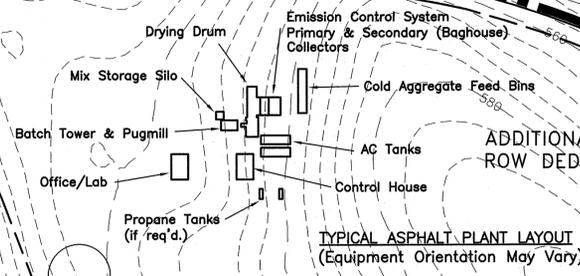


- NOTES:**
1. The purpose of this plan is to establish a specific plan zoning district.
  2. The uses of this SP shall be limited to all uses of the IWD zoning district, Heavy Industrial (for an asphalt plant, including blasting and crushing of stone for sale and transfer from the site and for preparation of the site for the asphalt plant and storage). The bulk standards of this SP district shall be limited to all standards of the IWD district in the Metro Zoning Code except as otherwise shown on the Specific Plan.
  3. Boundary, Floodplain & Topographic Information obtained from Metro Planning (Mapping). Water & San. Sewer information obtained from Metro Water Services.
  4. Existing vegetation in the buffer areas shown on this plan to remain undisturbed. If vegetation within the buffer/no build zone is disturbed then at a minimum, the vegetation along the perimeter of the southern and eastern property boundary shall meet planting requirements for a standard D landscape buffer yard. A standard C landscape buffer yard shall be provided along Franklin Limestone Road.
  5. Driveway access location(s), both permanent and construction, to be coordinated and approved by Public Works.
  6. According to F.E.M.A. F.I.R.M. Map No. 47037C0358 F, effective April 20, 2001, a portion of this site lies within Zone AE, Base Flood Elevation ranging from EL. 497 to EL. 499.
  7. Any excavation, fill, or other disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78/840 and approved by the Metropolitan Department of Water Services.
  8. The buffer along waterways will be the area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.
  9. This drawing is for illustration purposes to indicate the basic premise of the development. The final details shall be governed by the appropriate regulations at the time of final application.
  10. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
  11. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).
  12. 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.
  13. Ant final site plan approval shall require Right-of-Way (ROW) to be dedicated along Franklin Limestone Road consistent with the Major and Collector Street Plan.
  14. A greenway easement shall be provided along Mill Creek consistent with all Metro agency regulations and requirements. Prior to approval of any final site plan, the applicant shall work with Metro regarding design and construction of greenway path. Metro may require developer to construct greenway and provide plans for the construction of the greenway with the final site plan.

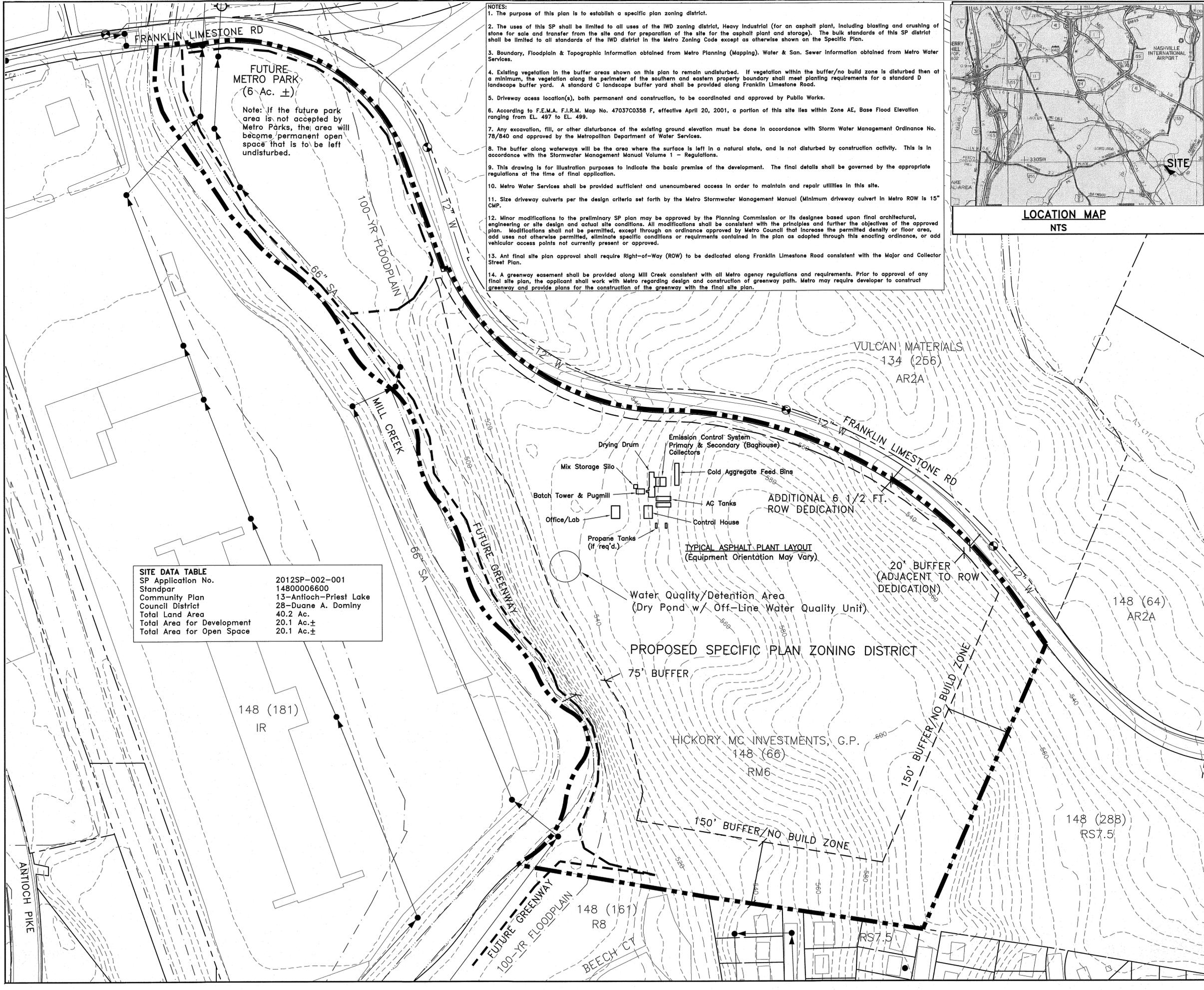
SITE DATA TABLE	
SP Application No.	2012SP-002-001
Standpar	14800006600
Community Plan	13-Antioch-Priest Lake
Council District	28-Duane A. Dorniny
Total Land Area	40.2 Ac.
Total Area for Development	20.1 Ac.±
Total Area for Open Space	20.1 Ac.±

**FUTURE METRO PARK**  
(6 Ac. ±)

Note: If the future park area is not accepted by Metro Parks, the area will become permanent open space that is to be left undisturbed.



**PROPOSED SPECIFIC PLAN ZONING DISTRICT**



DATE	REVISION	PER	DEPARTMENT	COMMENTS
11/26/11	REVISED	PER STAFF	PLANNING	COMMENTS
1/18/12	REVISED	PER STAFF	PLANNING	COMMENTS
1/23/12	REVISED	PER STAFF	PLANNING	COMMENTS
9/3/13	REVISED	PER METRO WATER SERVICES	(STORMWATER)	COMMENTS
				(AMENDMENT (ADDITIONAL ROW))

**Engineering Consulting Services**

**CLEMMONS & ASSOCIATES, LLC**

612 West Main St., Lebanon, TN 37087  
Phone (615) 449-9999 / Fax 449-9990  
clemmonsassociates.com

Hickory MC Investments, G.P. Property

0 Franklin Limestone Rd.

Nashville, TN 37217

Map 148 / Parcel 66

DATE: Dec. 1, 2011  
DRAWN BY: BSM  
APPROVED: TPC  
SCALE: 1"=100'  
DWG. NO. 1 of 1