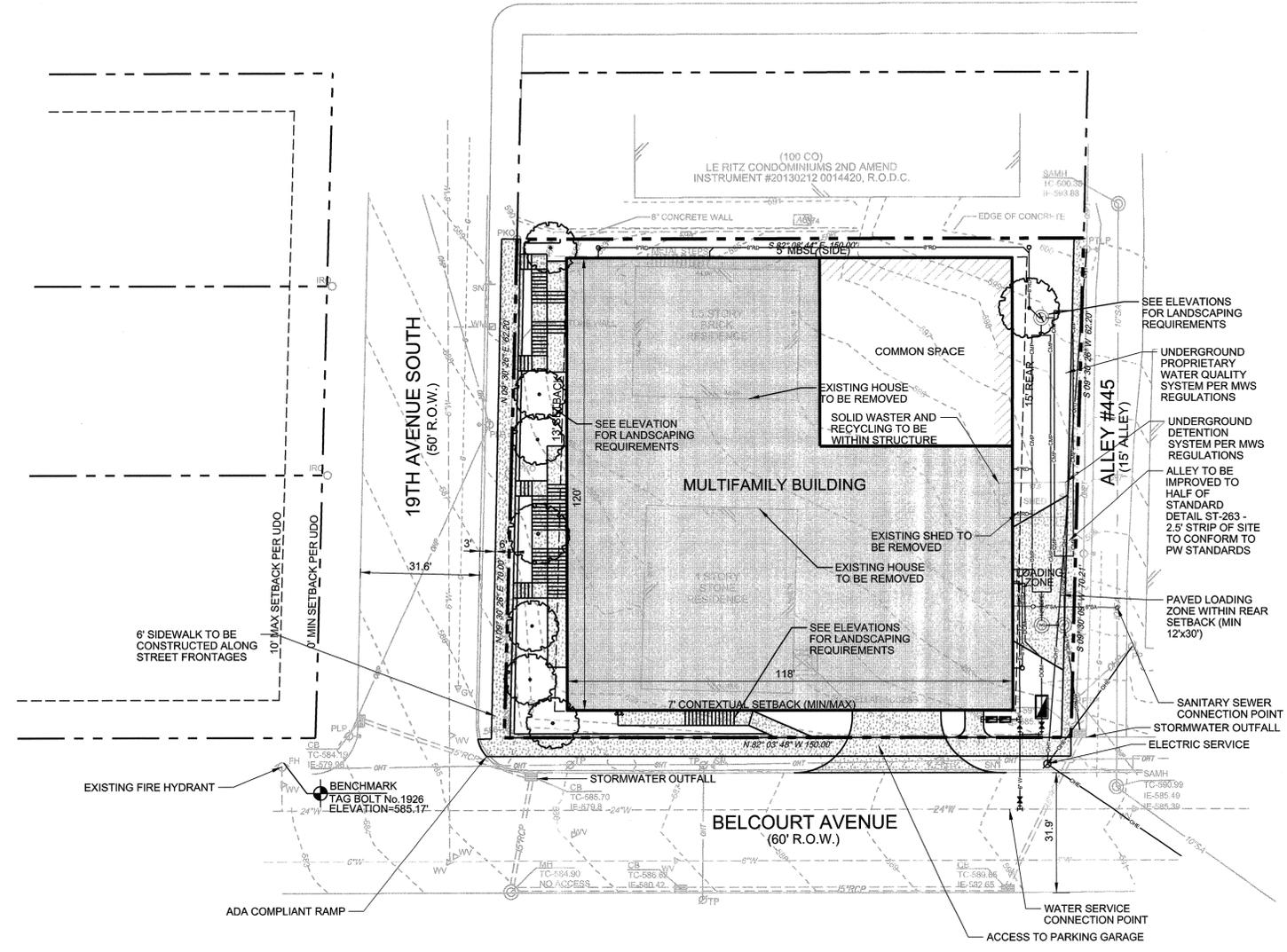


VICINITY MAP  
N.T.S.

**NOTES:**

1. THE PURPOSE OF THIS SP IS TO PERMIT THE CONSTRUCTION OF A 36 UNIT MULTIFAMILY DEVELOPMENT PROPOSED FOR PARCELS 172.00 & 173.00.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: WWW.ADA.GOV US JUSTICE DEPT: WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT\_FAIRHOUSINGACT.HTM
3. USE PERMITTED WITHIN THE SP DISTRICT WILL BE LIMITED TO MULTIFAMILY.
4. WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND INFRASTRUCTURE THAT DISCHARGES INTO THE PUBLIC MS4 SYSTEM.
5. FIVE (5) SHADE TREES WITH 4" MINIMUM CALIPER EACH ARE SHOWN TO ESTABLISH THE MINIMUM REQUIREMENT FOR TREES AND THEIR CONCEPTUAL LOCATIONS. THIS DOES NOT REFLECT THE FINAL LANDSCAPING PLAN. FINAL PLAN WILL MEET OR EXCEED TREE DENSITY UNIT AND LANDSCAPE REQUIREMENTS PER THE CURRENT ZONING CODE AND THE ABOVE LISTED REQUIREMENTS. NO LANDSCAPE BUFFERS ARE REQUIRED ON SITE.
6. REFUSE AND RECYCLING COLLECTION CONTAINERS WILL BE LOCATED WITHIN THE BUILDING AND WILL NOT BE VISIBLE FROM THE RIGHT OF WAY.
7. PARKING WILL BE PROVIDED BENEATH THE BUILDING AT A MINIMUM RATE OF ONE PARKING SPACE PER BEDROOM.
8. PARCEL 172.00 AND 173.00 SHOWN WILL BE CONSOLIDATED UPON APPROVAL OF THE FINAL SP PLAN.
9. 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 "RM80" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
10. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING STAFF OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND THE OBJECTIVES OF THE APPROVED PLAN.
11. EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, MODIFICATIONS SHALL NOT BE PERMITTED 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.
12. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
13. ANY EXCAVATION, FILL OR 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.
14. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
15. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
16. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
17. ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED.



**DEVELOPMENT SUMMARY**

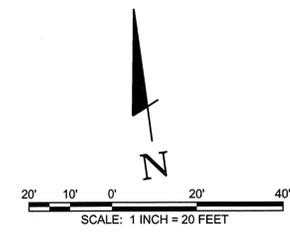
CASE NUMBER: 2013SP-023-001  
 COUNCIL DISTRICT: 18 - BURKLEY ALLEN  
 OWNER INFO (1708): JOHN HOLLAND & JARED DANFORD  
 NAME: JOHN HOLLAND & JARED DANFORD  
 ADDRESS: PO BOX 121162 NASHVILLE, TN 37212  
 OWNER INFO (1710): SH HILLSBORO VILLAGE, LLC  
 NAME: SH HILLSBORO VILLAGE, LLC  
 ADDRESS: 3200 WEST END AVE STE 500 NASHVILLE, TN 37203  
 SP NAME: 19TH AND BELCOURT  
 SP NUMBER: 2013SP-023-001  
 CLUSTER: N/A  
 PLAN DATE: MAY 15, 2013  
 REVISIONS: JULY 2, 2013  
 ENGINEER: JAY FULMER, PE  
 COMPANY: BWSC, INC  
 ADDRESS: 211 COMMERCE ST - SUITE 600 NASHVILLE, TN 37201  
 PHONE: (615) 252-4254  
 EMAIL: JAY.FULMER@BWSC.NET  
 FEMA FIRM MAP: ZONE X ON 4700400218F (NON-PRINTED)

**SITE DATA:**

COMMUNITY PLAN: 10 - GREEN HILLS - MDTOWN  
 LAND USE POLICY: T4 - NEIGHBORHOOD AND NG - NEIGHBORHOOD GENERAL  
 DETAILED NEIGHBORHOOD DESIGN PLAN (DNDP): HILLSBORO VILLAGE  
 ACREAGE: 0.21 ACRES (PARCEL 172.00) 0.24 ACRES (PARCEL 173.00)  
 EXISTING ZONING: RM40 (PARCEL 172.00 & 173.00)  
 PROPOSED ZONING: SP (PARCEL 172.00 & 173.00)  
 DENSITY: 36 UNIT MAXIMUM (TOTAL) 54 BEDROOM MAXIMUM (TOTAL) MAXIMUM OF 24 - ONE BEDROOM UNITS MAXIMUM OF 24 - TWO BEDROOM UNITS 0 - THREE BEDROOM UNITS PERMITTED (CONSTRUCTED IN ONE PHASE)  
 MAXIMUM FAR: NONE PER RM40  
 LOTS: 1 - 19,838 SF  
 ISR: 0.85 MAXIMUM  
 PARKING: 1 SPACE PER ONE BEDROOM UNIT 2 SPACES PER TWO BEDROOM UNIT 40% MAXIMUM FOR COMPACT SPACES 1 LOADING ZONE WITHIN REAR SETBACK  
 EXISTING LAND USE: RESIDENTIAL - 4 UNIT +  
 PROPOSED USE: MULTIFAMILY  
 HEIGHT: 47' MAXIMUM AT SETBACK WITH 2:1 (V/H) SKY PLANE



**PRELIMINARY SP PLAN**  
 SITE DEVELOPMENT PLANS FOR  
**19TH AVENUE S AND BELCOURT**  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37212



**PROPERTY INFO**  
 PARCELS: 172.00 & 173.00  
 MAP NO: 104.08  
 ZONING: 2013SP-010-001 WITH RM80 BASE ZONING AND URBAN ZONING OVERLAY  
 FLOOD: ZONE 'X' OF FIRM 470040 0218 F (NON PRINTED PANEL)  
 CARF: T201336688  
 CARN: T201310892  
 SWGR: TBD

**DATUM**  
 TENNESSEE STATE PLANE (NAD 83 & NAVD88)

CHK	DATE	DESCRIPTION
WMB	11/15/13	FOUNDATION PERMIT REVIEW
JAF	11/20/13	PRICING SET
WMB	11/25/13	AGENCY REVIEW
WMB	12/1/13	SP RESUBMITTAL

**PSP**  
 FILE NO. 35571-00



12/17/2013 10:16:03  
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