. Utilities, meter boxes, heating & cooling units, dumpsters, and other building systems shall be located behind the building to the greatest extent possible. Utilities and systems shall be screened. Dumpsters shall be screened with a wall utilizing materials that are consistent with exterior building materials and shall be at least 6' in height.
5. The Development Of This Project Shall Comply With The Requirements Of The Adopted Tree Ordinance 094-1104 (Metro Code Chapter 17.24, Article II, Tree Protection & Replacement; And Chapter 17.40, Article X, Tree Protection & Replacement Procedures).

Building Regulating Plan

This Plan illustrates the general location and distribution of building types for the proposed development. The accompanying illustrations and standards provide detailed resuirements for the placement, height, and mastering of different building types. Standards for buildings and lots that follow are organized by sub-district and building type. These standards shall guide the architecture of individual buildings throughout the neighborhood.





Commercial District

A district for commercial services located at the entrance of the development with frontage along Nolensville Pike designed to encourage a walkable mixed-use neighborhood.

Bulk Standards

Minimum Setback from Nolensville Pk.: 30'
0' at all other streets

Build-to on Other Streets: 0' min., 10' max.
(exceptions may be made for recesses up to 15' to accommodate outdoor seating and dining areas; and recesses or projections up to 2' for building articulation)

Minimum height of buildings: 14'

Maximum height of buildings: 2 stories

Maximum FAR 0.80

Maximum ISR: 0.80

- Main entrances shall be located on the street.

- **The Land Use Policy Application allows 36 residential units within the land area of the commercial district. No residential units are to be built in the commercial district; therefore, development rights of the 36 units are being transfered to the rowhouse and townhouse courtyard districts within this SP.**

Parking

Parking required: As applicable use set forth in Metro Zoning Code 17.20 (UZO)

Parking location: Parking shall be located behind, beside, or beneath buildings. The parking that faces Nolensville Pike shall be set back a minimum of 30' measured from the edge of the ultimate right-of-way.

Parking access: There shall be no access from Nolensville Pike.

Example of new 'mainstreet' retail development.

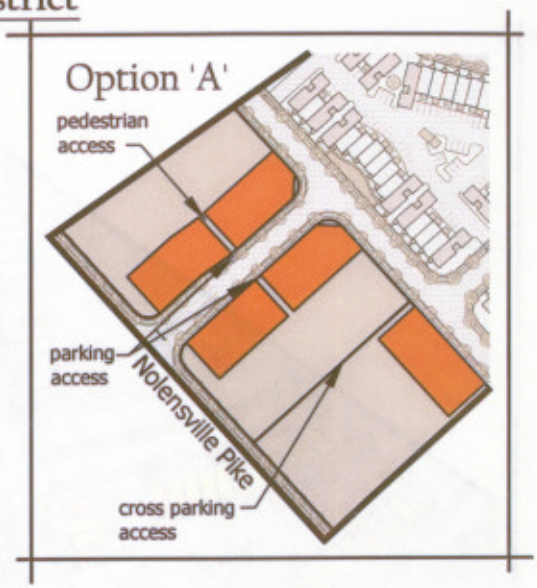
Permitted Uses within the Commercial District

Commercial District Uses	
Residential:	
Multi-family	NP
Home Occupation	NP
Institutional:	
Cultural Center	P
Religious Institution	P
Day-care	PC
School Day Care	A
Educational:	
Business School	P
Personal Instruction	P
Community Education	P
Office:	
Financial Institution	P
General Office	P
Leasing/ Sales Office	P
Medical:	
Assisted Living	P
Medical Office	P
Outpatient Clinic	P
✓ Rehabilitation Services	P
✓ Veterinarian	PC
Commercial:	
Bed and Breakfast	P
Hotel	P
Personal Care Services	P
Restaurant	P
✓ Automobile Convenience	PC
Home Improvement Sales	PC
Communication:	
Audio/ Video Tape Transfer	P
Multi-media Production	P
Printing & Publishing	P
Recreation/ Entertainment:	
Club	P
✓ Commercial Amusement (inside)	P
Greenway	P
Park	P
✓ Recreation Center	P
Rehearsal Hall	P
✓ Theater	P
Temporary Festivals	PC
Utility:	
Water/ Sewer Pump Station	A
Other Uses:	
Pond/ Lake	P

Permitted:_____P
Permitted with the conditions:_____PC
Permitted as an accessory use:_____A
Not Permitted within Commercial District:_____NP

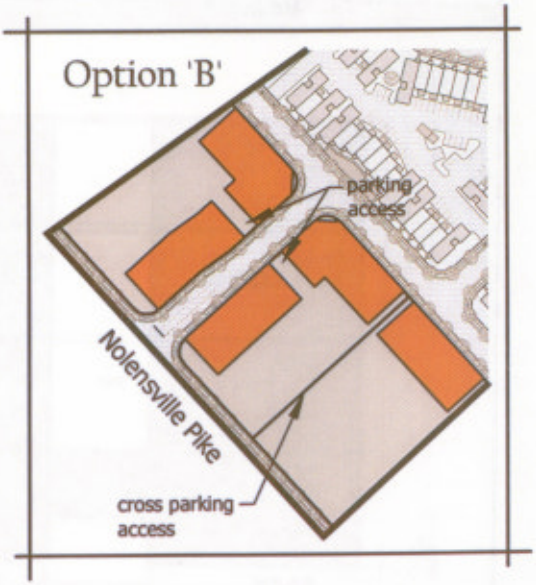
Building Types Permitted within Commercial District

Option 'A'
Linear style building with building front elevations facing both front and back.



- Regardless of which building configuration is chosen, commercial buildings shall have a primary pedestrian entrance on each facade facing a street.
- Parking design shall employ interior landscaping islands with a minimum of 400 at all parking aisle ends, and provide a minimum of 400 square feet in each parking aisle for every 20 cars in the aisle.
- Minimum 30-foot wide landscape buffer containing a double row of deciduous shade trees to be provided along all parking lots abutting arterial roadways.
- If there is a gap between buildings, not for pedestrian or driveway access, there must be a 20' wide landscape buffer.
- In addition to site plan review, elevations will be reviewed with the Final SP.

Option 'B'
L-shaped building at the corner of interior streets only with building front elevations facing both streets.



Rowhouse

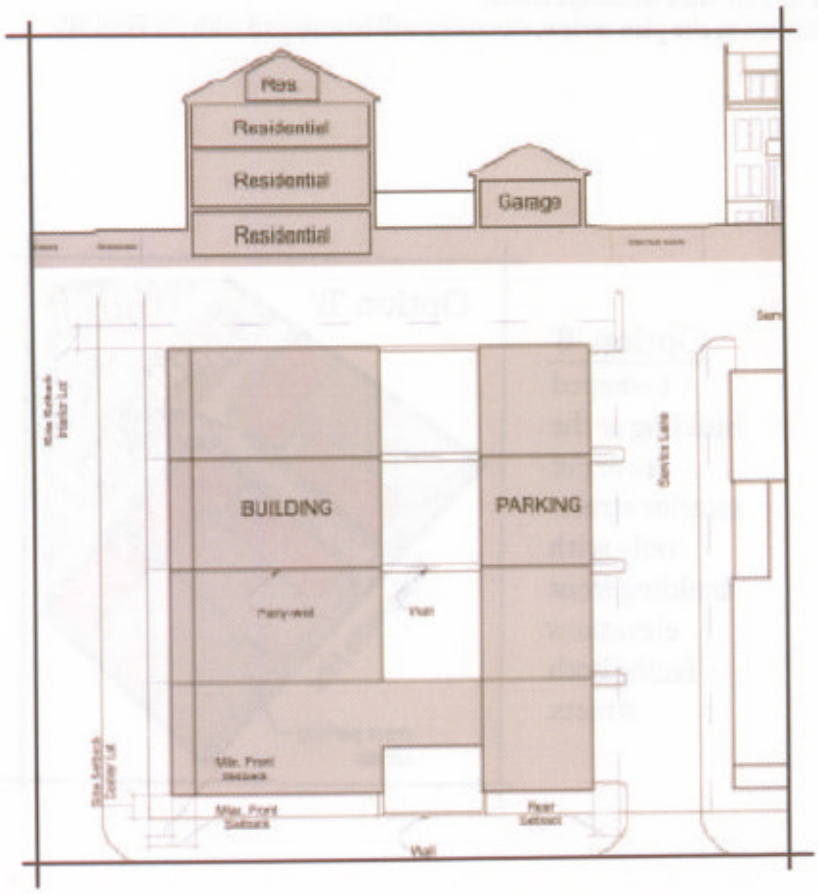
A single-family dwelling attached on one or two sides typically with a shallow front yard and private courtyard between the unit's rear and parking area.

Bulk Standards

Minimum Unit Width: 18' & 20' end units
Minimum Front Setback: 10' from right-of-way
Maximum Front Setback: 20' from right-of-way
Minimum Rear Setback: 5' garage to service drive
Minimum distance between detached buildings: 10'
Minimum raised foundation: 2 ft. above sidewalk
Maximum height of principal buildings: 2.5 stories
Maximum height of end-unit garages: 2 stories

Parking

Parking required:	1.50 spaces per unit (UZO)
Parking proposed:	2.16 spaces per unit
Parking location:	Behind; garage req. on corners
Parking access:	22' service drives



Townhouse Courtyard

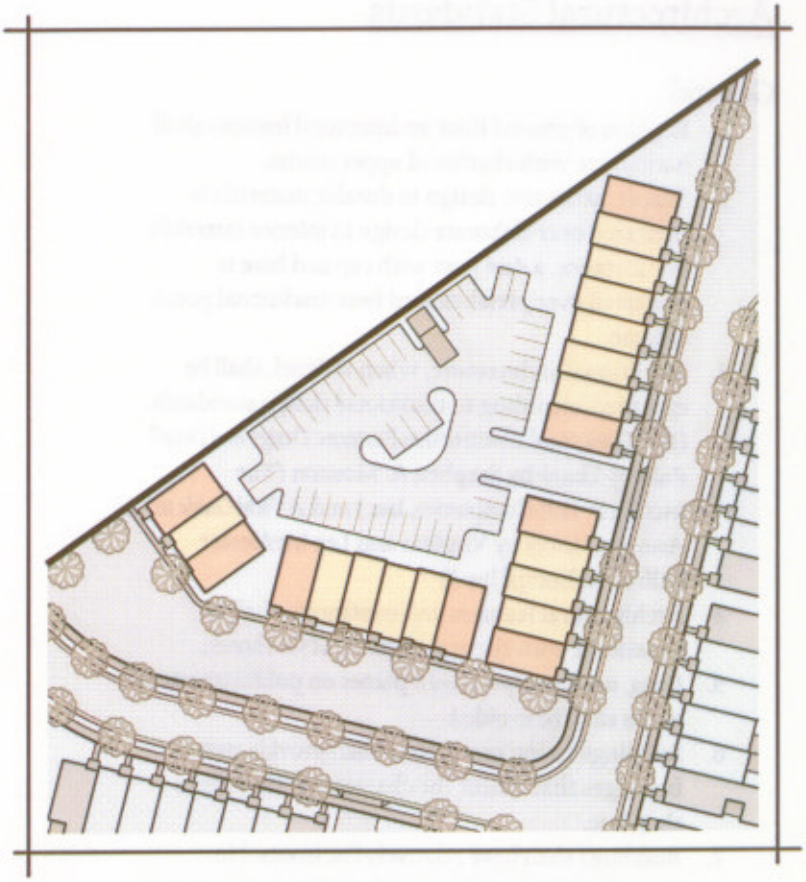
A single-family dwelling attached on one or two sides fronting a street or landscaped courtyard with a parking area at the back of or near the unit.

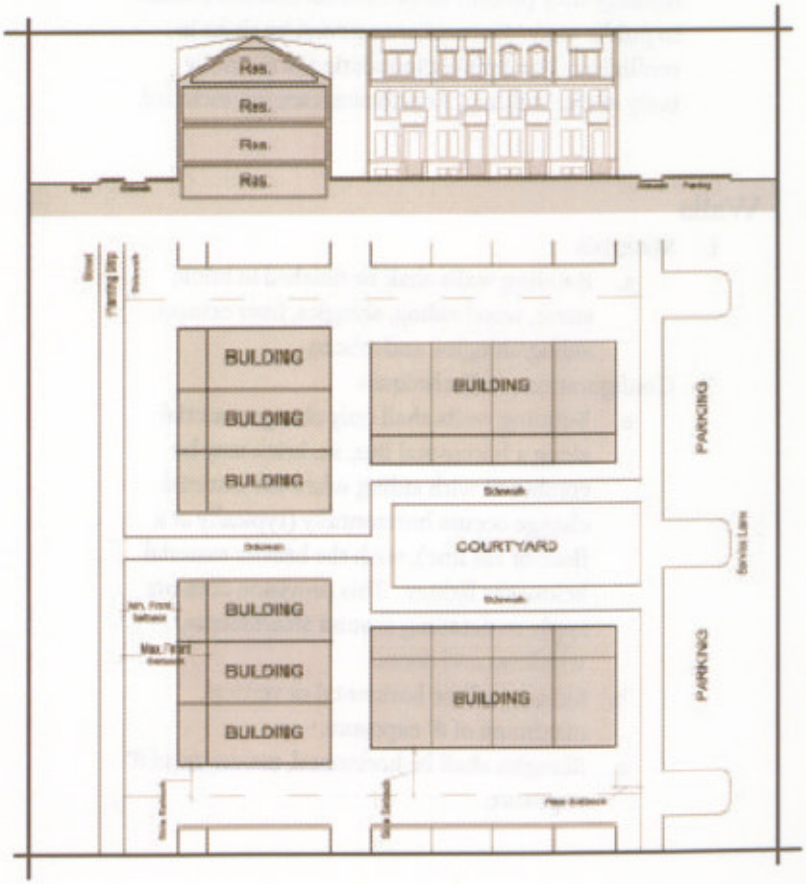
Bulk Standards

Minimum Unit Width: 18' & 20' end units
Minimum Front Setback: 10' at right-of-way;
5' from back of sidewalk at courtyard
Minimum Rear Setback: 10' to parking spaces
Min. distance between detached buildings: 10'
Min. raised foundation: 2 ft. above sidewalk
Max. height of principal buildings: 2.5 stories

Parking

Parking required:	1.50 spaces per unit (UZO)
Parking proposed:	2.09 spaces per unit
Parking location:	Parking lot screened from road.
Parking access:	22' service drive





Architectural Standards

General

1. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
2. Simple, attractive design in durable materials is preferred over elaborate design in inferior materials. For instance, a 4x4 post with cap and base is preferred over prefabricated faux-traditional porch column.
3. Traditional architecture, when utilized, shall be executed according to 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.))
4. Architectural features and treatments shall be consistent with the architectural style chosen.
5. Long, uninterrupted wall planes on public streets or paths shall be avoided.
6. Buildings facing two streets shall provide two frontages that reflect the character of the streets they face.
7. 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.

Walls

1. Materials
   a. Building walls shall be finished in brick, stone, wood siding, shingles, fiber cement siding/shingles, and stucco.
2. Configurations & Techniques
   a. 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 provision does not apply to detailing around attachments, windows and doors.
   b. Siding shall be horizontal or vertical, maximum of 8" exposure.
   c. Shingles shall be horizontal, maximum of 8" exposure.

Attachments

1. Materials
   a. Chimneys shall be finished with masonry or masonry-like product..
   i. 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.
2. Configurations & Techniques
   a. Balconies shall be 3'-0" to 6'-0" in depth. Balconies shall be structurally supported by piers, columns, brackets, tapered beams, or cantilevered.
   b. Porches, arcades and breezeways shall have square or vertically proportioned openings (must be taller than wide).
   c. Piers shall be no less than 12" x 12".
   d. Posts shall be no less than 4" x 4".
   e. Wood elements must be painted or sealed with an opaque or semisolid stain.

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 3:12 to 12:12.
   d. All gable and hipped roofs of a building (including the principal structure, attachments and dormers) shall have the same slope.
   e. Flat roofs and parapets shall be permitted on all 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 with 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.
   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 3'-0" wide (exterior) and shall have window.

Openings

1. Materials
   a. Windows shall be wood (painted), aluminum clad, or vinyl and shall be glazed with clear glass or divided light.
   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.
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 ½" 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).
   e. Bays shall extend to the floor inside and to the ground outside, or be supported by visible brackets of appropriate size and scale, or be cantilevered.
   f. All doors and windows require a minimum of a sill, lintel, and drip cap. Windows in sided walls shall have flat casing, minimum 5/4" depth.
   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).
   h. Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings.
   i. Openings above shall be equal in size or smaller than openings below.
   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.
   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. Windows on mixed use and commercial buildings shall be between 2'-0" and 2'-6" above ground level and shall reach to within 2'-0" of ceiling height.
   o. Mixed use/ commercial 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.

Signage Standards

The following standards for signage within the High Point SP have been created to prohibit excessive and confusing sign displays, enhance the appearance of the overall development, relate to a pedestrian environment, and encourage signage that will be integrated with and harmonious to future buildings and their surroundings.

General Requirements

1. Signs shall be limited to the name of the business and/ or insignia. Words describing the specific type of use are also permitted (bakery, market, law office, etc.)
2. Prohibited signs include: pole-mounted signs, portable signs, temporary signs, off-site advertising (including billboards), signs with changeable copy excluding theater marquees and gasoline prices), and signs with moving parts or flashing/ moving lights.
3. All on-premises ground and building signs must be approved under an overall signage plan for each phase of development within the SP district.

Types of Signs

The following types of signs shall be permitted within the High Point SP:

1. Ground sign- Monument
2. Building sign- Projecting
3. Building sign- Wall Mounted
4. Awning sign

Number of Signs

1. One monument sign per street frontage is allowed for multi-tenant principal buildings or single free-standing buildings.
2. In addition to the monument signage allowed, each occupant of a multi-tenant building may display up to two on premises building signs. Awning signs shall be counted as building signs for means of calculating.

Location of Signs

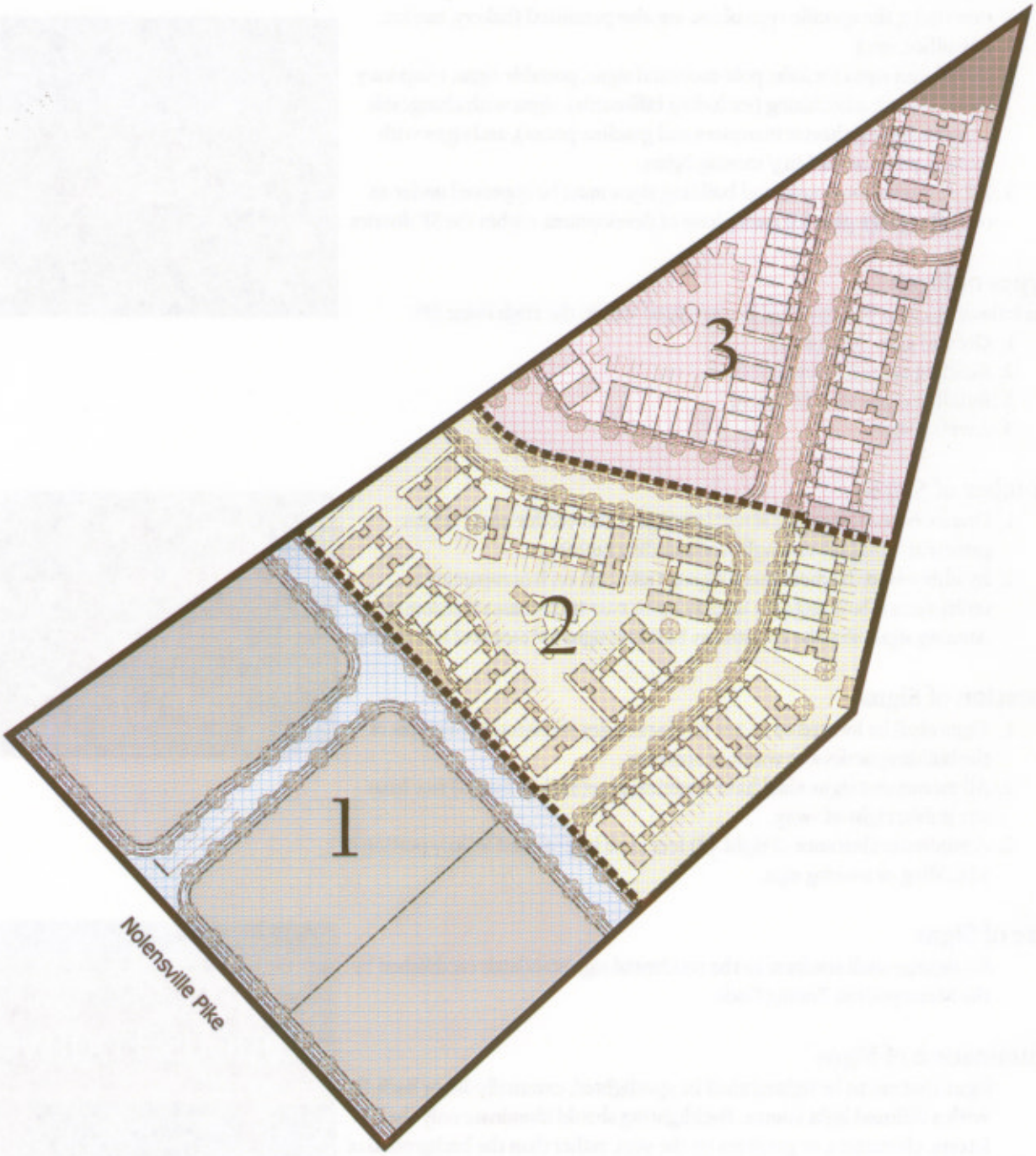
1. Signs shall be located so as not to obscure key architectural features of the building or door or window openings.
2. All monument signs shall have a minimum setback of five (5) feet from any public right-of -way.
3. A minimum clearance of eight (8) feet shall be provided for any portion of a building or awning sign.

Size of Signs

All signage shall conform to the residential sign standards established by the Metropolitan Zoning Code.

Illumination of Signs

Signs that are to be lighted shall be spotlighted, externally-lit, or back-lit with a diffused light source. Backlighting should illuminate only the letters, characters, or graphics on the sign, rather than the background of the sign. Backgrounds shall be opaque.

Phasing

This plan illustrates the proposed preliminary phasing of the development. It is anticipated that the development will require 3 years for build-out. Plans for final approval of the first phase, are anticipated to be submitted in the summer of 2007.