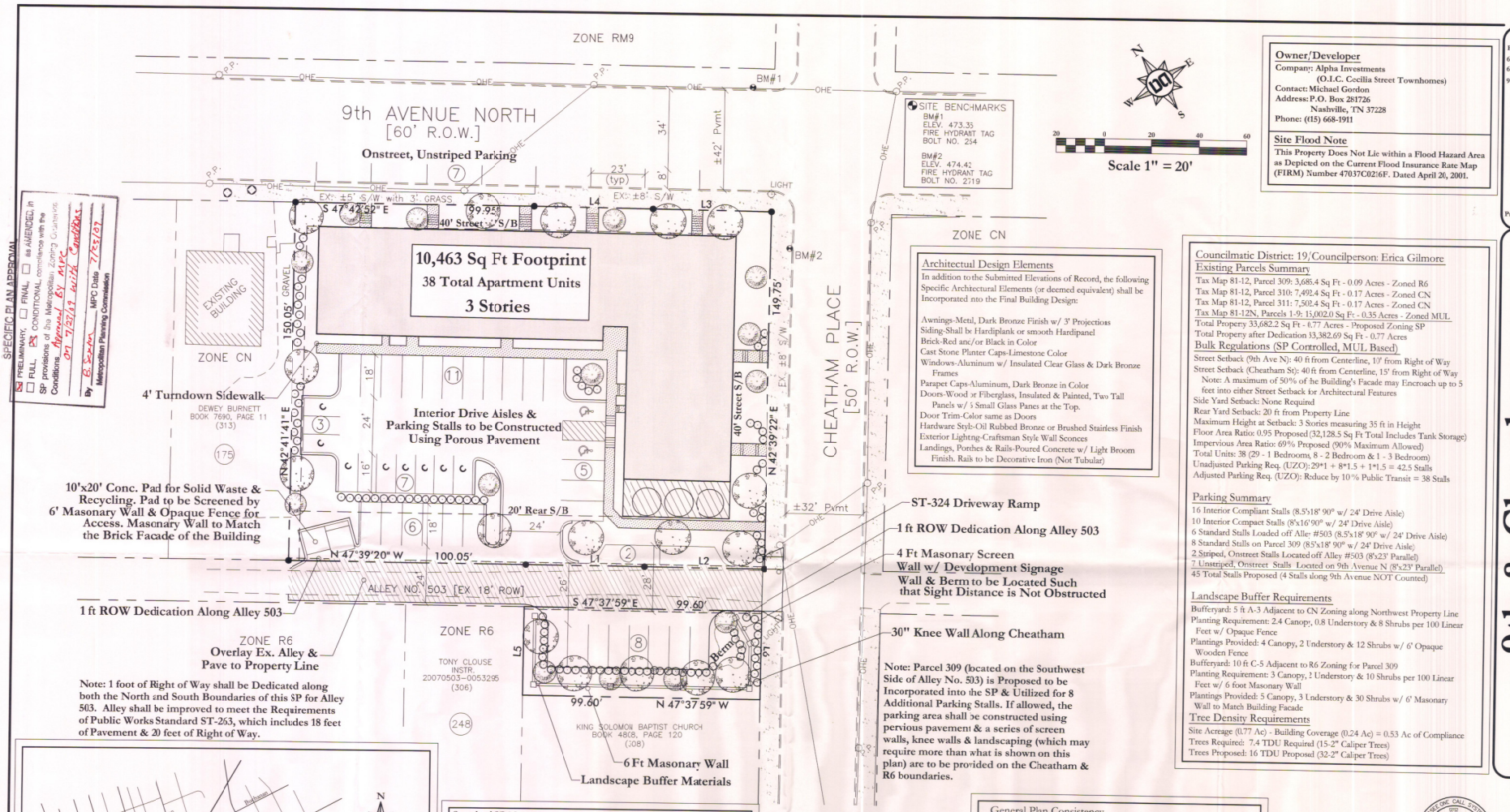

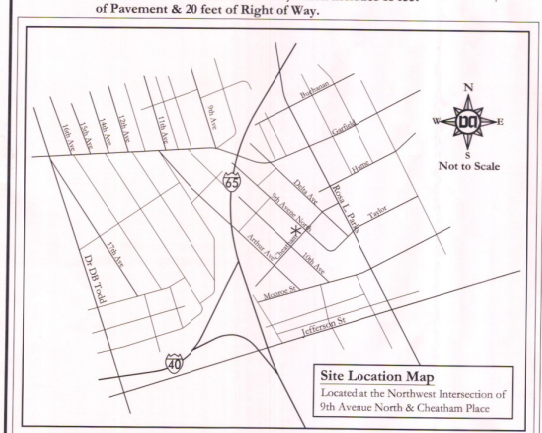

Standard SP Notes

1) The purpose of this SP is to receive preliminary approval to permit the development of a 3 story, 38 unit mult-family deveopment.
2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
3)This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0216F. Dated April 20, 2001.
4) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
5) Wheel chair accessible curb ramps, complying with applicable Metro Public Works Standards, shall be constructed at street crossings.
6) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
7) Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro Right of Way is 15" cmp).
8) This drawing is for illustration purposes to indicate the basic permis of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
9) Metro Water Services shall be provided sufficien & unencumbered ngress & egress at all times in order to maintain, repair, replace & inspect any Stormwater facilities within the property.
10) Individual water and/or sanitary sewer services are required for each parcel.
11) Solid waste pickup to be provided by two dumpsters shown on this plan.

Property Line Table

Number	Bearing	Length
L1	N 47°37'59" W	50.00'
L2	N 47°37'59" W	50.00'
L3	S 47°24'22" E	50.00'
L4	S 47°24'22" E	50.00'
L5	N 42°22'01" E	37.00'
L6	S 42°22'01" W	37.00'

General Plan Consistency

This property falls within the Buena Vista detailed neighborhood design plan of the North Nashville Community Plan and is identified to be developed as a Neighborhood Center (NC). Appropriate uses could include single and multi-family residential with shallow building setbacks that are alley loaded. Neighborhood Centers may be located at existing intersections and designed is such a way to promote pedestrian activity and interaction with the surrounding neighborhood.

We feel that this site plan meets each of the above criteria and is therefore a good fit for the NC policy, as well as the existing area for which it is proposed.

Architectual Design Elements

In addition to the Submitted Elevations of Record, the following Specific Architectural Elements (or deemed equivalent) shall be Incorporated into the Final Building Design:

Awnings-Metal, Dark Bronze Finish w/ 3' Projections
Siding-Shall be Hardiplank or smooth Hardipanel
Brick-Red and/or Black in Color
Cast Stone Planter Caps-Limestone Color
Windows-Aluminum w/ Insulated Clear Glass & Dark Bronze Frames
Paraper Caps-Aluminum, Dark Bronze in Color
Doors-Wood or Fiberglass, Insulated & Painted, Two Tall Panels w/ 5 Small Glass Panes at the Top.
Door Trim-Color same as Doors
Hardware Style-Oil Rubbed Bronze or Brushed Stainless Finish
Exterior Lighting-Craftsman Style Wall Sconces
Landings, Porches & Rails-Poured Concrete w/ Light Broom Finish. Rails to be Decorative Iron (Not Tubular)

Owner/Developer

Company: Alpha Investments
(O.I.C. Cecilia Street Townhomes)
Contact: Michael Gordon
Address: P.O. Box 281726
Nashville, TN 37228
Phone: (615) 668-1911

Site Flood Note

This Property Does Not Lie within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0216F. Dated April 20, 2001.

Councilmatic District: 19/Councilperson: Erica Gilmore

Existing Parcels Summary

Tax Map 81-12, Parcel 309: 3,685.4 Sq Ft - 0.09 Acres - Zoned R6
Tax Map 81-12, Parcel 310: 7,492.4 Sq Ft - 0.17 Acres - Zoned CN
Tax Map 81-12, Parcel 311: 7,502.4 Sq Ft - 0.17 Acres - Zoned CN
Tax Map 81-12N, Parcels 1-9: 15,002.0 Sq Ft - 0.35 Acres - Zoned MUL
Total Property 33,682.2 Sq Ft - 0.77 Acres - Proposed Zoning SP
Total Property after Dedication 33,382.69 Sq Ft - 0.77 Acres

Bulk Regulations (SP Controlled, MUL Based)

Street Setback (9th Ave N): 40 ft from Centerline, 10' from Right of Way
Street Setback (Cheatham St): 40 ft from Centerline, 15' from Right of Way
Note: A maximum of 50% of the Building's Facade may Encroach up to 5 feet into either Street Setback for Architectural Features
Side Yard Setback: None Required
Rear Yard Setback: 20 ft from Property Line
Maximum Height at Setback: 3 Stories measuring 35 ft in Height
Floor Area Ratio: 0.95 Proposed (32,128.5 Sq Ft Total Includes Tank Storage)
Impervious Area Ratio: 69% Proposed (90% Maximum Allowed)
Total Units: 38 (29 - 1 Bedrooms, 8 - 2 Bedroom & 1 - 3 Bedroom)
Unadjusted Parking Req. (UZO): 29*1 + 8*1.5 + 1*1.5 = 42.5 Stalls
Adjusted Parking Req. (UZO): Reduce by 10% Public Transit = 38 Stalls

Parking Summary

16 Interior Compliant Stalls (8.5'x18' 90° w/ 24' Drive Aisle)
10 Interior Compact Stalls (8'x16' 90° w/ 24' Drive Aisle)
6 Standard Stalls Loaded off Alley #503 (8.5'x18' 90° w/ 24' Drive Aisle)
8 Standard Stalls on Parcel 309 (8.5'x18' 90° w/ 24' Drive Aisle)
2 Striped, Onstreet Stalls Located off Alley #503 (8'x23' Parallel)
7 Unstriped, Onstreet Stalls Located on 9th Avenue N (8'x23' Parallel)
45 Total Stalls Proposed (4 Stalls along 9th Avenue NOT Counted)

Landscape Buffer Requirements

Bufferyard: 5 ft A-3 Adjacent to CN Zoning along Northwest Property Line
Planting Requirement: 2.4 Canopy, 0.8 Understory & 8 Shrubs per 100 Linear Feet w/ Opaque Fence
Plantings Provided: 4 Canopy, 2 Understory & 12 Shrubs w/ 6' Opaque Wooden Fence
Bufferyard: 10 ft C-5 Adjacent to R6 Zoning for Parcel 309
Planting Requirement: 3 Canopy, 2 Understory & 10 Shrubs per 100 Linear Feet w/ 6 foot Masonary Wall
Plantings Provided: 5 Canopy, 3 Understory & 30 Shrubs w/ 6' Masonary Wall to Match Building Facade

Tree Density Requirements

Site Acreage (0.77 Ac) - Building Coverage (0.24 Ac) = 0.53 Ac of Compliance
Trees Required: 7.4 TDU Required (15-2" Caliper Trees)
Trees Proposed: 16 TDU Proposed (32-2" Caliper Trees)

REVISIONS:
6/10/09: Alley Adjustments
6/25/09: Metro Comments
9/22/09: Final Neighborhood Comments

Preparation Date: April 2, 2009

9th & Cheatham

Preliminary SP Documents

Tax Map 81-12, Parcels 309, 310 & 311 and Common Area Tax Map 81-12N, Parcels 1-9
Nashville, Davidson County, Tennessee

Plan Preparation Date: April 20, 2009

SP # 2009SP-007-001

Preliminary Specific Plan

Site Layout & Landscaping Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

SEP 22 2009

D&A Project No. 09012
9th & Cheatham SP

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