SPECIFIC PLAN APPROVAL
☑ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☑ CONDITIONAL, compliance with the
SP provisions of the Metropolitan Zoning Ordinance.
Conditions See Staff report dated 4.24.08
By B Burgess MPC Date 4.24.08
Metropolitan Planning Commission

H2O

URBAN - WATERFRONT - DISTRICT

NASHVILLE & DAVIDSON COUNTY
JUL 17 2008
METROPOLITAN PLANNING DEPARTMENT

SPECIFIC PLAN - REVISED
SP# 2008SP-006U-06
07.17.08

SP_2008SP-0064-06

H2O
URBAN - WATERFRONT - DISTRICT
H5O

PUBLIC CHARRETTE DATES
October 20-25, 2007

www.tpudc.com

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District Council Members

Buddy Baker - District 20
Bo Mitchell - District 35

H2O Founders

ALPHA, LLC
Ronald G. Sapp, President
Mark Hemphill, President

1817 Waterstone Court
Franklin, TN 37069
P: 615.496.7111
F: 615.370.4083

Town Planners

TOWN PLANNING + URBAN DESIGN COLLABORATIVE, LLC
W. Brian Wright, Founding Principal
Mark Zonarich, Director of Town Planning

300 Starling Lane
Franklin, TN 37064
P: 615.948.8702
F: 615.250.0554

Charrette Team

TPUDC LANDSCAPE ARCHITECTURE LLC Randy Morgan, Principal - Landscape Architecture	Nashville, TN
TPUDC BUILDING DESIGN STUDIO LLC Kenny Craft, Principal	Birmingham, AL
BALCH + BINGHAM, LLP William Wright, Partner	Birmingham, AL
SCHNEIDER CORPORATION Mike Knipple + Bob King	Nashville, TN
NEW URBAN WATER WORKS Milt Rhodes, Principal	Raleigh, NC
CHRISTOPHER ILLUSTRATION Dede Christopher, Principal	Maryville, TN
HALL PLANNING + ENGINEERING Dwayne Carver, Project Manager	Tallahassee, FL
OPTICOS Leo Casas, Principal	Seaside, FL
DRYDEN ABERNATHY ARCHITECTURE DESIGN John Abernathy, Partner	Nashville, TN
ALEXANDER GORLIN ARCHITECTS David Lehman, Designer	New York, NY
JONATHAN MILLER DESIGN Jonathan Miller, Principal	Knoxville, TN

Specific Plan Application No: 2008SP-006U-06

PREFACE

This document represents the preliminary SP application for the H2O Urban Waterfront District. It is consists of two separate Documents; the Regulatory Document and the Explanatory Document. The Regulatory Document will serve as the new zoning for the property while the Explanatory Document provides supporting information and helpful details to clarify any questions that may arise about the Regulatory Document. The explanatory document is not intended to be regulatory in any way and is a completely separate document. These two documents are presented together for simplicity sake.

1. PURPOSE + INTENT

This document represents the preliminary SP application for the H2O Urban Waterfront District. This rezoning will allow the redevelopment of an abandoned golf driving range currently being utilized as a dumping ground for garbage and a hangout for the homeless to be transformed into a vibrant mixed-use community. In order for this community to realize these goals, a change in the current zoning classification from MUL and OR-20 to Specific Plan (SP) is necessary. The developer requests that this application be reviewed for preliminary SP zoning approval.

2. DEVELOPMENT PLAN

H2O is an innovative community being proposed for development on 24 acres of land in Nashville, Tennessee. It is anticipated that the H2O will consist of a mix of retail (such as boutique shops and gourmet restaurants), office, as well as residential including high-end lofts, row houses, condos and single family houses. The District will be designed for hip, professionals and others that enjoy this type of creative urban environment and waterfront living. H2O is soon to become one of the country's most progressive New Urbanist projects incorporating the latest in sustainable and environmentally sensitive planning and architecture. The design of the development is based on the following sustainability, Smart Growth & New Urbanist principles set forth by groups like the Congress for New Urbanism, EPA Smart Growth Division and US Green Building Council:

1. Create a walkable, mixed-use, compact & diverse community
2. Create a range of living, working, shopping & playing opportunities and choices
3. Utilize the most advanced techniques and Best Management Practices for sustainability in architecture, site design and planning to create a model project for the nation.
4. Foster distinctive, attractive places with a strong sense of place
5. Balance the preserve open space, natural beauty and critical environmental areas with the need to create vibrant habitat for humans.
6. Provide a variety of transportation choices

3. CONSISTENCY WITH GENERAL PLAN

H2O is designed as a high quality, compact, context-sensitive, transect-based, walkable mixed-use community with an emphasis on the creation of an immersive human-scaled environment that creates a sense of place, consistent with the General Plan and its goals and policies. Being a transect-based community, H2O also is consistent with the proposed Community Character Manual. H2O will enhance the quality of the adjacent waterfront and will provide residents and visitors a unique waterfront experience with opportunities for "sit-down" restaurants, retail shopping and offices, in addition to a variety of residential living experiences.

The development of H2O will be guided by a set of rigorous Development Standards to assure an excellent resulting community. With these Development Standards, the associated Regulating Plan and the design of the project, H2O will exceed the conventional automobile oriented standards of the area, and will provide an exemplar for excellence in planning and design of future development in the area.

H2O will celebrate its historical and natural surroundings, providing upriver views of the Cumberland River and the nearby Beall's Bend historic site. As the site has previously been cleared and graded, the area does not possess a rural character to any meaningful extent and because H2O is a compact development, it provides for efficient land use development within the site so that other sites in the area that have more meaningful rural and natural attributes may be preserved.

Due to the quality of the development, including the amenities associated with a pedestrian oriented mixed use community, H2O will enhance the quality and overall value and living experience in the larger area in which it is situated. Associated with the development of H2O, the applicant will work with the city to re-vitalize and improve the adjacent city park so that it can become an asset to the project and nearby communities. In addition, the project will be coordinated with the area greenway plan to provide additional environment and recreational opportunities and will incorporate walkways and bike routes to provide alternative means to move through the community.

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Metropolitan Nashville Planning Department

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

Specific Plan Application

Application must be completed in full and submitted with appropriate fee at least 6 weeks in advance of Metro Plannin Commission (MPC) meeting. **Eleven (11)** paper plans must be submitted at a scale 1"=50' or greater. All plans must uniformly collated and prefolded vertically to form a packet of no more than ten (10) inches in width. Checks should b made payable to "Metropolitan Government."

SP Project No. _____ **Date Submitted:** 10-13-07

SP Name H2O

Type of SP Request ? X Preliminary SP ☐ Final SP ☐ Preliminary & Final SP ☐ Amend SP

Description of the SP: This rezoning will allow the redevelopment of an abandoned golf driving range currently being utilized as a dumping ground for garbage and a hangout for the homeless to be transformed into a vibrant mixed-use community.

Associated cases: ☐ PUD ☐ General Plan Amendment ☐ Subdivision ☐ Mandatory Referral

Map	Parcel(s) If portion, use "part of parcel...."	Current Zoning	Number of Acres
102	88	OR 20	15.05
102	17	MUL	8.88

Community Plan Consistency (to be completed by applicant)

Subarea 6 Bellevue (Community Plan # (1-14)) Sheet 3 (Reference (e.g. 40)) Commercial Mixed Concentration (CMC) (Land Use Policy (e.g. Residential Low Medium))

Fee: Applications filed after June 21, 2007 **$6,195.00***

***Note**: For SP revisions and final applications, where a preliminary SP was adopted by Council prior to June 21, 2007, the final SP application fee shall be the difference between any fee(s) paid previously and the comprehensive fee of $6,195.00. "Previous fees" include those paid by you or other persons and entities within the SP development.

Fees paid to date $_____ + Fees for current application $_____ = $6,195.00

Once the proposed comprehensive fee has been paid, any future SP application submittals will not require a fee unless a Council action is required on that application.

Applicant: All communication by phone, fax, e-mail, or mail will be with the applicant. If you are not the property owner, and the owner(s) have not signed below, you will need to submit a letter, from the property owners(s) indicating you are acting as their agen The letter needs to include map/parcel, existing zoning, & requested zoning.

CONTACT INFORMATION

NOTE: **All correspondence will be mailed or e-mailed to both the property owner and the surveyor.**

PROPERTY OWNER #1

Property Owner's Name: Mark Hemphill
Address: 1817 Waterstone Court
City: Franklin State: TN Zip: 37069
Phone: 615-496-7111 ☐ business ☐ home X cell
Phone: _____ ☐ business ☐ home ☐ cell
Fax: 615-370-4083 X business ☐ home
E-mail: rmark87@bellsouth.net
*Owner Signature: Mark Hemphill

Planner's Name: W. Brian Wright
Address: 300 Starling Lane
City: Franklin State: TN Zip: 37064
Phone: 615-948-8702 ☐ business ☐ home X cell
Phone: _____ ☐ business ☐ home ☐ cell
Fax: 615-250-0554 X business ☐ home
E-mail: brian@tpudc.com
Applicant Signature: W. Brian Wright

PROPERTY OWNER #2

Property Owner's Name: Ronald Sapp
Address: 35283 Oak View Dr.
City: Brownsville State: OR Zip: 97327
Phone: 503-267-4521 ☐ business ☐ home X cell
Phone: _____ ☐ business ☐ home ☐ cell
Fax: 541-466-5828 X business ☐ home
E-mail: ronsapp@hotmail.com
*Owner Signature:

ALPHA L.L.C.
1817 Waterstone Court
Franklin, TN 37069
p: 615.496.7111
f: 615.370.4083
www.H2ODistrict.com

December 12, 2007

To Whom It May Concern:

This letter is to serve as authorization for W. Brian Wright of Town Planning & Urban Design Collaborative LLC to serve as the applicant for the H2O SP and act as agent for Alpha LLC in regard to questions that may arise from the review of the documents submitted as an SP application to rezone the property located at 6950 Charlotte Pike and Cabot Drive also know as H2O Urban Waterfront District.

Sincerely,

Mark Hemphill
President
Alpha LLC

Ron Sapp
President
Alpha LLC

I, Stephen F. Bean (4), hereby authorize Alpha, LLC to file for a rezone for my property located at 6950 Charlotte Pike, Nashville TN 37209. This rezone will allow for mixed use to include 712 residential units, 124,476 sq ft of Office Space, and 216,778 sq ft of Retail Space.

Signature: _____

Date: 1/2/08

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REQUEST FOR WATER & SEWER AVAILABILITY

Information for the Availability / Capacity Response Letter

Date: December 11, 2007
Name of Requestor: Robert L. King, P.E.
Company Name (if applicable): The Schneider Corp.
Address: 624 Grassmere Park Drive
City, State, Zip Code: Nashville, Tn. 37211-3671
Phone Number: 615-760-4025
Fax Number: 615-254-7000
E-Mail Address: bking@schneider-corp.com

Requested Property Information

Address of Property: 6950 Charlotte Avenue
Map and Parcel(s): Map 102 Parcels 88 & 17
Council District/#: 35
Purpose of Construction / Intended Use / # of Lots: combination of residential, commercial retail and general office
Development Acreage: 23.9 acres
Square Footage of Proposed Building: 712 residential, 217,000 ft² retail and 125,000 ft² office
Projected Wastewater Flow (in G.P.D.): 712 units @ 250 gal/unit = 178,000 gpd; 217,000 ft² @ 0.1 gal/ft² = 21,700 gpd; 125,000 ft² @ 0.1 gal/ft² = 12,500 gpd; 178,000 + 21,700 + 12,500 = 212,200 gpd
Finished Floor Elevations (if applicable): N.A.

*** PROVIDE A SITE UTILITY PLAN and/or SUBDIVISION PLAT (attach with request)***

ALL PLAT & PLANNED UNIT DEVELOPMENT SUBMITTALS TO METROPOLITAN PLANNING COMMISSION SHALL PROVIDE PROOF OF SEWER AVAILABILITY AS FOLLOWS:

A. A "sewer capacity fee letter" which states that adequate sewer capacity to serve the proposed project can be purchased within a time period prescribed by Metro Water Services (90 days). Final plats and final PUD's require proof of payment of at least 30% of these capacity fees as outlined in this letter. Copy of receipt of capacity fee payment shall be included in submittal package; or

B. An "availability letter" issued by Metro Water Services confirming that sewer capacity is available to the proposed development.

Please enclose a check for **$500.00 made payable to Metro Water Services** for this study. The original letter will be valid for **90 days** and may be updated up to three times (90 additional days per update) at no cost.

Please note, the study will take approximately **15 working days to complete**.
This is given as an aid for the public in requesting a letter of availability for water and/or sewer for property served by Metro Water Services.

Please address all correspondence to: **Ms. Diane Martindale, Metro Water Services - Development Section, 1600 Second Avenue North, Nashville, TN 37208**

For additional comments contact: **Phone Number (615)-862-4598 - Option 1**

Schneider

The Schneider Corporation
624 Grassmere Park Drive, Suite 30 Nashville, TN 37211-3673 Phone: 615.255.3535 Fax: 615.254.7000

INDIANA
Corporate Headquarters
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216
Toll Free: 866.973.7100

Avon Office
Building 1000
5250 E US Highway 36
Suite 250
Avon, IN 46123

Merrillville Office
9800 Connecticut Drive
Suite B1-508
Merrillville, IN 46307

West Lafayette Office
1330 Win Hentschel Boulevard
Suite 100
West Lafayette, IN 47906

IOWA
Ames Office
1606 Golden Aspen Drive
Suite 110
Ames, IA 50010

NORTH CAROLINA
Charlotte Office
8001 Arrowridge Boulevard
Charlotte, NC 28273

TENNESSEE
Nashville Office
624 Grassmere Park Drive
Suite 30
Nashville, TN 37211

March 28, 2008

Ms. Diane Martindale
Metro Water Services
1600 2nd Avenue North
Nashville, Tennessee 37208

RE: Availability Letter for H2O Project

Dear Diane:

This letter is to serve as an official request to extend the attached availability letter for an additional 90 days. There has been no substantial changes since the original request. Pleas let me know if you have any questions.

Sincerely,

Robert L. King

Robert L. King, P.E., P.L.S.
Senior Project Manager

www.schneider-corp.com
document2

KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES
800 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2208

March 28, 2008

Mr. Robert L. King, P.E.
The Schneider Corporation
624 Grassmere Park Drive, Suite 30
Nashville, TN 37211

Re: Sewer/Water Capacity Requirements, H2O Project SP, Proposed 720 Residential Units & 325,000 Sq. Ft. Retail/Office Space, 6950 Charlotte Pike, Map 102, Parcels 17 & 88, (23.9 Acres), First Update

Dear Mr. King:

Water and sanitary sewer will be available as requested on March 27, 2008, upon payment of capacity charges based on the projected 250,200 gallons per day average daily flow. Public water and public sewer extensions will be required for the proposed development. Public sewer pump station improvements may be required to serve a portion of this development. A Sewer Pumping Station Perpetual Maintenance Fee is required for any new pump station constructed. Abandonment/relocation of a portion of existing 8-inch public sewer line within the site will also be required. Easement acquisitions are the developer's responsibility and at the developer's expense. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection.

Service can be made available by payment of the charges as follows:

Commitment	Water Capacity Charge	Sewer Capacity Charge	Total Capacity Charge
1 Year	$215,000.00 (30%)	$ 430,000.00 (30%)	$ 645,000.00 (30%)
2 Years	$394,000.00 (55%)	$ 788,000.00 (55%)	$1,182,000.00 (55%)
3 Years or More	$715,000.00 (100%)	$1,430,000.00 (100%)	$2,145,000.00 (100%)

A minimum of 30% of these non-refundable charges must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, 800 Second Avenue South, Nashville, TN 37210. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits.

If you have any questions, please contact Ms. Diane Martindale by phone at (615) 862-4598 and select Option 1 or by email at diane.martindale@nashville.gov.

Sincerely,

Michael D. Morris

Michael D. Morris, P.E.
Engineer 3

cc: Mr. Alan W. Hand, P.E., Engineer 2
Ms. Mary Ellen Jackson, Customer Services Assistant Manager-Permits
Mr. Robbie Ervin, System Services Assistant Manager
Mr. Bo Mitchell, Council District 35

If you need assistance or accommodations, please contact Metro Water Services, Mr. Joseph A. Estes Sr., at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208.

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water + sewer availability letter

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KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2208

April 8, 2008

ACTION OF
METROPOLITAN STORMWATER MANAGEMENT COMMITTEE
1600 SECOND AVENUE NORTH
NASHVILLE, TENNESSEE 37208

MR. ROBERT L. KING
THE SCHNEIDER CORPORATION
624 GRASSMERE PARK DRIVE, SUITE 30
NASHVILLE, TENNESSEE 37203

H2O
Variance Request No. 200800011
Map/Parcel Nos. 10200001700 and 10200008800

Dear MR. ROBERT L. KING:

At a meeting of the Metropolitan Stormwater Management Committee held on April 3, 2008, your Variance Request No. 200800011 was considered.

The following resolution was adopted:

"BE IT RESOLVED by the Metropolitan Stormwater Management Committee in the variance request of MR. ROBERT L. KING, appellant of the property located at 6950 Charlotte Pike, being further identified as Map/Parcel Nos. 10200001700 and 10200008800, represented by MR. ROBERT L. KING; wherein a variance is requested for the following:

To allow disturbance of the 75' floodway buffer of the Cumberland River and the 50' stream buffers of Davidson Branch and Ewin Branch and alteration of the floodplain of the Cumberland River, including up to 170,000 cubic yards of uncompensated fill, to construct a retail/residential development.

Said construction does not comply with Section 6.9 of the Metropolitan Stormwater Management Manual (Volume 1 - Regulations dated November 2006) prohibiting disturbance of the floodway buffer.

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Said construction does not comply with Section 6.9 of the Metropolitan Stormwater Management Manual (Volume 1 - Regulations dated November 2006) prohibiting disturbance of a stream buffer.

Said construction does not comply with Sections 5.5.6 of the Metropolitan Stormwater Management Manual (Volume 1 - Regulations dated November 2006) requiring compensating storage capacity.

Mr. Tom Allen abstained from the vote due to a conflict that required him to recuse himself from the case.

After discussion during the Executive Session of the Committee on April 3, 2008 and review of the information presented, Mr. Walter Davidson made a motion to approve the variance request for only the floodway buffer and stream buffer disturbances, with the following conditions:

1. The variance is granted for disturbances of the Zone 1 and Zone 2 buffers within the limits as shown on the Plan of Record.
2. The Appellant shall return to the Committee with final construction plans and details of mitigation for approval.
3. The Appellant shall submit a flood study of Davidson Branch and Ewin Branch to MWS – Plans Review staff for technical review.
4. The Appellant shall incorporate the items listed on the attached H2O Sustainability Features Summary (dated March 2008) into the project. Both the Summary and Illustration F, submitted during the meeting, are included as part of the Plan of Record.
5. The Appellant shall provide an ongoing "post flooding cleaning BMP" that will promote no illicit discharges being created by washing activities on the site.
6. An overall Clean Marina-type program for the site is required.
7. The Appellant shall employ construction practices that enhance refuse collection to insure trash is not allowed to wash, be blown, etc. so as to enter any adjacent water body.
8. When returning to the Committee, the Appellant shall include any request to mow areas that fall within the designated buffer, if applicable.

9. The Appellant shall coordinate with MWS - Engineering regarding any sanitary sewer relocation issues/needs relating to the development (i.e. Davidson Branch pump station).
10. Any stream relocation or sanitary sewer relocation shall be approved by TDEC.
11. This variance will expire on April 3, 2009. However, if a grading permit or building permit is issued within that period, the variance expiration date will run concurrent with that permit expiration date. The variance is valid only so long that the plan presented to the Stormwater Management Committee does not change.
12. The Appellant is reminded that no construction or disturbance should commence prior to obtaining any applicable Grading Permit from Metro Water Services and any or all applicable Building Permits from Metro Codes.

The motion was seconded by Mr. Tracey Kinslow. The motion was approved by Ms. Elaine Bright, Mr. Davidson, Mr. Charles Gamble, Mr. Kinslow, Mr. Ron Merville, Jr., and Mr. Lance Wagner.

After further discussion, Mr. Ron Merville, Jr. made a motion to indefinitely defer the variance request for the uncompensated fill in the floodplain until several items could be addressed by the applicant. The motion was seconded by Mr. Walter Davidson and approved by Ms. Elaine Bright, Mr. Davidson, Mr. Charles Gamble, Mr. Tracey Kinslow, Mr. Merville, and Mr. Lance Wagner. Items to be addressed are:

1. The Appellant shall provide results of a flood study for Davidson Branch and Ewin Branch.
2. The Appellant shall provide a phasing schedule for the project.
3. The Appellant shall address the impacts based on the latest Corps flood storage analysis of impacts of uncompensated fill on the Cumberland River.
4. The Appellant shall provide a detailed plan of Phase 1 of the project.
5. For any channel relocation, the Appellant shall provide a biologist familiar with stream channel relocation on-site.

NOW THEREFORE, it is the decision of the Committee that the floodway buffer and stream buffer disturbance requests in Variance Request No. 200800011 as set out above and further described in the case record, be and is hereby **GRANTED,** and it is the decision of the Committee that the uncompensated fill in the floodplain request in

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MR. ROBERT L. KING
APRIL 8, 2008
No. 200800011
Page 4

Variance Request No. 200800011 as set out above and further described in the case record, be and is hereby **DEFERRED."**

The Appellant is reminded that this decision of the Committee is contingent upon approval of the meeting minutes for the above referenced Executive Session.

Metropolitan Stormwater Management Committee

By: _____
Secretary

Cc: Mr. Scott Potter, Metro Water Services - Director
Mr. Rick Bernhardt, Metro Planning Commission
Mr. Tom Palko, Metro Water Services - Stormwater
Mr. Michael Hunt, Metro Water Services – NPDES
Mr. Mike Phillips, Neel-Schaffer, Inc.

Attachment (1) – H2O Sustainability Features Summary (March 2008)

H2O
URBAN - WATERFRONT - DISTRICT

H2O Sustainability Features Summary
March, 2008

Sustainability is a fundamental principle of H2O. The most advanced and effective sustainable practices will be incorporated into the project at all scales. Below is an outline of some of the systems we are considering for integration into H2O:

1. Light Imprint New Urbanism/ Low Impact Development
2. LEED Platinum Certification for all Buildings
3. Green Roof with over flow cisterns on all buildings
4. Rainwater Planters (storage and overflow)
5. On-Lot Rainwater Harvesting - Rain Cisterns below buildings and plazas
6. Grey Water Recycling (irrigation, etc.)
7. Rain Gardens (Bioretention facilities)
8. Bioswales
9. Infiltration Gardens
10. Porous Hardscaping and Pervious Pavement
11. Wind Harvesting with Rooftop & landscape turbines
12. Geo Thermal for heating & cooling
13. Solar Collection
14. H2O Transit System to Downtown Nashville & Airport (7 mi.)
15. River Taxi
16. Xeriscaping & Native Plantings
17. Human-Powered Gym
18. River Turbines

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Schneider

The Schneider Corporation

624 Grassmere Park Drive, Suite 30 Nashville, TN 37211-3673 Phone: 615.255.3535 Fax: 615.254.7000

INDIANA
Corporate Headquarters
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216
Toll-Free: 866.973.7100

Avon Office
Building 1000
5250 E US Highway 36
Suite 250
Avon, IN 46123

Merrillville Office
9800 Connecticut Drive
Suite B1.50B
Merrillville, IN 46307

West Lafayette Office
1330 Win Hentschel Boulevard
Suite 100
West Lafayette, IN 47906

IOWA
Ames Office
1606 Golden Aspen Drive
Suite 110
Ames, IA 50010

NORTH CAROLINA
Charlotte Office
8001 Arrowridge Boulevard
Charlotte, NC 28273

TENNESSEE
Nashville Office
624 Grassmere Park Drive
Suite 30
Nashville, TN 37211

Dear Sir and Madams:

Thank you again for your time and interest in meeting with representatives of H2O development on March 25, 2008. We believe the effort to identify and discuss issues involved in permitting the proposed project at Davidson Branch was very helpful and productive. As we mentioned at the end of the meeting, this letter is an attempt to capture the discussion. We hope this helps us continue to focus future discussions and the permitting process.

As you may recall from our meeting, and from the materials you have seen, H2O's proposal is for a mixed-use, "Smart Growth" development that would represent the very latest in "green" urban planning. [more on development] We are very excited about bringing this type of project to Nashville and the public access to and use of the Corps' Cheatham Lake is integral to its design.

During our meeting, we discussed a number of issues. The first set of issues involved the boundaries of and activities within the Corps' flowage easement on the property. To this end, we discussed:

- ***The two descriptions of the boundaries of the easement.*** The easement document explains that it covers only property lying "entirely below" the 390 foot elevation. However, it also contains a metes and bounds description that does not match the 390 foot contour. The easement document states that the metes and bounds "substantially" describe the 390 foot contour line, but it does not match very well. At the meeting, it was agreed that the meets and bounds description was likely made from aerial surveys and that the 390 contour line should define the easement. Also, it was suggested by the Corps that this might be resolved as a mapping issue. It seems clear to H2O that the easement should simply follow the 390 contour. H2O has sent to the Corps the latest AutoCAD surveys of the property.

- ***Construction "within" the easement.*** Even presuming that the boundaries of the easement follow the 390 contour, H2O has proposed to place fill in those areas to raise them above an elevation of 390 and then place structures above that level. We discussed that no structures were proposed below 390 and that FEMA requirements would be followed as regarded structures above that elevation. The Corps' easement requires Corps approval prior to erecting structures or improvements in the easement. Accordingly, we discussed whether the Corps would have to give such approval if the land were raised above the 390 mark. Alternatively, will the Corps give its approval to erect structures in the "airspace" above the easement, provided no structures will lie below 390 feet?

- ***Fill within the 385'- 390' "layer".*** As noted above, part of the development would require raising some areas currently below 390 feet. The Corps referenced its fill policy and stated that lost volume would have to be replaced one-for-one somewhere within Cheatham Lake and within the same 5 foot "layer" (i.e. between 385 and 390 feet. The Corps will provide a copy of its policy as soon as practicable.

In addition to these considerations driven by the easement, we also discussed other permitting/approval issues:

- ***Regulatory approvals.*** Permitting for constructing hard edges along the bank to provide public boating access and for other activities within or along Davidson Branch were outlined. The Corps did not identify any fatal flaws, but requested sufficient detail in H2O's application to assess all the permitting needs and to be sure the proposed activities were addressed.

- ***NEPA.*** The Corps anticipates that it would prepare an Environmental Assessment for the project. We presently anticipate that the assessment would result in a finding of no significant impact, but that cannot be known until the EA is completed. The Corps was not aware of any categorical exclusion that might apply. The Corps expects that the NEPA process would take 4 to 6 months to complete. H2O offered to provide an applicant prepared EIV in order to help streamline the process, and Corps agreed to consider its opportunity to use such support.

- ***Expansion of Project.*** A central tenant of a "Smart Growth" development, such as the one proposed here, is public spaces and access. Accordingly, the project is intended and expected to increase use of the Corps' lake by providing significant public boat facilities to support access to the development from the lake. The current design also shows a few private "moor under" boat slips for small craft. We understood from the Corps that cutting into the bank below the 385' elevation to create these slips would be considered an expansion of the resource and that permission for this activity is necessary. (Excavation between 385' and 390' would constitute mitigation for other fill). We discussed the mixed public/private nature of the development and the impact of this on permission to pursue these recessed boat launches. We need to understand the Corps' rules and policies on this issue better and look forward to continued discussion on this issue with you.

Again, thank you and all the members of the various groups that took their time to meet with us. We look forward to submitting an application to proceed with this project and to continuing our work with you on this development. If you have any questions or comments on the summaries above, or if you have new thoughts on these or other issues we should address, please let me know as soon as possible.

Sincerely,

Robert A. King

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H2O
URBAN · RIVERFRONT · DISTRICT

table of contents

REGULATORY DOCUMENT

DEVELOPMENT STANDARDS A

DEFINITIONS B

EXPLANATORY DOCUMENT

ANALYSIS A

PROCESS B

PLAN C

INFRASTRUCTURE D

CALCULATIONS E

ILLUSTRATIONS F

ARCHITECTURE G

ARCHITECTURAL REGS H

APPENDIX X

TC

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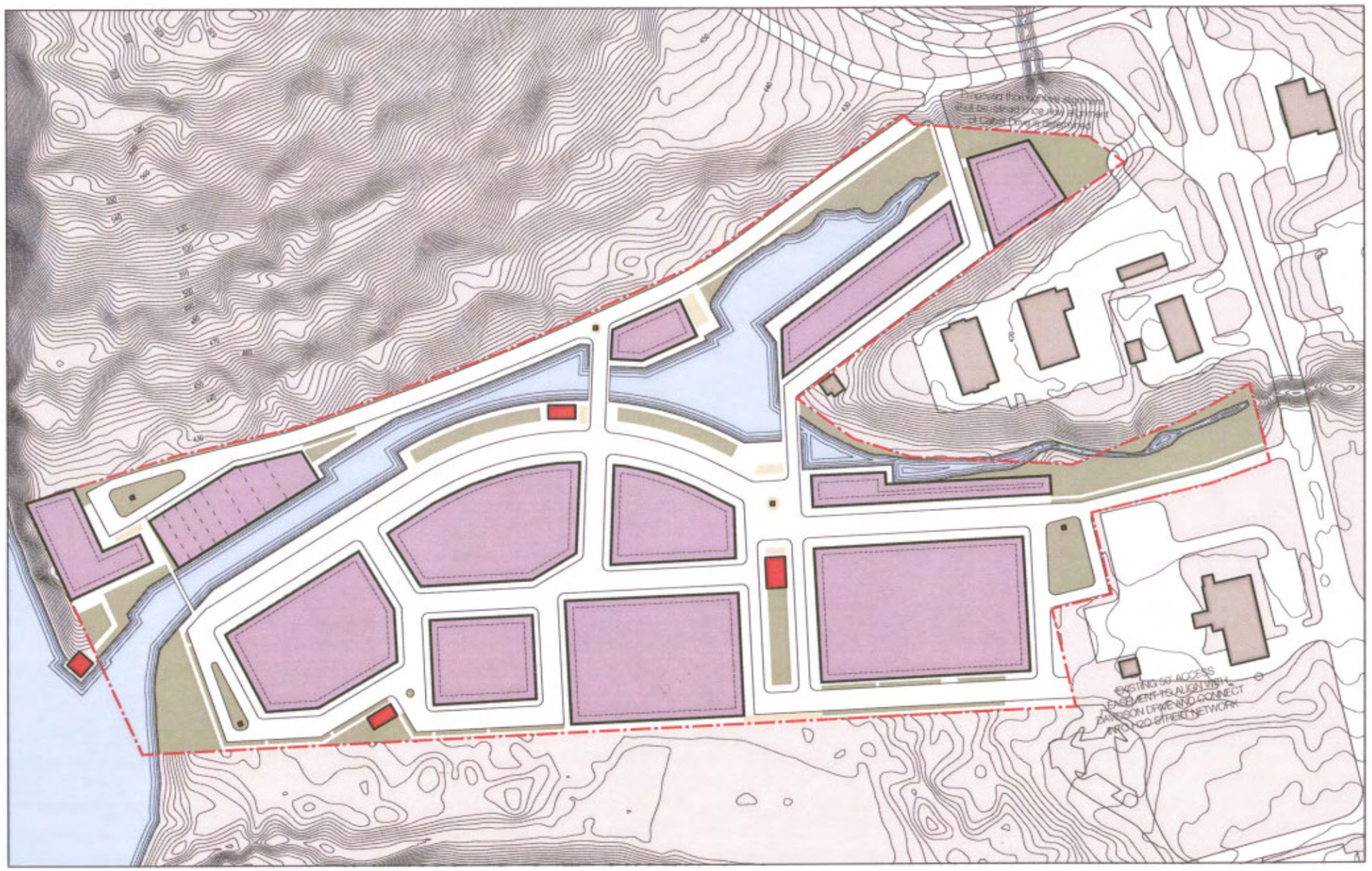
H2O

URBAN - WATERFRONT - DISTRICT

SP REGULATORY DOCUMENT
SP# 2008SP-006U-06
07.17.08

H2O
URBAN-WATERFRONT-DISTRICT

A
DEVELOPMENT STANDARDS



K E Y

- CIVIC STRUCTURE
- CS CIVIC SPACE
- T4
- FRONTAGE LINE

regulating plan

N

Scale: 1" = 200'

0 100' 200' 400'

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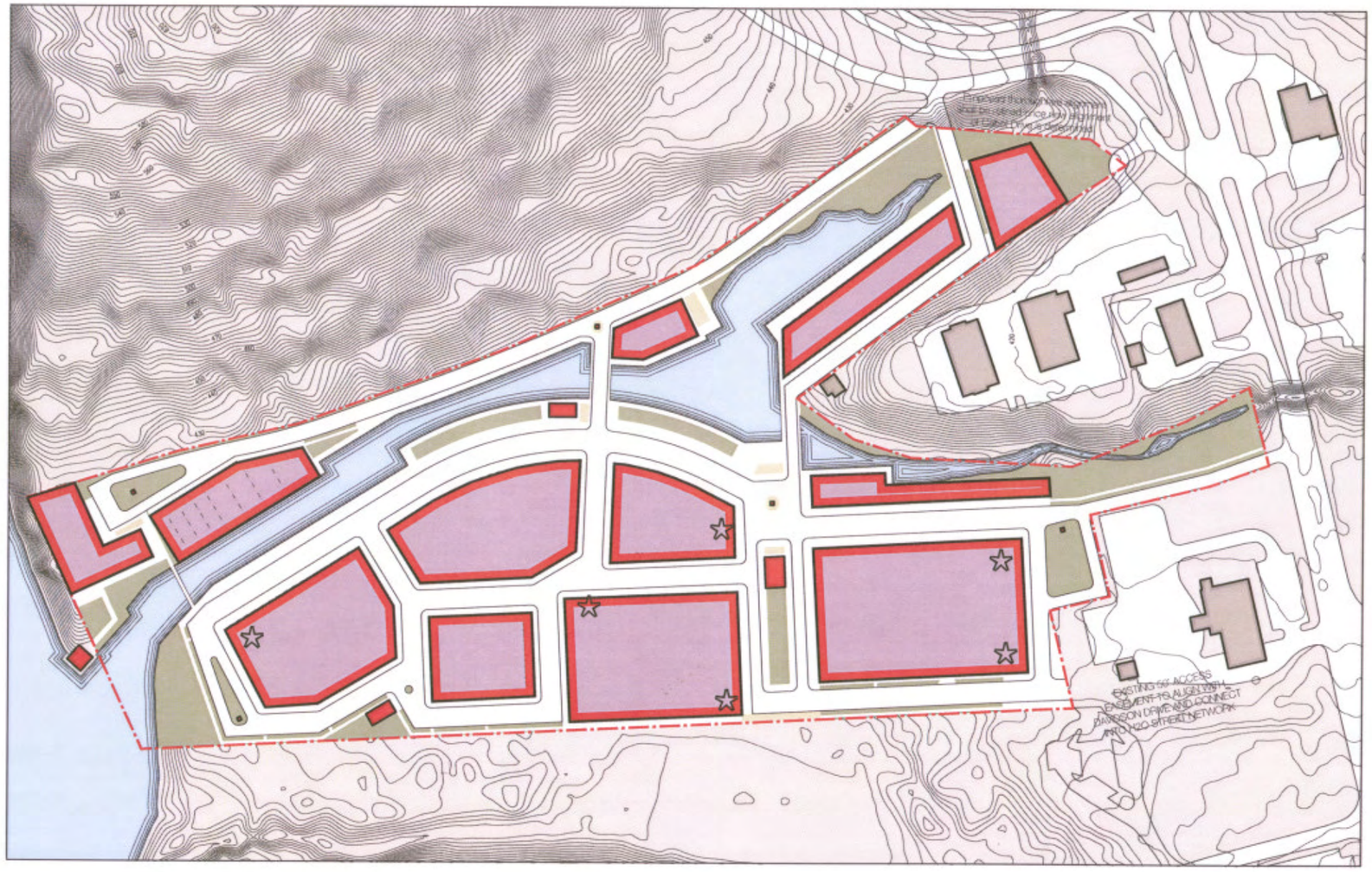

detailed regulating plan

K E Y

- CIVIC STRUCTURE
- CS CIVIC SPACE
- T4
- FRONTAGE LINE
- ARCHITECTURAL ELEMENT
  An element of the building that addresses or responds to a vista termination, axial condition or desired massing such as a tower, a localized symmetrical element, an articulated entrance, bay window, etc.
- ALLOWED GROUND-FLOOR COMMERCIAL/ RETAIL/ RESTAURANT USE
  Frontage Lines designated on a Community Plan that allows the provision of a Shopfront, causing the ground level to be available for commercial use.

  Those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other lot lines.

  *When possible, blocks shall have internal block frontages facing public spaces or passages.

  **Facades shall not be articulated excessively solely to add visual interest. All buildings must be articulated at an interval no greater than 75' in length.

Scale: 1" = 200'

0 100' 200' 400'

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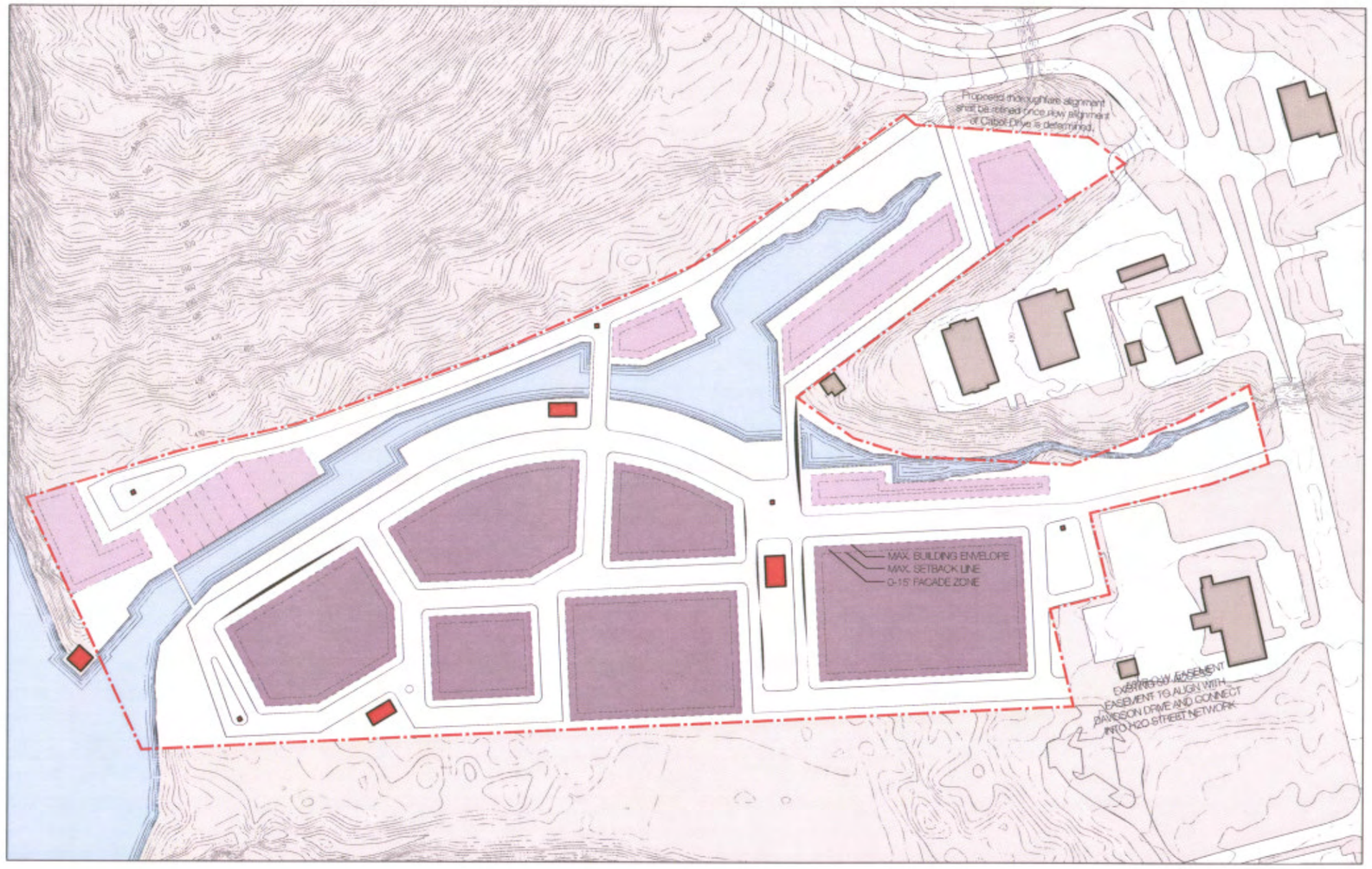

massing plan

K E Y

	1 - 6	STORIES
	2 - 4	STORIES
	3 - 6	STORIES*

*ARCHITECTURAL ELEMENTS/ TOWERS EXCEEDING THIS HEIGHT SHALL BE ALLOWED AT KEY CORNERS AND VISTAS. SPACE ABOVE 6 STORIES SHALL BE ACCESSIBLE BUT NOT HABITABLE. SEE LOCATIONS OF ARCHITECTURAL ELEMENTS ON PAGE A.2.

N

Scale: 1" = 200'

0 100' 200' 400'

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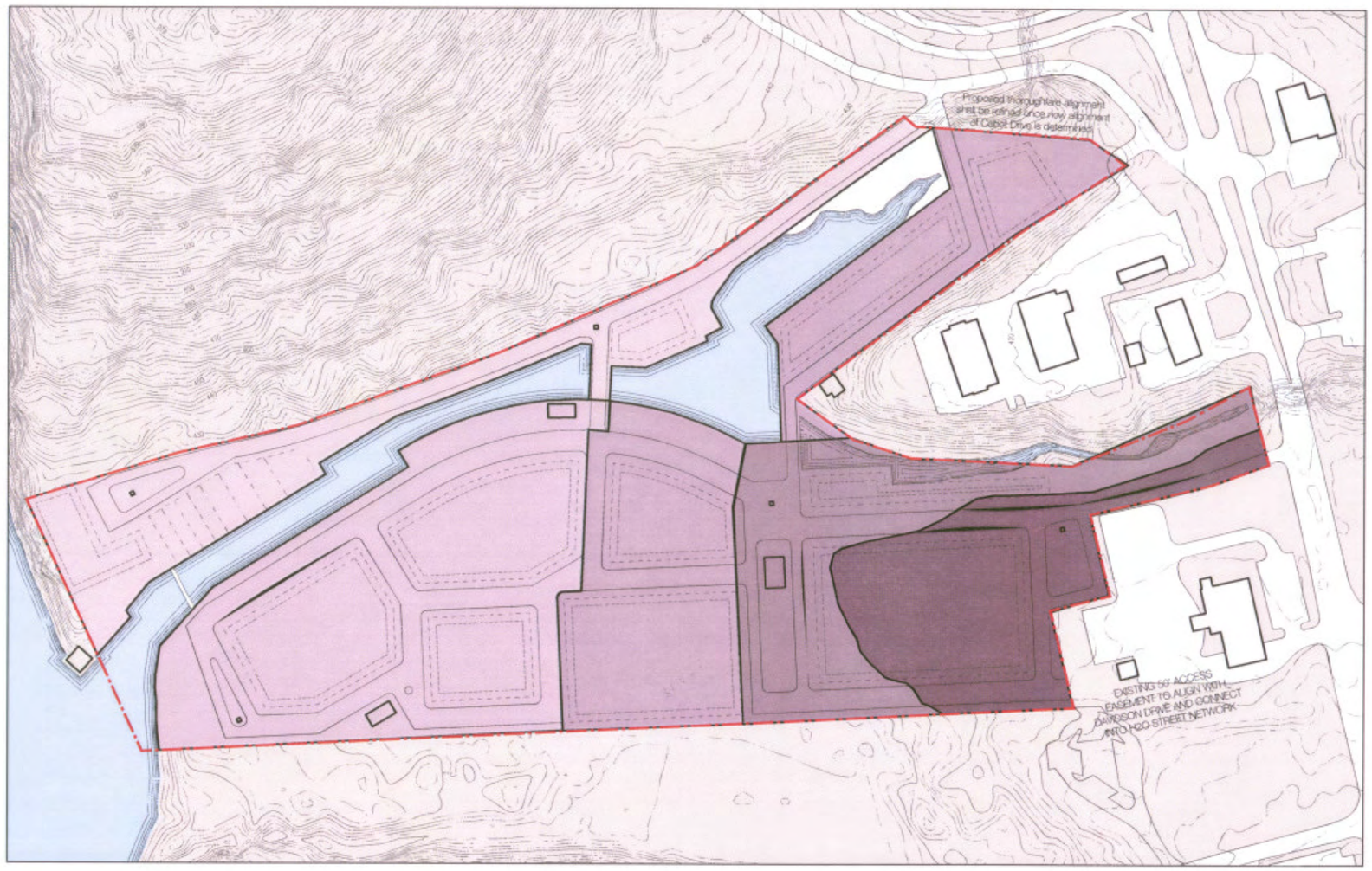
phasing plan



K E Y

- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3
- PHASE 4

N

Scale: 1" = 200'

0 100' 200' 400'

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BLOCK 1
- # STORIES..... 4 - 6
- HEIGHT..... 47' - 104'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 2
- # STORIES..... 2 - 4
- HEIGHT..... 25' - 72'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 3
- # STORIES..... 4 - 6
- HEIGHT..... 47' - 104'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 4
- # STORIES..... 4 - 6
- HEIGHT..... 47' - 104'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 5
- # STORIES..... 4 - 6
- HEIGHT..... 47' - 104'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 6
- # STORIES..... 4 - 6
- HEIGHT..... 47' - 104'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 7
- # STORIES..... 4 - 6
- HEIGHT..... 47' - 104'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 8
- # STORIES..... 2 - 4
- HEIGHT..... 25' - 72'
- SETBACK..... 0'
- FBO..... 60% MIN.

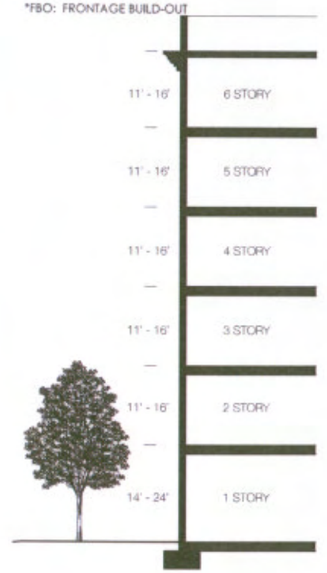
BLOCK 9
- # STORIES..... 2 - 4
- HEIGHT..... 25' - 72'
- SETBACK..... 0'
- FBO..... 70% MIN.

BLOCK 10
- # STORIES..... 2 - 4
- HEIGHT..... 25' - 72'
- SETBACK..... 0'
- FBO..... 60% MIN.

BLOCK 11
- # STORIES..... 2 - 4
- HEIGHT..... 25' - 72'
- SETBACK..... 0'
- FBO..... 70% MIN.

TOTAL AREA
- TOTAL SF..... 1.6M
- COMM..... 10%-30%
- OFFICE..... 5%-30%
- RESIDENTIAL.... 40%-85%
- HOTEL..... 0%-15%

*FBO: FRONTAGE BUILD-OUT



development plan details

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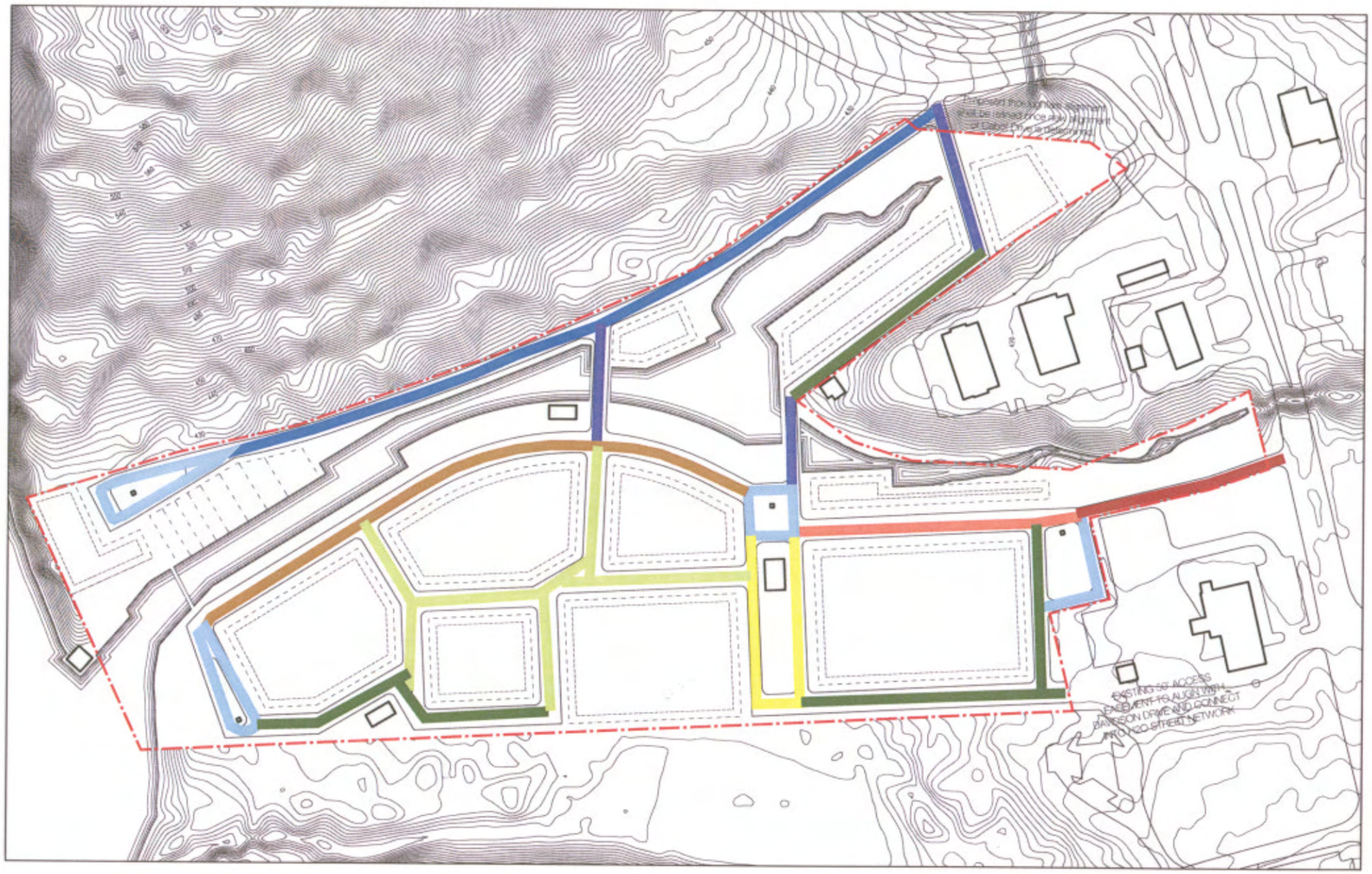
thoroughfare plan



KEY

Thoroughfare Type
- SQ Square
- PS Pedestrian Square
- BR Bridge
- DR Drive
- ST Street

Right of Way Width

Pavement Width

PROPOSED

SQ-28-18	
BR-34-24	
PS-36-18	
DR-37-25	
ST-40-20	
DR-60-32	
ST-56-32	
ST-62-32	
DR-64-34	

EXISTING

- Charlotte Pike-20-8
- I-440
- AL-20-20
- RD-30-16

NOTE: All streets will be private but will meet Public Works standards for construction techniques and maintenance.

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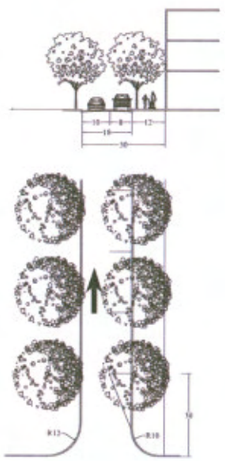
TABLE 3 THOROUGHFARE ASSEMBLIES

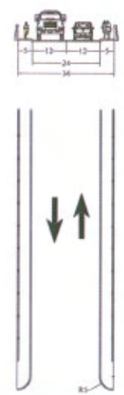
KEY **ST-57-20-BL**

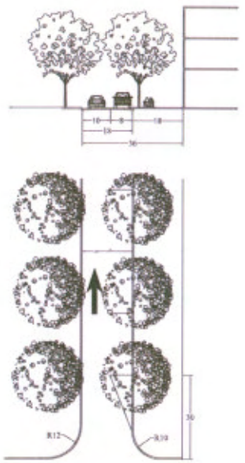
- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

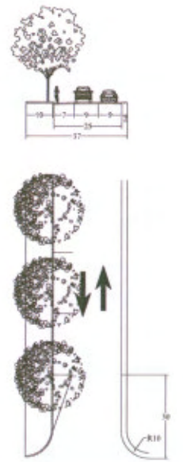
TYPES

Bridge:	BR
Drive:	DR
Pedestrian Square:	SQ
Square:	SQ
Street:	ST
Square:	SQ









Thoroughfare Type	SQ-28-18	BR-34-24	PS-36-18	DR-37-25	ST-40-20
Transect Zone Assignment	Square	Bridge	Pedestrian Square	Drive	Street
Right-of-Way Width	T3, T4, T5	T3, T4, T5	T4, T5, T6	T4, T5	T4, T5
Pavement Width	28 feet	34 feet	36 feet	37 feet	40 feet
Movement	18 feet	24 feet	18 feet	25 feet	20 feet
Design Speed	Slow	Slow	Slow	Yield Movement	Yield Movement
Pedestrian Crossing Time	10 MPH	15 MPH	10 MPH	20 MPH	20 MPH
Traffic Lanes	6.3 Seconds	8.4 Seconds	6.3 Seconds	8.7 seconds	7 seconds
Parking Lanes	1 lane	2 lanes	1 lane	2 lanes	2 lanes
Curb Radius	1 lane	None	1 lane	1 lane	None
Public Frontage Type	10' outside, 12' inside	5 feet	10' outside, 12' inside	10 feet	10 feet
Walkway Type	Stoop & Shopfront	None	Shopfront	None, Stoop & Shopfront	Stoop & Shopfront
Planter Type	12 foot Sidewalk	5 foot Sidewalk (both sides)	18 foot Sidewalk (one side)	10' Sidewalk	6' Sidewalk
Curb Type	Tree pit outside, none inside	None	Tree pit outside, none inside	Tree pit & Bio-swale	Bio-swale
Landscape Type	Raised	Raised	Raised	Raised & Swale	Swale
Transportation Provision	Regular, 30' o.c. Avg.	None	Regular, 30' o.c. Avg.	Regular, 30' o.c. Avg.	Regular, 30' o.c. Avg.
Surface Material	BT	None	BT	BT	BT
	Asphalt, Brick, Pavers or Concrete	Concrete	Asphalt, Brick, Pavers or Concrete	Asphalt, Brick, Pavers or Concrete	Asphalt, Brick, Pavers or Concrete

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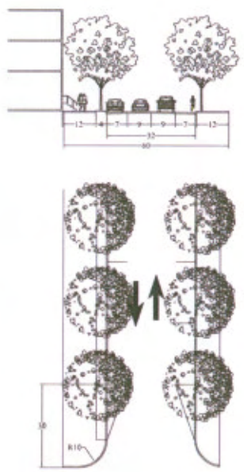
TABLE 3 THOROUGHFARE ASSEMBLIES (cont.)

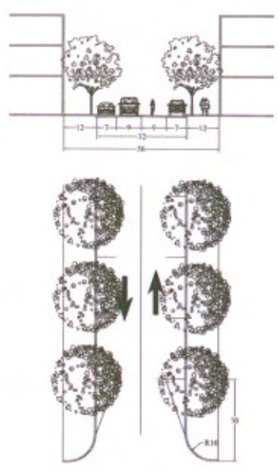
KEY ST-57-20-BL

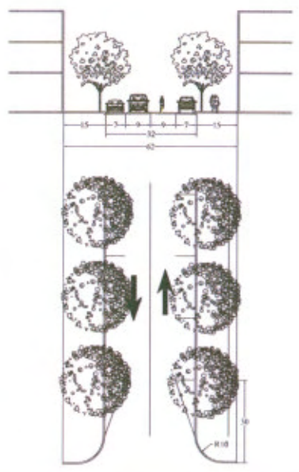
- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

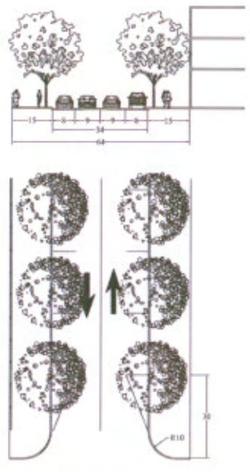
TYPES

Bridge:	BR
Drive:	DR
Pedestrian Square:	SQ
Square:	SQ
Street:	ST
Square:	SQ









Thoroughfare Type	DR-60-32	ST-56-32	ST-62-32	DR-64-34
Transect Zone Assignment	Park Side Drive	Street	Street	Waterfront Drive
Right-of-Way Width	T4, T5	T4, T5	T4, T5	T4, T5
Pavement Width	60 feet	56 feet	62 feet	64 feet
Movement	32 feet	32 feet	32 feet	34 feet
Design Speed	Yield Movement	Yield Movement	Yield Movement	Slow
Pedestrian Crossing Time	15 MPH	15 MPH	15 MPH	15 MPH
Traffic Lanes	10 seconds	10 seconds	10 seconds	11 seconds
Parking Lanes	2 lanes	2 lanes	2 lanes	2 lanes
Curb Radius	2 lanes	2 lanes	2 lanes	2 lanes
Public Frontage Type	10 feet	10 feet	10 feet	10 feet
Walkway Type	Stoop & Shopfront	Stoop & Shopfront	Stoop & Shopfront	Shopfront
Planter Type	12' Sidewalk	12' Sidewalk	15' Sidewalk	15' Sidewalk
Curb Type	Tree pits	Tree pits	Tree pits	Tree pits
Landscape Type	Raised	Raised	Raised	Raised
Transportation Provision	Regular	Regular	Regular	Regular
Surface Material	BT	BT	BT	BT
	Asphalt, Brick, Pavers or Concrete	Asphalt, Brick, Pavers or Concrete	Asphalt, Brick, Pavers or Concrete	Asphalt, Brick, Pavers or Concrete

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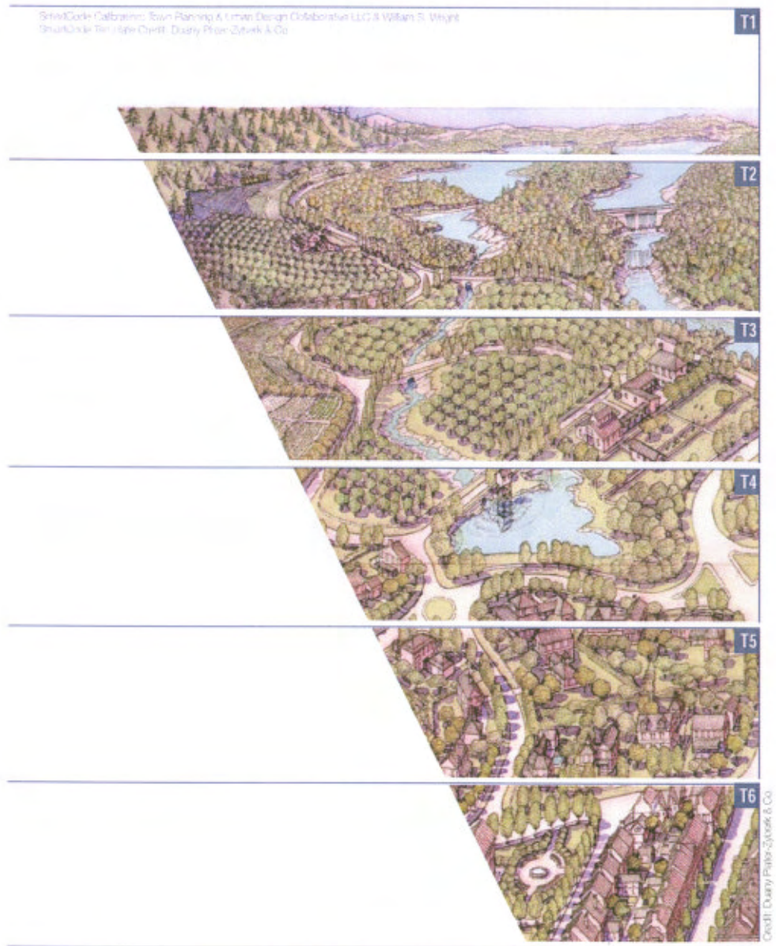
H_2O SMARTCODE



code 07.17.08

H_2O, Nashville, Davidson County, Tennessee
Draft July 17, 2008

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ARTICLE 1

1.1 **AUTHORITY/INTENT**

1.1.1a. This Code is adopted in accordance with and pursuant to the Tennessee Code Annotated, the Charter of the Metropolitan Government of Nashville and Davidson County, the General Plan for Nashville and Davidson County (the "General Plan"), the Zoning Code for Metropolitan Nashville and Davidson Country (the "Zoning Code"), the Subdivision Regulations of the Metropolitan Government of Nashville and Davidson County (the "Subdivision Regulations"), the Specific Plan Ordinance related to the Project adopted by the Metropolitan Nashville Council (the "SP Ordinance") and the Subdivision Concept Plan, Development Plan and each Final Site Plan related to the Project, approved, as applicable, by the Metropolitan Nashville Council and the Metropolitan Nashville Planning Commission (the "Subdivision Approvals"), all in order to implement the context sensitive development and land use compatibility provisions of the General Plan, and shall be used to effect site specific development of the Project with respect to the location, integration and arrangement of land uses, buildings, structures, utilities, access, transit, parking and streets in order to address the unique characteristics of the Project and the Project site.

1.1.1b. The Regulating Plan, the Detailed Regulating Plan and the Massing Plan prepared by Town Planning & Urban Design Collaborative, LLC and submitted as part of the SP District application for the Project are hereby incorporated by reference as if set out in full (collectively, as may be revised pursuant hereto, referred to herein as the "Community Regulation Plan").

1.1.1c This Code and the Community Regulation Plan incorporate the Development Standards for the Project. In addition, the Project shall be governed by certain Architecture, Landscape, Environmental and Signage Regulations adopted by the Developer for the Project (as may be revised from time to time in accordance with the provisions thereof, the "Architectural Regulations"), the Master Covenants and Restrictions recorded in the official records of Davidson County, Tennessee (as may be amended from time to time in accordance with the provisions thereof, the "Master Covenants and Restrictions") and all owners of property within the Project shall be subject to the Articles of Organization/Incorporation/Association, Bylaws or Operating Agreement, and rules and regulations of a Master Property Owner's Association to be organized and adopted pursuant to this Code (as may be amended from time to time in accordance with the provisions thereof, the "Master POA Documents").

1.1.1d The Project shall be developed in accordance with the Specific Plan Ordinance and the Subdivision Approvals and shall comply with all applicable building, fire and life safety codes of the Metropolitan Nashville Government.

1.1.1e Council approval shall be required if meeting the requirements of the Public Works Department means the plan layout cannot be built as approved.

1.1.1f Modifications to this SP of a minor nature may be approved by the Executive Planning Director or the Planning Commission depending on the nature of the modification. Any proposed change more than a minor modification shall be considered an amendment and will need to go to Council for approval. Exceptions shall be considered by the Planning Commission and may be granted if the exception meets the intent of the SP or results in a better product than following the letter of the Code.

1.1.1g For any development standards, regulations and requirements not specifically shown on the SP plan and/ or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUI zoning district as of the date of the applicable request or application.

1.1.2. Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.

1.1.3 Terms used throughout this Code shall be accorded their commonly accepted meanings unless otherwise defined in Articles 1-6 hereof.

1.1.4 The Definitions of Terms contains regulatory language that is integral to this Code. Capitalized terms in Articles 1-6 of this Code may refer to Definitions.

1.1.5 The tables contained herein are regulatory in nature and are part of the SP document.

1.2 **APPLICABILITY/EFFECT**

1.2.1 This Code shall apply to the property situated in Nashville, Davidson County, Tennessee described in the SP application hereto (the "Land", the "Project" or sometimes, the "Property"). All additions, renovations, buildings, open space, roads, access easements, sidewalks, trails, bicycle ways, pedestrian paths and preserved areas situated on or within the Property shall be in accordance with terms of this Code.

1.2.2 This Code incorporates a Community Regulating Plan described in Article 3.1 hereof, consisting of one or more maps showing the requirements for each of the areas of the Property.

1.2.3 This Code also contains (a) the Tables included herein setting forth, among other things the allowable uses; (b) Development Standards comprised of text and diagrams regulating certain aspects of buildings and development of the Project which affect the public realm; (c) Architectural Standards for buildings; (d) requirements for Building Types and related requirements such as frontage types, certain encroachments and building height; (e) lot sizes and setbacks as reflected by the building footprints shown on the Community Regulating Plan; (f) standards which define the streetscape; and (g) Thoroughfare standards specifying sets of Thoroughfare assemblies that provide for vehicular and pedestrian matters.

1.2.4 This Code shall govern the Project, and all buildings, structures, improvements, development, additions, renovations, open space, roads, thoroughfares, access easements, walks, paths, bicycle ways, lanes, trails, pedestrian paths, preserved areas, lots and civic spaces to, in or comprising a part of the Project and the construction, maintenance and use thereof shall comply with this Code, the Community Regulating Plan and the applicable Final Development Plan and Final Plat. All Site and Building Plans shall comply with the Building and Site plan provisions of Article 5 hereof, subject to approval of the OTPD/TDPD.

1.2.5 This Code and all plans, tables and other items included herein or incorporated herein by reference or submitted as a requirement hereof shall constitute a covenant running with the Property.

1.2.6 This Code is legally binding upon the Developer, the POA, the Property, the Development, and all present and future owners of all or any part of the Property, all of whom consent to and agree to be bound by this Code.

1.3 **PROCESS.**

The standards for building and development of the Project are set forth herein and in the Community Regulating Plan. Any property added to the Property shall be subject to the standards of this Code and a new Community Regulating Plan prepared and approved in accordance herewith. Any amendment to the Community Regulating Plan or any new Community Regulating Plan shall be subject to the terms and standards of this Code.

1.3.1 Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

1.4 **STRUCTURE**

1.4.1 The standards for the Project shall be as set forth in this Code, including without limitation, the Tables hereto and in the Community Regulating Plan.

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1.5 **ENVIRONMENTAL**

1.5.1 **General**

a. All development, improvements and buildings within the Project shall comply with all applicable fire, safety, building, environmental and other laws and regulations.

b. Impervious surfaces shall be confined to the ratio of lot coverage by building as specified on Table 14.

c. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares and lots shall be primarily through Light Imprint sustainable storm water strategies, and there shall be no retention or detention required on individual lots.

d. Water quality/ quantity features required to be in open space/ PUDE areas and governed by the POA.

e. Prior to final site plan approval of any phase that requires filling of the floodplain, the applicant shall secure the necessary variance for uncompensated fill. Council approval shall be required if meeting the requirements of the Metro Stormwater Management Manual means the plan layout cannot be built as approved.

f. Prior to final site plan approval of any phase that falls within the Corp of Engineer or TDEC jurisdiction, the applicant shall secure the necessary approvals from these agencies. Council approval shall be required if meeting the requirements of the Corp of Engineers or TDEC means the plan layout cannot be built as approved.

1.6 **COVENANTS**

In addition to the provisions hereof, all buildings, improvements an development in the Project shall comply with the Master Covenants and Restrictions and with any Neighborhood Protective Covenants applicable to the portion of the Project in which such buildings, improvements or development are situated ("Neighborhood Covenants").

1.7 **PROPERTY OWNERS ASSOCIATION**

a. Master POA. There shall be established an H_20 Master Property Owners Association (the "Master POA") pursuant to the H_20 Master POA Documents.

b. There shall be established such Neighborhood Homeowners Associations for such portions of the Project as may be determined by the Developer or Master POA (each, a "Neighborhood POA") from time to time.

c. There shall be established a Commercial Property owners Association (the "Commercial POA", or together with the Master POA and the Neighborhood POA's, the "POA's").

Each owner, including Developer, shall be a member of the H_20 Master POA and any applicable Neighborhood POA or Commercial POA related to such owner's property and shall comply with the terms, provisions and regulations for such POA's.

1.8 **OFFICE OF TOWN PLANNING AND DESIGN**

There shall be established by the Developer and maintained by the Master POA an Office of Town Planning and Design ("OTPD"). The OTPD shall by be managed by a Town Director of Planning and Design ("TDPD") selected and employed by the Master POA. The OTPD shall be responsible for review of all aspects regarding the function, configuration and disposition of all elements within the public and private realms of the Project. Nashville Metro Planning Staff will still be responsible for all approvals of building permit applications for health and safety and for compliance with the Urban Standards of this Code in order to ensure that the ultimate form of development is consistent with the adopted urban design standards. There shall be an OTPD providing design review services at all times throughout the life of the Project. The proposed agreement shall apply to the current developer, Alpha LLC, and the current Town Director of Planning and Design, Town Planning & Urban Design Collaborative LLC. If either party changes, then a new agreement will be necessary.

ARTICLE 2

2.0 **RESERVED.**

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ARTICLE 3

3.0 **COMMUNITY REGULATING PLAN**

3.1 a. The Community Regulating Plan consists of the Regulating Plan, Detailed Regulating Plan, Massing Plan, Development Details and Thoroughfare Plan and Assemblies showing the form and location of public spaces and the types, trajectories and locations of Thoroughfares and the structure of the Project and connecting Thoroughfares and natural fixture.

b. The Community Regulating Plan allocates the Civic Spaces and Densities of the Project.

c. The Community Regulating Plan indicates the Thoroughfare network.

d. The Community Regulating Plan reflects any applicable Special Requirements.

e. The Community Regulating Plan includes a preliminary designation of Lots as indicated by the building envelopes on the Community Regulating Plan, which preliminary designation shall be finalized on the Final Subdivision Plat.

3.1.1 The Project shall be developed in accordance with the Community Regulating Plan. Any amendment to the Community Regulating Plan shall comply with this Code, the Zoning Code and the Subdivision Regulations.

3.2 **H2O TRANSECT ZONES.** The Community Regulating Plan is comprised of one Transect Zone, T-4 Urban Center Zone, as described generally below and constituted of the elements described generally below and elsewhere in this Code: see definitions and diagrams.

a. T4 URBAN CENTER ZONE consists of higher density mixed-use buildings, including sideyard, rearyard, courtyard, and perimeter block buildings. The uses allowed in such buildings are listed in Table 10. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages. The T4 Urban Center Zone of H2O shall only be applicable to this Project and are not the same standards as those outlined in the Nashville Metropolitan Standards.

3.3 **RESERVED.**

3.4 **DENSITY.** The density reflected on the Regulating Plan, Detailed Regulating Plan, Massing Plan and Development Plan Pages shall be applicable to the Project.

3.5 STREETSCAPE REQUIREMENTS

3.5.1 **General**

a. The Thoroughfares shall be used by vehicular and pedestrian traffic and to provide access to lots and open spaces.

b. The Thoroughfares shall consist of vehicular lanes and Public Frontages comprised of sidewalks, with or without curbing, planters and street trees. The lanes shall provide for traffic and a part of the parking capacity of the Project and shall consist of vehicular lanes in a variety of widths for parked and for moving vehicles.

c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. Thoroughfares that pass from one Transect Zone to another shall adjust their Public Frontages accordingly or, alternatively, the Transect Zone shall follow the alignment of the Thoroughfare to the depth of one lot, retaining a single Public Frontage throughout its trajectory.

3.5.2 **Thoroughfares.** Thoroughfares in the Project shall be designed in accordance with the following:

a. The vehicular lane standards set forth in Table 3.

b. The Thoroughfare network shall be as set forth as shown on the Community Regulating Plan and the Thoroughfare Plan.

c. Lots shall enfront a vehicular Thoroughfare, except that 20% of the lots within the Transect Zone may enfront a pedestrian passage.

d. Primary access to the development shall be via the 50 foot easement across 6962 Charlotte Pike.

e. The requirements for off-site roadway improvements shall be completed with each development phase.

3.5.3 **Public Frontages**

a. Within the Public Frontages, the prescribed Type of street trees and street lights shall be as shown in Tables 5 and 6.

b. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clear three stories but remain predominantly clear of building Frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

3.6 CIVIC FUNCTIONS

3.6.1 **General**

Places for public use shall be provided for the community as designated on the Community Regulating Plan as Civic Space (CS) and Civic Building (CB).

3.6.2 **Civic Space (CS)**

a. The Civic Space shall be as shown on the Community Regulating Plan or at such other place in the Project as may be determined by Developer. At least 15% of the Project shall be assigned to Civic Space.

b. Civic Space shall be comprised of parks, plazas, greens, squares, sidewalks and esplanades, green roofs, courtyards, greenways, preserve and waterways.

c. Parks shall be as shown on the Community Regulating Plan.

3.6.3 **Civic Buildings (CB)**

a. Any area of the Project designated for Civic Buildings shall be reserved for the same.

b. The Developer may construct any Civic Building, Meeting Hall or a Third Place shown on the Community Regulating Plan. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.

c. Civic Building sites shall be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.

d. Civic Buildings shall not be subject to the Architectural Standards for the Project or the standards of Article 5. The particulars of their design shall be determined by the Developer and the OTPD in consultation with the Planning Department. Civic Buildings shall be no taller than six stories in height.

e. Civic Buildings and Structures are exempt from parking requirements.

3.7 SPECIAL REQUIREMENTS

3.7.1 The Community Regulating Plan may designate the following special requirements, to the extent applicable:

a. Any designation for allowed Commercial Frontage requiring that a building (i) provide a Shopfront at sidewalk level along the entire length of the Frontage or setback, (ii) the Shopfront to be no less than 70% glazed in clear glass (floor to ceiling) and provided with an awning overlapping the sidewalk as generally illustrated in Table 7. Retractable and permanent awnings shall be allowed along all commercial frontages and shall be no less than 6' in depth and may not extend beyond the edge of curb into the vehicular travel lane.

b. Any designation for allowed Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.

c. Any designation of Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

d. Any designations of Terminated Vista locations, requiring that the building be provided with architectural articulation of a

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type and character that responds to the location as approved by the OTPD.

e. Any designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings.

f. A greenway/ conservation easement shall be provided at the time of the subdivision of the property.

3.8 **DEVELOPMENT PLAN AND FINAL SITE PLAN.** Except as otherwise provided in this Code, the Project and each component and element thereof shall be built in accordance with the Development Plan approved by the Planning Commission and Metro Council and this Code as it may be revised from time to time, and each Final Plat of Subdivision approved by the Planning Commission.

3.9 The Project and all development, improvement and use thereof shall comply in all respects with the Restrictive Covenants, the Master POA and each other applicable POA.

ARTICLE 4

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ARTICLE 5

5.1 BUILDING AND SITE - GENERAL

5.1.1 Lots and buildings located within the Project shall be subject to the requirements of this Code, including without limitation, Article 5 and all improvements, development, construction, lots, Civic Space and buildings in the Project shall comply with the Community Regulating Plan, the Architectural Code adopted by the Developer, as it may revise the same from time to time, and the applicable Final Development Plan and Final Plat.

5.1.2 Building and Site Plans, architecture and landscaping for each lot and building in the Project shall conform to the Community Regulating Plan, the applicable Final Plat and all provisions of this Code and shall be submitted to, and be subject to approval by the OTPD.

5.1.3 The requirements of this Article shall govern the Disposition, Configuration, and Function architectural, landscape, parking, signage, ambient and visitability attributes and standards of each Building and Lot.

5.1.4 Building and Site Plans submitted under this Code shall be subject to the Design Review Process established by Developer, as it may revise the same from time to time.

5.1.5 Building and Site Plans submitted under this Code shall show the following:

- Building Disposition
- Building Configuration
- Building Function
- Building Type
- Parking
- All elements and requirements for Design Review as set forth in the Design, Review Process and Standards.
- All buildings shall conform to the applicable tables of this Code. All buildings and improvements in the Project shall be harmonious among each other as determined by the OTPD and shall conform to this Code.

5.1.6 All buildings, improvements, landscaping and lots shall be subject to the Design Review Process established by Developer, as it may revise the same from time to time and the approval of the OTPD.

5.2 **BUILDING AND SITE - STANDARDS**

The following standards shall govern certain aspects of buildings and lots that affect the Public Realm.

5.2.1 **Building Disposition**

The following requirements shall be applicable to Building Disposition:

a. Building Disposition, including Building Types and Setbacks, shall conform to the Community Regulating Plan.
b. Reserved
c. Reserved
d. Facades shall not be articulated excessively solely to add visual interest. All buildings must be articulated at an interval no greater than 75' in length.
e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the chord of a curved Principal Frontage Line.
f. Setbacks for Principal Buildings shall be 0-15' as reflected by the Community Regulating Plan.
g. Reserved
h. Reserved
i. Attachments may encroach into the right of way.
j. Each side of a lot adjacent to a public right-of-way shall be considered the lot front. Both street facades of corner buildings must be accorded treatment as Frontages, in regard to setbacks, attachments, and other details.
k. Walls and fences, where present, shall sit on property lines. Walls and fences at Frontages and on front-yard side property lines shall be between 2 and 3 feet high. Walls and fences at Rear Lanes and on rear-yard side property lines shall be between 4 and 6 feet high. Walls and fences at the sides of courtyards and rowhouse gardens shall be between 3 and 6 feet high.
l. Reserved
m. Reserved
n. If a detached structure is provided for parking, an ancillary dwelling unit shall be required on any lots as may be indicated on the Community Regulating Plan or the applicable Development Plan or Final Site Plan.
o. Reserved
p. Roof overhangs may extend beyond their allowed building envelope but may not cross property lines, except in the case of extensions into public rights-of-way at a height greater than ten feet.
q. Outbuilding Balconies and bay windows may not cross property lines, except in the case of extensions into public right-of-ways at height greater than ten feet, provided that they do not extend into the planter areas on the Street.
r. Reserved
s. Sidewalks shall be continuous across all alleys, service entrances, drop offs and valet parking services.
t. Resereved
u. Rear Alleys, Lanes or Rear Access Easements shall not be abandoned.
v. Construction over streets and alleys, if at all, shall be habitable space.

5.2.2 The following Building Configuration requirements shall be applicable:

a. Private Frontage types shall conform to Table 7 hereof.
b. Building Heights shall conform to the Community Regulating Plan and Table 8 hereof.

5.2.3 Building Function & Denisty. The following Building Function & Density requirements shall be applicable:

a. Building Function shall conform to Tables 10 AND 11 hereof.
b. Any functions that do not conform to such requirements shall require approval by Exception.
c. Density shall be as established by the Community Regulating Plan, the applicable Final Development Plan and the Final Site Plan.
d. A minimum of 5% of the ground floor plane of all Perimeter Block Buildings shall be a non-residential use.

5.2.4 Parking

The following Parking requirements shall be appliable:

a. Parking placement shall be as reflected on the Community Regulating Plan.
b. Vehicular parking shall be required as shown on the Community Regulating Plan, the Final Site Plan and the applicable Final Development Plan.
c. Any on-street or other parking within 1/4 mile of a site shall be counted toward the parking requirements for such site. Parking Structures shall be as shown on the Community Regulating Plan. Parking Structures and off-street parking shall be accessed by the Alley, Rear Lane or Rear Access Easement, when such are available on the Community Regulating Plan, the applicable Final Development Plan or the Final Site Plan and no curb cuts shall be allowed therefor on adjacent streets except as so provided.
d. Parking lots and Parking Structures shall be masked from all streets by a Liner Building or Streetscreen as shown on the Community Regulating Plan, the applicable Final Development Plan, the applicable Final Development Plan or Final Site Plan.

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e. Parking areas shall not be visible from a public right of way and as required by the Community Regulating Plan, the applicable Final Development Plan, or the Final Site Plan.

5.3 **Building and Site - Architectural Standards**

General. All buildings in the Project shall conform to the Architectural Standards adopted by the Development, as Developer may from time to time revise the same.

5.3.1 These Architectural Standards shall be administered by the OTPD to assure that all development, improvements and buildings within the Project are harmonious with each other and with the language of the contemporary and traditional industrial building patterns.

5.3.2 All architecture in the Project shall be a combination of the traditional industrial and contemporary styles.

5.3.3 Revisions to the Architectural Standards shall be reviewed and approved by Planning Staff.

5.4 **LANDSCAPE STANDARDS**

General. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 14.

5.4.1 Specific to zone T4

a. Trees shall not be required in the Facade Zone.
b. Reserved.
c. The Facade Zone shall be paved to match the pavement of the Public Frontage.
d. Plantings are required along Streetscreens and blank wall segments.
e. Artificially colored and rubber or synthetic mulches are not acceptable.
f. All pathways and/or walks connecting a building to the public sidewalks shall be a minimum of 5' in width, and shall be of a patterning complementary to the public sidewalk and the building.
g. Walks shall be stone, concrete pavers, brick pavers or poured concrete with stain.
h. The installation of two, two inch (2, 2") sleeves under all walks is required.
i. Both exotic and native plant materials are acceptable for raised/freestanding planters; however, native annuals and perennials are encouraged.
j. Planters may occur on both the interior and exterior of fences and walls, provided the planters do not interfere with the public transportation systems or parking areas.
k. Reserved.
l. Reserved.
m. Reserved.
n. Up lighting of any description is prohibited.
o. All streetscape furniture shall be harmonious with and compliment the industrial and contemporary language of the architecture.

5.5 **SIGNAGE STANDARDS - GENERAL**

a. Reserved.
b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
c. All signage is subject to OTPD review.

5.5.1 Specific to zone T4

a. Signage shall be externally illuminated, except neon.
b. Signs shall not exceed 100 square feet in size.
c. External neon signs and metal frame signs are permitted.
d. All roof signs and any signs that extend above the roof line shall be prohibited.
e. Wall signs may be painted on the facades of buildings subject to the review of the OTPD.
f. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.
g. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.
h. Moveable sandwich and cafe signs may be temporarily displayed on the sidewalk in front of a business during operating business hours. These signs shall not exceed 12 square feet in size.
i. The following sign types are permitted; postal numbers, band signs, blade signs, painted/ wall signs, awning signs, window signs, sandwich/ cafe signs, neon, metal frame signs, and plaque signs.

5.5.2 Signs with exceptional design that do not meet the preceding sign standards shall be considered on a case-by-case basis by the Planning Commission.

ARTICLE 6

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TABLE 1 RESERVED

TABLE 2 RESERVED

TABLE 3A & B RESERVED

TABLE 4A & B RESERVED

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TABLE 5 PUBLIC LIGHTING

TABLE 5: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows six common types. Streetlights are subject to approval by the utility company. These fixtures are for illustrative purposes only and demonstrate examples of fixture types that are permitted. Actual fixtures will later be specified.

	T1	T2	T3	T4	T5	T6	SD	Specifications
Cobra Head	NOT APPLICABLE TO H2O							TO BE PROVIDED
Pipe				•				TO BE PROVIDED
Post				•				TO BE PROVIDED
Column				•				TO BE PROVIDED
Double Column				•				TO BE PROVIDED
Attached to Building or Cable Fixture				•				TO BE PROVIDED

TABLE 6 RESERVED

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TABLE 7 PRIVATE FRONTAGES

TABLE 7: Private Frontages. The Private Frontage is the area between the building and the lot lines. Type a is not applicable to H20.

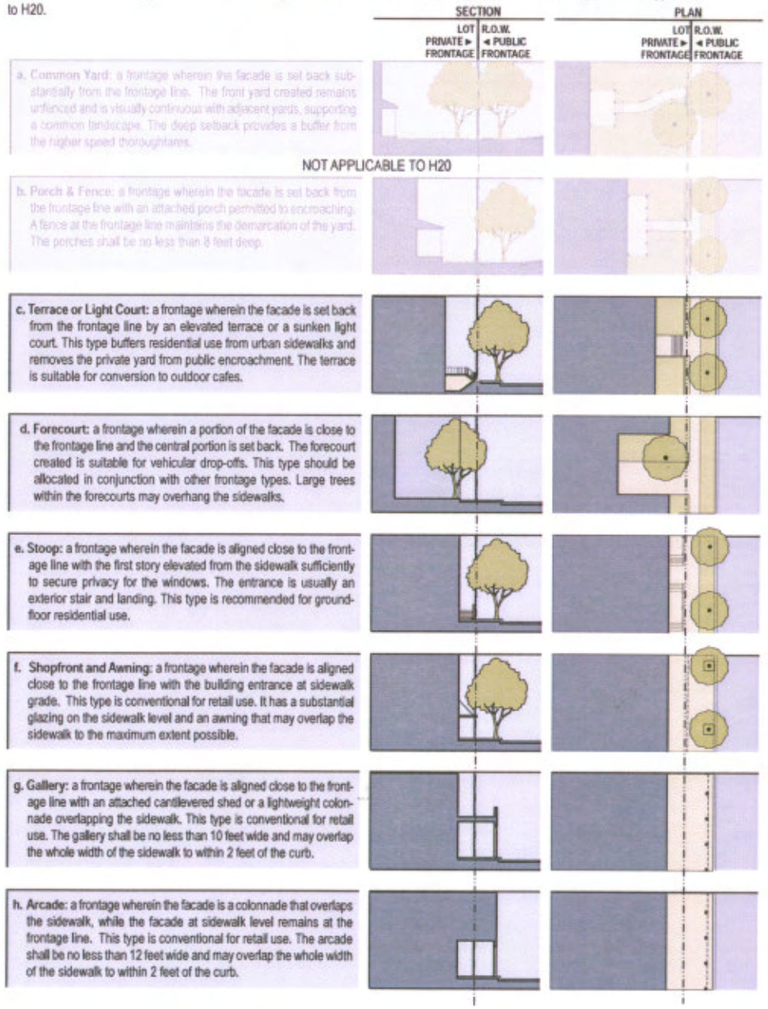

TABLE 8 BUILDING CONFIGURATION

TABLE 8: Building Configuration. This table shows prescribed building heights for T4. The vertical extent of a building is measured by number of stories, not including a raised basement or an inhabited attic. Heights are measured from the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof. The term "tower" here refers to an attached or detached addition to a building, not to an entire building. Building Height throughout H20 will range between 2 and 6 stories, to be shown on the Community Regulating Plan.

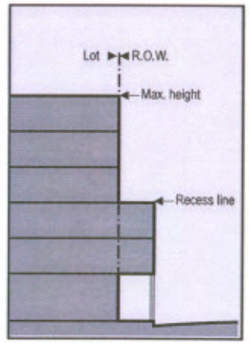

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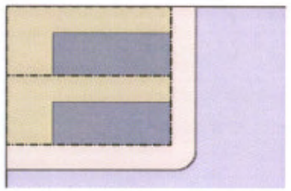
TABLE 9 BUILDING TYPE

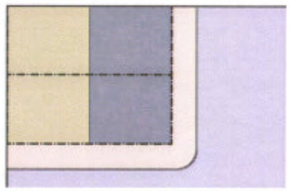
TABLE 9: Building Type. This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable basic building types for each Transect Zone.

a. **Edgeyard:** Specific Types - Single family House, Cottage, Villa, Estate House, Urban Villa. A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings and the rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.

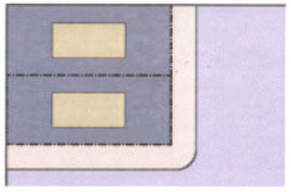
b. **Sideyard:** Specific Types - Boathouse, zero-lot-line house. A building that occupies one side of the lot with the Setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage Setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. This type includes boathouses



c. **Rearyard:** Specific Types - Townhouse, Rowhouse, Live-Work unit, perimeter block. A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.



d. **Courtyard:** A building that occupies the boundaries of its lot while internally defining one or more patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.



e. **Specialized:** A building type that is not classified in any of the other categories. Civic buildings, which may express the aspirations of institutions, may be included.

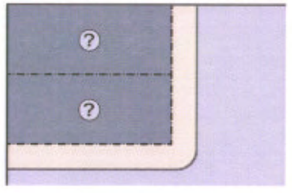


TABLE 10 BUILDING USE

TABLE 10: Unless otherwise provided below, all uses permitted in the Mixed Use Intensive (MUI) zoning district under the Metropolitan Nashville and Davidson County Zoning Code ("Metro Zoning Code") (a) by right, (b)subject to specific conditions, (c) by special exception, (d) as accessory to a principal use or (e) within an overlay district shall be permitted within H2O to the same extent as provided in such Metro Zoning Code. Uses are limited to all uses permitted in the MUI zoning district unless otherwise provided in the table below:

a. RESIDENTIAL	T1	T2	T3	T4	T5	T6	SD
Apartment Building	NOT APPLICABLE TO H20			▪	▪	▪	NOT APPLICABLE TO H20
Row House				▪	▪	▪	
Duplex House				▪	▪		
Sideyard House			▪	▪	▪		
Cottage			▪	X	X		
House		▪	▪	X	X		
Estate House		▪		X	X		
Accessory Unit		▪	▪	▪	▪		
Manufactured House				X	X		
Temporary Tent	▪			X	X		
Live-Work Unit			▪	▪	▪	▪	
Boathouse				▪	▪		
b. LODGING							
Hotel (no room limit)				▪	▪	▪	
Inn (up to 12 rooms)				▪	▪		
Inn (up to 5 rooms)			▪	▪	▪		
Hostel				▪	▪	▪	
School Dormitory				▪	▪	▪	
c. OFFICE							
Office Building				▪	▪	▪	
Live-Work Unit			▪	▪	▪	▪	
d. RETAIL							
Open-Market Building		▪	▪	▪	▪	▪	
Retail Building				▪	▪		
Display Gallery				▪	▪	▪	
Restaurant/ Bar/ Nightclub				▪	▪	▪	
Kiosk				▪	▪	▪	
Push Cart				▪	▪	▪	
Liquor Selling Establishment				▪	▪		
Adult Entertainment				X			
e. CIVIC							
Bus Shelter			▪	▪	▪	▪	
Convention Center				▪		▪	
Conference Center				▪	▪	▪	
Exhibition Center				▪		▪	
Fountain or Public Art		▪	▪	▪	▪	▪	
Library				▪	▪	▪	
Live Theater				▪	▪	▪	
Movie Theater				▪	▪	▪	
Museum				▪	▪	▪	
Outdoor Auditorium		▪	▪	▪	▪	▪	
Parking Structure				▪	▪	▪	
Passenger Terminal				▪	▪	▪	
Playground		▪	▪	▪	▪	▪	
Meeting Hall				▪	▪	▪	
Temp. Surface Parking Lot				▪	▪	▪	
Religious Assembly				▪	▪	▪	

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	SD
Grain Storage	▪	▪		X	X		▪
Livestock Pen	▪	▪		X	X		▪
Greenhouse	▪	▪	▪	X	X		▪
Stable	▪	▪	▪	X	X	▪	▪
Kennel	▪	▪	▪	X	X	▪	▪
f. OTHER: AUTOMOTIVE							
Gasoline	NOT APPLICABLE TO H20			X	X	▪	▪
Automobile Service				X	X		▪
Truck Maintenance				X	X	▪	▪
Drive -Through Facility				X	▪	▪	▪
Rest Stop				X	X	▪	▪
Roadside Stand				X	▪	▪	▪
f. OTHER: CIVIL SUPPORT							
Fire Station	NOT APPLICABLE TO H20	▪		▪	▪	NOT APPLICABLE TO H20	▪
Police Station		▪		▪	▪		▪
Cemetery		▪	▪	X	X		▪
Funeral Home				▪	▪	▪	▪
Hospital				▪	▪	▪	▪
Medical Clinic				▪	▪	▪	▪
f. OTHER: EDUCATION							
College				▪	▪	▪	▪
High School				X	X	▪	▪
Charter School				▪	▪	▪	▪
Elementary School			▪	▪	X	▪	▪
Other- Childcare Center		▪	▪	▪	▪	▪	▪
f. OTHER: INDUSTRIAL							
Heavy Industrial Facility				X	X		▪
Light Industrial Facility				X	▪	▪	▪
Artesan Light Industrial				▪	▪		▪
Laboratory Facility				▪	▪	▪	▪
Water Supply Facility				X	▪		▪
Sewer and Waste Facility				X	▪		▪
Electric Substation	▪	▪	▪	X	▪	▪	▪
Wireless Transmitter	▪	▪		X	▪		▪
Cremation Facility				X	X		▪
Warehouse				X	X	▪	▪
Farmers Market Storage				▪	▪		▪
Urban Self Storage				▪	▪		▪

▪ BY RIGHT
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TABLE 11 & 12 BUILDING USES & PARKING

TABLE 11: Building Function - General. These tables categorizes building uses, required parking ratios and shared parking ratios. For greater precision describing the uses, see Table 10. Each phase shall have sufficient parking.

REQUIRED PARKING	
RESIDENTIAL	1.5 / dwelling
LODGING	1.0 / bedroom
OFFICE	1.0 / 500 sq. ft.
RETAIL/ RESTAURANT	1.0 / 350 sq. ft.
CIVIC	Exempt from parking standards
OTHER	To be determined by warrant

SHARED PARKING FACTOR

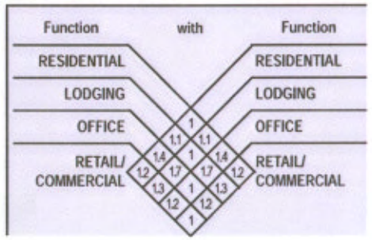
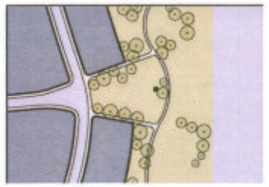


TABLE 12: PARKING CALCULATION

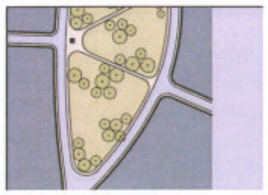
Use the Sharing Factor in the event of mixed use (defined as two dissimilar functions occurring within any two adjacent blocks or a proximity determined by Warrant). The actual parking required is calculated by adding the total number of spaces required by each separate function and dividing the total by the appropriate factor from the Sharing Factor matrix. An example of this calculation: The residential function requires 10 spaces while the office portion requires 12 spaces. Independently they would require 22 spaces, but when divided by the sharing factor of 1.4, they would require only 16 spaces. A second way to calculate: If there is a total of 22 spaces available for residential and office, multiplying this by the factor 1.4 gives the equivalent of 30 spaces. Buildings may be designed to a functional density corresponding to 30 parking spaces. (Note: When three functions share parking, use the lowest factor so that enough parking is assured.)

TABLE 13 CIVIC SPACE

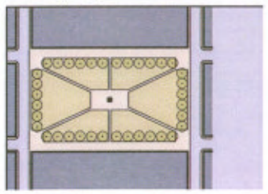
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. Larger parks may be approved by warrant as districts in all zones. This type is also allowed in H20.



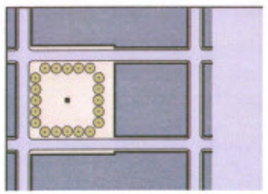
b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturallstically disposed.



c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares.



d. Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets.



e. Playground: An open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens.

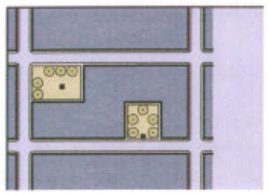


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TABLE 14 SMARTCODE SUMMARY

A. INTENTIONALLY OMITTED (see Table 3)						
B. BASE RESIDENTIAL DENSITY (see Section 3.4)						
By Right			35 units / ac. gross			
C. BLOCK SIZE						
Block Perimeter			3000 ft. max			
D. INTENTIONALLY OMITTED						
E. INTENTIONALLY OMITTED						
F. LOT OCCUPATION						DISPOSITION
Lot Width			12 ft. min			
Lot Coverage			100% max			
G. BUILDING DISPOSITION						
Front Setback			0 ft. min 15 ft. max			
Side Setback			0 ft. min			
Rear Setback			0 ft. min			
H. BUILDING TYPE (see Table 5)						
Sideyard & Rearyard			permitted			
Courtyard & Specialized			permitted			
I. PRIVATE FRONTAGES (see Table 6)						
Terrance or L.C.			permitted			
Forecourt			permitted			
Stoop			permitted			
Shopfront & Awning			permitted			
Gallery			permitted			
Arcade			permitted			
J. BUILDING HEIGHT (see Table 8)						
Principal Building			2 stories min, 6 max			
Outbuilding			2 stories max			
K. BUILDING FUNCTION (see Table 10 & 11)						FUNCTION
Residential			open use			
Lodging			open use			
Office			open use			
Retail			open use			
ARTICLE 5		NOT APPLICABLE TO H2O			NOT APPLICABLE TO H2O	
ARTICLE 2, 3, 4						

TABLE 15 RESERVED

code 07.17.08

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H2O
URBAN-WATERFRONT-DISTRICT

B
DEFINITIONS

B

This Article provides definitions for certain terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term.

ARTICLE 7
7.0 DEFINITIONS OF TERMS

Accessory Unit: see Ancillary Unit
Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Pedestrian Path.
Ancillary Unit: an apartment not greater than 600 square feet sharing ownership and utility connections with a Principal Building. An Ancillary Unit may or may not be within an outbuilding. Ancillary Units do not count toward maximum density calculations (see Tables 16 and 12).
Apartment: a dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.
Artesan Light Industrial: premises allowed for non-noxious uses that generate moderate noise levels for the creation, assemblage and repair of artesan goods and crafts including retail sales such as woodworking, glassblowing and other creative endeavors in a workshop or studio. Artesan Light Industrial uses shall be permitted in the floodplain.
Attachment: architectural elements including porches, bay windows, balconies, chimneys, eaves, cornices, etc. that may not cross property lines, except in the case of extensions into public right-of-ways at height greater than ten feet, provided that they do not extend into the planter areas on the Street.
Avenue (AV): a thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.
Awning Sign: a sign that is painted onto or woven into a shopfront awning. The sign may located be on the free-hanging drip edge (or flap) or on the awning itself.
Backbuilding: a single-story structure connecting a principal building to an outbuilding (see Table 16)
Band Sign: a continuous horizontal sign that spans above a shopfront opening or may wrap an entire facade or building typically less than 3 feet in height by any length
Bar/ Pub/ Nightclub: is a business that serves drinks, especially alcoholic beverages such as beer, liquor, and mixed drinks, for consumption on the premises and in designated outdoor areas associated with the establishment. Bars may have entertainment on a stage, such as a live band, DJ, or entertainment act. Outdoor cafe seating on sidewalks and in courtyards is permissible and encouraged.
Bicycle Lane (BL): a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.
Bicycle Route (BR): a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.
Bicycle Trail (BT): a bicycle way running independently of a high-speed vehicular thoroughfare.
Blade Sign: a sign which is mounted to or suspended from a Facade or corner of a building in a perpendicular fashion over a shopfront
Block: the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.
Block Face: the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.
Boulevard (BV): a thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering sidewalks and buildings. Boulevards become arterials upon exiting urban areas.
Building Configuration: the form of a building, based on its massing, private frontage, and height.
Building Disposition: the placement of a building on its lot .
Building Function: the uses accommodated by a building and its lot. Functions may be categorized as Restricted, Limited, or Open, according to the intensity of the use.
Building Height: the vertical extent of a building measured in stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the enfronting thoroughfare.
Building Type: a structure category determined by function, disposition on the lot, and configuration, including frontage and height.
Chord: a geometric line segment whose endpoints both lie on a curve.
Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.
Civic Building: a building designed specifically for a civic function. Civic Buildings are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the Legislative Body.
Civic Parking Reserve: parking structure or lot within a quarter-mile of the site that it serves. Space may be leased or bought from this Reserve to satisfy parking requirements.
Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings (see Table 13).
Commercial: the term collectively defining workplace, office, retail and food service functions (generally all non-residential uses).
Context: surroundings made up of the particular combination of elements that create specific habitat.
Corridor: a lineal geographic system incorporating transportation and/or greenway trajectories.
Courtyard Building: a building that occupies the boundaries of its lot while internally defining one or more private areas.
Curb: the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 4).
Density: the number of dwelling units within a standard measure of land area, usually stated as units per acre.
Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.
Developer: Alpha, LLC
Development: H2O - Urban Waterfront District.
District: see **Special District.**
Driveway: a vehicular lane within a lot, usually leading to a garage. A Driveway in the First Layer may be used for parking if it is no more than 18 feet wide, thereby becoming subject to the constraints of a parking lot.
Edgeyard Building: a building that occupies the center of its lot with setbacks on all sides.
Elevation: an exterior wall of a building not along a Frontage Line. See: **Facade.**
Enfront: to place an element along a frontage line, as in "porches enfront the street."
Entrance, Principal: the main point of access of pedestrians into a building.

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Farmers Market Storage: a small-scale storehouse or space used for the storage of produce, flowers, seafood, meats and cheeses for urban farmers markets
Front Facade: the exterior wall of a building that is set along a Frontage Line (see **Elevation; Frontage Line**).
Frontage Line: those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and therefore are more regulated than the elevations that coincide with other Lot Lines. Frontages are defined by building facades.
Frontage Build Out (FBO): the percentage of the block perimeter or street wall that buildings are required to define
Greenway: a public linear park, alternative transportation route, or open space conservation area approved by the Metropolitan Greenways Commission that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway plan adopted by the Greenway Commission.
Home Occupation: non-retail commercial enterprises. The work quarters should be invisible from the frontage, located either within the house or in an outbuilding. Permitted activities are defined by the Restricted Office category.
Independent Building: a building designed by a different architect from the adjacent buildings.
Inside Turning Radius: the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.)
Layer: a range of depth of a lot within which certain elements are permitted.
Liner Building: a building specifically designed to mask a parking lot or a parking structure from a frontage. A Liner Building, if less than 30 feet deep and two stories, shall be exempt from parking requirements.
Live-Work: a fee-simple dwelling unit that contains a Commercial component anywhere in the unit.
Lodging: premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to retail use.
Lot Line: the boundary that legally and geometrically demarcates a lot. Such lines are reflected generally and preliminarily by the Community Regulating Plan and shall appear graphically and in their final locations on the Final Development Plan and Final Plat.
Lot Width: the length of the principal Frontage Line of a lot.
Light Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery and including their retail sale.
Meeting Hall: a building available for gatherings, including conferences.
Metal Frame Sign: a three dimensional sign with a visible structural metal frame (i.e. vintage neon signs)
Mixed Use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency. Mixed use provides compact walkable benefits, including compactness, pedestrian activity, and parking space reduction.
Neon Sign: a luminous-tube sign that contains neon or other inert gases, which when charged with electricity, glow brightly.
Office: premises available for the transaction of general business but excluding retail, artisan and manufacturing uses.
Outbuilding: an accessory building, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the Principal Building by a Backbuilding. Outbuildings shall not exceed 900 square feet of habitable space, excluding parking areas.
Painted/ Wall Sign: a sign that is painted on a facade of a building
Parking Structure: a building containing two or more stories of parking. Parking Structures shall have Liner Buildings or Street Screens at the first story or higher except as otherwise shown on the Community Regulating Plan.
Passage (PS): a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.
Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.
Pedestrian Shed: An area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used when transit is present or proposed. (Sometimes called a "walkshed" or "walkable catchment.") A Linear Pedestrian Shed is elongated to follow a Commercial corridor.
Perimeter Block: a type of block, generally square or equliteral, wherin the buildings form a continuous edge along the frontages. A perimeter block is a type of city block which is built up on all sides surrounding a central space that is semi-private. They are usually between 4 and 7 stories in height, and may contain a mixture of uses, with commercial or retail functions on the ground floor. Perimeter blocks are a key component of many European cities and are an urban form that allows very high urban densities to be achieved without high-rise buildings.
Plaque Sign: a cast metal, stone or wood sign adhered to the side of a building (i.e. a cast bronze address sign)
Planter: the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.
Primary-Secondary Grid: thoroughfare designations appearing on the Regulating Plan. Buildings on the P-Grid are subject to all of the provisions of this Code. Buildings on the S-Grid may be exempted from certain provisions of this Code.
Principal Building: the main building on a lot, usually located toward the frontage.
Private Frontage: the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage may include the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table 7).
Project: H2O - Urban Waterfront District.
Property: map number 102 parcels 17 and 88 located at 6950 Charlotte Pike, Nashville, TN 37209.
Public Frontage: the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb (if present), walk, planter, street tree and streetlight.
Push Cart: a mobile vending or street cart on wheels used to sell food, sundries, newspapers, etc.
Rear Alley (AL): a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys shall be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.
Rear Lane (LA): a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.
Rearyard Building: a building that occupies the full frontage line, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous facade spatially defines the public thoroughfare.
Residential: premises available for long-term human dwelling.

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Restaurant: is a retail establishment that serves prepared food to customers. Service is generally for eating on premises, though outdoor cafe seating on sidewalks and in courtyards is permissible and encouraged. Live music may also be preformed on the premises.
Retail: premises available for the sale of goods or merchandise.
Retail Frontage Line: Frontage Lines designated on a Community Regulating Plan that require the provision of a Shopfront or Storefront causing the ground level to be available for retail use.
Sandwich/ Cafe Sign: a moveable sign that may be temporarily displayed on the sidewalk in front of a business during operating business hours.
Setback: the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.
Shared Parking Policy: an accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time (see Tables 11 and 12).
Sidewalk: the paved layer of the public frontage dedicated exclusively to pedestrian activity.
Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. Most specialized buildings are dedicated to manufacturing and transportation, and are distorted by the trajectories of machinery.
Standard Pedestrian Shed: An area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along thoroughfares. (Sometimes called a "walkshed" or "walkable catchment.") See **Pedestrian Shed.**
Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling.
Streamside Corridor: the zone within which a waterway flows.
Street (ST): a local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees.
Streetscape: the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).
Streetscreen: sometimes called Streetwall. A freestanding wall built along the frontage line, or coplanar with the facade, often for the purpose of masking a parking lot from the thoroughfare. Streetscreens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building facade. The streetscreen may be a hedge or fence. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high shall be 30% permeable or articulated to avoid blank walls.
Substantial Modification: alterations to a building that are valued at more than 50% of the replacement cost of the entire building, if new.
Terminated Vista: a location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Community Regulating Plan is required to be designed in response to the axis.
Third Place: a private building that includes a space conducive to unstructured social gathering. Third Places are usually bars, cafés, and corner stores.
Thoroughfare: a vehicular way incorporating moving lanes and parking lanes within a right-of-way (see Table).
Townhouse: Syn. **Rowhouse.** (See **Rearyard Building.**)
Transect: a system of ordering human habitats in a range from the most natural to the most urban. Each Transect Zone describes the physical character of place at any scale, according to the density and intensity of land use and urbanism.
Transect Zone (T-Zone): Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The T-Zones applicable to H20 are T4 Urban Center.
Transition Line: a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.
Type: a category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: **Building Type.**)
Urban Self Storage: spaces which are leased or purchased by individuals, usually storing household goods, or to small businesses, usually storing excess inventory or archived records. Rented spaces, known as "units", are secured by the owner's or tenant's own lock and key. All self storage facilities and units shall conform to all urban and architectural standards for the Project.
Window Sign: any sign which is permanently adhered to, painted on or etched into storefront glazing (window, door or transom panes).

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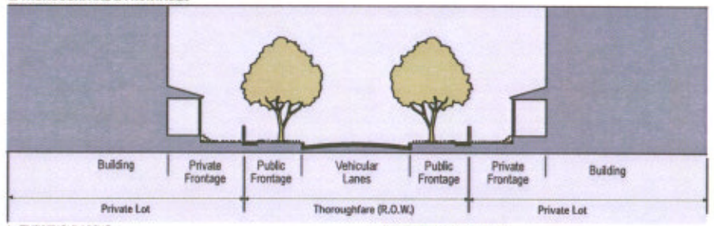
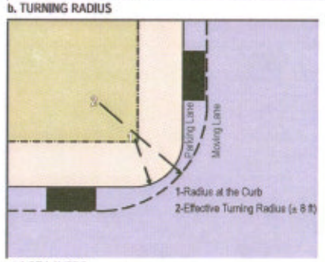
TABLE 16 DEFINITIONS ILLUSTRATED

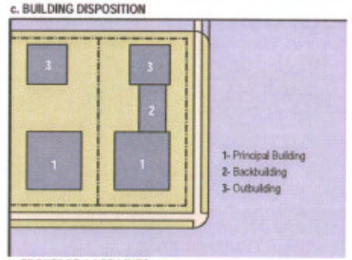
a. THOROUGHFARE & FRONTAGES



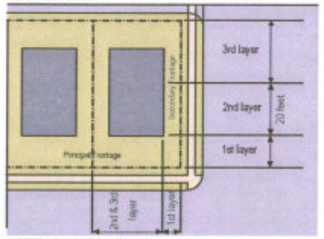
b. TURNING RADIUS



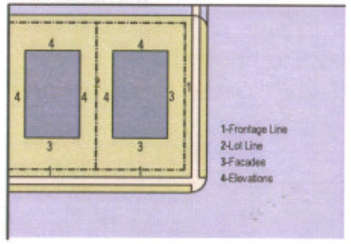
c. BUILDING DISPOSITION



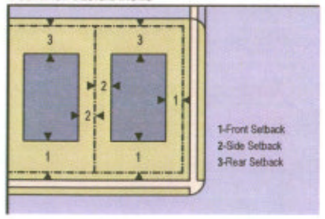
d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



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H2O

URBAN - WATERFRONT - DISTRICT

SP EXPLANATORY DOCUMENT
04.07.08

SPECIFIC PLAN APPROVAL
☑ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☑ CONFORMANCE with the
SP provisions of the Metropolitan Zoning Ordinance.
Conditions see staff report dated 4.24.08
- explanatory document for
2008SP-006U-06
By [signature] MPC Date 4.24.08
Metropolitan Planning Commission

SP_2008SP-006U-06

ANALYSIS A

PROCESS B

PLAN C

INFRASTRUCTURE D

CALCULATIONS E

ILLUSTRATIONS F

ARCHITECTURE G

ARCHITECTURAL REGS H

APPENDIX X

TC

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1. PURPOSE + INTENT

This document represents the explanatory component of the preliminary SP application for the H2O Urban Waterfront District. This rezoning will allow the redevelopment of an abandoned golf driving range currently being utilized as a dumping ground for garbage and a hangout for the homeless to be transformed into a vibrant mixed-use community. In order for this community to realize these goals, a change in the current zoning classification from MUL and OR-20 to Specific Plan (SP) is necessary. The developer requests that this application be reviewed for preliminary SP zoning approval.

2. DEVELOPMENT PLAN

H2O is an innovative community being proposed for development on 27 acres of land in Nashville, Tennessee. It is anticipated that the H2O will consist of a mix of retail (such as boutique shops and gourmet restaurants), office, as well as residential including high-end lofts, row houses, condos and single family houses. The District will be designed for hip, professionals and others that enjoy this type of creative urban environment and waterfront living. H2O is soon to become one of the country's most progressive New Urbanist projects incorporating the latest in sustainable and environmentally sensitive planning and architecture. The design of the development is based on the following sustainability, Smart Growth & New Urbanist principles set forth by groups like the Congress for New Urbanism, EPA Smart Growth Division and US Green Building Council:

1. Create a walkable, mixed-use, compact & diverse community
2. Create a range of living, working, shopping & playing opportunities and choices
3. Utilize the most advanced techniques and Best Management Practices for sustainability in architecture, site design and planning to create a model project for the nation.
4. Foster distinctive, attractive places with a strong sense of place
5. Balance the preserve open space, natural beauty and critical environmental areas with the need to create vibrant habitat for humans.
6. Provide a variety of transportation choices

3. CONSISTENCY WITH GENERAL PLAN

H2O is designed as a high quality, compact, context-sensitive, transect-based, walkable mixed-use community with an emphasis on the creation of an immersive human-scaled environment that creates a sense of place, consistent with the General Plan and its goals and policies. Being a transect-based community, H2O also is consistent with the proposed Community Character Manual. H2O will enhance the quality of the adjacent waterfront and will provide residents and visitors a unique waterfront experience with opportunities for "sit-down" restaurants, retail shopping and offices, in addition to a variety of residential living experiences.

The development of H2O will be guided by a set of rigorous Development Standards to assure an excellent resulting community. With these Development Standards, the associated Regulating Plan and the design of the project, H2O will exceed the conventional automobile oriented standards of the area, and will provide an exemplar for excellence in planning and design of future development in the area.

H2O will celebrate its historical and natural surroundings, providing upriver views of the Cumberland River and the nearby Beall's Bend historic site. As the site has previously been cleared and graded, the area does not possess a rural character to any meaningful extent and because H2O is a compact development, it provides for efficient land use development within the site so that other sites in the area that have more meaningful rural and natural attributes to be preserved.

Due to the quality of the development, including the amenities associated with a pedestrian oriented mixed use community, H2O will enhance the quality and overall value and living experience in the larger area in which it is situated. Associated with the development of H2O, the applicant will work with the city to re-vitalize and improve the adjacent city park so that it can become an asset to the project and nearby communities. In addition, the project will be coordinated with the area greenway plan to provide additional environment and recreational opportunities and will incorporate walkways and bike routes to provide alternative means to move through the community.

A

ANALYSIS

greenway & parks proximity

K E Y

- PROJECT SITE
- WATER
- PARKS & GREENWAY

N

Scale: 1" = 10,000'

0 2,500' 5,000' 10,000'

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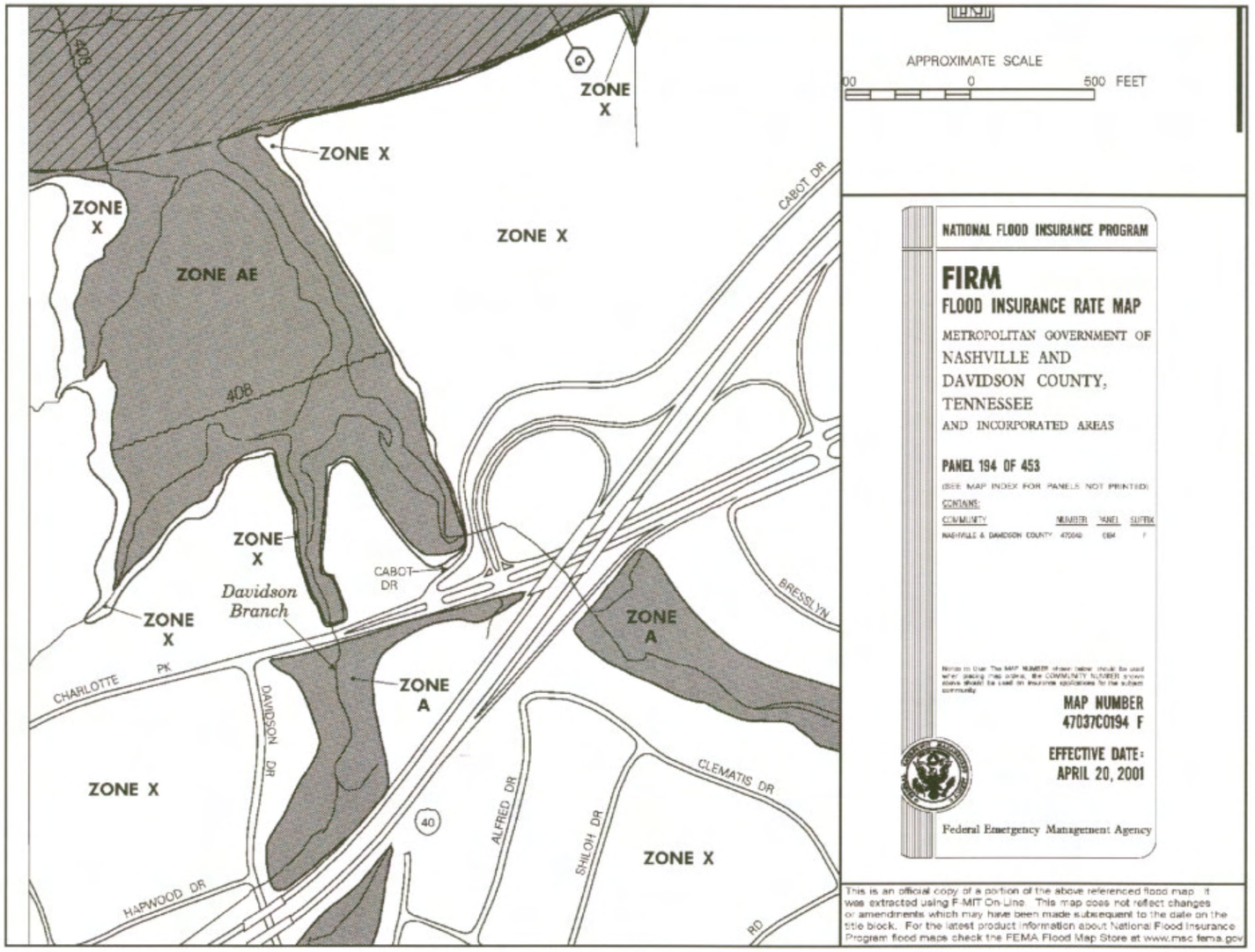

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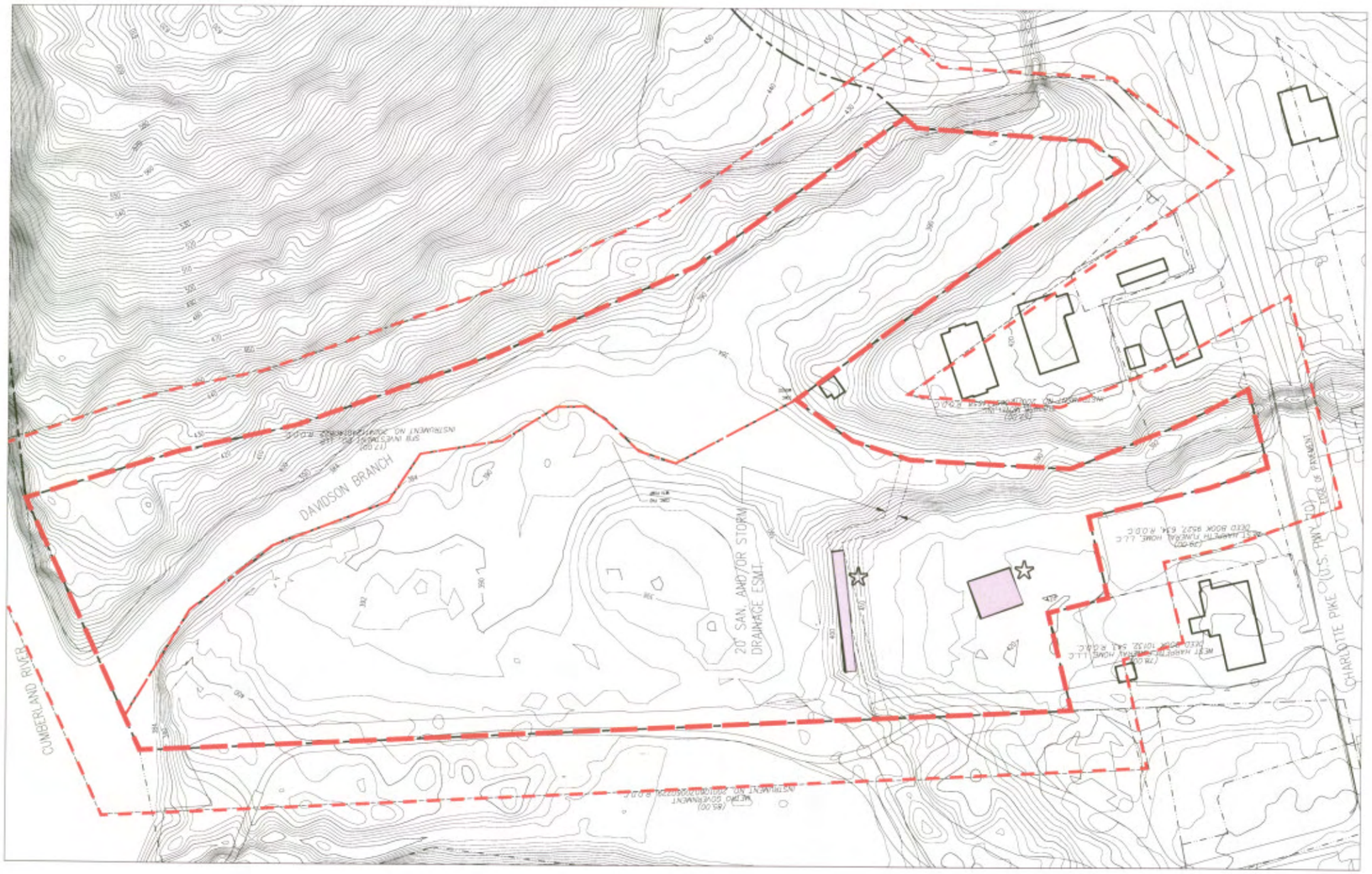

K E Y

- SP BOUNDARY
- 100' ADJACENCY BOUNDARY
- TO BE DEMOLISHED
- EXISTING BUILDINGS

N

Scale: 1" = 200'

0 100 200 400

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N

Scale: 1" = 200'

0 100 200 400

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The EDR Aerial Photo Decade Package

H2O
6950 Charlotte Pike
Nashville, TN 37209

Inquiry Number: 2083589.5

November 21, 2007

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

1958

1963

N

Scale: 1" = 750'

0 375 750 1500'

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floodplain disturbance evidence (cont.)

1975

1992

1987

Scale: 1" = 750'

0 375' 750' 1500'

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existing site photographs (cont.)

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B

PROCESS

E CHARRETTE PROCESS

n Planning + Urban Design Collaborative JDC) uses the charrette as its primary hod for generating Master Plans, Codes community support. A "charrette" is an se design workshop usually lasting 6 to days. During this time, TPUDC will bring ulti-disciplinary team of 6 to 10 individuals esenting all of the professional disciplines essary to create a Master Plan and all porting documents and coding for the ect. The team members typically include: n planners, architects, transportation ineers, landscape architects, and rators.

viding a forum for the exchange of ideas, charrette offers the unique advantages of viding "real-time" feedback to the charrette n while giving a sense of authorship to e who participate in the process. This is omplished by holding several meetings n day throughout the week. In addition, eral pin-ups take place at key points in the gn process. During these pin-ups, the n receives feedback from the participants o the best elements of each of the several s presented. There are five primary benefits charrette:

lost, if not all, of the documents necessary ntitlement approval are produced during the rette, conveying the vision of the developer, eam and the community.

l parties influential to the project develop a ed interest in the master plan through their ds-on involvement in its creation and, as a lt, give it their support during the approval ess.

organizing the feedback and input loops one compressed week-long event, the borative nature of the process eliminates eed for prolonged discussions that typically the planning and approval processes.

his efficient planning process is more cost tive and results in a better end product.

5. Trust is created among the community, its leaders and the charrette team as a result of the charrette being open to the public.

The charrette is organized to elicit the participation of every-one in the area who is interested in the future of development, whether they represent concerned neighbors, public officials or the general public. Based on our experience, the public charrette process has a higher probability of success than rezoning and master planning done behind closed doors and presented to the public after all decisions have been made. There is no more efficient, cost effective or proven methodology for successful planning than the charrette.

We utilize the charrette process to design everything from large regional Master Plans with the SmartCode to new towns on greenfield sites to small urban infill projects. Our master planning services are comprehensive, with experience designing in all contexts from the most rural hamlets to the most urban cities. The principles of New Urbanism are applicable at all scales, so no project is too small or too large..

Townwide data, earlier planning efforts and building/zoning regulations are collected and reviewed with you prior to the charrette. In addition, the political process will be mapped out with you and a strategy will be created to include the regulatory agencies and approving officials in the charrette process ensuring that this effort has the highest probability of approval.

A special charrette team will be assembled specifically for this project and its unique characteristics. This team will be comprised of some of the top New Urbanists in the country, several of whom were involved in the creation of the Smart Code and the SmartCode Manual.

The charrette will be held at a site in the town where the team, along with local public officials, will assemble for six days. The charrette team will set up a full working office and studio near the site and work in conjunction with public presentations and meetings.

The Project Principal will deliver an introductory lecture on traditional town planning principles and Smart Growth on the first evening of the charrette. Local consultants will thoroughly brief the design team on the site data and project design parameters. Formal and informal meetings are held with various approving agencies and interest groups during the first few days. The remainder of the charrette consists of daily design and review sessions with a final presentation on the last day.

Photographs of the H2O Charrette.

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H2O CHARRETTE SCHEDULE

H2O Charrette Schedule	TIME	Friday 19th DAY ZERO	Saturday 20th DAY ONE	Sunday 21st DAY TWO	Monday 22nd DAY THREE	Tuesday 23rd DAY FOUR	Wednesday 24th DAY FIVE	Thursday 25th DAY SIX	Friday 26th DAY SEVEN
	8:00 AM		Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
Design Team:	9:00 AM		Team Travels to Nashville, Tn	TEAM SESSION	TEAM SESSION	TEAM SESSION	TEAM SESSION	TEAM SESSION	Remaining Team Departs
Project Principal - Brian Wright, CNU				DESIGN	DESIGN	DESIGN	DESIGN	PRODUCTION	
Project Director - Mark Zwanzig, AICP, LEED, CNU	10:00 AM				**MEETING #1** *Elected Officials / Planning Staff Commissions / Committees*	**MEETING #4** *Public Services Police/ Fire / EMS*			**MEETING #7** *Debriefing meeting with client*
Environmental Planner - Mike Rhodes, AICP, CNU	11:00 AM								
Landscape Architect - Randy Morgan, ASLA, CNU	12:00 PM		Project Overview Lunch Out Tour site & Nashville	Lunch	Lunch	Lunch	Lunch	Lunch	
Transportation Planner -Douglas Carver									
Illustrator - Dede Christopher, CNU	1:00 PM			DESIGN	**MEETING #6** *Corps of Engineers Floodplain Concerns*	**MEETING #5** *Community, Business & Civic Leaders*	PRODUCTION	PRODUCTION	Break-down Studio
Charette Coordinator - Emily Wright	2:00 PM				DESIGN	DESIGN			
Architecture -Kenzy Craft									
Architecture -Eric Brewer	3:00 PM								
Coding & Enrichment - Bill Wright						**MEETING #2** *Infrastructure / Transportation*	**MEETING #7** *Builders/Architects*		
Town Planner -Kate Wilbur	4:00 PM								
	5:00 PM		DESIGN						
LODGING *Hampton Inn* 1919 West End Ave. Nashville, Tn 37063	6:00 PM	Set-up for Opening Presentation			Dinner	Dinner	Dinner	Set-up for Closing Presentation	
	7:00 PM	**OPENING PRESENTATION** (Fondren Hall- Hutcheson Auditorium) 6:30pm-7:30 pm	Dinner Out	Dinner Out	**MEETING #3** *Public Pin-up & Review*	DESIGN	PRODUCTION	**CLOSING PRESENTATION** (Fondren Hall- Hutcheson Auditorium) 6:30pm-8:00 pm	
STUDIO *Scarritt-Bennett Center* (Ladies Building) 1008 19th Ave. South Nashville, TN 37212	8:00 PM							Dinner	
	9:00 PM								
OPENING & CLOSING PRESENTATION *Scarritt-Bennett Center* Fondren Hall- Hutcheson Auditorium 1008 19th Ave. South Nashville, TN 37212	10:00 PM								
	Public Mtg								
	Internal								

IF YOU HAD THE OPPORTUNITY TO DESIGN YOUR IDEAL COMMUNITY.... WHAT WOULD IT LOOK LIKE?

ALPHA LLC
and
W. Brian Wright of TOWN PLANNING & URBAN DESIGN COLLABORATIVE LLC
are pleased to announce a planning charrette (workshop)
October 19-25, 2007

All meetings, presentation, design and production will take place in the beautiful and historic

Scarritt Bennett
1008 19th Ave. South
Nashville, Tennessee

Please join us in this collaborative process

We will be conducting the charrette to design a new mixed-use, urban river-front district. The river-front district is anticipated to consist of a mix of retail such as boutique shops and gourmet restaurants as well as residential opportunities including high-end lofts, rowhouses, condos and single family houses. The district will be designed for hip, young professionals and others that enjoy this type of creative urban environment and waterfront living.

During this intense, participative process, community leaders, residents and those interested in this type of lifestyle will work directly with designers to define a collective vision and plan for this cutting-edge project.

CHARRETTE SCHEDULE - THE PUBLIC IS WELCOME TO ALL MEETINGS

Friday, October 19 at Fondren Hall	
OPENING PRESENTATION	6:30 p.m. – 7:30 p.m.
Monday, October 22 at Laskey Bldg	
Corps of Engineers	10:00 a.m.–11:30 a.m.
Infrastructure, Transportation & Public Works	1:00 p.m. – 2:30 p.m.
Elected Officials, Planning Staff &Commission	4:00 p.m. – 5:30 p.m.
PIN-UP AND REVIEW	6:30 p.m. – 8:00 p.m.
Tuesday, October 23 at Laskey Bldg	
Public Services, Police, Fire & EMS	10:00 a.m.–11:30
Community, Business & Civic Leaders	1:00 p.m. – 2:30 p.m.
Builders & Architects	4:00 p.m. – 5:30 p.m.
Thursday, October 25 at Fondren Hall	
FINAL PRESENTATION	6:30 p.m. – 8:00 p.m.

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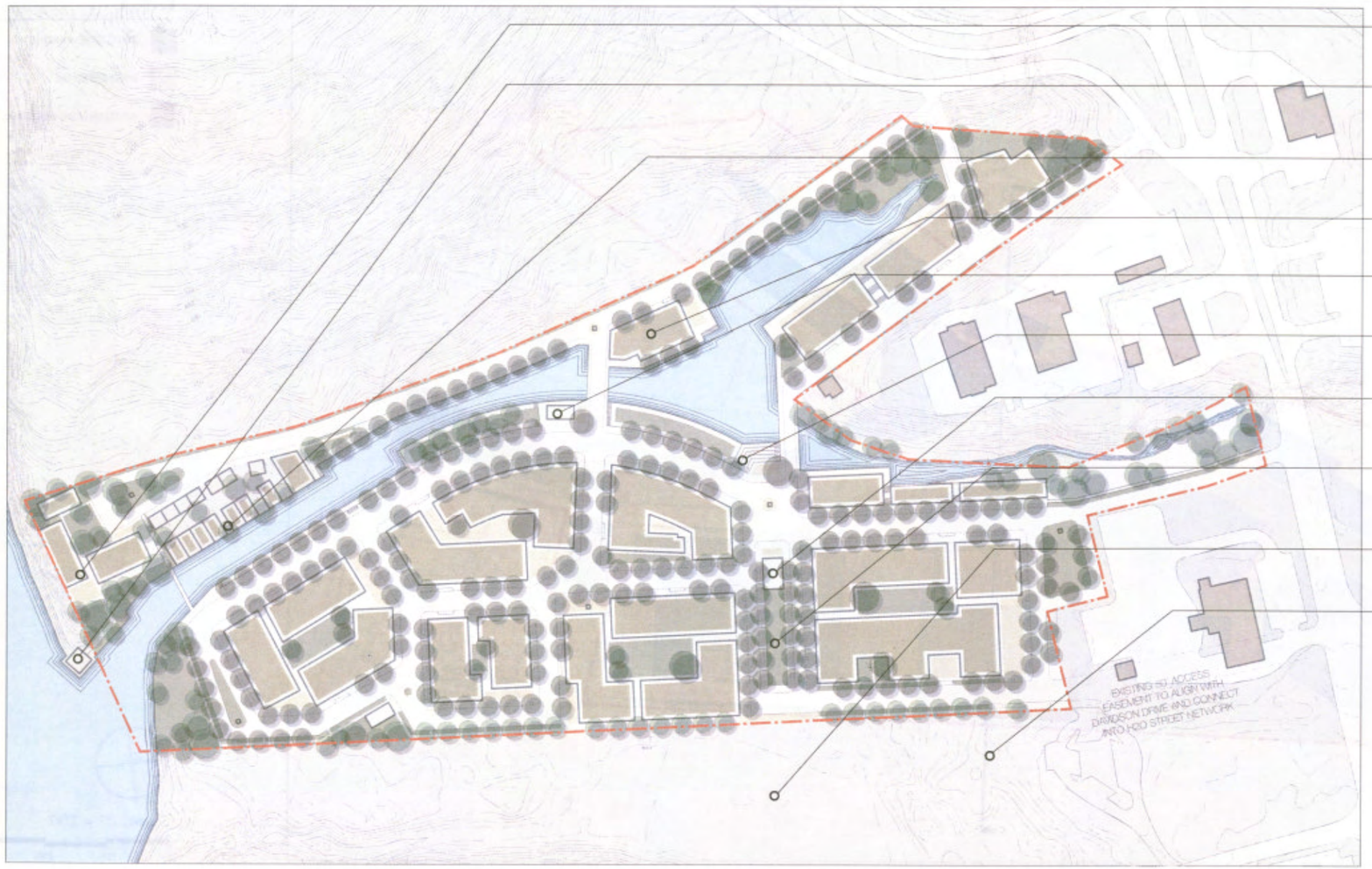
ANTICIPATED DEVELOPMENT SCENARIO:

The following plans, diagrams and calculations are based on the anticipated development scenario. They are not regulatory in nature but do represent the intended outcome of the regulatory document attached, which is to serve as the SP for the property. More detailed plans will be submitted during the Final SP process for each phase which will follow the preliminary SP Regulatory Document and be based on actual architectural drawings and an optimized mix of market driven uses.

H2O

C

PLAN



H2O Waterfront Dining & Outdoor Terrace

Cumberland Community Pavillion & Education Center

District Boat Houses

Marina Restaurant & Lofts

Waterfront Community Center & Esplande

Waterfront Plaza and Park

District Meeting Hall

Terraced Rain Garden

Proposed Brookmeade Park Amphitheater

Proposed Brookmeade Library & Community Center

N

Scale: 1" = 200'

0 100' 200' 400'

annotated master plan

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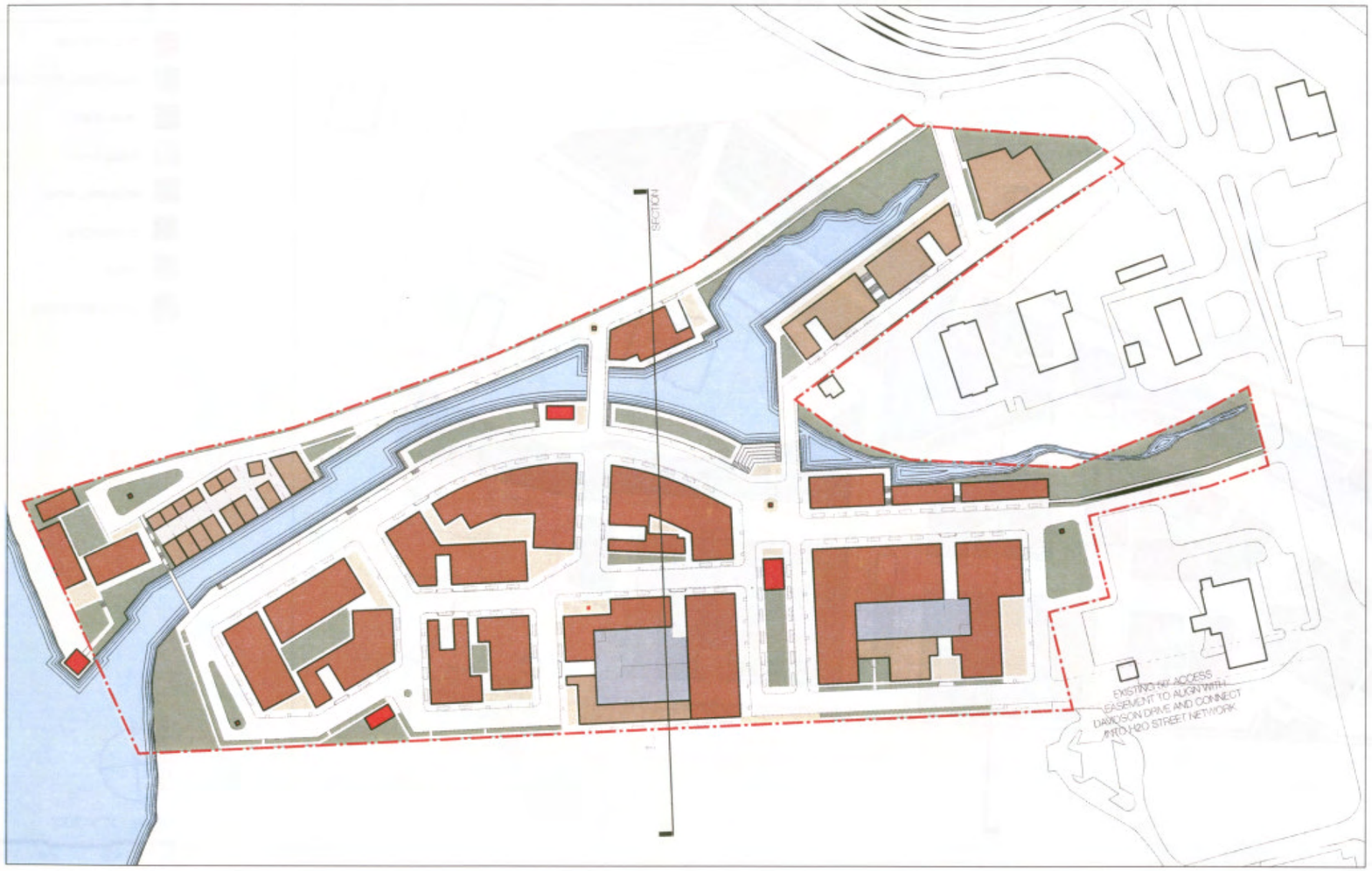

K E Y

- CIVIC STRUCTURE
- PUBLIC GREEN, RAIN GARDEN, ETC.
- GREEN ROOF
- PUBLIC PLAZA
- RESIDENTIAL/ HOTEL
- COMMERCIAL
- OFFICE
- STRUCTURED PARKING

ground plane

N

Scale: 1" = 200'

0 100' 200' 400'

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K E Y

- CIVIC STRUCTURE
- PUBLIC GREEN, RAIN GARDEN, ETC.
- GREEN ROOF
- PUBLIC PLAZA
- RESIDENTIAL/ HOTEL
- COMMERCIAL
- OFFICE
- STRUCTURED PARKING

floor 3

N

Scale: 1" = 200'

0 100' 200' 400'

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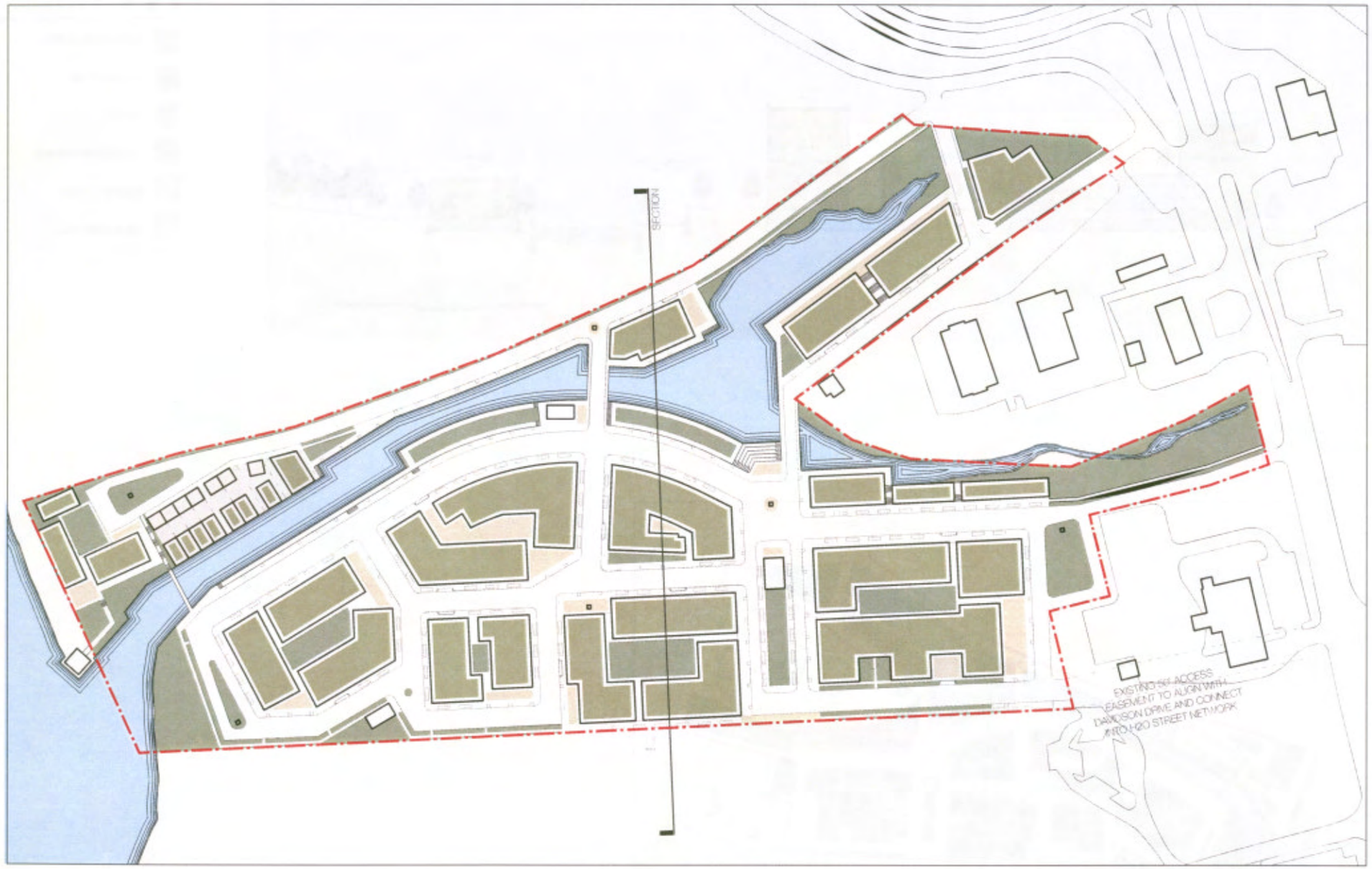
roof plan



KEY

- CIVIC STRUCTURE
- PUBLIC GREEN, RAIN GARDEN, ETC.
- GREEN ROOF
- PUBLIC PLAZA
- RESIDENTIAL/ HOTEL
- COMMERCIAL
- OFFICE
- STRUCTURED PARKING

Scale: 1" = 200'

0 100' 200' 400'

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pedestrian shed diagram

N

Scale: 1" = 200'

0 100' 200' 400'

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Description of Proposed Vegetation

All species shall be native to the site.

Species	Cal. @ Planting	Spacing
Sycamore	4"	30' o.c.
Oak	4"	30' o.c.
Maple	4"	30' o.c.
Beech	4"	30' o.c.
Hickory	4"	30' o.c.
Hackberry	4"	30' o.c.

K E Y

- EXISTING VEGETATION
- PROPOSED VEGETATION
- GREEN ROOFS

NOTE 1: NO SCREENING IS NECESSARY AS ALL UNSIGHTLY ELEMENTS ARE INTERIOR TO THE BLOCK OR INSIDE THE PARING STRUCTURES.

NOTE 2: PROTECTIVE MEASURES ARE EXPLAINED IN DETAIL IN THE LANDSCAPE CODE. THEY SHALL GENERALLY INCLUDE ALL MEASURES NECESSARY TO SAVE AS MUCH EXISTING VEGETATION AS IS POSSIBLE WITH UNDER THE PROPOSED MASTER PLAN.

N

Scale: 1" = 200'

0 100' 200' 400'

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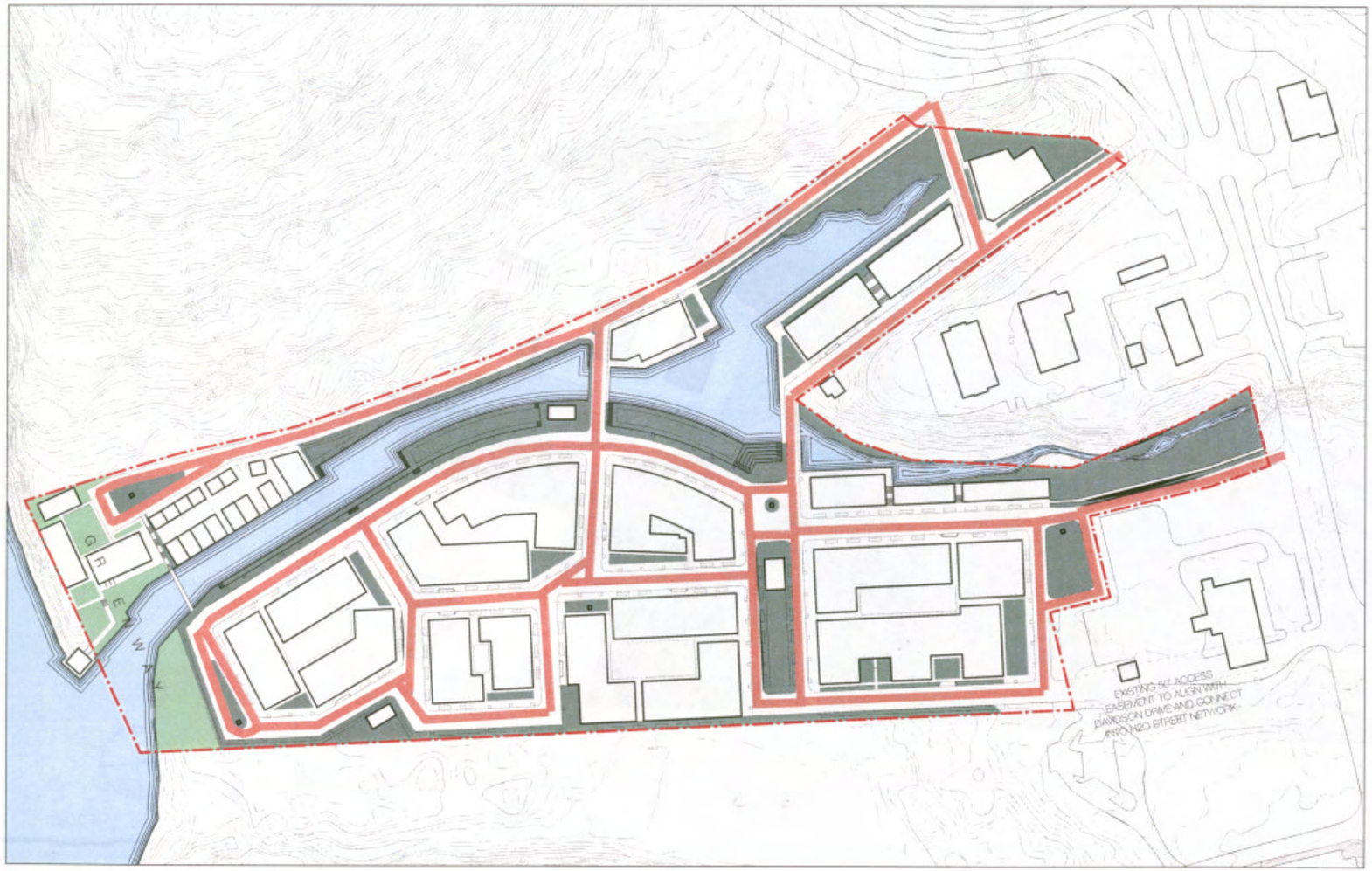

K E Y

- PUBLIC PARK EASEMENT
- PUBLIC GREENWAY EASEMENT
- CANAL RESERVATION
- STREET RIGHT-OF-WAY RESERVATION

NOTE 1: THE INTENT IS FOR ALL OPEN SPACES, INCLUDING BUT NOT LIMITED TO PARKS, PLAZAS, GREENS, PROMENADES AND SQUARES BE DEDICATED TO THE CITY OR HAVE AN EASEMENT ON THEM. MAINTENANCE OF ALL OPEN SPACES SHALL BE RETAINED BY THE H2O HOMEOWNERS ASSOCIATION AND MERCHANTS ASSOCIATION.

NOTE 2: ALL THOROUGHFARES SHALL BE PRIVATE BUT BUILT TO CITY CONSTRUCTION STANDARDS. HOWEVER THE DEVELOPMENT WILL BE OPEN TO THE PUBLIC AND NEVER GATED.

N

Scale: 1" = 200'

0 100 200' 400

public dedications/reservations

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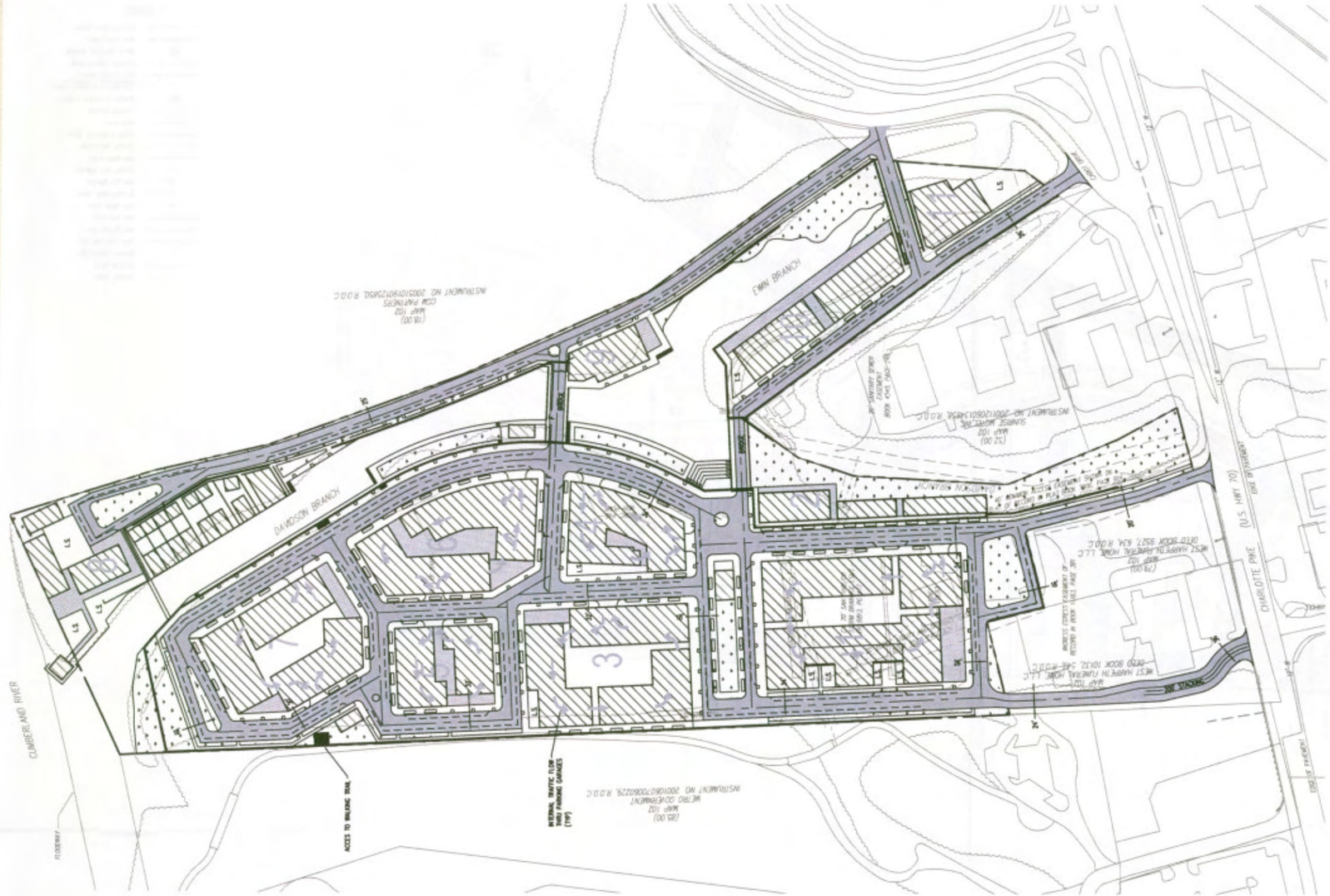
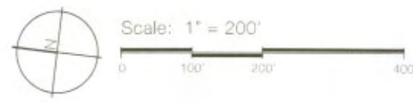
H2O

D
INFRASTRUCTURE



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Storm Structure Number
- Existing Sanitary Sewer
- New Sanitary Sewer
- Sanitary Structure Number
- Existing Contour
- Flow Arrow
- Utility & Drainage Easmt.
- Existing Water Main
- New Water Main
- Existing Fire Hydrant
- New Fire Hydrant
- Existing Water Valve
- New Water Valve
- New Gas Main
- New Electric Line
- New Telephone Line
- Existing Utility Pole
- Existing Trees
- Existing Fence



development plan

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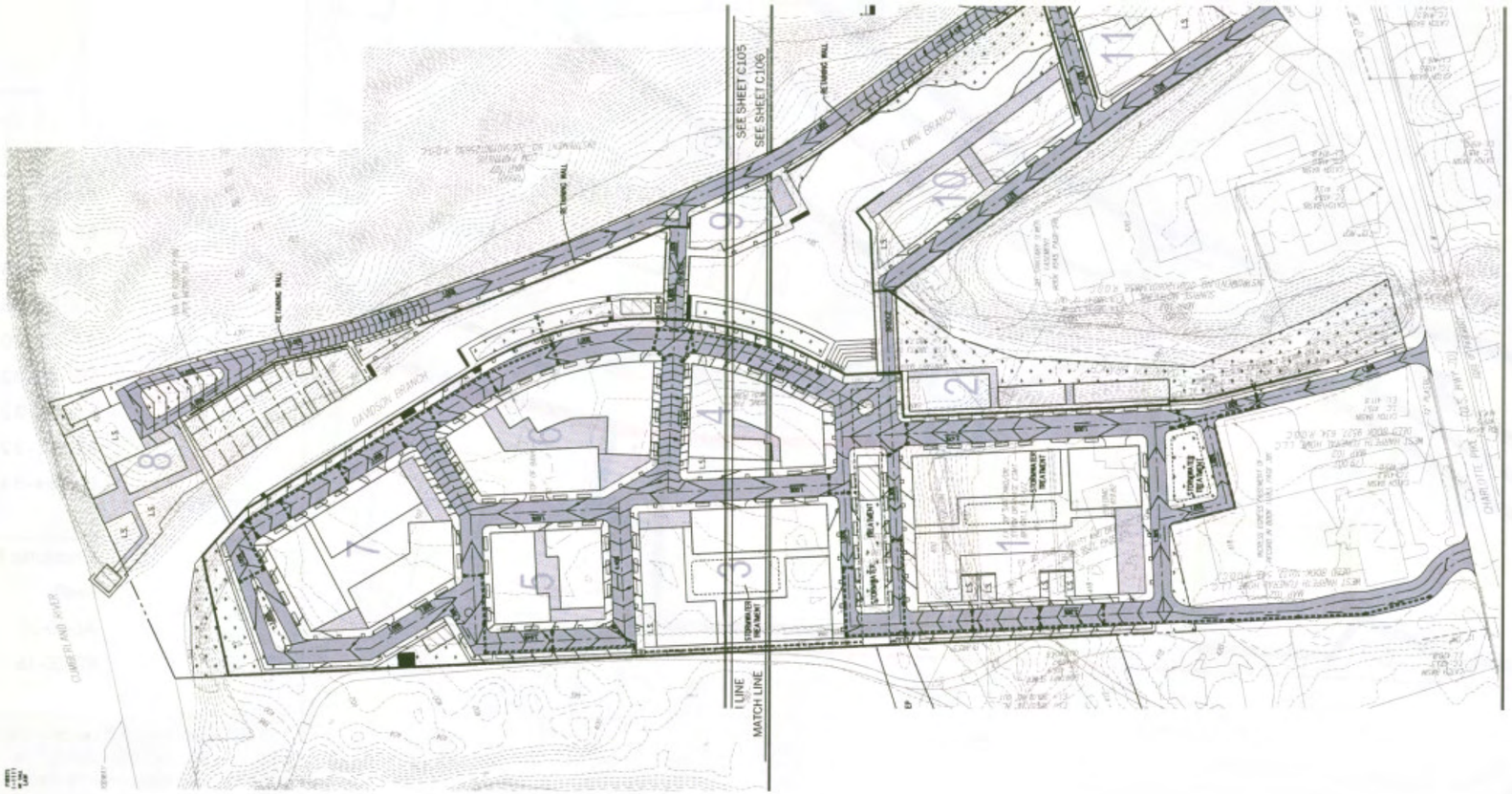
site grading + drainage plan



NOTES:
1. THE PURPOSE OF THIS SPECIFIC PLAN IS TO ALLOW THE REDEVELOPMENT OF AN ABANDONED GOLF DRIVING RANGE CURRENTLY BEING UTILIZED AS A DUMPING GROUND FOR GARBAGE AND A HANGOUT FOR THE HOMELESS TO BE TRANSFORMED INTO A VIBRANT MIXED-USE COMMUNITY.
2. 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 HE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78,1940 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND ENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

N

Scale: 1" = 200'
0 100' 200' 400'

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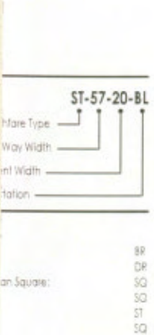
TABLE 3 THOROUGHFARE ASSEMBLIES



Thoroughfare Type	TS-28-18	BR-34-24	PS-36-18	DR-37-25	ST-40-20
Transect Zone Assignment	Turbine Square	Bridge	Pedestrian Square	Drive	Street
Right-of-Way Width	T3, T4, T5	T3, T4, T5	T5, T6	T4, T5	T4, T5
Pavement Width	28 feet	34 feet	36 feet	37 feet	40 feet
Movement	18 feet	24 feet	18 feet	25 feet	20 feet
Design Speed	Slow	Slow	Slow	Yield Movement	Yield Movement
Pedestrian Crossing Time	10 MPH	15 MPH	10 MPH	20 MPH	20 MPH
Traffic Lanes	6.3 Seconds	8.4 Seconds	6.3 Seconds	8.7 seconds	7 seconds
Parking Lanes	1 lane	2 lanes	1 lane	2 lanes	2 lanes
Curb Radius	1 lane	None	1 lane	1 lane	None
Public Frontage Type	10' outside, 12' inside	5 feet	10' outside, 12' inside	10 feet	10 feet
Walkway Type	Stoop & Shopfront	None	Shopfront	None, Stoop & Shopfront	Stoop & Shopfront
Planter Type	12 foot Sidewalk	5 foot Sidewalk (both sides)	18 foot Sidewalk (one side)	10' Sidewalk	6' Sidewalk
Curb Type	Tree pit outside, none inside	None	Tree pit outside, none inside	Tree pit & Bio-swale	Bio-swale
Landscape Type	Raised	Raised	Raised	Raised & Swale	Swale
Transportation Provision	Regular, 30' o.c. Avg.	None	Regular, 30' o.c. Avg.	Regular, 30' o.c. Avg.	Regular, 30' o.c. Avg.
Surface Material	BT	None	BT	BT	BT
	Asphalt, Brick, Pavers or Concrete	Concrete	Asphalt, Brick, Pavers or Concrete	Asphalt, Brick, Pavers or Concrete	Asphalt, Brick, Pavers or Concrete

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fire hydrant layout

The diagram at left depicts a proposed fire hydrant layout. We anticipate that many, if not all of these hydrants will be siamese wall connections like the ones pictured below.

Scale: 1" = 200'

0 100' 200' 400'

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or the smaller buildings that are more residential character a combination of rooftop planters nd on-lot rainwater harvesting techniques that clude use of rain barrels, cisterns, seepage its, wet wells and recharge beds store, leanse and eliminate accumulated rainwater. ff-lot community rain gardens located in parks r in rear lane brambles will provide a location r overflow storage areas. The maximum ractical amount of rainwater shall be captured n individual lots in mandatory rainwater arvesting devices. Controlled releases ensure he available storage volume securing the bility to be prepared for sequential rain events. verflows from heavy rains that surpass the olumetric ability of on-lot devices will be routed to conveyance networks utilizing bioswales or pen channels and directing the accumulated ainwater into community facilities. Devices ill be sized to be useful in small and large torms helping both regulatory agencies and omeowners. Most importantly, rainwater arvesting techniques will help to reduce the emand on potable water supplies by providing n adequate source of water for irrigation or sidential wash water.

treets shall be served by linear bioswales long naturalistic roadways and urban "flow-rough" planters along urban street sections. low-through planters are effective at reducing e peak flow and total water quality volume om a wide range of design storms. Overflow utlets will direct accumulated runoff into larger ommunity served facilities, however, the time f concentration will be greatly reduced due to the storage capacity provided in each bay. however, the Street Edge Alternative project in King County Washington reports that as much as 97% of runoff has been reduced greatly affecting the capacity of storm sewers in the area. Each flow-through planter bay will be sized in accordance with the adjacent street type. For example, wider streets with wider sidewalks will have more impervious surface and therefore require more storage capacity, where as narrow streets will require less. Pervious pavement is intended wherever practical and has a dramatic effect on reducing total runoff and extending the time of concentration from highly impervious areas. Low volume roads, parking shoulders, and parking lots can incorporate pervious pavement. Roadbeds that use pervious materials shall maintain functional underdrains to aid in elimination of water where soils do not permit adequate infiltration.

Regardless of the specific design elements, there are several important similarities that affect each of the three general building categories and the strategy for streets and public spaces.

First, a reduction in peak flow can occur through source control and design. Rainwater abstraction points such as green roofing and rainwater planters can help to contain and slow down the accumulation of high volumes of rainwater during all but the largest rain storms. Additionally, by disconnecting large expanses of pavement, parking or other impervious area a delay in time of concentration and a reduction in velocity can be achieved. Delaying the time of concentration is very important as the "slug" of high volume water that is typically designed into a pipe and outfall network can be spread out over a longer period, better replicating a hydrograph more similar to predevelopment conditions. This is important not just in very large events, but also in smaller, more frequent rain events, as even small rain storms can have an impact on stream channels and sedimentation of water resources. When designers are able to spread out the total water volume and maintain a steady flow over a longer period of time the elements of urban stormwater management infrastructure can be more finely scaled and be made more pedestrian compatible.

Secondly, accessing rainwater in a constructive way at the source of generation will provide users with the opportunity to connect and use the resource more wisely. Whether used to aid in building systems on large structures, or simply to provide a water garden for smaller residential dwellings, gaining regular access to rainwater will help to maintain a physical and emotional connection to an important natural resource and ensure longevity the devices at H2O. Increasing the effectiveness of the open space, public areas and pervious area by enhancing soils, providing rain gardens, or incorporating water based public art decreases the impacts of the development footprint as well.

For example, by adding a "filtration plaza" to a public space associated with a fully developed site will make it possible to reduce the impacts associated by creating dual purpose functionality, unlike conventional single use facilities. Conventional facilities that are not scaled for pedestrian environments are often relegated to some hidden corner of a site and forgotten about, often falling into disrepair or neglect requiring expensive repair and maintenance later. Features that are placed prominently in public space or built into neighborhood fabric become regular parts of the community and do not get forgotten about.

Lastly, conveyance networks remain exposed wherever practicable. Unlike conveyance networks in conventional pipe and carry applications, open conveyance networks remain exposed and visible to the people at H2O. Bioswales, channels, rills, and runnels all have an expression that is an important visual aid in urbanism. Like the application of exposed retention strategies mentioned earlier, maintaining a series of exposed conveyance rainwater networks will ensure that the public maintains a physical connection to important environmental resources.

Specific design will be necessary to determine the sizing and proportion of rainwater management facilities on site, however, urbanism provides an easy way to place the multiple smaller, well integrated facilities into the community fabric of H2O accentuating the environmental character specified in the plan.

BIBLIOGRAPHY

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[2] Green Roof Water Quality and Quantity Monitoring, Dr. Charles C. Glass, ASLA Green Roof Study-http://www.asla.org/land/050205/documents/Green_Roof_Water_Monitoring_Report.doc

[3] NCSU Bioretention, Green Roof and Permeable Pavement Research, Bill Hunt, NC State University, 2005

[4] Portland Bureau of Environmental Services Stormwater Manual http://www.portlandonline.com/bes/index.cfm?c=35117

[5] Portland Bureau of Environmental Services Stormwater Manual http://www.portlandonline.com/bes/index.cfm?c=35117 Appendix C

[6] Forests and Trees as a Stormwater Management BMP http://www.chesapeakebay.net/pubs/calendar/FWG_03-01-06_Presentation_1_7080.ppt

[7] Texas Rainwater Harvesting Manual (http://www.twdb.state.tx.us/iwt/rainwater.asp)

[8] "Environmental Limitations to Vegetation Establishment in Vegetated Stormwater Biofilters" http://depts.washington.edu/cwws/Research/Reports/rc2.htm

[9] Moving Toward High Performance Infrastructure, Mary Vogel, Urban Land, October 2006

[10] Natural Approaches to Stormwater Management, Low Impact Development in Puget Sound. Puget Sound Action Team, 2003

[11] Advances in Porous Pavement, Tara Hun-Dorris, Stormwater, The Journal for Stormwater Professionals, April 2005, http://www.forester.net/sw_0503_advances.html

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H2O

E

CALCULATIONS

anticipated development plan details

BLOCK 1
STORIES..... 4 - 6
HEIGHT..... 47' - 104'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 2
STORIES..... 2 - 4
HEIGHT..... 25' - 72'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 3
STORIES..... 4 - 6
HEIGHT..... 47' - 104'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 4
STORIES..... 4 - 6
HEIGHT..... 47' - 104'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 5
STORIES..... 4 - 6
HEIGHT..... 47' - 104'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 5,6
STORIES..... 4 - 6
HEIGHT..... 47' - 104'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 7
STORIES..... 4 - 6
HEIGHT..... 47' - 104'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 8
STORIES..... 2 - 4
HEIGHT..... 25' - 72'
SETBACK..... 0'
FBO..... 60% MIN.

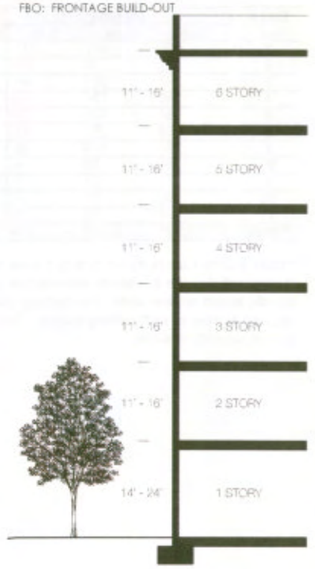
BLOCK 9
STORIES..... 2 - 4
HEIGHT..... 25' - 72'
SETBACK..... 0'
FBO..... 70% MIN.

BLOCK 10
STORIES..... 2 - 4
HEIGHT..... 25' - 72'
SETBACK..... 0'
FBO..... 60% MIN.

BLOCK 11
STORIES..... 2 - 4
HEIGHT..... 25' - 72'
SETBACK..... 0'
FBO..... 70% MIN.

TOTAL AREA
TOTAL SF..... 1.6M
COMM..... 10%-30%
OFFICE..... 5%-30%
RESIDENTIAL... 40%-85%
HOTEL..... 0%-15%

FBO: FRONTAGE BUILD-OUT



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anticipated impervious surface matrix

Block No.	Impervious Roofs	Semi-Pervious Roofs (Green Roofs)	Semi-Pervious (Plazas, Courtyards, etc.)	Pervious Greens (incl. Flow-Thorough Planters)	Surface Water	Private Lots	Pervious Street Pavement	Impervious Street Pavement	Sidewalks & Hardscape Esplande
Civic	3,536	0	7,075	115,673	149,018	0	64,203	153,270	133,753
1	0	64,470	5,120	5,829	0	0			
2	0	13,236	2,280	1,150	0	0			
3	0	52,316	1,853	2,727	0	0			
4	0	21,324	1,628	3,401	0	0			
5	0	17,838	4,302	1,275	0	0			
6	0	34,250	9,573	1,846	0	0			
7	0	40,599	3,761	1,575	0	0			
8	0	23,821	6,514	11,808	0	22,174			
9	0	8,055	1,392	175	0	0			
10	0	19,695	8,303	2,505	0	0			
11	0	9,679	0	11,397	0	0			
Totals	**3,536**	**305,283**	**51,801**	**159,361**	**149,018**	**22,174**	**64,203**	**153,270**	**133,753**
Acres	**0.08**	**7.01**	**1.19**	**3.66**	**3.42**	**0.51**	**1.47**	**3.52**	**3.07**

Total Site Area	**1,042,399**	**23.93 Acres**

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Table 2: Trip Distribution - PM Peak Hour
H2O Nashville - DRAFT

Hall Planning & Engineering, Inc.
December 12, 2007

New Project Trips
Entering Trips 534
Exiting Trips 486
Total 1,020

Roadway Segment	No. Lanes	Dir	Base AADT	K-Factor	D-Factor	Peak Hr Background Traffic	% of New Entering Trips	% of New Exiting Trips	New Project trips	Total Peak Hr Trips	Adversity Test[1] LOS	Service Volume @ Standard	Adverse?	Significance Test[2] 5% of LOS	% of Project @ LOS D	Significant?	Significantly Impacted?[3]
														0.05			
Old Charlotte																	
Hillwood to EB I 40 Exit	4L	**WB**	17,400	0.1	0.55	**957**	30%	0%	**160**	**1,117**	D	**1,510**	**NO**	**75.5**	10.6%	**YES**	**NO**
EB I 40 Exit to Hillwood		EB			0.45	783	0%	40%	194	977		1,510	NO	75.5	12.9%	YES	NO
EB I40 Exit to WB I40 Exit	4L	**WB**	15,600	0.1	0.55	**858**	40%	0%	**214**	**1,072**	D	**1,510**	**NO**	**75.5**	14.2%	**YES**	**NO**
WB I 40 Exit to EB I40 Exit		EB			0.45	702	0%	60%	292	994		1,510	NO	75.5	19.3%	YES	NO
WB I 40 Exit to Cabot	4L	**WB**	15,600	0.1	0.55	**858**	40%	0%	**214**	**1,072**	D	**1,510**	**NO**	**75.5**	14.2%	**YES**	**NO**
Cabot to WB I 40 Exit		EB			0.45	702	0%	50%	243	945		1,510	NO	75.5	16.1%	YES	NO
Cabot to Intx A	4L	**WB**	13,800	0.1	0.55	**759**	70%	0%	**374**	**1,133**	D	**1,510**	**NO**	**75.5**	24.8%	**YES**	**NO**
Intx A to Cabot		EB			0.45	621	0%	70%	340	961		1,510	NO	75.5	22.5%	YES	NO
Intx A to Park St	4L	**WB**	13,800	0.1	0.55	**759**	5%	0%	**27**	**786**	D	**1,510**	**NO**	**75.5**	1.8%	NO	NO
Park St to Intx A		EB			0.45	621	0%	20%	97	718		1,510	NO	75.5	6.4%	YES	NO
Park St to Pwr Centr	4L	**WB**	13,800	0.1	0.55	**759**	0%	25%	**132**	**891**	D	**1,510**	**NO**	**75.5**	8.8%	**YES**	**NO**
Pwr Cntr to Park St		EB			0.45	621	25%	0%	134	755		1,510	NO	75.5	8.8%	YES	NO
Pwr Ctr to west	2L	**WB**	13,800	0.1	0.55	**759**	0%	15%	**73**	**832**	D	**880**	**NO**	**44**	8.3%	**YES**	**NO**
West to Pwr Ctr		EB			0.45	621	15%	0%	80	701		880	NO	44	9.1%	YES	NO
Cabot Road																	
Charlotte to Street C	2L	NB	2,000	0.1	0.55	110	5%	0%	27	137	D	700	NO	35	3.8%	NO	NO
Street C to Charlotte		SB			0.45	90	0%	5%	24	114		700	NO	35	3.5%	NO	NO
Street A																	
Charlotte to Site	2L	NB	-	0.1	0.55	**0**	55%	0%	**294**	**294**	D	**700**	**NO**	**35**	42.0%	**YES**	**NO**
Site to Charlotte		SB			0.45	0	0%	50%	243	243		700	NO	35	34.7%	YES	NO
Street B																	
Park to Site	2L	NB	-	0.1	0.55	**0**	35%	0%	**187**	**187**	D	**700**	**NO**	**35**	26.7%	**YES**	**NO**
Site to Park		SB			0.45	0	0%	35%	170	170		700	NO	35	24.3%	YES	NO
Park St																	
Charlotte to Street B	2L	NB	-	0.1	0.55	**0**	30%	0%	**160**	**160**	D	**700**	**NO**	**35**	22.9%	**YES**	**NO**
Street B to Charlotte		SB			0.45	0	0%	30%	146	146		700	NO	35	20.8%	YES	NO
Street C																	
Cabot to Site	2L	WB	-	0.1	0.55	**0**	10%	0%	**53**	**53**	D	**700**	**NO**	**35**	7.6%	**YES**	**NO**
Site to Cabot		EB			0.45	0	0%	10%	49	49		700	NO	35	6.9%	YES	NO
I 40																	
Site West Bound	6L	**WB**	25,000	0.1	0.6	**1,500**	10%	0%	**53**	**1,553**	D	**5,530**	**NO**	**276.5**	1.0%	NO	NO
Site East Bound		EB			0.4	1,000	0%	10%	49	1,049		5,530	NO	276.5	0.9%	NO	NO
WB on ramp	6L	**WB**	25,000	0.1	1	**2,500**	10%	0%	**53**	**2,553**	D	**5,530**	**NO**	**276.5**	1.0%	NO	NO
WB off ramp		EB	25,000	0.1	1	2,500	10%	0%	53	2,553		5,530	NO	276.5	1.0%	NO	NO
EB on ramp	6L	**WB**	25,000	0.1	1	**2,500**	10%	0%	**53**	2,553	D	**5,530**	**NO**	**276.5**	1.0%	NO	NO
EB off ramp		EB	25,000	0.1	1	2,500	10%	0%	53	2,553		5,530	NO	276.5	1.0%	NO	NO

SEE ATTACHED FINAL TRAFFIC IMPACT STUDY

[1] A roadway segment is "adversely impacted" when total trip demand is greater than the maximum service volume at the adopted Level of Service
[2] Project trips are "significant" when they utilize 5% or more of the maximum service volume at the adopted LOS
[3] A roadway segment is "significantly impacted" when it is both adverse and significant

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F
ILLUSTRATIONS

The existing condition.

NOTE 1: ALTHOUGH THE GENERAL MASSING AND ARCHITECTURAL CHARACTER OF THIS ILLUSTRATION ARE CONSISTENT WITH THE INTENTIONS OF THE FINAL MASTER PLAN, THIS AERIAL RENDERING IS FROM A PREVIOUS STUDY AND IS NOT A COMPLETELY ACCURATE DEPICTION OF THE FINAL MASTER PLAN..

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Live-Work Units + Mixed-Use Office Buildings on Overlook Pike

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H2O

URBAN · WATERFRONT · DISTRICT

G

ARCHITECTURE

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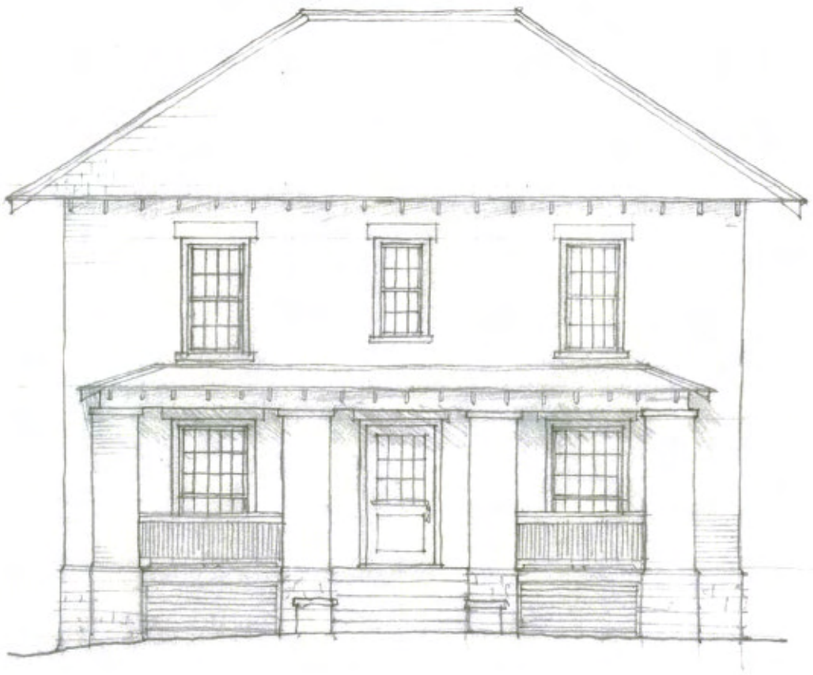

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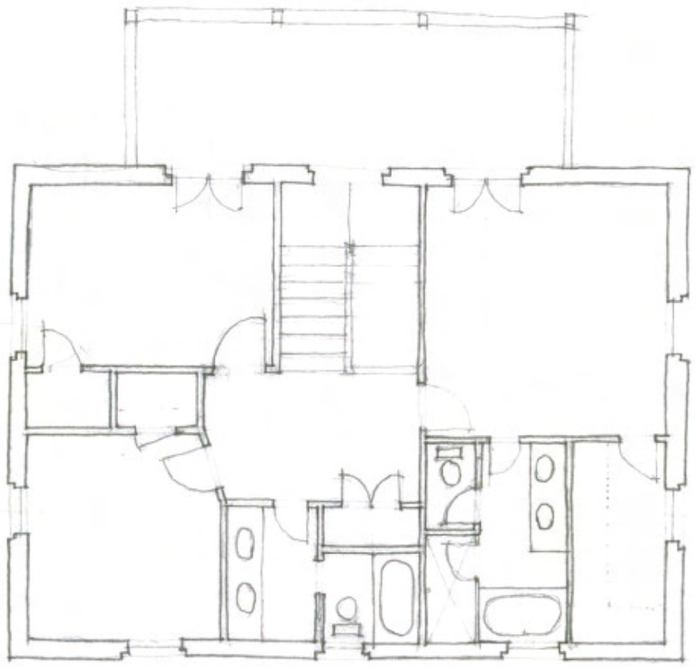

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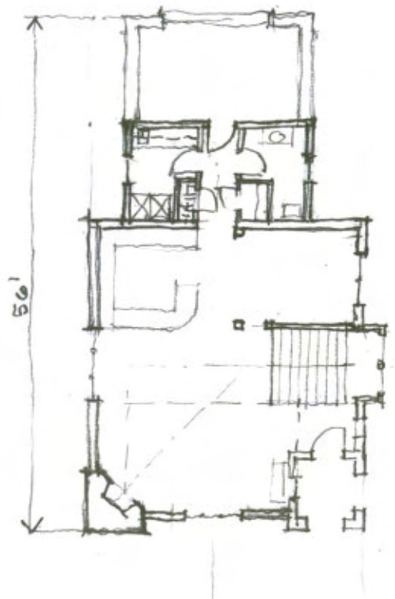

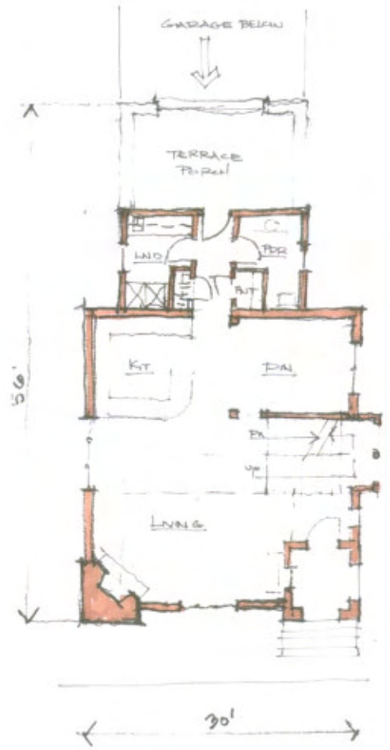

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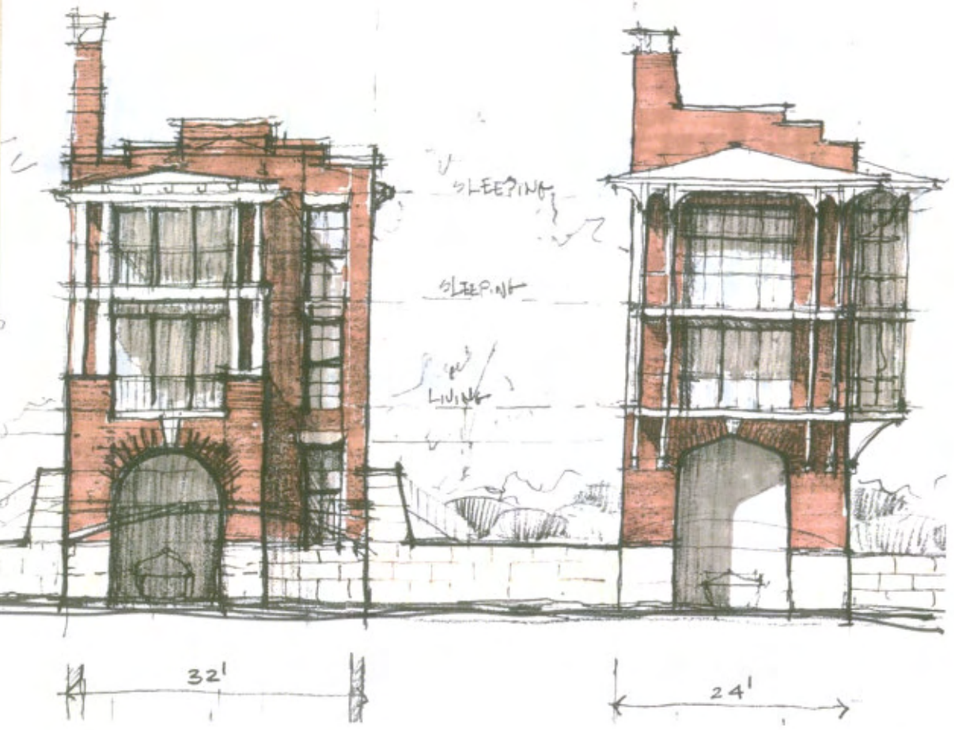

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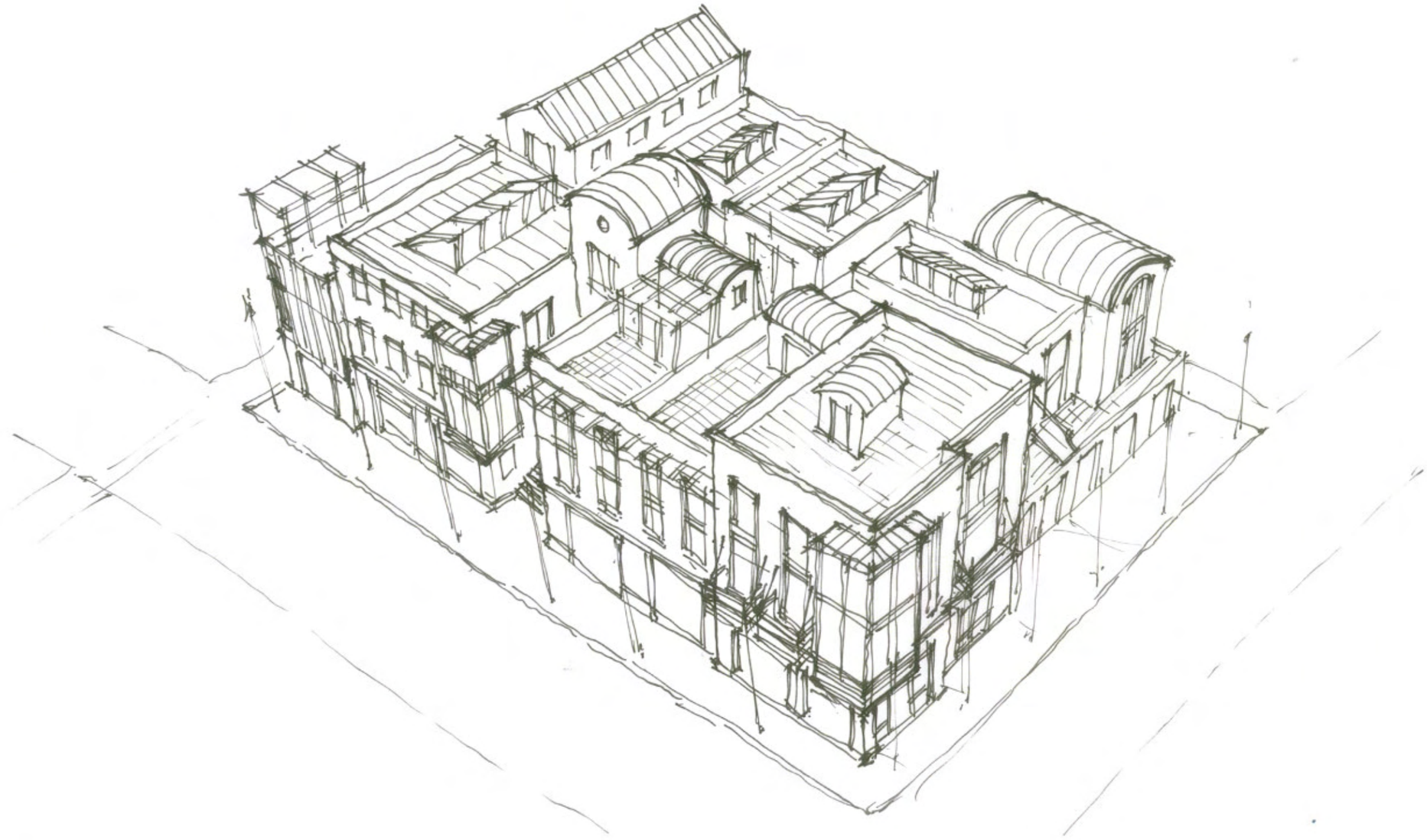

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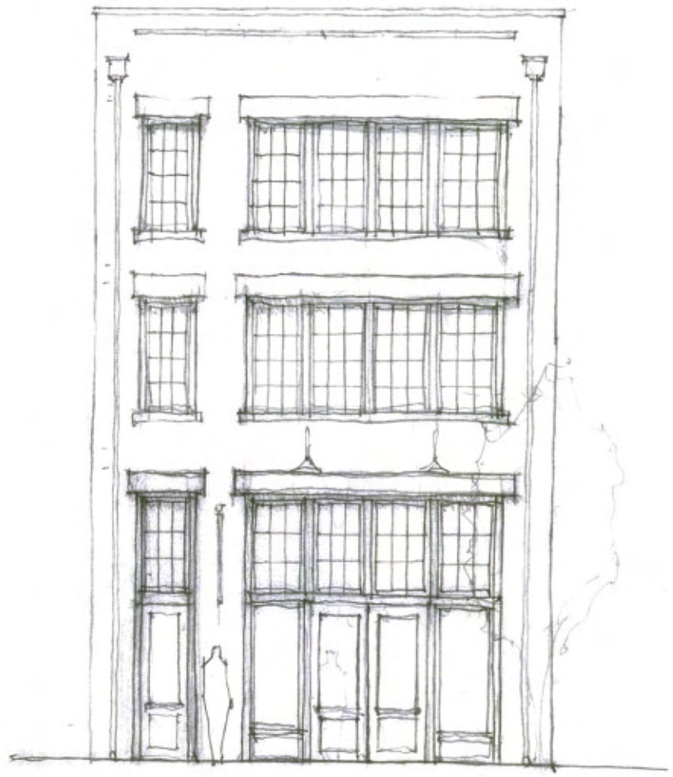

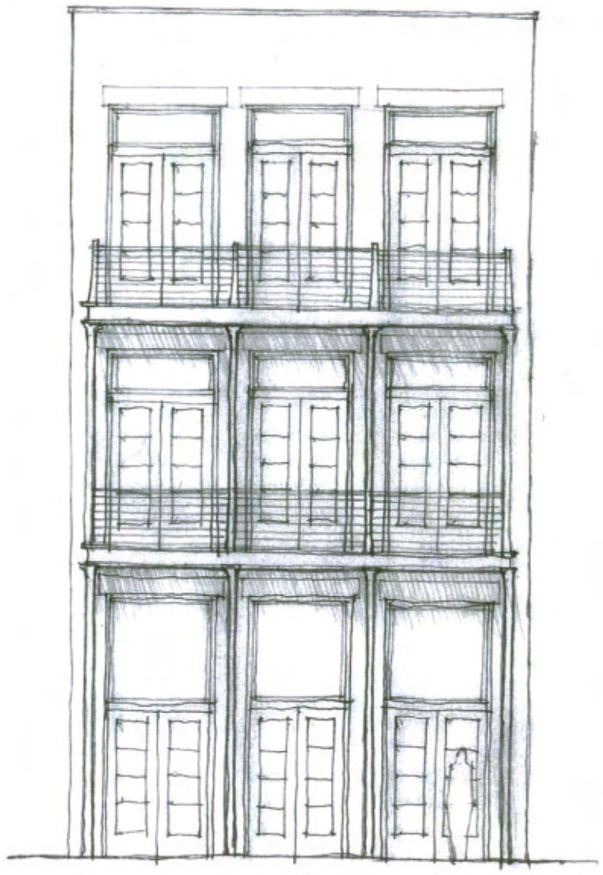

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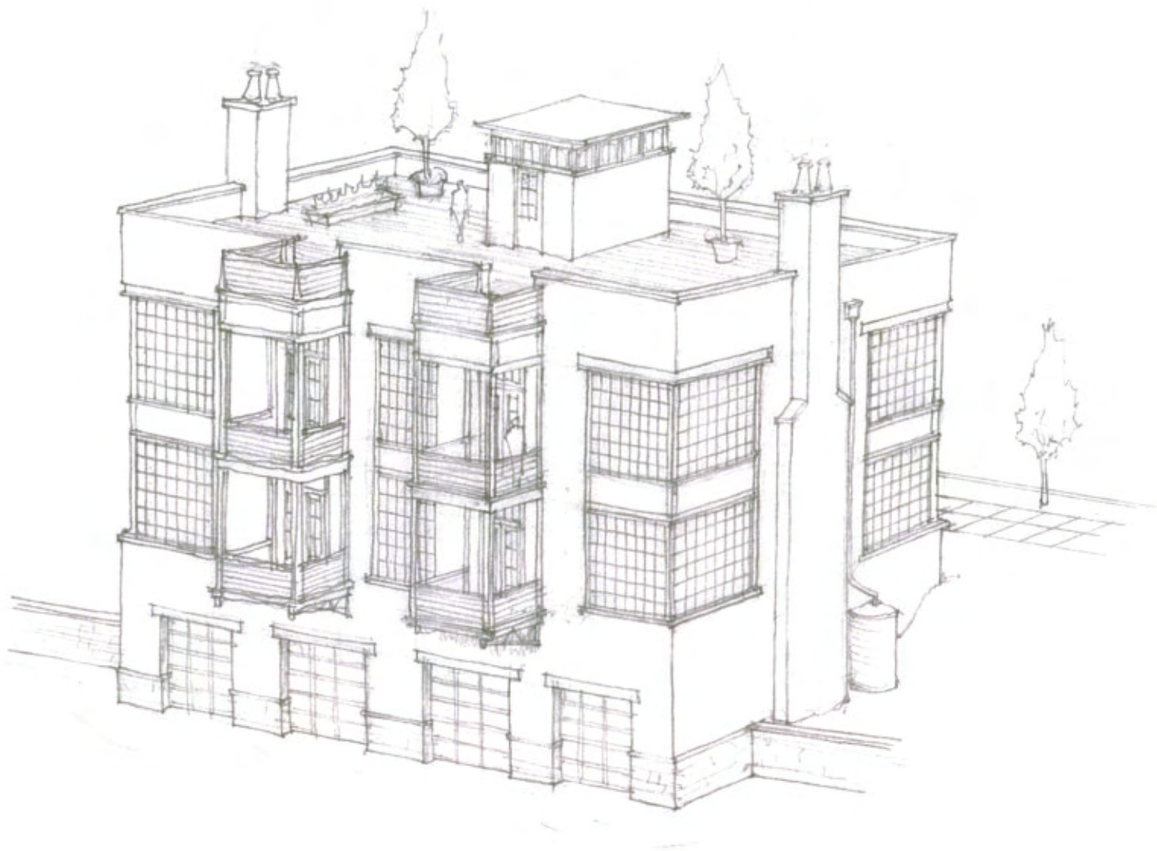

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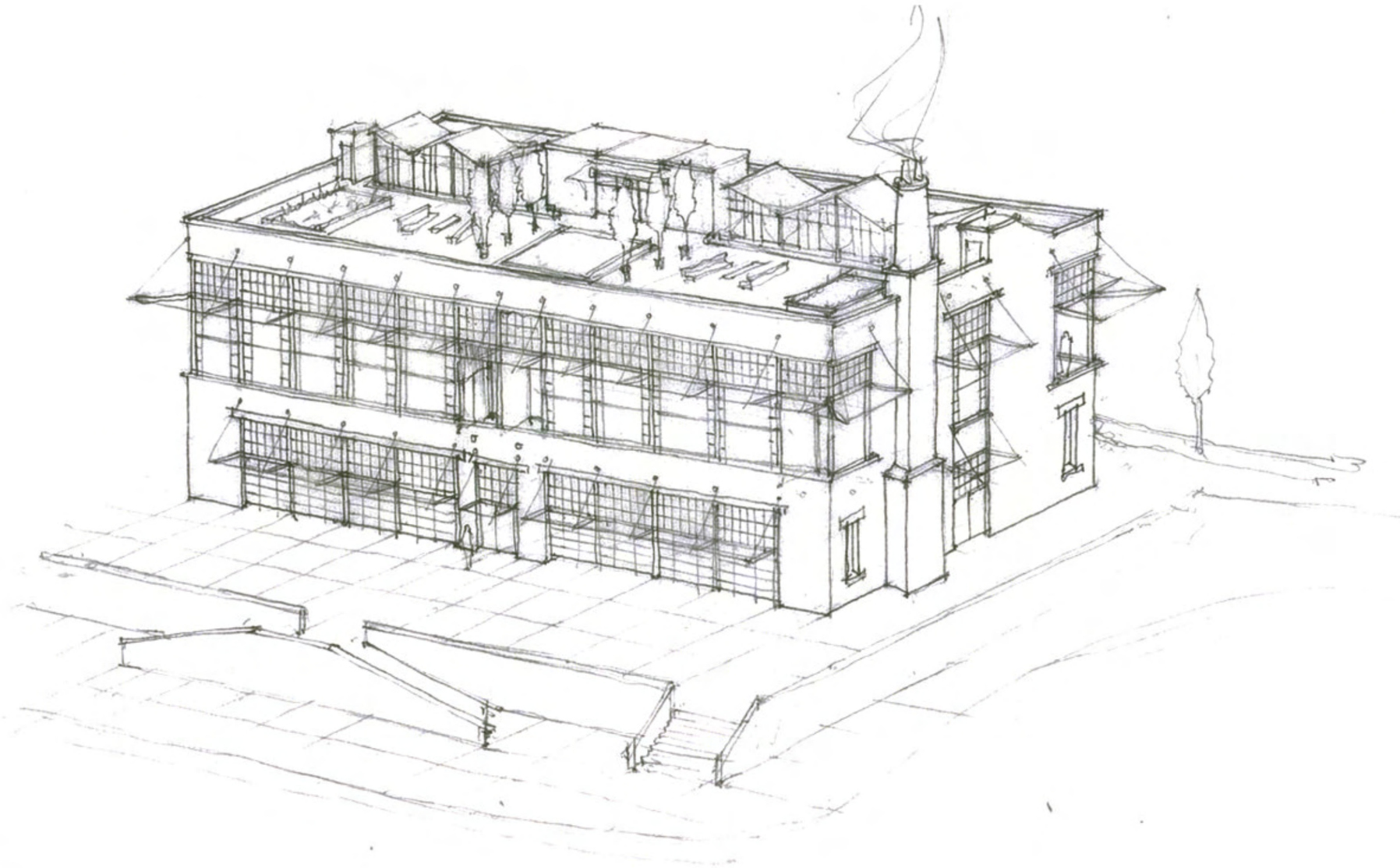

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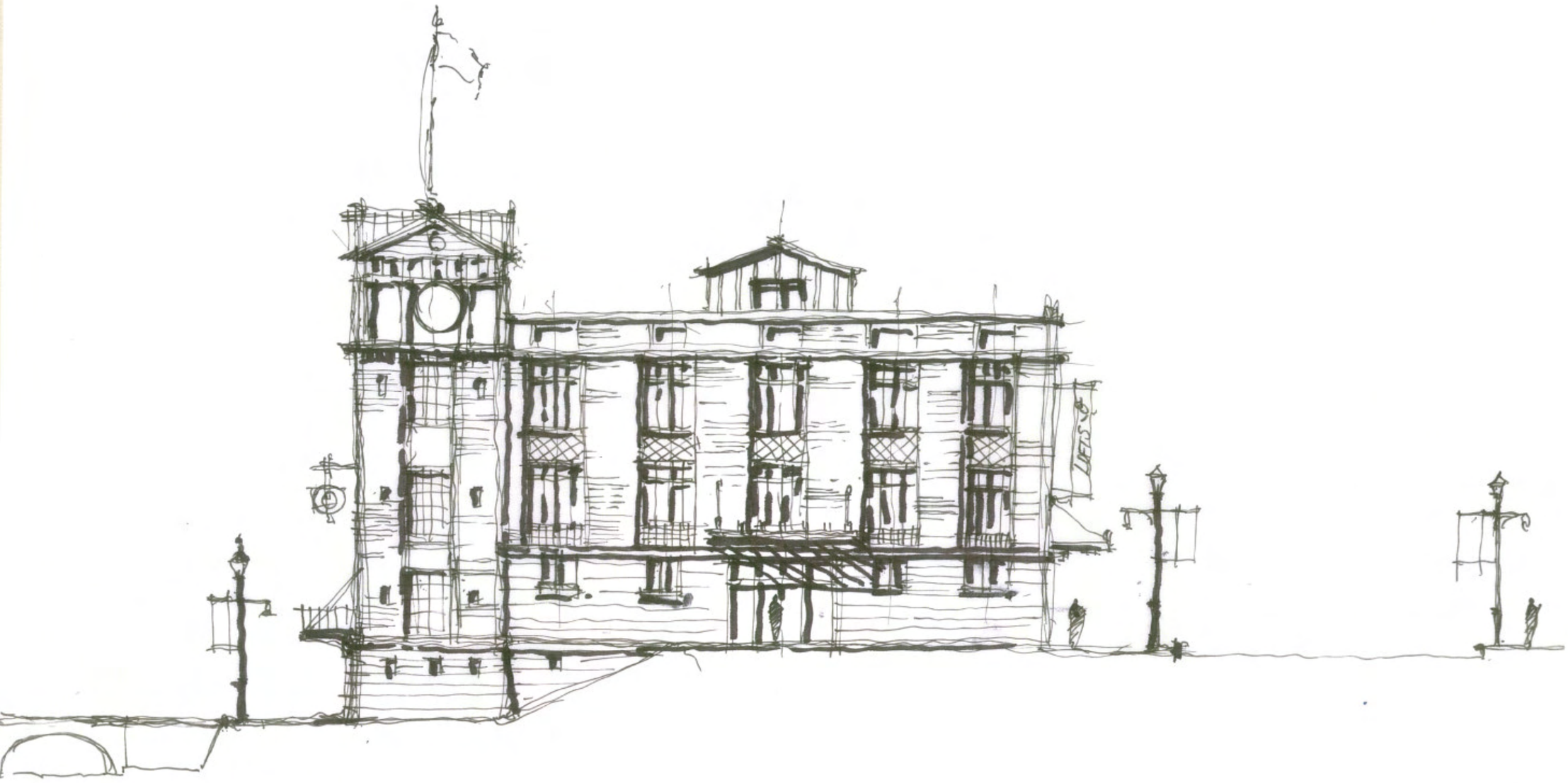

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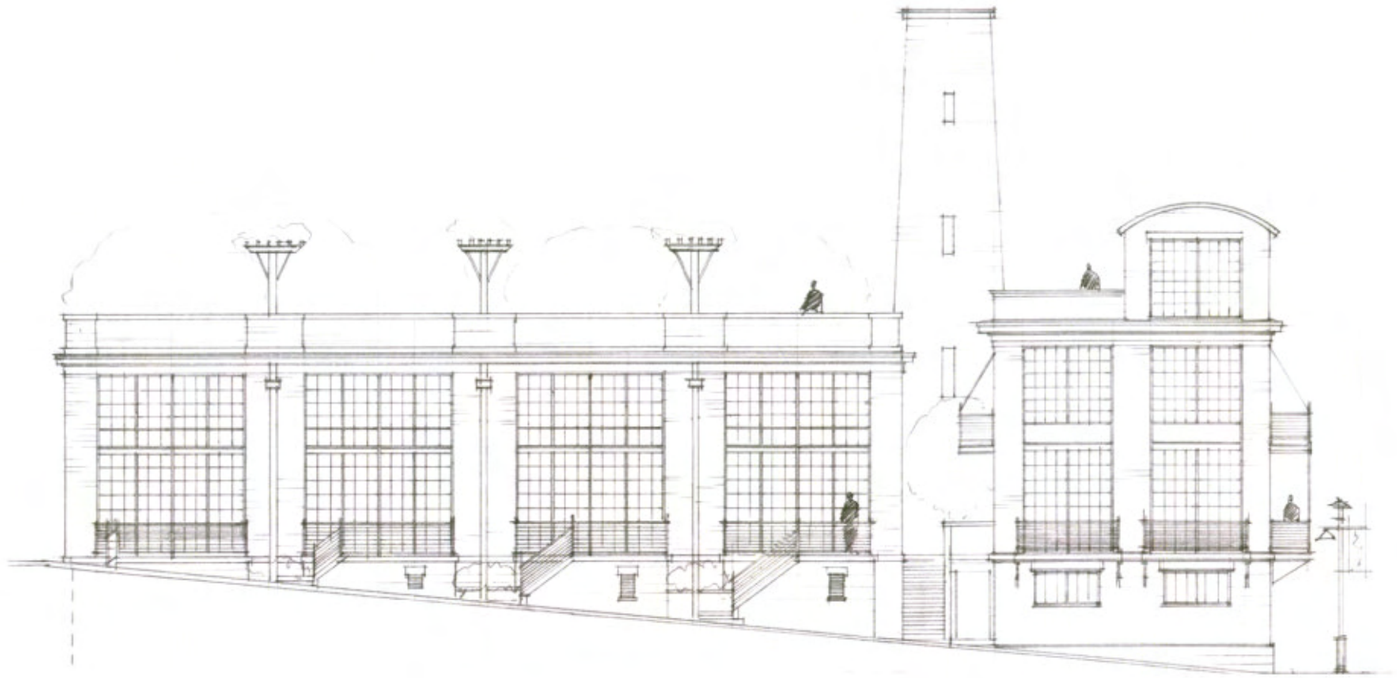

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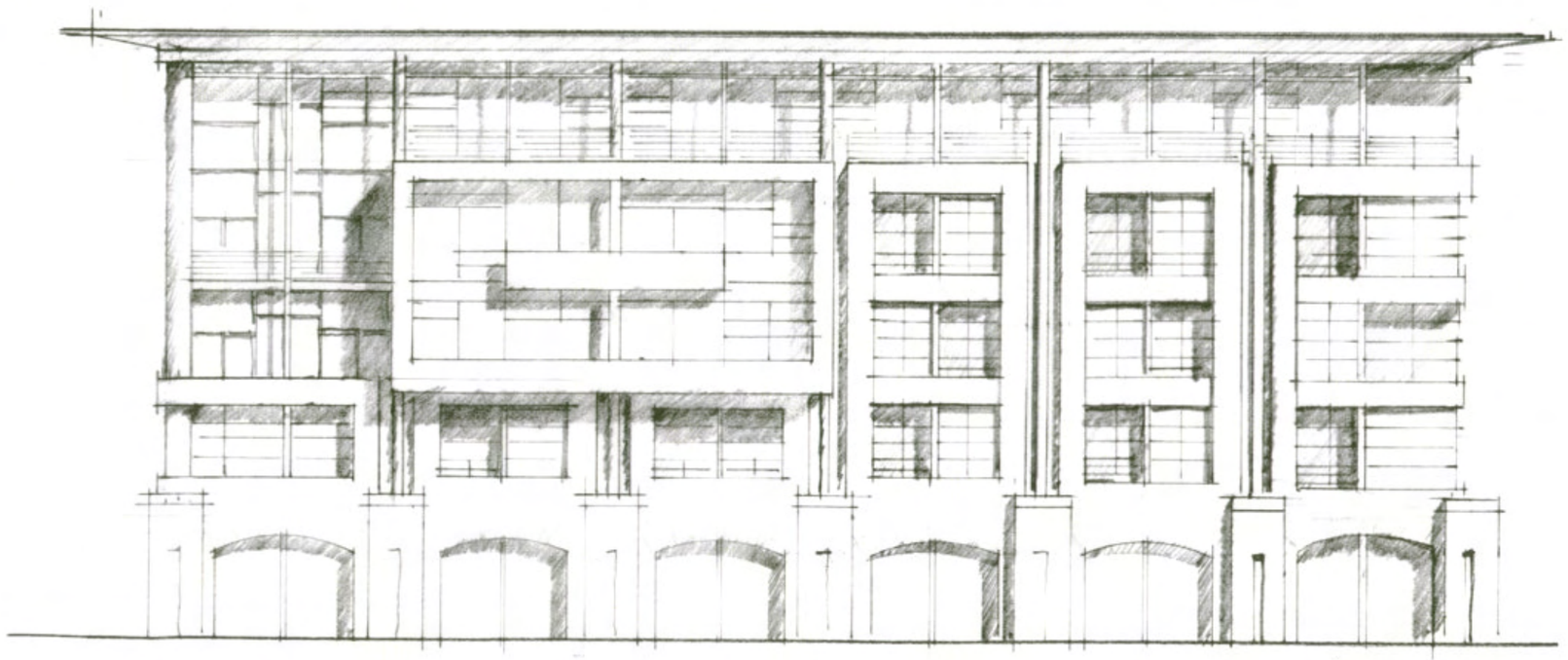

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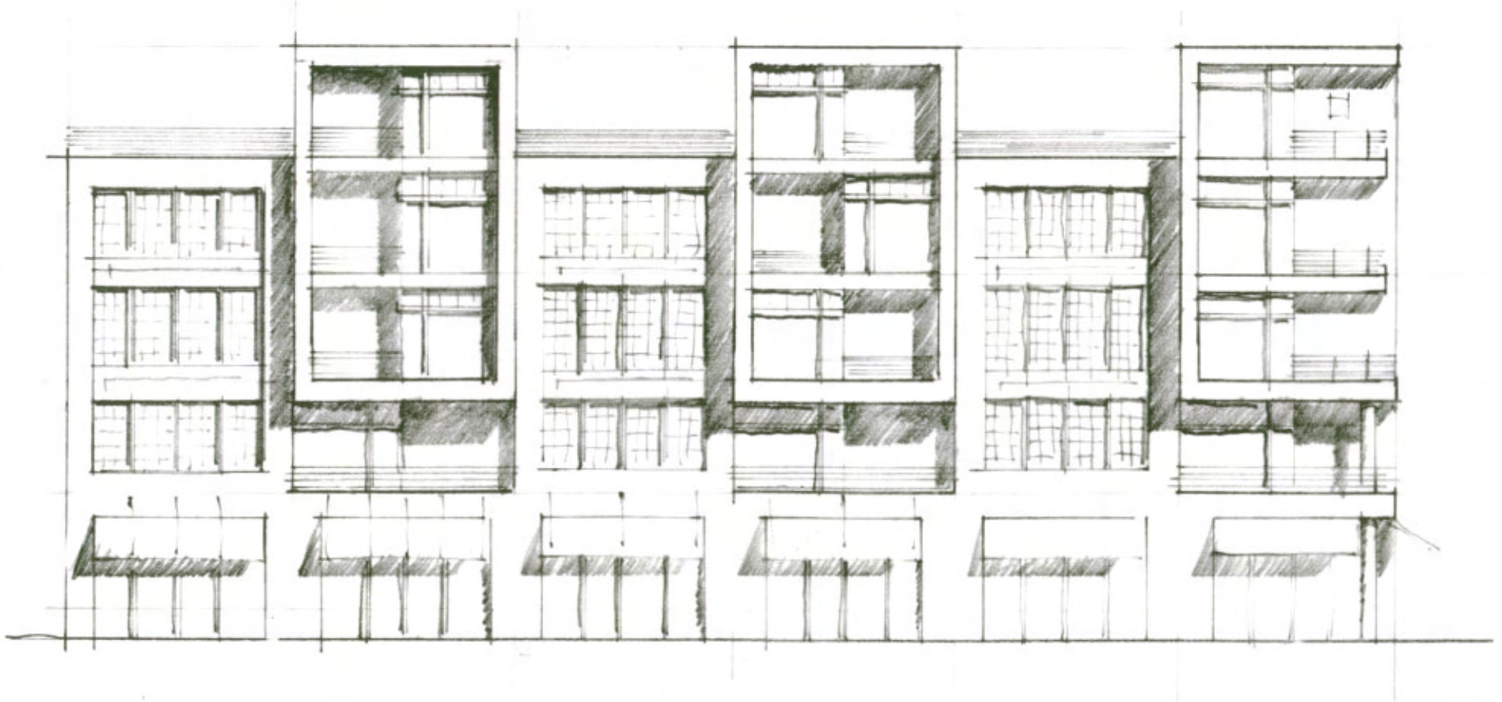

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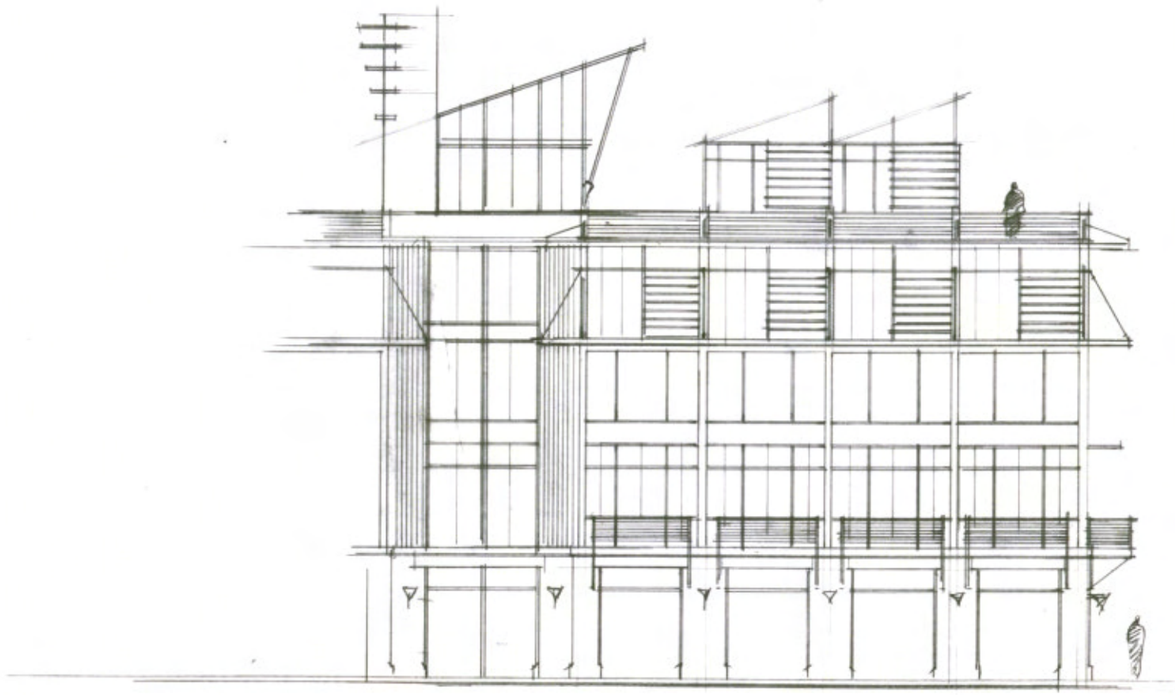

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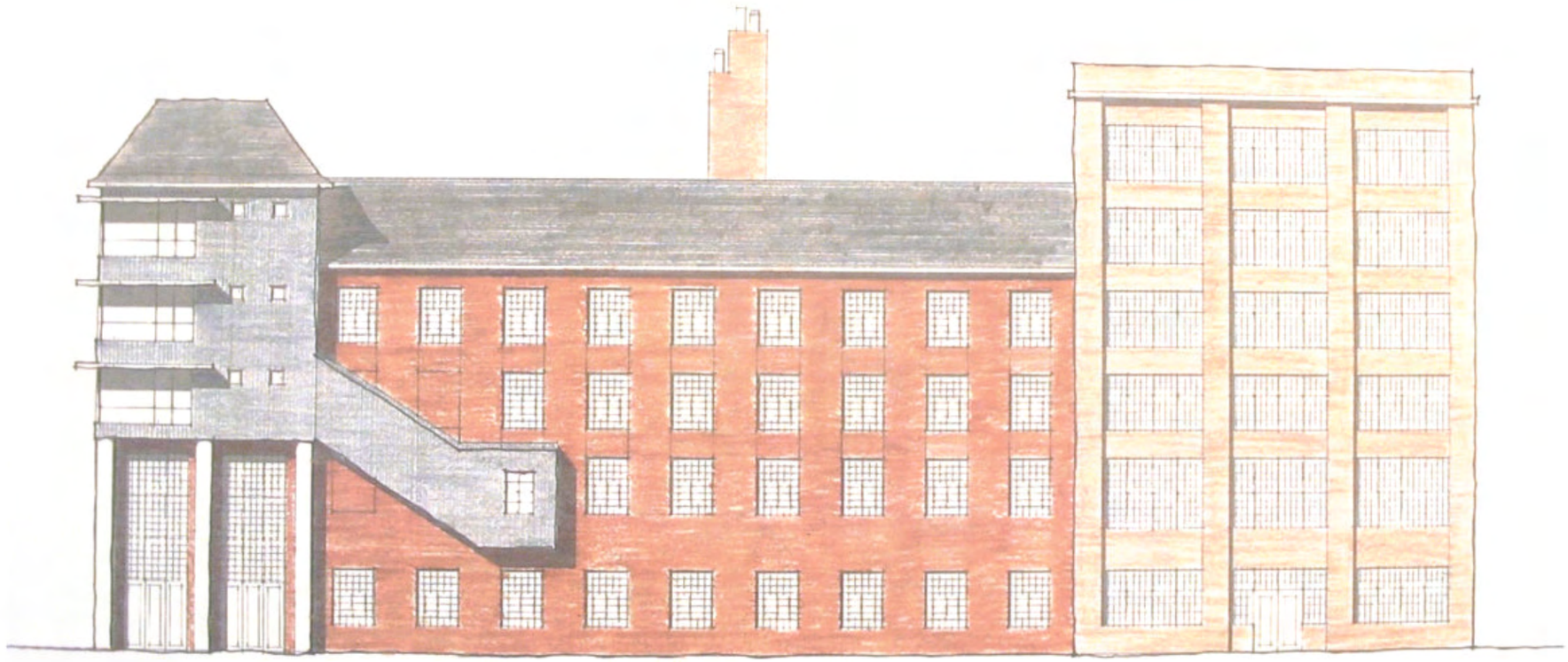

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COMPOSITION

The following Architectural Standard shall be applicable to the Composition of buildings, improvements and structures in the Project:

a. Greater relative care shall be given to by the design and the allocation of expense and workmanship than that given to rear elevations that are not visible from any street.
b. The Frontages of new buildings shall be harmonious with the blockface on both sides of its street.
c. The design of the [**Base**], as well as the quality and durability of its materials, shall be emphasized. Base transition line locations shall depend on the overall height of the building, with such transition line should usually occurring above the first floor on shorter buildings and either the first or second floor for taller buildings. This transition line shall be between one-third and one-fifth of the building height.
d. The [**Body**] of the building shall be differentiated from the [**Base**] by a transition line at the top of the first, second or third floor. If adjacent buildings are lower than the proposed building, and judged by the OTPD likely to be permanent, then an effort shall be made to have the Base-to-Body transition line relate to such adjacent buildings.
e. The [**Cap**] of the building shall be between one-fifteenth and one-eighteenth of the building height. [The upper transition line shall occur below the top floor windows. In many cases, the windows within the caps may be square or shorter than the floors below].
f. Expression lines may consist of a continuous, shallow balcony, a short setback, or a slightly articulated trim course.
g. The [**transition**] shall be supported by a change of window rhythm or size and a change in material or color.
h. The integral elements of a structure shall constitute a unified composition. This unification shall be attained by utilizing the "Golden Section". The Golden Section is a mathematical system of proportions derived from the Pythagorean concept of universally harmonious relationships,. expressed algebraically by the equation: (a/b)=(b/a+b)=1.618.
i. The openings on a Frontage shall remain within a void-to-solid ratio of no more than 45 percent with each facade measured independently. The void-to-solid calculations shall not include the Shopfront. **[Disharmony arises when the range of void-to-solid variation is extreme, approaching that of the all-glass office building, or the multi-balconied condominium.]**
j. [The solid-to-void ratio of the Frontage shall include fenestration (windows), porches, arcades, loggias and balconies. The minimum requirement for fenestration on facades shall be 20 percent.]
k. The Facades of large buildings shall be articulated on a scale comparable to that of [the rest of the buildings on the block face.]
l. Buildings shall be articulated to respond to specific relationships in the urbanism around them, such as by addressing the corner of a block, emphasizing an entrance or terminating the visual axis of an adjacent Thoroughfare.
m. The massing of a building shall consist of a primary massing comprised of an obvious main structure from which other simple volumes may be added to its surface planes and shall reflect the manner in which large buildings were created historically.
n. Facades shall not be articulated [excessively] solely to add visual interest.
o. [There shall be a dominant principal roof of unambiguous massing and clear hierarchy.]
p. ["Scattered window" facades are prohibited at Frontages. Each Facade shall present a unified, rational composition.]

WALLS

The following Architectural Standards shall be applicable to Walls of buildings, improvements and structures in the Project:

a. Building Wall materials may be combined on each Facade only horizontally, [may change only along a horizontal line] with the heavier below the lighter. Building Walls shall be [natural stone], brick or stucco, or smooth-cut wood shingle, wood tongue and groove and wood clapboard, [dropsiding] smooth cementitious (Hardiplank or equal) siding . The exterior finish material on all Facades shall be limited to brick, [natural stone], painted or semi-opaque or opaque stained wood siding, painted smooth cementitious siding and/or painted stucco over masonry. No more than two (2) building materials may be used on the Facade of a building in addition to the basement or undercroft.
b. All materials and colors shall be subject to the approval of the OTPD.
c. [Stone shall be laid in historic patterns found locally.]
d. Brick color shall be subject to the approval of the OTPD.
e. Brick shall be "standard" or Roman sized and have minimal color variation.
f. Brick shall be laid in a horizontal running bond, common bond, English bond or Flemish bond pattern with mortar joints of raked [or grapevine pattern] of not greater than ½ inches in height.
g. Mortar color value (lightness/darkness) for natural brick or stone shall approximate that of the brick or stone and be in the tan or warm range, not white.
h. Stucco shall be cement and may be integral color or painted. Finish shall be smooth-trowelled or sand-finished and shall not show the mark of the trowel.
i. Shingles and siding shall be 8 inches maximum to the weather. Shingles shall be machine cut with the bottom edges aligned.
j. Butt joints between wood siding pieces may be caulked or covered, but must be painted or stained.
k. Gables atop brick walls shall be finished in stucco, wood or brick.
l. Front and Side Facades (and both front facades of a corner building) of any one building shall be made of the same materials, similarly detailed, etc.
m. Arches and Piers shall be natural stone, brick or stucco or stainless steel or brushed or painted aluminum and no less than 12 x 12 inches.
Piers shall be no less than 12" x 12".
n. Posts shall be painted or semi-opaque or opaque wood or painted [synthetic] wood approved by the OTPD and no less than 6 x 6 inches.
o. [The proportion and detail of columns or piers shall be in the classical language as described in *Traditional Construction Patterns*, requiring the correct use of the classical syntax, including capital, base, entasis and mouldings, corresponding with the applicable order.] [Columns shall be brick, natural stone, painted synthetic wood, painted or semi-opaque or opaque stained wood, stainless steel or painted or brushed aluminum [of the [Tuscan] or Doric orders and proportioned according to the standards set forth in *Traditional Construction Patterns*.]
p. Intercolumnation (distance between columns) on the ground floor shall be vertically proportioned.
q. Foundation Walls, Retaining Walls, Piers and Pilings shall be block or poured concrete finished in natural stone, painted or unpainted brick or stucco. Foundation Walls for the primary building shall be exposed a minimum of __" and a maximum of 36" above grade. Grade Openings shall be appropriately scaled and sized, shall occur in sufficient quantities, and shall respond to the grade of the lot to allow for drainage and ventilation. Crawl space ventilation openings shall be _____.
r. Material seams and expansion joints are prohibited on facades.

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s. Trim shall be a minimum of grade "B" lumber, Hardiplank or Synboard, Azek (or equal) and shall not exceed 5/4 inches in depth or 6 inches in width at corners and around openings, except at the front entrance, which may be any width or configuration.

t. All exposed wood and synthetic wood products shall be painted or semi-opaque or opaque stained.

u. Certain trim elements (especially at the eaves or associated with balconies and trellises) may be made of heavy, finished timber.

v. Wood, Stainless steel or painted or brushed aluminum shall may be used for the fabrication of small architectural elements such as posts, brackets and railings.

w.The design of wood components shall be presented in detail all submissions of building plans to the OTPD.

x. Exposed roof beams and rafter tails are encouraged.

y Knee braces and brackets are strongly encouraged.

z. Undercrofts shall be skirted if visible from any street. [Horizontal wood boards or framed wood may be installed, with spaces between members not larger than 1.5% or smaller than 0.75". Lattice may be installed between wood piers and pilings, and brick screens may be installed between concrete piers and pilings.]

aa. Walls of a single building must be built in a consistent configuration. Wood clapboard and shingles shall be horizontal.

bb. Building Walls shall be one color per material used, [lighter at the masonry base and darker at the wood second floor]. Stucco Color shall be warm in tone and in the off-white, buff, light warm grey range. Paint for masonry applications shall have a flat finish. All exterior wood siding and shingles shall be painted or semi-opaque or opaque stained on both sides. _____ wood fiber siding or shingles shall be painted and smooth finished Trim (balcony and porch posts, rails, window trim, rafter tails, etc.) shall match the value of, or be darker than, the second floor color. Corner boards on the body of the building shall be the same color as the wall color. An accent color, for items such as the front door, pickets, porch balcony, trim, and shutters, may be used. Walls and Fences shall be in the range of colors approved for their respective materials.

Nails and Screws, if exposed to the elements, shall be stainless steel 316 fasteners.

ATTACHMENTS

The following Architectural Standards shall be applicable to Attachments and Elements of buildings, structures and improvements in the Project

a. Awnings shall not be permitted except on Storefronts.

b. Balconies and porches shall be made of painted or semi-opaque or opaque wood, brushed or painted aluminum or stainless steel.

c. Porch decking shall be made of painted or semi-opaque or opaque wood, brick, or brick panes, concrete panels, cerami tile, natural stone or stained concrete faced on three sides with brick or natural stone.

d. Porch openings shall be vertical in proportion.

e. Porches at Frontages [shall not] be enclosed with glass or screens.

f. Porches shall be a minimum of 8' deep.

g. Porch Railings shall be made of wood while Porch Floors and Posts may be wood or masonry. Porches may be enclosed with glass or screens, however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood, exposed joints shall be painted or stained.

h. Stoops shall be made of masonry, finished in brick or stucco.

i.. Chimneys (and chimney enclosures), shall be brick, stone, or stucco, shall extend below the ground and shall h a projecting cap.

j. Chimneys, including vented gas fireplaces, shall be a minimum of 2:1 proportion in plan and capped to conceal sp arresters. Flues shall be tile or metal left to age naturally or painted black and shall be no taller than required by building code.

k. Chimneys shall be a minimum 2:1 proportion in plan and capped to conceal spark arresters. Flues shall be no ta than required by the Building Code. Fireplace enclosures and chimneys shall extend to the ground as true masc structures. No stucco over wood will be permitted.

l. This measure shall be taken to the top of the vault, or to the ceiling between visible beams or coffers. The ce of the arcade shall be formed as vaults or coffers or equipped with visible beams. The arcade shall be chamferec setback, to accommodate the required visibility triangle at intersections. There may be up to three stories of enclo building space over the arcade.

m. Chimneys shall be substantial, no less than 32 width in both directions and shall be finished at the top [with a des made of stone, terracotta or metal.

n. Chimneys shall be masonry and finished with stucco or brick. Chimney pots and expressive chimney cap de are encouraged.

o. Railings shall have top and bottom rails centered on the balusters.

p. Top rails shall be [eased], Bottom rails shall clear the floor and have a vertical section.

q. Balustrades shall have a minimum diameter of 2 inches.

r. Maximum spacing between balustrades shall be 4 inches clear.

s.. Metal railings shall be stainless, stainless steel or painted or brushed aluminum or painted gloss black or gloss c green.

t.. Stoops shall be finished in wood, natural stone, stucco or brick steel. Stoops shall be 4 to 6 feet deep.

u. Posts, Columns, and Balustrades shall be built of painted or semi-opaque or opaque stained wood or painted synth wood, painted or brushed aluminum or stainless steel.

v. Flower Boxes on windows and railings shall be made of painted or semi-opaque or opaque stained wood, painte brushed aluminum or stainless steel.

w. Postal Numbers shall be placed on facades facing primary Frontages.

x. [Keystones shall be radial to the arch].

y. Galleries and Arcades shall space over the sidewalk and shall extend to within 1 foot of the curb. The interior p sage shall be a minimum of 10 feet wide. The interior height shall be a minimum of 14 feet from SC41. Openings to Frontage shall be vertical.

z. Rooftop equipment shall be screened in a manner consistent with the architectural design of the building so as to be visible from any street, path or walkway and to minimize the negative aesthetic impact upon the view from nea buildings.

aa. Decks shall be permitted only in rear yard and on roof tops and shall be made of wood, or in the case of roof to stained concrete, concrete pavers, bricks or brick pavers or ceramic tile. Decks and Stairs to decks shall be painte semi-opaque or opaque stained, with the exception of the "floor" and the treads which may be painted, stained or unfinished.

bb. Decks other than roof top decks shall be permitted only in the rear yards of single family residential housing and s be constructed of painted or opaque stained wood and shall not be visible from streets or paths or elevated more t

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18" above grade.
cc. Undercrofts of Decks and Porches, Stoops at frontages and Undercrofts of Decks, Porches & Stoops shall be skirted by painted or opaque stained framed wood lattice with not greater than 1-1/2 inch spaces between the boards or be enclosed with horizontal painted or non-pressure treated opaque stained wood boards, wood louvres or shingles.
dd. Bay Windows shall not be cantilevered and shall extend all the way to the ground or be visually supported with brackets of appropriate size.
ee. Balconies shall be visibly supported by brackets or beams and shall be at least 4 feet deep.
ff. [Porches, arcades and loggias may have high localized void- to-solid ratios].
gg. Balconies shall be used as a single, continuous element at the location of the upper -or lower- expression lines or separately as a periodic element of the facade composition.
hh. Cantilevered balconies shall be no deeper than 8 feet and shall be visibly supported by brackets of appropriate size.
ii. [Loggias and arcades shall have columns and piers of a width and depth proportional to the height of the lentil with width-to-height ratio between 1:6 and 1:8.]
jj. [The proportion and detail of columns or piers in the classical language shall be exactly as described in the manual *Traditional Construction Patterns* by Steve Mouzon. It requires the correct use of the classical syntax, including capital, base, entasis and moldings, corresponding with the selected order.
kk. Bay windows shall be fabricated of material different from the primary wall material and shall be three-sided.
ll. Colonnades at the Town Center shall be masonry or wood, and shall rest on pedestals to accommodate any grade changes.
mm.Signs shall be made of painted wood, cast or brushed aluminum, stainless or thickly-enameled steel.
nn. Awnings shall have a metal structure covered with canvas, synthetic canvas or metal. Address numbers shall be posted on each property. Awning and address number designs are subject to approval of the OTPD.
oo. Metal Elements shall be natural-colored galvanized steel, stainless steel, anodized or ESP aluminum, brushed aluminum, marine-grade aluminum, copper, zinc or bronze.
pp. Ancillary Structures/Storage Sheds are subject to review and approval of the ODTD/TDPD and shall be included in impervious surface ratio calculations.
qq. Arcades and breezeways shall have vertically proportioned openings.
rr. All exterior bulbs shall be incandescent or of an equivalent spectrum.
ss Classical Columns are reserved for the Civic Buildings. The Orders shall be [Tuscan] or Doric with correct proportions and profiles according to [*The American Vignola].* Arches shall be no less than 8" thick.
tt. Posts shall be no less than 6" x 6".
uu. Top and bottom rails shall be centered on the boards or prickets. The openings between the members shall be a minimum of 1" and a maximum of 4".
vv. Signs attached to buildings shall be integral with the Storefronts, no larger than 18" in height and externally lit.
ww. Awnings shall be rectangular in shape with straight edges. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be backlit.
xx. Wood elements must be painted or sealed with semi opaque or opaque stain, except walking surfaces which may be left natural.

ROOFS
The following Architectural Standards shall be applicable to Roofs of buildings in the Project:

a. All buildings shall have a 'Green" vegetated roof.
b. Pitched roofs shall be a symmetrical gable, hip, gabled hip, hipped gable, flared hipped, bell hipped or cross gable between 6:12 and 18:12.
c. Shed roofs (roofs which pitch in one direction) shall be permitted when the ridge is attached to an exterior wall of a building. The pitch shall be between 3:12 and 14:12.
d. The roof of a Building may be flat, pitched, or both. The rooftop must be designed to be seen from taller buildings, existing or potential.
e. Flat roofs above residential space shall be designed as a terrace attached to a penthouse, with materials, landscaping and furnishing of the terrace providing an adequate visual finish approved by the OTPD.
f. [Flat roofs shall be permitted only in Transect Zones T4 and T5]
g. Flat roofs, where appropriate, are permitted only when they are occupiable and accessible from an interior room and shall be edged by a railing or parapet. A parapet wall may be required as determined by the OTPD.
h. Roof penetrations, other than chimneys, shall not face Frontages and shall be black or match the color of the roof except those made of metal which may be left natural. [provide for penetrations concealed by facade]Roof Penetrations, except stucco or brick chimneys, shall be placed so as not to be visible from streets or paths. Satellite dishes shall be as small as feasible and placed in the least visible location on the property allowing adequate signal reception. The location of satellite dishes must be approved by the OTPD prior to installation.
i. Flashing shall be galvanized metal, anodized aluminum or copper.
j. Roofs shall overhang the gable end facing a primary frontage a minimum of 18 inches.
k. Eaves shall overhang a minimum of 18 inches.
l. Overlapping or "nested" gables are prohibited.
m. In the absence of a gutter, stone shall be placed at the drip edge.
n. Gutters, Downspouts and projecting drain pipes, when used, shall be made of galvanized steel, aluminum, copper (not copper-coated or anodized copper), anodized or ESP aluminum. Metal chains may be used in lieu of downspouts. Gutters shall be square or half-round. No ogee bull nosed gutters will be allowed. Downspouts shall be round. Downspouts shall be placed at the corner of the building lease and projecting drain pipers and visible from nearby streets. Splash blocks must be made of concrete, brick or gravel. Gutters are required where eaves extend over adjacent private or public property line(s), boardwalks, or clay paths.
o. Gutters shall be ogee at eaves and shall be half-round [but overhanging eaves].
p. Downspouts shall be round and, if not arranged as an integral part of the façade composition, shall be placed at the corners of the building least visible from Frontages.
q. Splash blocks shall be stone, brick or concrete.
r. Eaves shall be as deep and continuous [as possible]. Eaves may encroach into adjacent private properties a maximum of two feet provided that they have gutters.
s. Rafter tails shall not exceed 6 inches in height at their ends and shall have a unique design not to be repeated within two buildings in sight of each other.
t. Gable ends shall have historically accurate and appropriately detailed rake and fascia trim.
u. Reserved
v. The underside of soffits and roof overhangs on taller buildings shall be elaborated and well finished.

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w. Dormers shall be roofed with a symmetrical gable, hip, or shed roof and if provided, shall light habitable space and shall be placed flush with or a minimum of 3 feet from side building walls.
x. Natural roof ventilation using linear soffit vents, ridge vents and dormer vents is required. Exposed roof vents such as turbines or power roof ventilators are not permitted.
y. Mixed-use or commercial Buildings shall have a horizontal eave to the primary Frontage.
z. The location and masking of rooftop machinery shall be as consciously designed as any other aspect of the building. Parapets adequate to mask any negative impact from street level, as well as horizontally from adjacent building shall be required.
aa. Roofs shall be [clad] in one of the following materials, in its natural color, asphalt shingles, galvanized steel (corrugated preferred, 5V crimp or standing seam are also permitted), aluminum, copper, slate or synthetic slate may be permitted material but shall be subject to review and approval of the OTPD/TDPD.
bb. Where garages meet in a party wall condition, gabled ends are allowed.
cc. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang that is either shallow (10"-16") or deep (32"-40"). Eaves on outbuildings shall match the eaves of the main buildings if the latter are shallow, or shall be approximately half the size of the eaves of the main building if the latter are deep. Where eaves extending over adjacent property line(s), or paths, gutter(s) are necessary and must empty within the property of the house for which they are installed.

OPENINGS:

The following Architectural Standards shall be applicable to Openings, Windows and Doors of buildings in the Project.

a. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
b. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
c. Doors and windows that operate as sliders are prohibited along Frontages.
d. Windows shall be made of wood or Celuka Cellular PVC (Windsor Windows, Legend Series or equal) and shall have clear glass.
e. Windows in wood and cenentitious wood sided houses shall have a flat casing, 5/4 inch in depth. Brickmold casing shall be used in masonry walls.
f. Windows shall be double or triple-hung, operable casements or awnings.
g. Sliding and single-hung windows are prohibited.
h. Windows shall be rectangular with a vertical or square proportion.
i. Multiple windows in the same rough opening shall be separated by a 4 inch minimum post.
j. The centerline of the window sash shall align within the centerline of the wall or closer to the interior. [Flush-mounted and projecting windows are prohibited].
k. A limited number of windows may be circular, semi-circular, hexagonal, or octagonal if approved by the OTPD.
l. Windows may be quarter-circular in shape when paired in a gable end.
m. A majority of the windows shall be rectangular with a width-to-height ratio between 1:1.5 and 1:3.
n. Windows in facades of single-family homes shall be no closer than 2 feet to the corners of the building.
o. Mullions at Frontages, if any, shall be true divided lites or simulated divided lites (fixed on the exterior surface with spacer bars to cast a shadow).
p. Window panes throughout the building shall be uniform in size or proportion, an exception being that openings
become proportionally smaller on the upper stories.
q. Single glass panes shall be no larger than 20 square feet.
r. Glass shall be clear and free of color. Stained glass and art glass are subject to the review and approval of
OTPD.
s. Tinted and [frosted glass and glass blocks] [is] prohibited at Frontages.
t. An exterior light with a photocell timed to be on from dusk to dawn shall be provided at doors of buildings and
buildings facing a Frontage.
u. Storefronts are addressed in the "Storefronts" Article.
v. Storm windows and window screens, if provided, shall cover the entire window area and are not to be divided.
w. Blank walls at Frontages are prohibited.
x. First floor walls shall have at least one window per structural bay and exposed basement walls shall have at le
one small window per structural bay as appropriate for an occupied foundation.
y. Total fenestration (rough window openings) on the Frontage Façade shall not exceed 30% of the total surf
area.
z. The primary entrance to commercial, mixed use and multifamily residential buildings shall face the primary Fr
age.
aa Transoms and sidelights are encouraged.
bb Sidelights shall not exceed 12 inches in width.
cc Sidelights and transoms shall have true divided lites.
dd Lintels of stone or pre-cast concrete shall extend horizontally beyond the window opening a dimension equal to
height of the lintel. Brick soldier lintels shall extend one brick beyond the opening.
ee Lintels and sills on adjacent windows shall be aligned to create a harmonious facade. Window sills shall receive m
emphasis than lintels generally. The window sill shall extend slightly beyond the window opening and any surrounc
trim, but shall not project more than 2 inches.
ff Shutters, if provided, shall be made of painted wood and shall be hinged on the side, either louvered, planke
paneled, sized and shaped to match the associated openings, and shall be applied to all or none of the typical windc
on any given elevation.
gg Shutters shall be fully functional with all necessary hardware and shall be sized, shaped and proportioned to ma
the associated openings.
hh Vents in foundation walls shall be cast iron grates, pierced stone or brick.
ii Windows shall have a lintel, face frame and drip mold.
jj Windows shall be subdivided into lights by muntins, and the lights shall be square or vertical in proportion. The lig
throughout the building shall be uniform in size or proportion, exception when windows become gradually smaller tow
the upper stories.
kk Windows shall not be installed flush with the outer surface of the facade. Installation shall be flush with the inte
wall, as this increases the depth of the shadow cast. It is possible to turn the masonry unit inward at each openin
visually create a thick wall. This shall be the practice in the case of French balconies, loggias and larger openings.
ll. Window sills shall be provided, and lintels may be shown. The window sill shall slightly overlap the width of
window opening, but shall not project more than 2 inches.
mm. Windows shall be made of wood (painted natural clear coat or opaque stained), and shall be glazed with cl

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glass.
nn. Storm Windows and Screens shall be integral with the window. Screen frames shall not contrast greatly with surrounding window frame. Screens shall be made of brass or bronze.
oo. Doors at a minimum shall have a lintel, face frame and drip mold.
pp. Doors and garage doors shall have glass, raised panels, or both.
qq. Doors on second Story balconies shall be glazed in the manner of French doors.
rr. Sliding glass doors are prohibited.
ss Door hardware shall be appropriate to the size and style of the door. Acceptable finishes include black iron, bronze or .other natural finish metals. Bright brass is prohibited.
tt. Garage doors shall be natural, clear coated, opaque stained or painted wood and shall be a maximum of 9 feet wide at Frontages.
uu. Garages shall have carriage style doors to be approved by the OTPD/TDPD.
vv. Doors (except garage doors) shall be side hinged.
ww. Paired front doors are prohibited.
xx. Doors shall be natural, clear coat, semi-opaque opaque stained or painted wood. Composite or similated wood is prohibited.
yy. Storm Doors or Screen Doors shall [be prohibited].
zz. Front Doors, including the entry door to the porch on ***Sideyard Houses***, shall be located on the Frontage line. However, for houses on corners, the principal entry shall be located on the side of the house facing the larger street. In the case of ***Courtyard Houses,*** front doors on corner lots must always be located on the flank side of the house.
aaa. Doors shall be hinged. Doors, except garage doors, shall be constructed of planks or raised panels (not flush with applied trim) which express the construction technique.. Overhead garage doors are prohibited. Double width garage doors are prohibited.
bbb. Driveway gates shallhave a maximum opening width of 12". Driveway and walkway gate hardware shall be of non-corrosive metal, may have wood latch-type systems, and must function properly.
ccc. For buildings with a masonry ground floor, undercroft openings for drainage and ventilation shall be a maximum of 1" tall and 3" wide and occur according to grade changes.
ddd. Stucco trim articulations shall be subject to review and approval by the OTPD.

STOREFRONTS:

The following Architectural Standards shall be applicable to Storefronts in the Project:

a. Storefronts shall be made of wood, stucco over masonry, brick or aluminum or painted metal.
b. Wood Storefronts shall be painted a dark gloss color or be natural clear coat wood or opaque stained.
c. Ceiling height of non-residential Stories shall be 12 feet minimum. 18 feet is recommended to accommodate a mezzanine level.
d. One continuous load bearing steel beam shall carry the entire load of the facade to the partition walls so that the Storefront maybe changed at will with no structural impediment.
e. Awnings, lights and signs may encroach into setbacks and across right of way lines but not onto private properties.
f. Any Frontage setbacks shall be paved to match the sidewalk. Alternative materials are subject to the review and approval of the OTPD/TDPD.
g. Store doors, windows, awnings, signage and lighting shall be designed as a unified whole.
h. Storefront windows shall sit on a 12 to 14 inch kneewall.
i. Windows and doors shall comprise a minimum of 70 percent of the Storefront facade.
j. Mullions are discouraged.
k. Muntins are encouraged.
l. Awnings shall be fabric (but not translucent fabric) or brushed aluminum or stainless or painted metal.
m. Fabric awnings shall have a metal structure covered with canvas or synthetic canvas and be rectangular in elevation with straight edges and no side panels or soffit and a minimum depth of 8 feet.
n. Awnings shall be retractable.
o. Awnings shall not be backlit.
p. All awnings on a single business shall be identical.
q. The cross-section of a Storefront awning shall be different from that on the adjacent lot.
r. Awnings of the quarter-round variety are prohibited.
s. Storefronts shall have internal structural support to allow back bolting installation of signs and awnings whether or not signs or awnings are installed at the time of initial construction.
t. All signs are subject to the review and approval of the OTPD and the Signage Standards of Section ____ hereof.
u. Signs shall be made of wood, synthetic smooth wood (Synboard, Azek or equal), aluminum, stainless or porcelain enameled metal.
v. The postal number shall be applied near the entrance. It shall not be taller than six inches.
w. A sign band may be 60 percent of the width of the building frontage, with a height not to exceed two feet. The sign shall be integrally designed with the building or the associated Storefronts. The sign band may not be internally lit.
x. A blade sign may be attached perpendicular to the façade extending up to 4 feet from the frontage line and not exceeding 1.5 feet in height or extending up 2 feet from the frontage line and not exceeding 8 _____ in height.
y. One two-sided blade sign is permitted for each business with a door to the sidewalk.
z. Blade signs shall be affixed to the facade or storefront and may project over the sidewalk so long as it does not interfere with pedestrian flow.
aa. Blade signs may not exceed four square feet in area and may not be translucent.
bb. A window sign stating the name of the business, may be inscribed on the storefront glass, or with permanently affixed cutout lettering or hand-painted gold [other colors?] letters.
cc. An awning sign may have an inscription on its flap, so long as it does not exceed six inches in height.
dd. A plaque sign shall be permanently affixed in a conspicuous location inscribed with the name of the architect/designer and the date of completion. This plaque shall be discrete, less than 2 feet square and be made of bronze, aluminum, concrete or stone.
ee. Billboards and other freestanding advertisements are prohibited, as are flashing, moving or internally illuminated signs.
ff. Signs painted on building walls may be permitted subject to the review and approval of the OTPD.
gg. Neon is permitted inside the building and may be permitted outside the building subject to the review and approval of the OTPD.
hh. Off-site and detached signs are not permitted unless approved by the OTPD.
ii. Letters may be any color. Signs shall be integral to buildings and/or commercial fronts (between the first floor lintels and second floor sills) or in the building entablature (between the top story lintel and the eave). The background of the sign shall be larger than 2 feet in height and any length, and shall be externally lit only, not backlit. Letters shall be no

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larger than 20 inches.
jj. Commercial uses are encouraged to place tables, chairs and temporary displays on the public sidewalk provided a 5 feet-wide clear corridor is maintained for pedestrians and the design of such items are approved by the OTPD.
kk. All retail establishments shall be lit in the incandescent (warmer) spectrum, whatever technology is used. Small spotlights (ideally halogen) are recommended rather than a uniform wash of light. After closing, display lights should be kept on at approximately 50% power until 10 PM.
ll. Storefront glass shall be clear.
mm. Neither reflective (mirror) nor colored glass shall be permitted on any Shopfront or windows above.
nn. The Shopfront door, signage and lighting shall be designed as a unified design.
oo. Facade colors shall be saturated [earth tones] selected from a single quadrant of the color wheel [2 opposite quandrants?]. This technique, without specifying particular colors, allows a range that is automatically harmonious. All colors shall be subject to review and approval of the OTPD.
pp. Trim and attached elements may be white or a darker or lighter saturation of the wall color. Awnings, signage, doors and shutters may be any color, however, dark blues, greens and reds are traditional. All colors shall be subject to review and approval of the OTPD.
qq. Vertically hinged shutters, when provided, shall coincide in size to the opening with which it is associated.
rr. All security shutters, shall be designed to be visually integrated with the façade composition.
ss. Commercial fenestration at the base should be not less than 70 percent void.
tt. A Shopfront shall have a kick plate between 18 and 42 inches high running continuously.

MISCELLANEOUS:

The following additional miscellaneous Architectural Standards shall be applicable to all buildings, structures.

a. [Harmonious Facade Colors shall be saturated earth tones selected from a single quadrant of the color wheel. This technique, without specifying particular colors, allows a range that is automatically harmonious.]

b. Trim and attached elements may be contrasting or complementary to the wall color. Signage, doors and shutters may be any color, however, gloss black and dark colors are recommended.

c. Parking structures at Frontages shall be masked by a habitable liner building at all levels.

d. The following items are prohibited at Frontages: clothes drying apparatus, air conditioner equipment, utility or gas meters, solar panels, antennas, satellite dishes, garbage containers, bird baths or statuary (except that of museum quality which may be located in front and side yards), synthetic fauna and flora, permanent grills, in-ground swimming pools, firewood (except on porches), rock gardens and vegetable gardens, recreation and play equipment (except porch swings), cloth lines, dog houses and dog runs, hot tubs and spas, ponds, etc.

e. Flagpoles less than 6 feet long may be mounted at an angle to porch columns or posts and building walls. Free standing flagpoles are permitted in Civic Spaces only.

f. Building lighting shall be indirect incandescent.

g. Walls of strictly residential buildings shall not be flooded or washed with light.

h. Light fixtures shall be compatible with the style of the building to which they are attached or otherwise associated.

i. All exterior lighting shall be of the incandescent or equivalent (warm) spectrum. Color corrected metal halide is recommended.

j. Parking lots shall be lit with color corrected metal halide lamps.

k. Any Security system signs shall be affixed to a building.

l. Real estate sign advertising a property for sale is permitted provided that it the sign approved by the OTPD.

m. Rental signs are prohibited.

n. Utility boxes and gas meters located adjacent to Rear Lanes, Alleys or Rear Access Easements require (2) 48" l x 6 wooden bollards set in concrete. The bollards must be painted [or stained] a light color for visibility.

o. Utility boxes and Meters shall not be obstructed by landscaping or hardscape such that meter readers and mai nance personnel are unable to open or access utilities devices.

p. Hose bibs shall be provided near the Rear Lane, Alley or Rear Access Easement elevation of a carriage hous other parking structure, all porches/balconies, paved garden terraces, fountain reservoirs, trash enclosure areas, gate entrances.

q. Trash enclosures are required and shall be located at the Rear L, Alley or Rear Access Easement if available.

r. Architectural features required at vista terminations shall intersect the centerline axis of the view to which they respc and may encroach into the front setback if necessary.

s. A vista termination feature may be comprised of a cupola, chimney, entry feature or habitable tower, as approvec the OTPD.

t. The following shall be permitted only in rear yards and where not visible from streets or paths: HVAC equipm utility meters, satellite dishes, grills, play equipment and hot tubs.

u. In-Ground Swimming Pools are permitted but are considered an impervious surface to be included in the total all able impervious coverage calculation for the lot.

v. The following shall not be permitted: Mechanically-driven pilings, panelized extension wall materials, keystor quoins, precast moldings or wall perforations, stucco-covered foam moldings, stained glass, curved windows, winc air-conditioning units, exterior fluorescent lights, exterior flood lights, colored light bulbs, landscape up-lighting or do lighting, composite decking material, stamped concrete, above-ground pools, plastic or vinyl pool tiles, "Cool Deck" p surfaces, antennas, concrete parking pads, asphalt drives, flags and flagpoles (except official flags of countries, sta counties and cities flown from 6' poles mounted at a 45 degree angle to building walls), signs (on private property), di vent fireplaces, prefabricated fireplaces, scroll work, external alarm systems, stucco over wood.

ENVIRONMENTAL STANDARDS:

a. Stormwater Management: Sites shall follow the Prescribed Drainage Measures listed below, or may submit alternative drainage plan certified by a civil engineer as fulfilling applicable stormwater laws and regulations.

b. Prescribed Drainage Measures: All drainage from impervious surfaces shall be retained on the individual lot. M buildings shall be elevated using masonry pile foundations, masonry stem walls and spread footers raised slab syste or other masonry foundations. Raised slab floor systems require a drainage plan approved by a Florida certified engineer. The lowest portion of the building shall be a minimum of 18 inches above existing grade. Outbuildings (excl ing parking structures) shall be constructed with a finished floor elevation a minimum of six inches above existing gra Where slope varies greatly along the garage door / entrance façade an average slope shall be determined to minir slope entrances into each garage door entrance. No visible swales are allowed.

c. Allowable drainage/storm water retention systems include:

i. French Drains may be built at the drip line around the entire building perimeter. Perimeter French drain systems not acceptable at zero-lot line or zero setback conditions.

ii. Engineered French Drain: Consisting of a properly sized pipe wrapped in filter fabric. Gutters shall be used or buildings and downspouts routed underground to the drain pipe. Surface run-off shall be conducted to drain basins c

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nected to the drain pipe.

iii. Dry Wall Cavity: Consisting of a subsurface cavity wrapped in filter fabric and/or surrounded by masonry construction, filled with washed gravel or stone. Gutters shall be used on all buildings and downspouts routed underground to the dry well cavity. Capacity of the dry well cavity is to be determined by the engineer.

d. Fire Sprinklers: All new commercial/mixed use buildings, multi-family residential buildings, main single family houses and carriage houses must be equipped with a fire sprinkler system.

e. Gutters and Down Spouts: Gutters are required at all eaves adjacent to public pathways, public property and neighboring private property. Water from eaves may not spill on adjacent public or private property. Down spouts are required to conduct water into the lot.

f. Foundation Systems (allowable types):

Raised Stem Wall:

1) Disturbance of existing vegetation is minimized.

g. Auger cast-in place piles:

1) Displaces large amounts of soil

2) Increased disturbance of existing vegetation replanting required.

3) No mechanically driven or water driven piles allowed.

Raised Slab:

1) Engineered plan required.

2) All eaves require gutters except where French drains are provided at the drip line.

h. Zero lot line/party wall conditions

1) Plans are approved sequentially according to date of receipt.

2) Following architects and builders should carefully study the first approved set of plans for correct transitioning and connection/water proofing detailing.

3) Gaps between neighboring masonry walls must be water proofed. Expansion joints at connections are recommended.

4) Later construction of building walls at property lines may have priority over existing site and garden walls and fences. Building walls will be allowed to flash over the top of existing site and garden walls where necessary for water-tight construction.

5) Adjacent color(s) between houses with "shared surfaces (walls/fences)", and within courtyard, shall be coordinated through the office of the town architect.

6) No encroachments are permitted unless explicitly and specifically approved in writing. All encroachments must be requested in writing, separate from any plans or drawings, and specifically and individually approved via letter from the OTPD/TDPD. Exceptions: overhanging eaves as permitted by the this Code and flashings as noted above. Approval of construction documents does not constitute approval of an encroachment. Encroachments and easements must be requested in writing separate from any plans or drawings and specifically approved by letter from the OTPD/TDPD.

LANDSCAPE STANDARDS:

a. All sites and the landscaping thereof shall conform to the Landscape Standards set forth in this Article 5.4.

b. These Landscape Standards are applicable to site clearing and landscape installation, construction and design. The landscape design of H20 shall fit into the context of the urban setting created in the Project. [Planting designs shall be informed by the characteristics of the local flora in selection and design.]

SITE CLEARING AND CONSTRUCTION:

The following shall be applicable to all site clearing and construction undertaken after Developer's initial site preparation for the Project:

a. Tree /Native Floral Preservation:

b. To Preserve Soils, grades for thoroughfare and open spaces shall follow existing topography and drainage patterns, unless use dictates otherwise. Open spaces shall remain protected and undisturbed during construction. The deep soil structure of the remnant forest beyond the building footprint(s) shall be protected from compaction by fencing.

c. Any Existing topsoil from the building footprint shall be preserved. The remaining soil profile shall be protected from deep compaction during building construction by defining and staking access and construction zone during construction activities.

d. Erosion control shall consist primarily of hay bales supplemented by berms of chipped organic waste. These controls shall be monitored daily, and repaired as needed. Silt fence may be used in areas not accessible to public view, and in areas where hay bale control is inadequate.

e. Tree and shrub removal shall be done in a manner that causes the least amount of collateral damage to nearby stands of desirable trees and shrubs.

f. Prior to tree removal in any area, the OTPD shall survey the area to be cleared, and approve trees scheduled for removal.

g. Groups of trees and large trees, shall be preserved, and measures shall be taken during construction to ensure the long term survivability of same.

h. Reserved.

i. Areas beyond the designated work area shall be deemed "Tree-Save Areas". Prior to construction, the root systems of the Tree-Save areas shall be isolated from foundation excavation and from construction traffic by trenching at the dripline. Following trenching, the trees shall be isolated from construction traffic by orange fencing, Tree-Save tape and/or armor (the rounded bark side piece leftover from milling), or by another method approved by the OTPD

j. The OTPD shall review and approve all site modifications for building operations.

LANDSCAPE DESIGN:

The following shall be applicable to the design of all landscaping in the Project.

a. Ground covers will dominate, and blend with smaller shrub masses to add apparent maturity to the landscape, allowing the smaller trees to blend with the plantings.

b. Shrub masses shall be used as filtering screens, [and shall be predominately evergreen/deciduous]. The genus and/or species shall be native to the site. [Heavily flowering masses shall be limited to those shrubs that occur naturally on site or from the approved list.]

c. Landscape plantings for the front yards shall reflect the naturalistic character of the sites. The shrubs and groundcovers that form the existing forest floor shall be the dominant plantings in the front yards. Genus selection shall be kept to a minimum.

d. The treescape, as described above, shall complement the lower plantings. [In no case will conventional foundation

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plantings be allowed--] The architectural theme of the structure shall be coherent, and clearly stated through the plantings that support it massed plantings flowing from the foundation walls into the landscape are encouraged.

e. Turf grass lawns will not be allowed at Private Frontages except in Transect Zone 3.

f. The front yard landscapes shall not be considered in isolation. Adjacent and across the street front yards shall be considered when evaluating the planting designs.

g. Rear yards are in the private domain and are more loosely regulated based on their visibility from public right-of-ways however, all effort shall be made to preserve any existing treescape and natural ground contours. Tree removal and/or grading shall be commenced only following approval by the OTPD.

h. Side yards shall transition front yards to the rear yards. Tree removal and/or grading shall be commenced only following approval by the Town Landscape Architect .

i. At least one shade tree shall be planted for every 20 feet of residential frontage.

j. A minimum of two shade trees and one understory tree or evergreen tree shall be planted elsewhere on the lot.

k. When an Alley, Rear Lane or Rear Access Easement is present, an additional shade tree shall be planted within 8 feet of the back lot line.

l. For residential landscapes, the planting plan shall incorporate a mix of native plant material as a means of establishing a visually coherent long term spatial structure of the public landscape.

m. A tree or trees may be substituted by a mass planting along the side property lines.

n. All trees and shrubs shall be native species or hybrids of native species approved by the OTPD.

o. Non-living ground cover materials shall be limited to the following: pine bark or cypress bark mulch (shredded or mini-nuggets), pine straw and wood chips.

p. Artificially colored and rubber or synthetic mulches are not acceptable.

q. All pathways and/or walks connecting a building to the public sidewalks shall be a minimum of 5' in width, and shall be of a patterning complementary to the public sidewalk and the building.

r. Walks shall be stone, concrete pavers, brick pavers or poured concrete with stain.

s. The installation of two, two inch (2, 2") sleeves under all walks is required.

t. Both exotic and native plant materials are acceptable for raised/freestanding planters; however, native annuals and perennials are encouraged.

u. Planters may occur on both the interior and exterior of fences and walls, provided the planters do not interfere with the public transportation systems or parking areas.

v. All raised/freestanding planters are subject to approval by the OTPD.

w. All fixtures, wattages, and locations of landscape lighting shall be approved by the OTPD.

x. All landscape lighting is subject to the approval of the OTPD.

y. Up lighting of any description is prohibited.

GARDENS, LAWNS & LANDSCAPING:

The following Landscape Standards shall be applicable to all Gardens, Lawns and other Landscaped Areas in the Project:

a. Fences shall be built of wrought iron.

b. Fences at primary Frontages on adjacent lots shall be of different designs.

c. Fences built of wood shall be painted or stained with earth tones or a trim color when facing streets, sidewalks, pa etc.

d. Fences and garden walls within 20 feet of a park, lake, wetland or Civic Space shall be between 3 and 4 feet hi

e. Fences, if provided shall be painted wood, wrought iron or painted aluminum.

f. Fences and garden walls at Frontages shall occur along front property lines or along Frontage lines if attached to front corner of the building. The location of fences and garden walls elsewhere is subject to the approval of the OTF

g. Fences, garden walls and hedges at primary Frontages shall be between 3 and 5 feet high.

h. Fences, garden walls and hedges in locations other than at Frontages shall be minimum of 3 feet high and a maxir of 6 feet high.

i. Terminal posts in fences (corners, property line corners, openings, ends, etc..) shall be taller and wider than o intermediate posts.

j. Yard fences for side and rear yards shall be made of closed wood boards, masonry, trellis, lattice or some comb tion thereof.

k. Fences may be placed on top of brick, stone, or stucco walls or placed between piers of these materials.

l. Walls and Fences shall generally be constructed of the same material as the first floor of the primary building;

m. Masonry walls shall be finished in natural rock, brick or stucco and gates shall be wood. Expansion Joints are requ where a garden wall meets a masonry component of the main structure. Neighboring fences and walls are subjec approval of the OTPD. Later construction must accommodate prior construction or prior approvals, and must make transition between lots.

n. Pickets, Pales, and Boards shall be made of smooth redwood, cedar, cypress, mahogany, or teak.

o. Cane bolts are recommended when a semi-stationary gate is desired.

p. Streetscreens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent bu ing Facade. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger t necessary to allow automobile and pedestrian access as indicated on the Community Regulating Plan and the applica Final Development Plant and Final Site Plan.

q. Garden Walls shall be minimum 8" thick and have a horizontal cap, rounded or beveled section. Wall sections gate entrances/exists shall follow grade and transition accordingly to meet height requirements along prescribed fe lines.

r Fences on adjacent lots shall have different designs, subject to approval by the OTPD. Where a wall or fence on lot meets a taller or shorter wall or fence on another property, the latter shall transition and connect the latter to the he of the former.

s. Stucco or plaster coating may be applied to brick, concrete block or poured concrete only. Corner beads (plasti metal) are not permitted. Stucco, painted portions or brick veneer of walls shall extend below natural grade such

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Clean Marinas Promoted in Cumberland River Basin

By Mr. David S. Treadway

The Nashville District, US Army Corps of Engineers (USACE), is implementing a Clean Marina Program (CMP) for the Cumberland River Basin and becomes one of the first USACE districts in the nation to sponsor such a program. The program allows marina operators to certify that they are environmentally conscious and are attempting to go above and beyond what is required by law and regulations and within their lease requirements.

Then Major General (P) Carl A. Strock, now Chief of Engineers, endorsed the program in a May letter to division and district commanders while he was Director of Civil Works: "Building on the solid foundation of our Environmental Operating Principles and in implementation of our Civil Works Strategic Plan, the Corps of Engineers strongly endorses the Clean Marina Program and encourages all districts to share information on the program with their lessees and recreation partners."

Originally developed in coastal states to address nonpoint source pollution under the Coastal Zone Act Reauthorization Amendments of 1990, CMPs have been adopted or are being developed by 18 states, the District of Columbia, and several federal agencies. With 456 lakes around the United States, USACE (with agency partners) is the largest provider of marinas east of the Mississippi River.

The program is designed to help marina operators protect the very resource that provides them with their livelihood. It also encourages boater education, increased coordination among state agencies, and better communication of existing laws.

Two Cumberland River Basin Marinas—Willow Grove Marina at Dale Hollow and Green Turtle Bay Marina at Lake Barkley—will serve as models for the certification process. Other marinas at Old Hickory Lake and J. Percy Priest Lake have expressed interest in the program. Officials opened the program to all interested marina operators during the Kentucky and Tennessee Marinas Association meeting in November.

The Nashville District's program is a model of cooperation. Many partnering agencies worked closely to draft the guidebook and certification checklist. The Tennessee Department of Environment and Conservation, Division of Water Pollution Control, and the Cumberland River Compact reviewed the guidebook and checklist, providing valuable suggestions for improvement. The Tennessee Wildlife Resources Agency reviewed the program and gave permission to use the agency's logo in the package.

Marina operators must take a number of steps to attain certification. They first sign a pledge and commit to controlling pollution and erosion at their facility and to promoting water protective behavior with the boating public. Next, they familiarize themselves with the program guidebook and accompanying checklist. With that checklist, they conduct a self-assessment and invite the lake resource manager to visit and endorse the marina for the program. The checklist covers a wide variety of related questions in seven critical areas: sewage management; oil and gas control; solid waste and petroleum recycling/disposal; vessel maintenance and repair; marina siting, design, and maintenance; storm water management and erosion control; and public education and water safety.

CMPs are entirely voluntary. Certification means that marinas can display a certificate and Cumberland River Basin Clean Marina flag, indicating their new status. Recognition in press releases and promotions can then follow. If desired, recertification is completed every five years. If a marina changes hands, the new owners can go through the process to be certified as a clean marina.

Photo by David S. Treadway

High School students work at Conley Bottom Marina on Lake Cumberland to help rid the lake of garbage.

Mr. Treadway is a public affairs specialist with the Nashville District, USACE. He is retired from the US Marine Corps. He was General H. Norman Schwartzkopf's Public Affairs Chief during the Gulf War in 1990.

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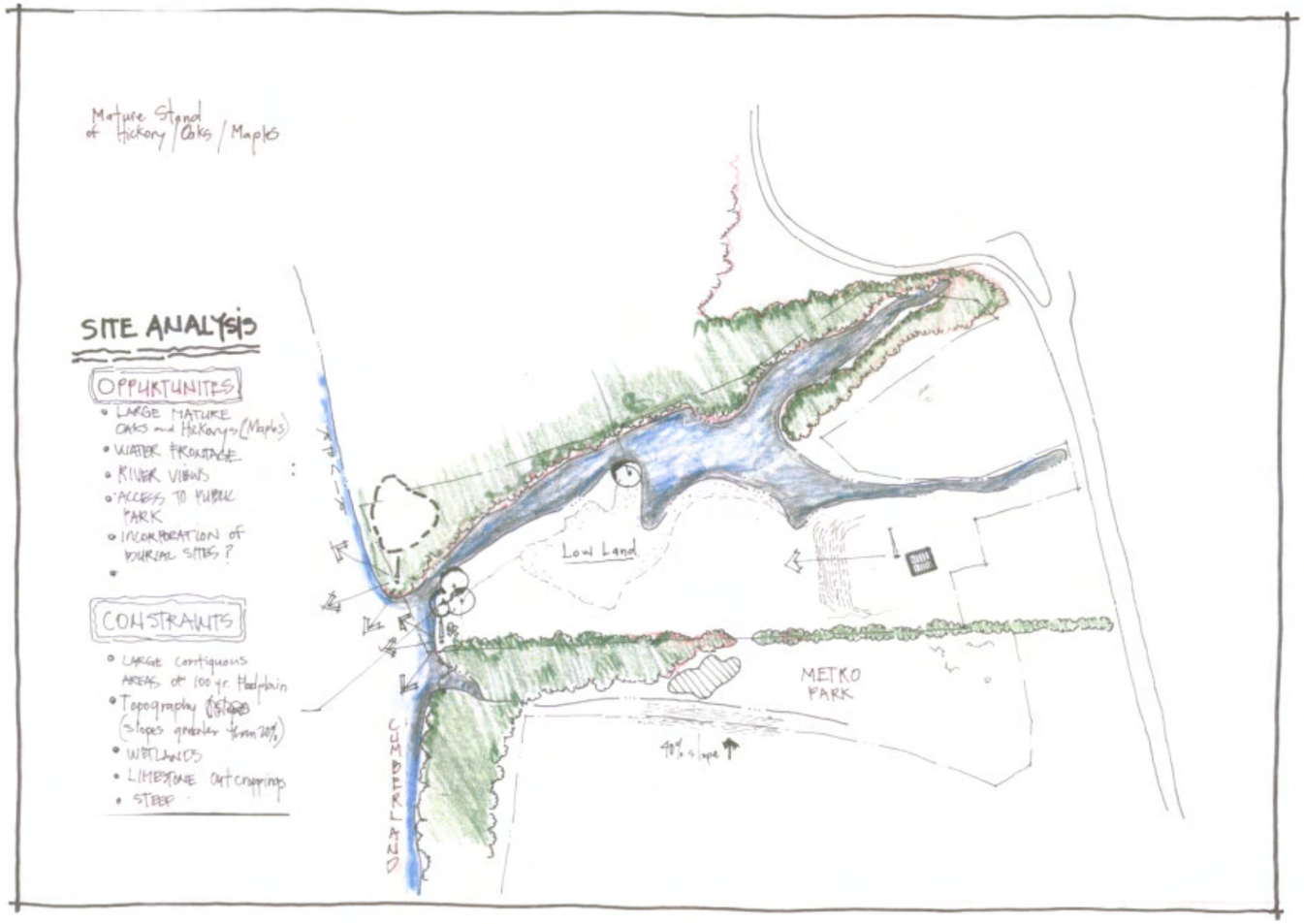

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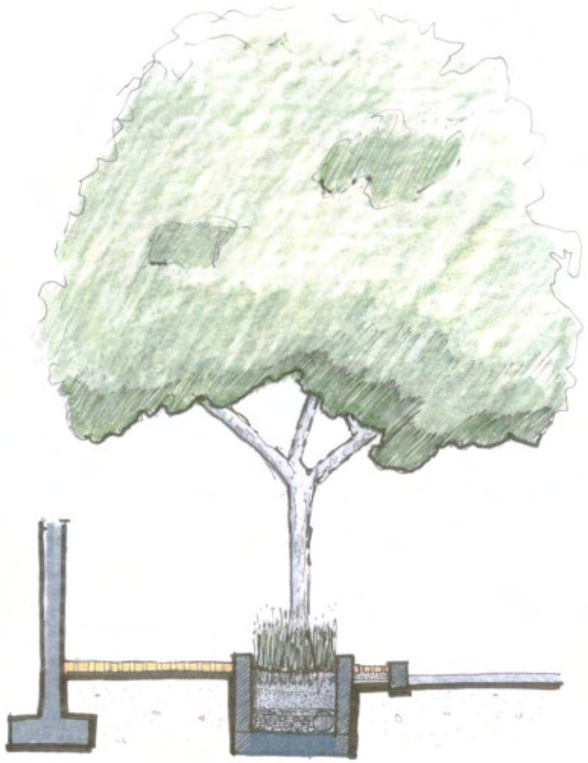
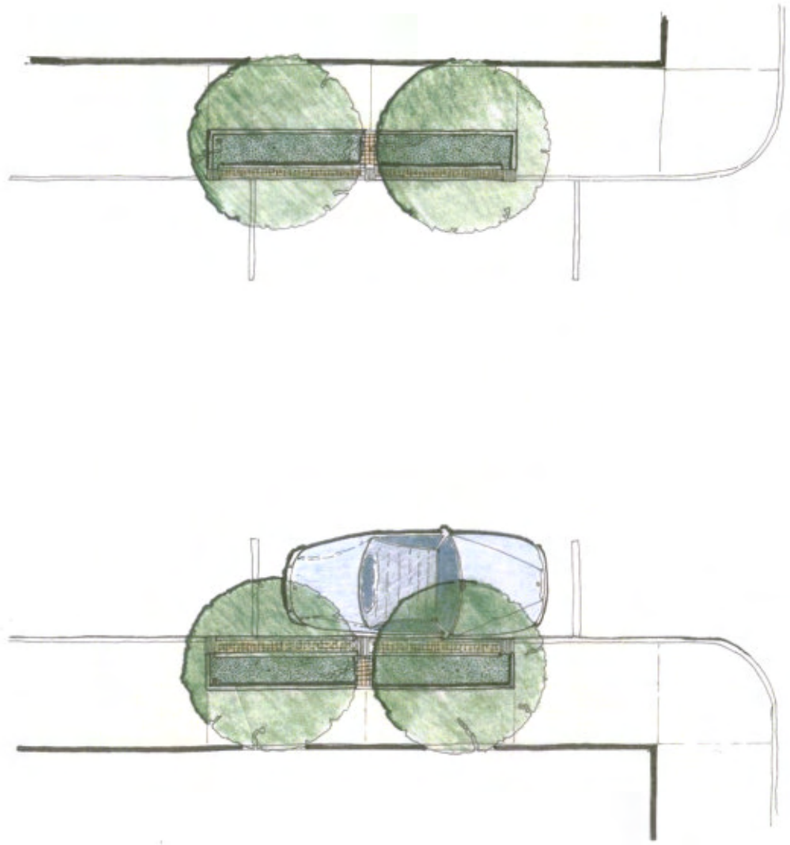


EXFILTRATION TREEWELL



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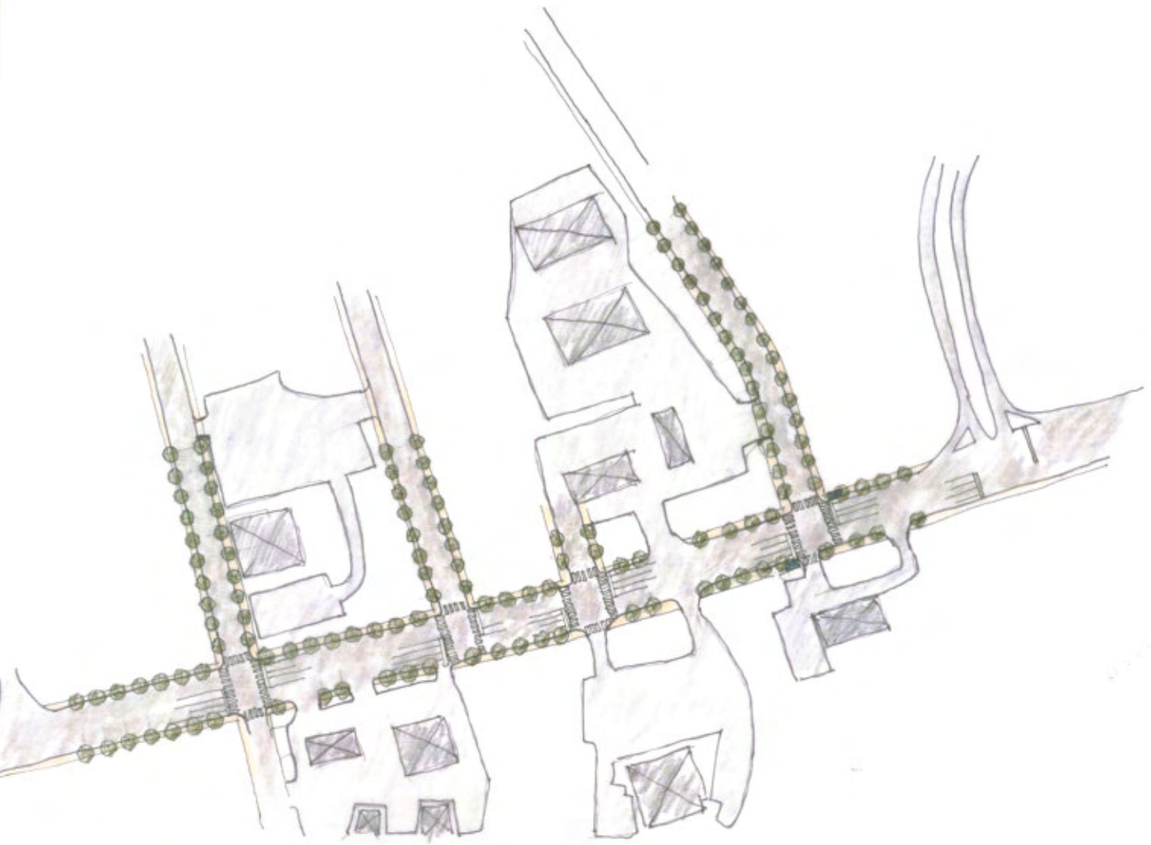

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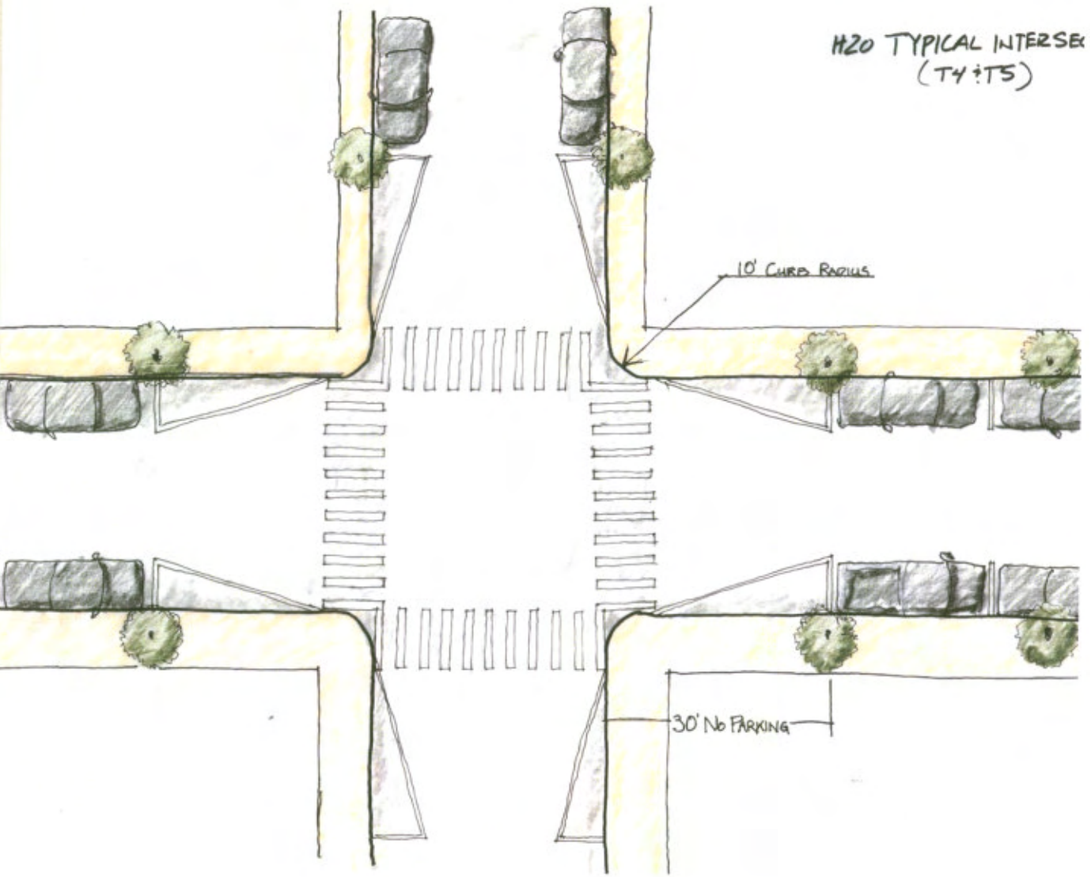

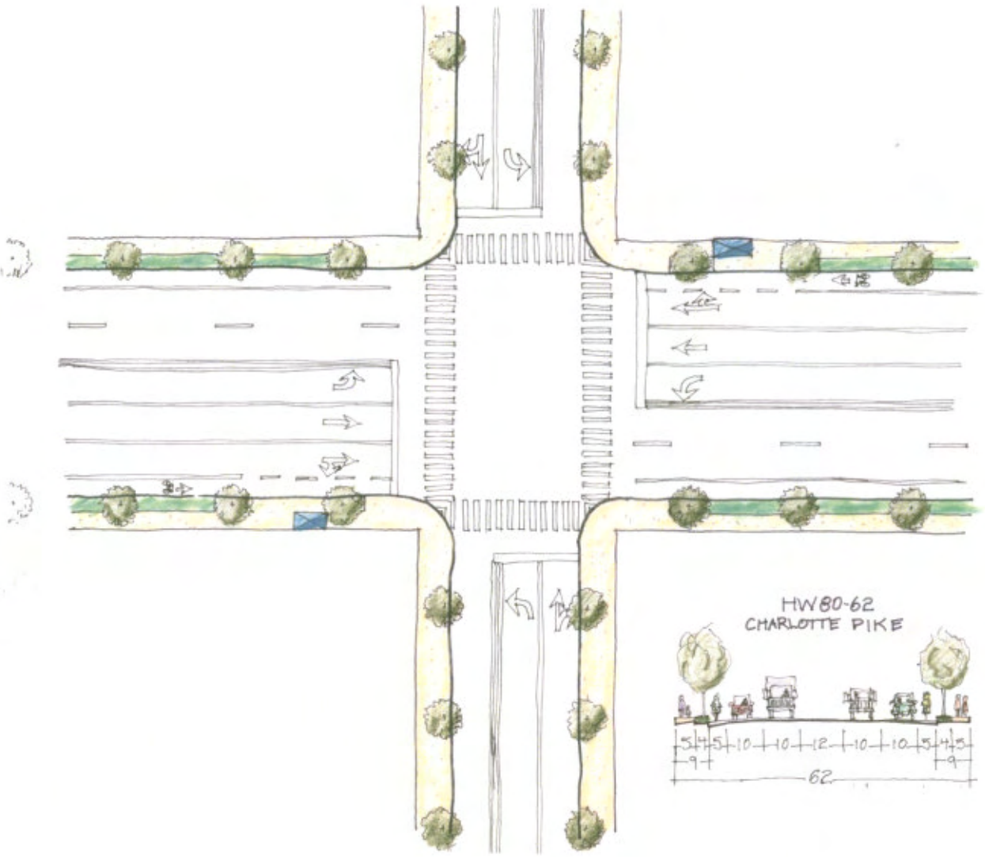

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"Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty. Think big."

- Daniel Burnham, Chicago Architect and Urban Planner. (1864-1912)

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X
APPENDIX

the uncovered surfaces are not visible upon wall completion.

t. A hardscape/grading plan showing existing and proposed grade elevations of the property interior and surrounding property area(s) shall be submitted for review prior to any grade alteration.

u. Hedges may be used in addition to or in lieu of fences.

v. Garden walls at Frontages shall be brick, stone, or stucco to match the principal building.

w. Garden walls of brick or stone shall be no less than 8 inches wide and capped in a [brick] rowlock course of brick, cut brick or dressed coping stone 1-1/2 inches to 3 inches thick and shall overhang the wall no less than ½ inch on each side.

x. Gates shall be built of the fence material.

y. Gates in hedges shall be built of wood pickets or wood boards.

z. Gates in garden walls shall be wood, steel, painted aluminum or wrought iron.

aa. Streetscreens shall be between 3.5 and [8] feet in height and constructed of a material matching the adjacent building Facade. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

bb. Retaining walls at frontages or otherwise visible from any street or park shall be brick or natural stone.

cc. Walks shall be built flush with the ground. Walks connecting to a brick public walk shall be brick.

dd. Other walks and paths may be built of brick, stone, [asphalt or concrete].

ee. Walks connecting a house to the public sidewalk shall be a minimum of [3'] in width, and be a material complimentary to the public walk as approved by the OTPD.

ff. Patios and terraces shall be brick, brick pavers, stone, slate, [concrete], concrete pavers, or other materials subject to approval of the OTPD.

gg. The following Outbuildings and Landscape Constructions shall be permitted and shall adhere to this Code: garages, workshops, guest houses, artisan studios, garden pavilions, greenhouses, gazebos, trellises, arbors, in-ground swimming pools, outdoor tubs, sauna, handball and squash courts, pool houses and equipment enclosures, dog houses, storage sheds, etc.

hh All landscape lighting is subject to the approval of the OTPD.

PLANTING:

The following Landscape Standards shall be applicable to all Planting within the Project:

a. Tree root balls shall be no more than 2 inches above the finished grade of the yard or planting strip. Root ball volcanoes are prohibited.

b. Trees shall be a minimum of [5] inch caliper at the time of planting.

c. [Reforestation efforts shall be focused on the forest of the future.]

d. Soil in planting areas shall be structured amended to create optimal conditions for plant growth.

e. All disturbed (compacted) planting areas shall be loosened to a minimum depth of [6"] inches unless damage to the remnant forest would during the removal of compaction. If damage would occur, selective loosening and supplementation with heavily organic topsoil shall be performed.

f. All areas with a destroyed or damaged soil structure of superficially compacted soil shall be loosened ONLY at the direction of the OTPD.

HARDSCAPE:

The following Landscape Standards shall be applicable to all Surfaces, Ground and Walks within the Project:

a. Pervious Ground Surfaces & Walkways shall include pervious pavers, gravel, pine bark mulch, cypress mulch, pine straw, or wooden boardwalks.

b. Non-Pervious Ground Surfaces & Walkways shall include impervious materials such as concrete pavers, Belgian block or granite cobble unless 1/4" apart. The following structures are considered non-pervious: pools, spas, fountains and ancillary structures. Note: Impervious surfaces shall be calculated in the total lot coverage of the lot. Where exceeding allowable lot coverage, an engineered drainage plan shall be supplied by a state certified Tennessee civil engineer. The drainage plan is subject to approval by the OTPD. All paved surfaces (pervious & non-pervious) shall be indicated on the site plan for the building.

c. Garage aprons may be constructed of pervious concrete pavers, or crushed rock, or other pervious materials approved by the OTPD. Color shall contrast with the color of the streets and lanes. Pavers shall be square or rectangular unless specifically approved otherwise.

d. Raised planters and fountains shall be constructed of brick or masonry w/ a stucco coating.

e. Garage aprons/driveways must extend perpendicularly to the street and to the carriage house. No flares will be permitted.

f. Raised planters shall be integral with a building wall or garden wall with proper drainage addressed. Final soil grade of the interior of the planter shall be 2" maximum below lip of planter cap or from top surface of horizontal top of wall surface.

g. Concrete hidden curbs or cobblestone or cut stone curbs are required for lateral support of any brick/paver surfaces. PVC Sleeving (2 PVC Pipes) shall be installed beneath all hardscape areas to provide lines for irrigation and lighting installations.

h. Mulch Material shall include pine straw, pine bark mulch and cypress mulch.

i. The following shall not be permitted: stamped concrete, electric bug deterrent systems, segmental retaining wall systems, railroad tie retaining walls, [stone retaining walls], plastic/vinyl/uncoated aluminum edging, recycled plastic decking/composite decking material, lava rock, plastic trellises, whiskey barrel planters, impervious pavers (where exceeding coverage limit), plastic hanging baskets, nautical rope, Astroturf, plastic/fiberglass/vinyl planters, artificial plant material, colored lights.

SIGNAGE:

Signage Standards The following Signage Standards shall be applicable in the Project:

a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.

b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not

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exceed a total of 6 square feet.

c. There shall be no signage permitted additional to that specified in this Article.

d. Signage shall not be internally lit.

Ambient Standards:

The following Ambient Standards shall be applicable in the Project:

a. Streetlights shall be of a general type illustrated in Table 5.

b. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Article

c. Exterior Lighting shall include the following, activated by photovoltaic cells:

(1) 25-40 watt incandescent light at each primary doorway entrance/front door (Main house & Parking Structure).

(2) 40 watt max. incandescent light above/near garage doors.

(3) 40 watt max. incandescent light above/near parking arbors.

d. Override Switches will not be permitted for lights illuminating ground level primary entrance doors or parking structure doors.

e. Path Lights shall be provided at pedestrian gate(s), along internal pathway systems, at all stairs/grade changes, and at garbage enclosures. Photovoltaic cell activation shall be considered for light at gate entrances and walkways leading to or from the Main House or parking structure.

f. All Lighting Fixtures, Wattage, and Locations of lighting are subject to review by ODTP. A 40 watt built is the maximum lighting wattage for exterior lighting.

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COUNCIL DISTRICT:	20 (PARCEL 17) 35 (PARCEL 88)
COUNCIL PERSON:	BUDDY BAKER (PARCEL 17) BO MITCHELL (PARCEL 88)
PROPERTY OWNERS:	PARCELS 17 & 88 SFB INVESTMENT CO., LLP 2021 KNIGHTWAY DRIVE CHAMBLEE, GA 30341
OVERLAY DISTRICT NAME:	OV-FLD
SPECIFIC PLAN NAME:	H_2O
FEMA FIRM MAP NUMBER:	47037C0194F, DATED APRIL 20, 2001. ZONE "AE"

SOILS LEGEND:

AmB – ARMOUR SILT LOAM

AmC – ARMOUR SILT LOAM

Ar – ARRINGTON SILT LOAM

BbD – BARFIELD-ROCK OUTCROP

MmC – MIMOSA SILT LOAM

MrD – MIMOSA-ROCK OUTCROP

MsD – MIMOSA-URBAN LAND

W – WATER

SLOPES LEGEND:

SLOPES 15% TO 20%

SLOPES 25% OR GREATER

NOTES:
1. THE SOILS SHOWN ON THIS PLAN WERE TAKEN FROM THE SOIL SURVEY OF DAVIDSON COUNTY, TENNESSEE DATED 1981 AND PUBLISHED BY THE U.S. DEPARTMENT OF AGRICULTURE.
2. THE 2' CONTOURS SHOWN ON THIS PLAN WERE TAKEN FROM METRO MAPPING AND FROM A FIELD RUN SURVEY BY CRAWFORD LAND SURVEYORS, P.C.

SPECIFIC PLAN APPROVAL
☑ PRELIMINARY,
☐ FULL, ☑ CON... with the
SP provisions of the Metro Zoning Ordinance.
Conditions see staff report dated 4.24.08
By: ... MPC Date 4.24.08
Metropolitan Planning Commission

MASHVILLE-DAVIDSON COUNTY
APR 18 2008
METROPOLITAN PLANNING DEPARTMENT

SPECIFIC PLAN NO. 2008SP-006U-06

SP_2008SP-006U-06

REVISIONS:

ROBERT L KING
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
TENNESSEE NO. 19621

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Nashville
Iowa
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PRELIMINARY SPECIFIC PLAN
H_2O
6950 CHARLOTTE PIKE
NASHVILLE, TENNESSEE

ALPHA CORPORATION
9000 EAST CHURCH STREET, STE B-201, BRENTWOOD, TN 37027

DATE: 04/04/08	PROJECT NO.: 6931.001
DRAWN BY: AAS	CHECKED BY: RLK

SHEET TITLE:
EXISTING CONDITIONS, SOILS AND SLOPES PLAN

DRAWING FILES:
M:\6K\6931\001\DWGS\6931001C101.DWG
XREF:M:\6K\6931\001\DWGS\6931001SOILS.DWG
XREF:M:\6K\6931\001\DWGS\6931001BASE-TOPO.DWG

SHEET NO.:
C101
OF: OFSHEETNO

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LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Storm Structure Number
- Existing Sanitary Sewer
- New Sanitary Sewer (Laterals are shown for reference only See Sanitary Plan & Profiles for Locations)
- Sanitary Structure Number
- Existing Contour
- Flow Arrow
- Utility & Drainage Esmt.
- Existing Water Main
- New Water Main
- Existing Fire Hydrant
- New Fire Hydrant
- Existing Water Valve
- New Water Valve
- New Gas Main
- New Electric Line
- New Telephone Line
- Existing Utility Pole
- Existing Trees
- Existing Fence

0 50 100 200
(IN FEET)
1 inch =100 feet

NOTES:
1. THE PURPOSE OF THIS SPECIFIC PLAN IS TO ALLOW THE REDEVELOPMENT OF AN ABANDONED GOLF DRIVING RANGE CURRENTLY BEING UTILIZED AS A DUMPING GROUND FOR GARBAGE AND A HANGOUT FOR THE HOMELESS TO BE TRANSFORMED INTO A VIBRANT MIXED-USE COMMUNITY.
2. 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 HE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND ENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

DEVELOPMENT / SITE DATA

EXISTING ZONE	PARCEL 17 – MUL (MIXED USE LIMITED) PARCEL 88 – OR20 (OFFICE/RESIDENTIAL)	
PROPOSED ZONE	SP (SPECIFIC PLAN)	
GROSS SITE ACREAGE SITE AREA TO BE REZONED		23.93 ACRES 23.93 ACRES
TOTAL SQ. FT. OF DEVELOPMENT PROPOSED		1,600,000 SQ. FT.
PROPOSED USES	% OF USE	PROPOSED PARKING RATIO*
COMMERCIAL/RETAIL	0%-30%	1.0/350 SQ. FT.
OFFICE	5%-30%	1.0/500 SQ. FT.
RESIDENTIAL	40%-85%	1.5/DWELLING
HOTEL/LODGING	0%-85%	1.0/BEDROOM

*SHARED PARKING STANDARDS MAY BE FOUND IN TABLE 12 OF THE SPECIFIC PLAN DOCUMENT.

COUNCIL DISTRICT:	20 (PARCEL 17) 35 (PARCEL 88)
COUNCIL PERSON:	BUDDY BAKER (PARCEL 17) BO MITCHELL (PARCEL 88)
PROPERTY OWNERS:	PARCELS 17 & 88 SFB INVESTMENT CO., LLP 2021 KNIGHTWAY DRIVE CHAMBLEE, GA 30341
OVERLAY DISTRICT NAME: SPECIFIC PLAN NAME:	OV-FLD H_2O
FEMA FIRM MAP NUMBER:	47037C0194F, DATED APRIL 20, 2001. ZONE "AE"

SPECIFIC PLAN NO. 2008SP-006U-06

REVISIONS:
1.

ROBERT L. KING
REGISTERED ENGINEER
TENNESSEE NO. 116171

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PRELIMINARY SPECIFIC PLAN
H_2O
6950 CHARLOTTE PIKE
NASHVILLE, TENNESSEE

ALPHA CORPORATION
9000 EAST CHURCH STREET, STE B-201, BRENTWOOD, TN 37027

DATE: 04/08/08	PROJECT NO.: 6931.001
DRAWN BY: AAS	CHECKED BY: RLK

SHEET TITLE:
SITE DEVELOPMENT PLAN

DRAWING FILES:
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XREF:M:\GK\6931\001\DWGS\6931001BS.DWG
XREF:M:\GK\6931\001\DWGS\6931001BASE-TOPO.DWG

SHEET NO.:
C102
OF: 7

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LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Storm Structure Number
- Existing Sanitary Sewer
- New Sanitary Sewer (Laterals are shown for reference only See Sanitary Plan & Profiles for Locations)
- Sanitary Structure Number
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- Utility & Drainage Esmt.
- Existing Water Main
- New Water Main
- Existing Fire Hydrant
- New Fire Hydrant
- Existing Water Valve
- New Water Valve
- New Gas Main
- New Electric Line
- New Telephone Line
- Existing Utility Pole
- Existing Trees
- Existing Fence

0 25 50 100
(IN FEET)
1 inch = 50 feet

DEVELOPMENT / SITE DATA

EXISTING ZONE	PARCEL 17 – MUL (MIXED USE LIMITED) PARCEL 88 – OR20 (OFFICE/RESIDENTIAL)	
PROPOSED ZONE	SP (SPECIFIC PLAN)	
GROSS SITE ACREAGE		23.93 ACRES
SITE AREA TO BE REZONED		23.93 ACRES
TOTAL SQ. FT. OF DEVELOPMENT PROPOSED		1,600,000 SQ. FT.
PROPOSED USES	% OF USE	PROPOSED PARKING RATIO*
COMMERCIAL/RETAIL	0%-30%	1.0/350 SQ. FT.
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REVISIONS:
1.

ROBERT L. KING
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
TENNESSEE NO. 116171

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Telephone: 615.255.3535
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PRELIMINARY SPECIFIC PLAN
H_2O
6950 CHARLOTTE PIKE
NASHVILLE, TENNESSEE

ALPHA CORPORATION
9000 EAST CHURCH STREET, STE B-201, BRENTWOOD, TN 37027

DATE: 04/08/08	PROJECT NO.: 6931.001
DRAWN BY: AAS	CHECKED BY: RLK

SHEET TITLE:
SITE
UTILITY PLAN

DRAWING FILES:
M:\SK\6931\001\DWGS\6931001C102-C106.DWG
XREF:M:\SK\6931\001\DWGS\6931001BS.DWG
XREF:M:\SK\6931\001\DWGS\6931001BASE-TOPO.DWG

SHEET NO.:
C103
OF: 7

SPECIFIC PLAN NO. 2008SP-006U-06

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TENNESSEE ONE CALL
IT'S THE LAW

MATCH LINE

SEE SHEET C103

NOTES:
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COUNCIL DISTRICT:	20 (PARCEL 17) 35 (PARCEL 88)
COUNCIL PERSON:	BUDDY BAKER (PARCEL 17) BO MITCHELL (PARCEL 88)
PROPERTY OWNERS:	PARCELS 17 & 88 SFB INVESTMENT CO., LLP 2021 KNIGHTWAY DRIVE CHAMBLEE, GA 30341
OVERLAY DISTRICT NAME:	OV-FLD
SPECIFIC PLAN NAME:	H_2O
FEMA FIRM MAP NUMBER:	47037C0194F, DATED APRIL 20, 2001. ZONE "AE"

DEVELOPMENT / SITE DATA

EXISTING ZONE	PARCEL 17 – MUL (MIXED USE LIMITED) PARCEL 88 – OR20 (OFFICE/RESIDENTIAL)	
PROPOSED ZONE	SP (SPECIFIC PLAN)	
GROSS SITE ACREAGE SITE AREA TO BE REZONED		23.93 ACRES 23.93 ACRES
TOTAL SQ. FT. OF DEVELOPMENT PROPOSED		1,600,000 SQ. FT.
PROPOSED USES	% OF USE	PROPOSED PARKING RATIO*
COMMERCIAL/RETAIL	0%-30%	1.0/350 SQ. FT.
OFFICE	5%-30%	1.0/500 SQ. FT.
RESIDENTIAL	40%-85%	1.5/DWELLING
HOTEL/LODGING	0%-85%	1.0/BEDROOM

*SHARED PARKING STANDARDS MAY BE FOUND IN TABLE 12 OF THE SPECIFIC PLAN DOCUMENT.

SPECIFIC PLAN NO. 2008SP-006U-06

LEGEND
- Existing Storm Sewer
- New Storm Sewer
- Storm Structure Number
- Existing Sanitary Sewer
- New Sanitary Sewer (Laterals are shown for reference only See Sanitary Plan & Profiles for Locations)
- Sanitary Structure Number
- Existing Contour
- Flow Arrow
- Utility & Drainage Esmt.
- Existing Water Main
- New Water Main
- Existing Fire Hydrant
- New Fire Hydrant
- Existing Water Valve
- New Water Valve
- New Gas Main
- New Electric Line
- New Telephone Line
- Existing Utility Pole
- Existing Trees
- Existing Fence

0 25 50 100
(IN FEET)
1 inch = 50 feet

REVISIONS:
1.

ROBERT L. KING
REGISTERED ENGINEERING
LICENSED PROFESSIONAL
TENNESSEE NO. 116171

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PRELIMINARY SPECIFIC PLAN
H_2O
6950 CHARLOTTE PIKE
NASHVILLE, TENNESSEE

ALPHA CORPORATION
9000 EAST CHURCH STREET, STE B-201, BRENTWOOD, TN 37027

DATE: 04/08/08
PROJECT NO.: 6931.001
DRAWN BY: AAS
CHECKED BY: RLK
SHEET TITLE: SITE UTILITY PLAN
DRAWING FILES:
M:\6K\6931\001\DWGS\6931001C102-C106.DWG
XREF:M:\6K\6931\001\DWGS\6931001BS.DWG
XREF:M:\6K\6931\001\DWGS\6931001BASE-TOPO.DWG
SHEET NO.: C104
OF: 7

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LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Storm Structure Number
- Existing Sanitary Sewer
- New Sanitary Sewer (Lateral are shown for reference only See Sanitary Plan & Profiles for Locations)
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- New Water Valve
- New Gas Main
- New Electric Line
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- Existing Trees
- Existing Fence

0 25 50 100
(IN FEET)
1 inch = 50 feet

DEVELOPMENT / SITE DATA

EXISTING ZONE	PARCEL 17 – MUL (MIXED USE LIMITED) PARCEL 88 – OR20 (OFFICE/RESIDENTIAL)	
PROPOSED ZONE	SP (SPECIFIC PLAN)	
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PROPERTY OWNERS:	PARCELS 17 & 88 SFB INVESTMENT CO., LLP 2021 KNIGHTWAY DRIVE CHAMBLEE, GA 30341
OVERLAY DISTRICT NAME: SPECIFIC PLAN NAME:	OV-FLD H_2O
FEMA FIRM MAP NUMBER:	47037C0194F, DATED APRIL 20, 2001. ZONE "AE"

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REVISIONS:
1.

ROBERT L KING
REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE
TENNESSEE NO 316211

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PRELIMINARY SPECIFIC PLAN
H_2O
6950 CHARLOTTE PIKE
NASHVILLE, TENNESSEE

ALPHA CORPORATION
9000 EAST CHURCH STREET, STE B-201, BRENTWOOD, TN 37027

DATE: 04/08/08	PROJECT NO.: 6931.001
DRAWN BY: AAS	CHECKED BY: RLK

SHEET TITLE: SITE GRADING AND DRAINAGE PLAN

DRAWING FILES:
M:\GK\6931\001\DWGS\6931001C102-C106.DWG
XREF:M:\GK\6931\001\DWGS\6931001BS.DWG
XREF:M:\GK\6931\001\DWGS\6931001BASE-TOPO.DWG

SHEET NO.: C105
OF: 7

SPECIFIC PLAN NO. 2008SP-006U-06

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MATCH LINE

SEE SHEET C105

BOX CULVERT
40' WIDE x 10' DEEP
100-YR FLOOD PLAIN
(PER METRO GIS)
STORM WATER
QUALITY UNIT (TYP)

START RETAINING WALL
TOP EL. 417.00

RETAINING WALL

RETAINING WALL

BOX CULVERT

BRIDGE

EX. 20' SAN. AND/OR STORM DRAINAGE ESMT. BK 6813, PG 472

EX. 20' PUBLIC UTILITY AND DRAINAGE EASEMENT BOOK 9527, PAGE 639

20' SANITARY SEWER EASEMENT BOOK 4545, PAGE 246

INGRESS EGRESS EASEMENT OF RECORD IN BOOK 11183, PAGE 381

BUILDING FEE: 419.82

EWIN BRANCH

CABOT DRIVE

CHARLOTTE PIKE (U.S. HWY. 70)

EDGE OF PAVEMENT

WEST HARPETH FUNERAL HOME, L.L.C. DEED BOOK 10132, 548, R.O.D.C.

WEST HARPETH FUNERAL HOME, L.L.C. DEED BOOK 9527, 634, R.O.D.C.

SUNRISE MOTEL INC. INSTRUMENT NO. 20011206013468, R.O.D.C.

METRO GOVERNMENT INSTRUMENT NO. 20010607006022?, MAP 102 (85.00)

TASSEL MAP 152

SANITARY MANHOLE T.C.= 380.73 E.I.= 380.73

SANITARY MANHOLE T.C.= 389.37 E.I.= 369.07 IN E.I.= 389.04 OUT

SANITARY SEWER MANHOLE T.C.= 404.6 E.I.= 393.5

CATCH BASIN T.C.: 423.5 E.I.: 420.8

CATCH BASIN T.C.: 416.2 E.I.: 415.0

CATCH BASIN T.C.: 415.1 E.I.: 411.8

CATCH BASIN T.C.: 418.4 E.I.: 413.6

CATCH BASIN T.C.: 418.0 E.I.: 414.9

CATCH BASIN T.C.: 418.5 E.I.: 416.3

CATCH BASIN T.C.: 418.5 E.I.: 414.9

CATCH BASIN T.C.: 418.6 E.I.: 416.9

CATCH BASIN T.C.: 418.5 E.I.: 416.5

12" CMP

12" PLASTIC

12" RCP

12" W

(79.00') MAP 102

1.00%
2.30%
2.47%
3.38%
1.36%
1.12%
4.85%

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SPECIFIC PLAN NO. 2008SP-006U-06

REVISIONS:
1.

ROBERT L. KING
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 1162

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