

N.E.S. NOTES:

- Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
- Final SP Plan shall show any existing utilities easements on property and the utility poles on the property and/or r-o-w (Hobson Pike). Pedestrian entryways shall be 100 percent visible, oriented to and accessible from street/pedestrian plaza/parks. All primary public entrances shall have a paved connection to the project's sidewalk network.
- A 20-foot public utility easement is required adjacent to public r-o-w. Drainage and common open space areas shall be a public utility easement.
- NES requires a 20ft PUE centered on the conduit system and equipment.
- NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NEC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- NES meters will be installed on meter pedestals (residential).

BOUNDARY CURVE DATA

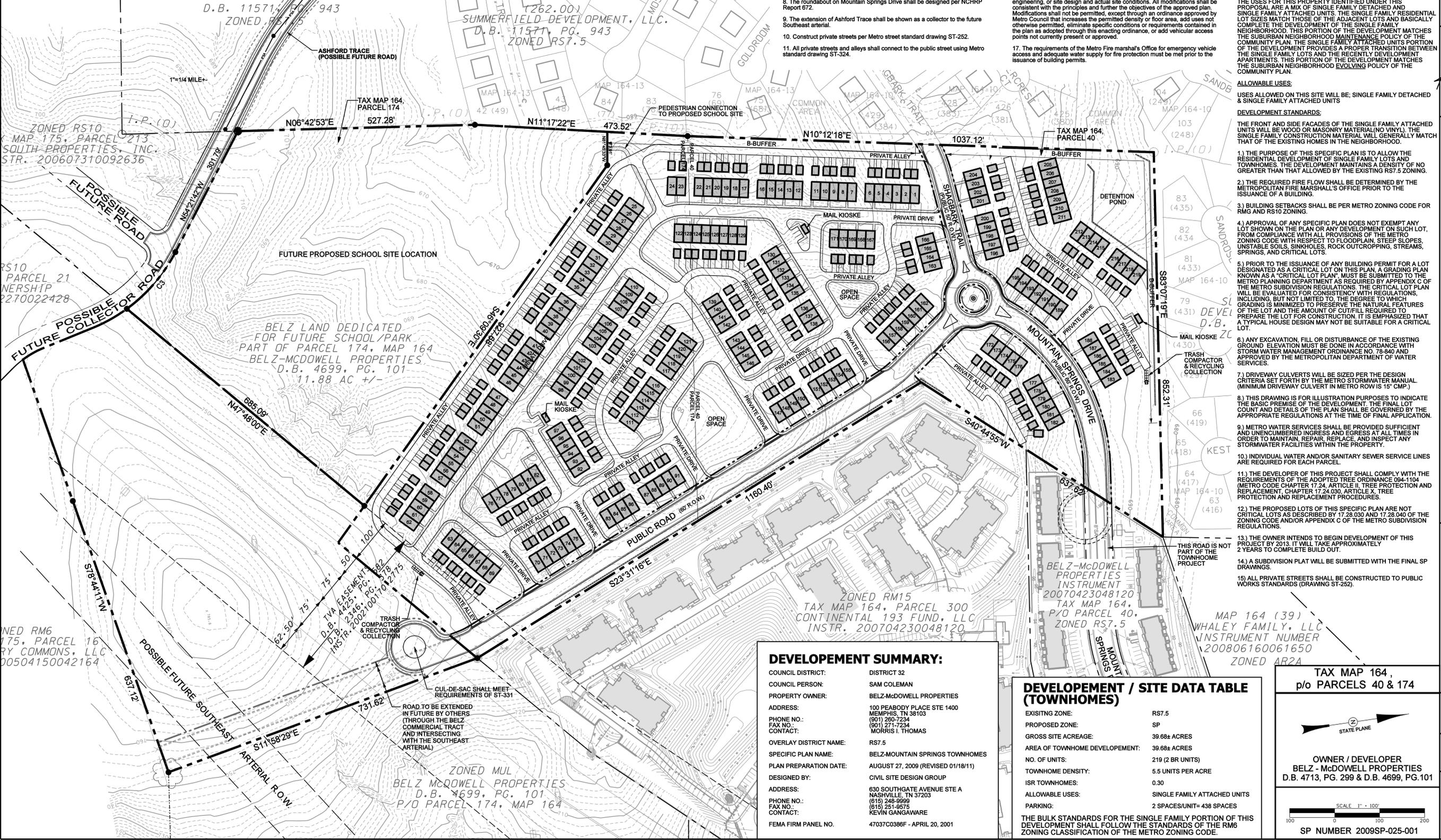
CURVE DELTA	RADIUS	LENGTH	CHORD
C1 10°42'27"	350.00'	65.41'	S01°26'00"W 65.31'
C2 29°42'26"	273.00'	141.55'	S10°55'59"W 139.97'
C3 04°12'59"	360.00'	26.49'	N52°15'13"W 26.49'

SP CONDITION NOTES:

- A pedestrian connection shall be provided from the SP development to the adjacent, proposed school site.
- Building frontages shall clearly identify the primary pedestrian entrance toward the street, which shall be separate from vehicular entrances. Pedestrian entryways shall be 100 percent visible, oriented to and accessible from street/pedestrian plaza/parks. All primary public entrances shall have a paved connection to the project's sidewalk network.
- To promote architectural diversity among individual townhome units, the front facade design of individual residential units shall be varied within each grouping of attached units.
- Prior to building permit approval, the conditions of approval for BL2003-1383 shall be satisfied for the project site and documentation shall be submitted to Metro Planning Department.
- Prior to final site plan approval, obtain letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan.
- The off site stormwater regional facility must be constructed along with this development.
- All construction traffic for this project is to be routed through Mountain Springs Drive to Murfreesboro Road or other access, but not through the Summerfield Development.
- The roundabout on Mountain Springs Drive shall be designed per NCHRP Report 672.
- The extension of Ashford Trace shall be shown as a collector to the future Southeast arterial.
- Construct private streets per Metro street standard drawing ST-252.
- All private streets and alleys shall connect to the public street using Metro standard drawing ST-324.

SPECIFIC PLAN NOTES:

- DEVELOPMENT PLAN:**
WITH THIS PROJECT WE INTEND TO CREATE A RESIDENTIAL DEVELOPMENT OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED UNITS. THE DEVELOPMENT MAINTAINS A DENSITY OF NO GREATER THAN THAT ALLOWED BY THE EXISTING RS7.5 ZONING.
- EXISTING CONDITIONS:**
THE PROPERTY IS CURRENTLY VACANT AND WOODED.
- PURPOSE AND INTENT:**
THIS PRELIMINARY SPECIFIC PLAN WILL ALLOW THE DEVELOPMENT OF A RESIDENTIAL PROJECT THAT ADDS SINGLE FAMILY LOTS TO THE EXISTING RESIDENTIAL SUBDIVISION. IT ALSO PROVIDES A SINGLE FAMILY ATTACHED DEVELOPMENT THAT ALLOWS A PROPER TRANSITION BETWEEN THE SINGLE FAMILY LOTS AND THE RECENTLY DEVELOPED APARTMENTS.
- APPLICABILITY TO THE GENERAL PLAN:**
THESE PARCELS ARE WITHIN THE PLAN FOR SUBAREA 13: ANTIOCH / PRIEST LAKE COMMUNITY ADOPTED JULY 10, 2003. THE STRUCTURE PLAN FOR THIS PROPERTY IDENTIFIES THE PARCEL AS NEIGHBORHOOD GENERAL(NG).
- CONSISTENCY WITH COMMUNITY PLAN:**
THE USES FOR THIS PROPERTY IDENTIFIED UNDER THIS PROPOSAL ARE A MIX OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT. RESIDENTIAL LOT SIZES MATCH THOSE OF THE ADJACENT LOTS AND BASICALLY COMPLETE THE DEVELOPMENT OF THE SINGLE FAMILY ATTACHED DEVELOPMENT. THE DEVELOPMENT MATCHES THE SUBURBAN NEIGHBORHOOD MAINTENANCE POLICY OF THE COMMUNITY PLAN. THE SINGLE FAMILY ATTACHED UNITS PORTION OF THE DEVELOPMENT ADOPTS A PROPER TRANSITION BETWEEN THE SINGLE FAMILY LOTS AND THE RECENTLY DEVELOPED APARTMENTS. THIS PORTION OF THE DEVELOPMENT MATCHES THE SUBURBAN NEIGHBORHOOD EVOLVING POLICY OF THE COMMUNITY PLAN.
- ALLOWABLE USES:**
USES ALLOWED ON THIS SITE WILL BE: SINGLE FAMILY DETACHED & SINGLE FAMILY ATTACHED UNITS
- DEVELOPMENT STANDARDS:**
THE FRONT AND SIDE FACADES OF THE SINGLE FAMILY ATTACHED UNITS WILL BE WOOD OR MASONRY MATERIAL (NO VINYL). THE SINGLE FAMILY CONSTRUCTION MATERIAL WILL GENERALLY MATCH THAT OF THE EXISTING HOMES IN THE NEIGHBORHOOD.
- THE PURPOSE OF THIS SPECIFIC PLAN IS TO ALLOW THE RESIDENTIAL DEVELOPMENT OF SINGLE FAMILY LOTS AND TOWNHOMES. THE DEVELOPMENT MAINTAINS A DENSITY OF NO GREATER THAN THAT ALLOWED BY THE EXISTING RS7.5 ZONING.
 - THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING.
 - BUILDING SETBACKS SHALL BE PER METRO ZONING CODE FOR RMG AND RS10 ZONING.
 - APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY LOT SHOWN ON THE PLAN OR ANY DEVELOPMENT ON SUCH LOT, FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTFROPPING, STREAMS, SPRINGS, AND CRITICAL LOTS.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A LOT DESIGNATED AS A CRITICAL LOT ON THIS PLAN, A GRADING PLAN KNOWN AS "CRITICAL LOT PLAN" MUST BE SUBMITTED TO THE METRO PLANNING DEPARTMENT AS REQUIRED BY APPENDIX C OF THE METRO SUBDIVISION REGULATIONS. THE CRITICAL LOT PLAN WILL BE EVALUATED FOR COMPLIANCE WITH THE REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE DEGREE TO WHICH GRADING IS MINIMIZED TO PRESERVE THE NATURAL FEATURES OF THE LOT AND THE AMOUNT OF GRADING REQUIRED TO PREPARE THE LOT FOR CONSTRUCTION. IT IS EMPHASIZED THAT A TYPICAL HOUSE DESIGN MAY NOT BE SUITABLE FOR A CRITICAL LOT.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING NEIGHBORHOOD ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 - DRIVEWAY CULVERTS WILL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 18" CMP.)
 - THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 - INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
 - THE DEVELOPER OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 09-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT, CHAPTER 17.24.030, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.
 - THE PROPOSED LOTS OF THIS SPECIFIC PLAN ARE NOT CRITICAL LOTS AS DESCRIBED BY 17.28.030 AND 17.28.040 OF THE ZONING CODE AND/OR APPENDIX C OF THE METRO SUBDIVISION REGULATIONS.
 - THE OWNER INTENDS TO BEGIN DEVELOPMENT OF THIS PROJECT BY 2013. IT WILL TAKE APPROXIMATELY 2 YEARS TO COMPLETE BUILD OUT.
 - A SUBDIVISION PLAT WILL BE SUBMITTED WITH THE FINAL SP DRAWINGS.
 - ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO PUBLIC WORKS STANDARDS (DRAWING ST-252).



DEVELOPEMENT SUMMARY:

COUNCIL DISTRICT: DISTRICT 32
 COUNCIL PERSON: SAM COLEMAN
 PROPERTY OWNER: BELZ-McDOWELL PROPERTIES
 ADDRESS: 100 PEABODY PLACE STE 1400 MEMPHIS, TN 38103
 PHONE NO.: (901) 250-7234
 FAX NO.: (901) 271-7234
 CONTACT: MORRIS I. THOMAS
 OVERLAY DISTRICT NAME: RS7.5
 SPECIFIC PLAN NAME: BELZ-MOUNTAIN SPRINGS TOWNHOMES
 PLAN PREPARATION DATE: AUGUST 27, 2009 (REVISED 01/18/11)
 DESIGNED BY: CIVIL SITE DESIGN GROUP
 ADDRESS: 630 SOUTHGATE AVENUE STE A NASHVILLE, TN 37203
 PHONE NO.: (615) 248-9969
 FAX NO.: (615) 251-9575
 CONTACT: KEVIN GANGAWARE
 FEMA FIRM PANEL NO. 47037C0389F - APRIL 20, 2001

DEVELOPMENT / SITE DATA TABLE (TOWNHOMES)

EXISTING ZONE:	RS7.5
PROPOSED ZONE:	SP
GROSS SITE ACREAGE:	39.68± ACRES
AREA OF TOWNHOME DEVELOPMENT:	39.68± ACRES
NO. OF UNITS:	219 (2 BR UNITS)
TOWNHOME DENSITY:	5.5 UNITS PER ACRE
ISR TOWNHOMES:	0.30
ALLOWABLE USES:	SINGLE FAMILY ATTACHED UNITS
PARKING:	2 SPACES/UNIT= 438 SPACES

THE BULK STANDARDS FOR THE SINGLE FAMILY PORTION OF THIS DEVELOPMENT SHALL FOLLOW THE STANDARDS OF THE RM6 ZONING CLASSIFICATION OF THE METRO ZONING CODE.

TAX MAP 164, p/o PARCELS 40 & 174

OWNER / DEVELOPER
 BELZ - McDOWELL PROPERTIES
 D.B. 4713, PG. 299 & D.B. 4699, PG.101

SCALE 1" = 100'

SP NUMBER 2009SP-025-001

CIVIL SITE DESIGN GROUP, PLLC
 830 Southgate Avenue, Ste. A
 Nashville, Tennessee 37203
 PH: (615) 248-9969 FX: (615) 251-9575

OVERALL SITE PLAN
 PRELIMINARY SPECIFIC PLAN
BELZ-MOUNTAIN SPRINGS TOWNHOMES
 SHAGBARK TRAIL / MOUNTAIN SPRINGS DRIVE
 NASHVILLE - DAVIDSON COUNTY - TENNESSEE

DATE	REVISION
09-16-09	RESUBMITTAL TO METRO PLANNING
10-20-09	PLANNING STAFF COMMENTS
01-21-11	RESUBMITTAL TO METRO PLANNING
05-04-11	POST PC CONDITIONS / COMMENTS

CHECKED BY: KFG
 DATE: AUG. 27, 2009
 JOB NO.: 02-025-13
 CADD CODE: 2371

C1.00