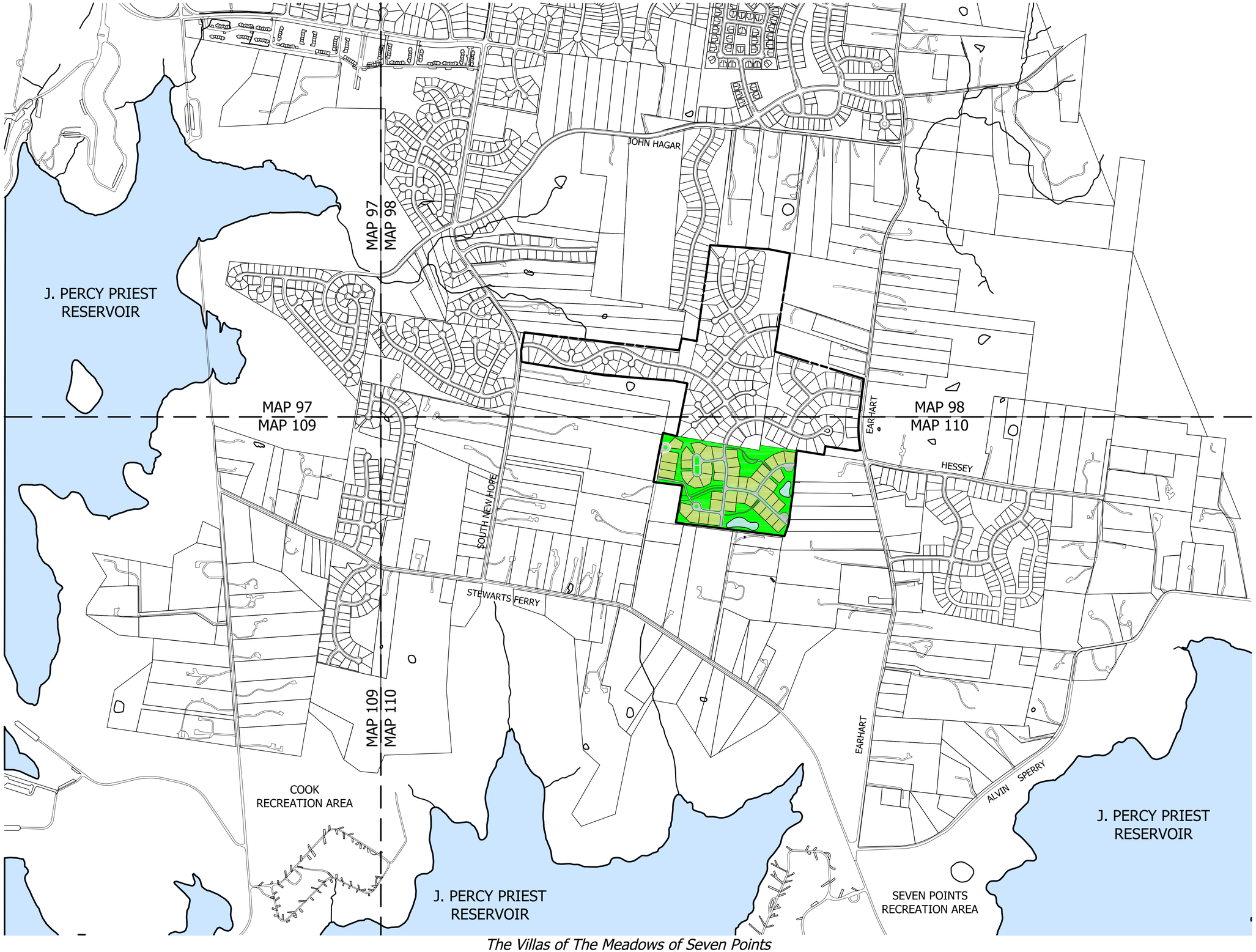
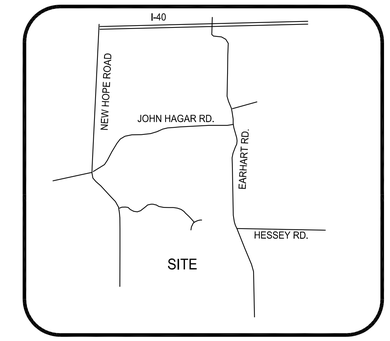




LOCATION SKETCH
(NTS)

GRID

500 0 500 1000 1500

Scale 1" = 500'

JOSEPH C. McCONNELL REGISTERED ENGINEER No. 8520 STATE OF TENNESSEE 6/9/15

PAUL G. WEATHERFORD REGISTERED LAND SURVEYOR TENNESSEE No. 1941 SUMNER CO. 6/9/15

Sheet Schedule

Sheet 1 of 6	Site Location and Vicinity Map
Sheet 2 of 6	Illustrative SP District Council Plan, Plans Sheet Schedule, General Information, General Plan Consistency, Standard SP Notes and Development Summary
Sheet 3 of 6	Existing Conditions and District Boundary
Sheet 4 of 6	Proposed Conditions – Roadways, Water, and Sewer
Sheet 5 of 6	Condominium Architectural and Walking Trail Illustrative Images
Sheet 6 of 6	Landscape Plan

The Villas of The Meadows of Seven Points
Formerly: The Meadows of Seven Points, Phase 6
(Expired Approved Concept Case Number 2008S-141G-14)

MAP 110, PARCELS 166,167, AND 193

Site Location and Vicinity Map

The Villas of
The Meadows of Seven Points

Preliminary Specific Plan 2015SP-075-001
12TH Councilmanic District
Davidson County, TN

PREPARED BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.BOX 8248
Hermitage, TN 37076
Phone: 615-391-3044
pweatherford@tds.net

PREPARED FOR:
SEVEN POINTS, LLC
120 Donelson Pike
Donelson, TN 37214
615-883-8841

DATE: 06/11/2015

REVISIONS:
STAFF REVIEW - 06/30/15

1 General Plan Consistancy Note

This Project is located within the Donelson-Hermitage-Old Hickory Community Plan's T3 Suburban Neighborhood Maintenance area and its Structure Plan category for Residential Low-Medium Density (RLM) Community Plan policy of 2 to 4 dwellings per acre.

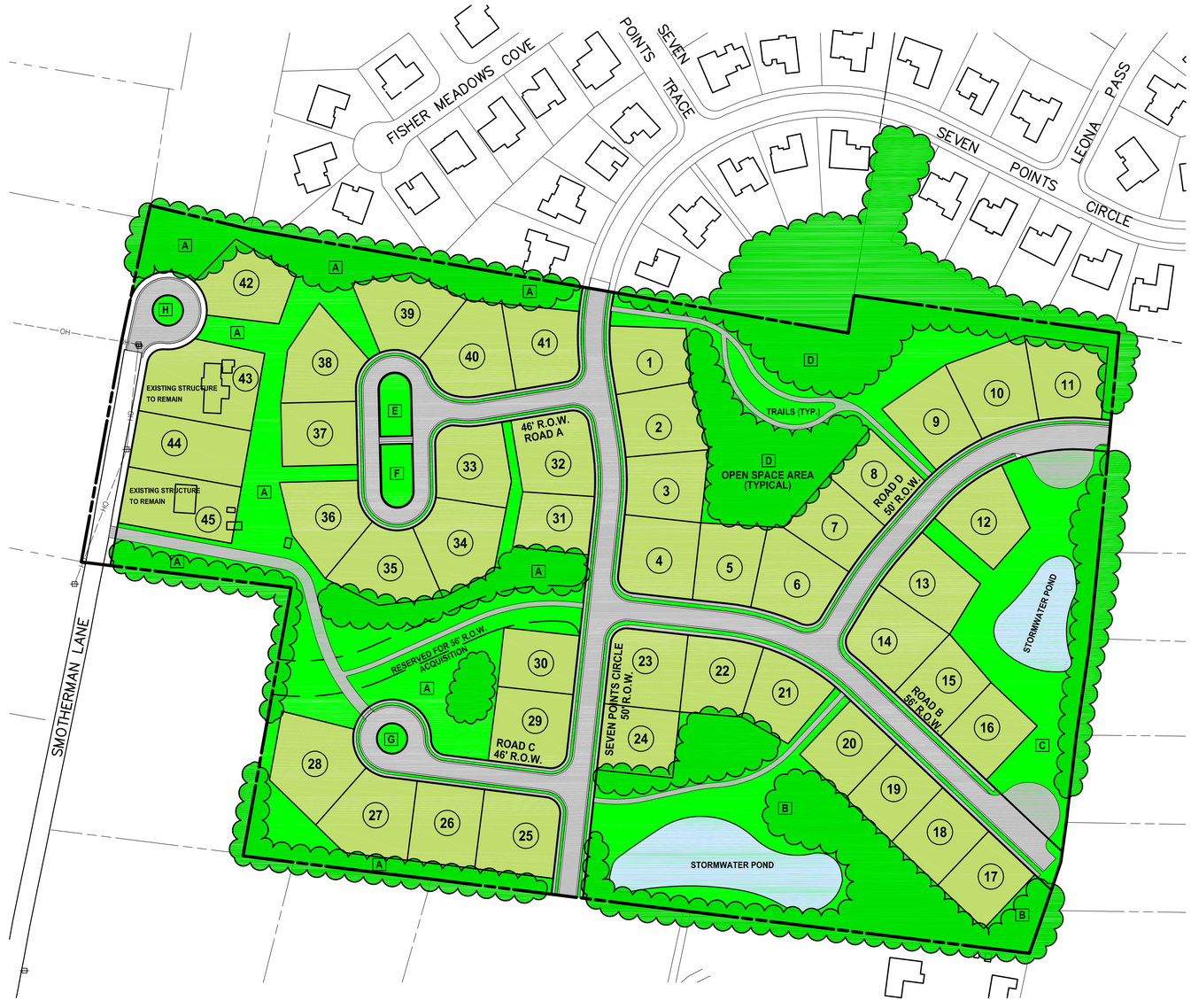
T3 Suburban Neighborhood Maintenance
The T3 Suburban Neighborhood Maintenance classification is intended to preserve the general character of suburban neighborhoods. This proposal is consistent with the overarching intent of the policy area as it retains the existing character of the neighborhood consisting of single family and two family homes, land use, block lengths, street and sidewalk connectivity, lot size, building form, streetscapes (garages oriented to sides, not facing street except for a few corner units), thoughtfully designed open space, extension of public streets with curb/gutter and sidewalks along both sides of each street. Completion of the project will connect to sidewalk system extending throughout The Meadows of Seven Points and Hagars Grove subdivisions to John Hagar Road (along John Hagar and to the Ruby Majors Elementary School) then continuing throughout the Bridgewater Villas development including the Active Seniors area which serves as the model for this proposal. The ratio of dwelling units for two families structures to single family homes in Bridgewater is 98du/200du. That ratio for this proposal, being a part of The Meadows of Seven Points neighborhood is: two family to existing single family–86du/199du.

4 Single family lots are proposed to front Smotherman Lane. The project includes public streets designed to provide future street extensions to existing public roads–Earhart Road, Stewarts Ferry Pike and Smotherman Lane–south, east and west. Photograph Images on proposal plans provide vision of architectural standards, streetscapes, landscaping and open space.

The proposal adds a housing option to the Immediate neighborhood as It provides some housing mixture and market tested need for a housing arrangement very attractive to active seniors and blends easily into the architecture and spacing of homes on larger lots in the developed portion of The Meadows of Seven Points and the slightly smaller lots and homes in nearby Lakeside Meadows. The proposed 32 acre plan density is about 2.68 dwellings per acre in the mid-range of the RLM policy and slightly above the density of 2.47 allowed under the existing zone classification utilizing the cluster lot option. Averaging the proposed lots/area of this project and existing portion of The Meadows of Seven Points, the resulting density is about 2.2 dwellings per acre. Density of developments consisting of about 300 single family homes constructed in the 1980s and 1990s on both sides of John Hagar Road west of South New Hope Road are in the range of 5 units per acre and higher.

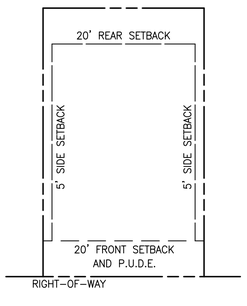
The proposed arrangement of two family structures provides opportunity for about twice the amount of open space normally associated with conventional single family subdivisions; this proposal reserves approximately 40 percent of the site as both active and passive, and private and public open space thoughtfully integrated into the site. The rear of most proposed dwellings will include some form of private or public open space. Images shown in proposal plans indicate vision of the proposed system of hard surface pedestrian trails which show a combination of conserved woodlands, grass areas, supplemental landscaping and resting benches. Active seniors in particular appreciate rear-of-the-home outdoor living spaces. Two family dwellings will include large rear patios or porches for each dwelling with privacy wall divider, most of which will be covered and provided with lighting and ceiling fans.

The two sister developments, **embraced by the community at large**, Stoner's Glen and the aforementioned Villas of Bridgewater for active seniors, include Home Owner Documents, copies of which are included as part of this proposal, which establish Declarations of Covenants, Conditions and Restrictions and establishment of a Horizontal Property Regime condominium village development with Private Elements and are included as an example of the same type of document to be recorded with the Final SP. The documents will also establish maintenance and insurance requirements for all structures and will include HOA responsibilities for all private and public open space, and front yards of all homes.

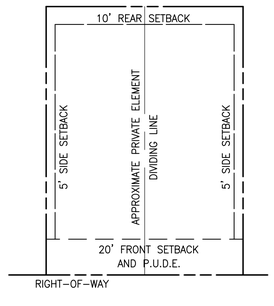


1 Lot Area Table

LOT NUMBER	AREA(SF)	AREA (AC)
1	11812	0.27
2	13098	0.30
3	12797	0.29
4	14595	0.34
5	12385	0.28
6	15031	0.35
7	12041	0.28
8	11589	0.27
9	13310	0.31
10	14770	0.34
11	14005	0.32
12	13300	0.31
13	13075	0.30
14	14716	0.34
15	12223	0.28
16	11700	0.27
17	11700	0.27
18	11700	0.27
19	11700	0.27
20	11700	0.27
21	12776	0.29
22	13122	0.30
23	14506	0.33
24	12600	0.29
25	15483	0.36
26	13511	0.31
27	15512	0.36
28	17030	0.39
29	14249	0.33
30	11183	0.26
31	10548	0.24
32	15008	0.34
33	13700	0.31
34	15123	0.35
35	15038	0.35
36	14054	0.32
37	11893	0.27
38	14088	0.32
39	14950	0.34
40	16313	0.37
41	16295	0.37
42	13381	0.31
43	14051	0.32
44	21383	0.49
45	16288	0.37
OPEN SPACE A	210309	4.83
OPEN SPACE B	141957	3.26
OPEN SPACE C	86962	2.00
OPEN SPACE D	117433	2.70
OPEN SPACE E	4732	0.11
OPEN SPACE F	4732	0.11
OPEN SPACE G	1810	0.04
OPEN SPACE H	1810	0.04
R.O.W. DEDICATION		4.77±
TOTAL OPEN SPACE		12.86 ACRES 41% OF TOTAL AREA
ACTIVE OPEN SPACE		5± ACRES
PASSIVE OPEN SPACE		8± ACRES
RESERVATION OF FUTURE RIGHT–OF–WAY (56') * INCLUDED IN OPEN SPACE A AREA *		0.7± ACRES



TYPICAL SETBACKS SINGLE FAMILY LOTS



TYPICAL SETBACKS TWO FAMILY LOTS

1 Specific Plan Development Notes

Total Site Area:	32.06 Acres
Use:	4 Single-Family Lots 41 Two-Family Lots
Surrounding Property Zoning:	
Undeveloped:	RS15
Developed:	RS15 "Cluster Lot Option"
Bulk Standards:	
Minimum Lot Size:	7,500 SF (Single-Family Lots) 10,000 SF (Two-Family Lots)
Number of Units:	86 Total Units
Density:	2.68 Du/Ac
Maximum Lot Coverage:	0.55
Front Yard Setbacks:	20 Ft.
Side Yard Setbacks:	5 Ft.
Rear Yard:	20 Ft. (Single-Family Lots) 10 Ft. (Two-Family Lots)
Maximum Building Height:	3 Stories
Open Space:	
Usable:	11 +/- Acres
Detention Area:	1 +/- Acres

Building Regulating Note:
Single Family structures are proposed for lots 42-45 along Smotherman Lane. Two Family (Single Family Attached) Condominium structures are proposed for lots 1-41.

Phasing:
The development may have several Phases which will be outlined on the Final SP. Phases or Sections will be based on final engineering considerations and market conditions.

Open Space:
Open Space areas could be subject to change due to Final SP Land Surveying, Engineering and/or Government Regulations.

Garages:
Garages for Single Family Attached homes shall be side or rear loaded, consistent with the images on the Plan.

Standard SP Notes

1. The purpose of this SP is to receive preliminary approval to permit the development of an 86 unit residential development.

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. All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.

4. Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.

5. The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.

6. Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual.

7. Metro water services shall be provided sufficient and unencumbered ingress & egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.

8. 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.

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 RM4 zoning district as of the date of the applicable request or application.

10. All proposed streets as shown hereon will be public Right–of–Ways.

PLAT

100 0 100 200 300

Scale 1" = 100'

GENERAL INFORMATION

COUNCIL DISTRICT INFORMATION

Council District 12
Councilmember: Steve Glover

PROPERTY INFORMATION

Property consists of 3 parcels located at 2237 Seven Points Circle, 4103 and 4109 Smotherman Lane; being Map 110, Parcels 166, 167, and 193. Total area is 32.06 Acres.

OWNERS OF RECORD

John C. Fisher Trust, Iris P. Fisher, Trustee
Optionee: Seven Points, LLC

DEVELOPER

Seven Points, LLC
120 Donelson Pike
Nashville, Tennessee 37214
Contact: Frank Batson
615-883-8841

CIVIL ENGINEER

Joe C. McConnell, PE, RLS
400 Breeze Point
Hermitage, Tennessee 37076
Contact: Joe C. McConnell
Phone: 615-207-6876
Email: joecmcconnell@ Comcast.net

LAND SURVEYOR/DEVELOPER AND ENGINEER SUPPORT

Weatherford and Associates, LLC
P.O. Box 8248
Hermitage, Tennessee 37076
Contact: Paul Weatherford, RLS
Phone: 615-391-3044
Email: pweatherford@tds.net

1 Building Design Standards (New Construction)

1. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.

2. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.

3. EIFS, vinyl siding and untreated wood shall be prohibited.
4. Porches shall provide a minimum of six feet of depth.

5. A raised foundation of 18" - 36" is required for all residential structures.

JOSEPH C. McCONNELL REGISTERED ENGINEER No. 8520 STATE OF TENNESSEE 6/19/15

PAUL G. WEATHERFORD REGISTERED LAND SURVEYOR No. 1341 STATE OF TENNESSEE 6/19/15

MAP 110, PARCELS 166,167, AND 193

Illustrative SP District Council Plan, Plans Sheet Schedule, General Information, General Plan Consistancy, Standard Specific Plan Notes, and Development Summary

The Villas of The Meadows of Seven Points

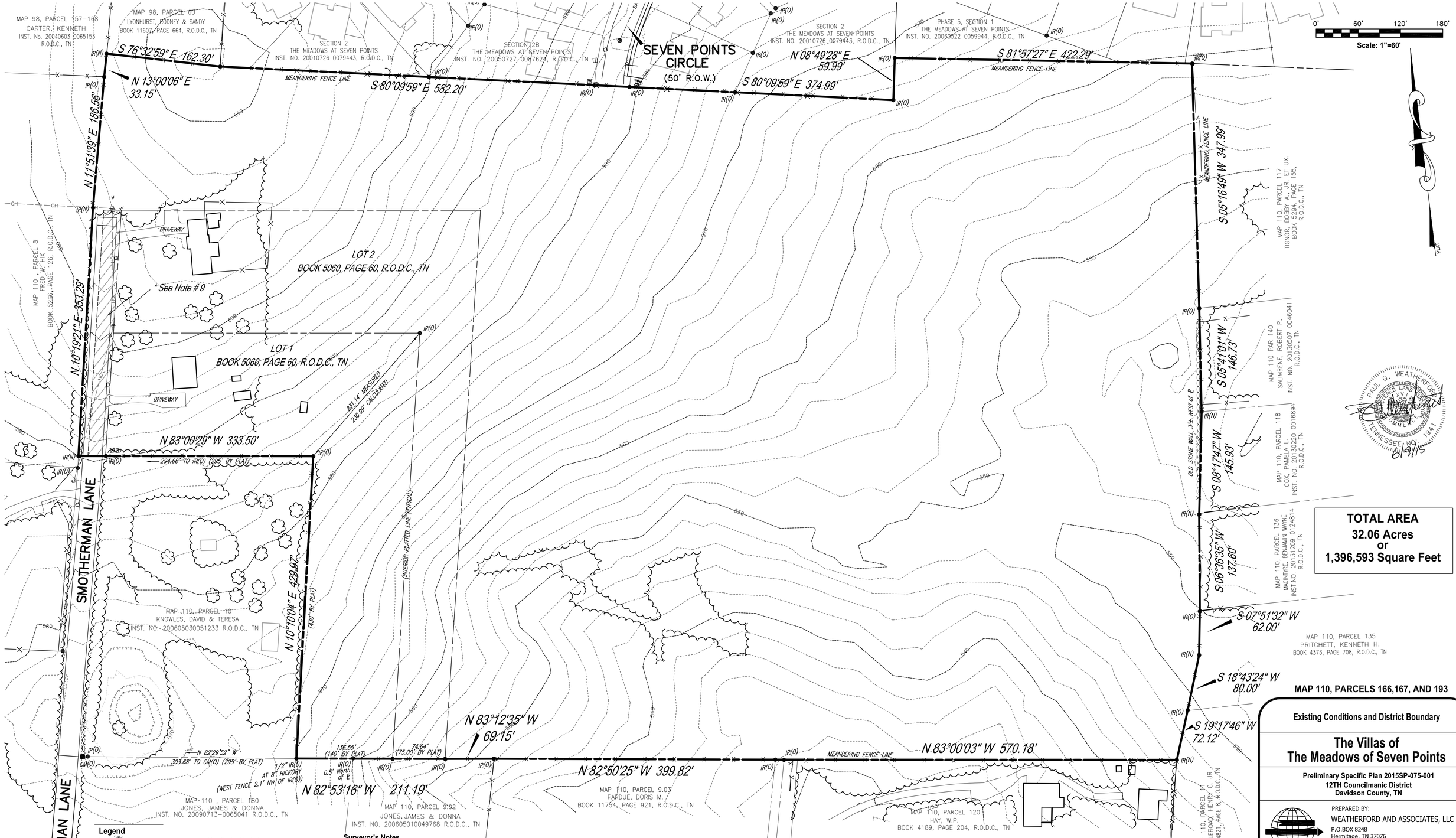
Preliminary Specific Plan 2015SP-075-001
12TH Councilmanic District
Davidson County, TN

PREPARED BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.BOX 8248
Hermitage, TN 37076
Phone: 615-391-3044
pweatherford@tds.net

PREPARED FOR:
SEVEN POINTS, LLC
120 Donelson Pike
Donelson, TN 37214
615-883-8841

DATE: 06/11/2015

REVISIONS:
1 STAFF REVIEW - 06/30/15



TOTAL AREA
32.06 Acres
or
1,396,593 Square Feet

Legend

- IR(O) Iron Rod Found
- IR(N) Iron Rod Set
- IP(O) Iron Pipe Found
- F.P. Fence Post
- CM(O) Concrete Monument Found
- PK(O) PK Nail Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Centerline
- Sign
- Cable Manhole
- Electric Meter
- Electric Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Metal Light Pole
- Telephone Pole
- Power Pole
- Guy Pole
- Guy Wire
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- TREE LINE

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, State Plane coordinates obtained by GPS RTK methods using Leica 1230 GPS system.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
4. Plat reference: John C Fisher Property, Book 5060, Page 60, R.O.D.C., TN.
5. Deed reference: Instrument Number 20030828-0125105, as corrected in Instrument Number 20040615-0070604, and Book 11397, Page 895, R.O.D.C., TN.
6. Bearings based on: Adjoining Plat, Section Two, The Meadows of Seven Points as recorded in Instrument Number 20010726-0079443, R.O.D.C., TN.
7. Horizontal Datum: NAD 83, Zone 4100-Tennessee
8. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
9. There was no information provided to this surveyor concerning the status of Smotherman Lane. Based on independent research during the time of survey, this surveyor found the following:
   - The roadway is being maintained by Metro Davidson County
   - Other than an unidentified easement dedication of 25' as shown in Book 5060, Page 60, R.O.D.C., TN there has not been an official R.O.W. dedication for Smotherman Lane.
   - The Rights-of-Way by prescription if being held by the "user" line indicates a maintenance of a width of 40 feet more or less.
10. This sheet is based on a boundary survey with a field survey date of May 17, 2008. The topographic information as shown hereon is based on an aerial topographic survey prepared by others during the same timeframe.

MAP 110, PARCELS 166,167, AND 193

Existing Conditions and District Boundary

The Villas of The Meadows of Seven Points

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Davidson County, TN

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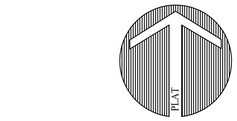


100 0 100 200 300

Scale 1" = 100'

Storm Water Notes

1. Based on Davidson County Soil Survey Maps by the USDA Soil Conservation Service, the soil types at this site are Talbott, Barfield, and small amount of Bradyville with some visible rock outcrop and slopes varying from about 2 to 10 percent. Approximately 80 percent of the site soils are within the Hydrological Soil Group "C" and 20 percent in Group "D."

2. All storm water final design will be in accordance with the Metro Department of Water Services including the Storm Water Management Manual, Volume 1 through 5. Conventional storm water quantity control and water quality treatment areas are preliminarily indicated on the Plan. The site is characterized topographically by two separate drainage basins: one of about 20 acres and the other about 15 acres. One acre or so of land will be encumbered by the detention and treatment systems including space for about 100,000 cubic feet of detention storage volume to mitigate storm water runoff differentials for the 2 through 100 year storms.

3. Existing pre-development site conditions for storm water considerations are as follows:

Existing impervious area of 2 existing homes	-0.06 Acres @ CN 98
Pre-development wooded land with poor cover	-32.06 Acres @ CN 78
	Composite CN 78

4. Post Development site conditions:

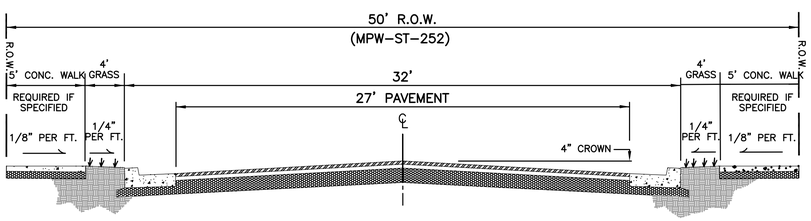
Total impervious area-	9.0 Acres @ CN 98
Post development grass-	8.0 Acres @ CN 74
Other open areas-	15.1 Acres @ CN 78
	Composite CN 78

1 5. 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.

1 6. By graphically scaling only, this parcel appears to be located in Zone X as shown on FIRM Map Number 47037C0275F, dated April 20, 2001.

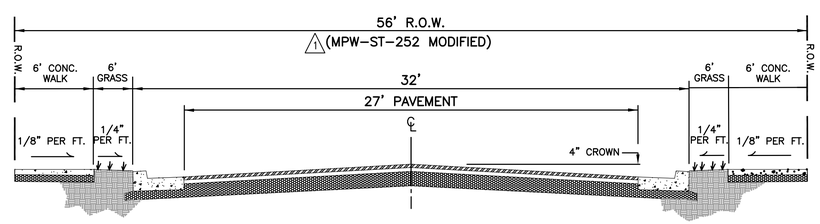
Utility Roadway Grading and Drainage Notes

1. Water and sewer service to be provided by the Department of Metro Water Services.
2. Water and sewer service improvements are illustrated on the Plan, final locations and design will be determined during the Final SP process.
3. Water service will be provided by extension of an existing 8-inch water line in Seven Points Circle.
4. Sewer service will be via low pressure sewer lines to existing gravity manhole at the end of Seven Points Circle.
5. All water and sanitary sewerage construction shall comply with the specifications and requirements of the Metro Department of Water Services.
6. All roadway, grading, and drainage construction shall be in accordance with the specifications and requirements of the Metro Department of Public Works, Department of Water Services and the Tennessee Department of Environment and Conservation as applicable.



ROADWAY SECTION

NOT TO SCALE



ROADWAY SECTION

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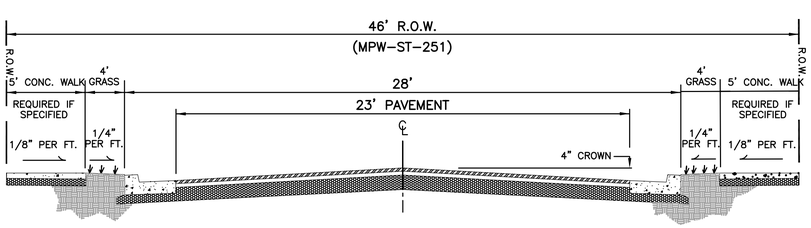

ROADWAY SECTION

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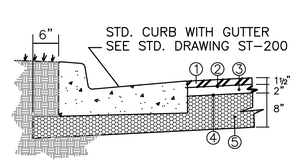

PAVEMENT COURSES

1. 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
2. TACK COAT (SS-1)
3. 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
4. PRIME COAT (RS-2)
5. 8" STONE (GRADING D PUG MILL MIX)

JOSEPH C. McDONNELL REGISTERED ENGINEER No. 8520 STATE OF TENNESSEE 6/19/15

PAUL G. WEATHERFORD REGISTERED LAND SURVEYOR No. 1941 STATE OF TENNESSEE 6/19/15

MAP 110, PARCELS 166,167, AND 193

Proposed Conditions Roadway, Water, and Sewer.

The Villas of The Meadows of Seven Points

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Davidson County, TN

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120 Donelson Pike
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DATE: 06/11/2015

REVISIONS:
1 STAFF REVIEW - 06/30/15

THE VILLAS OF
THE MEADOWS OF SEVEN POINTS

Illustrative Homes for Active Senior Community

MAP 110, PARCELS 166,167, AND 193

Condominium Architectural and Walking Trail Illustrative Images

The Villas of The Meadows of Seven Points

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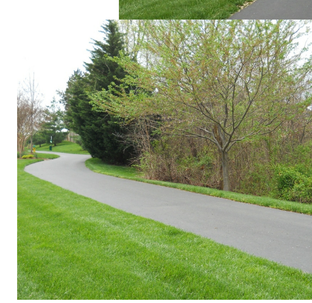
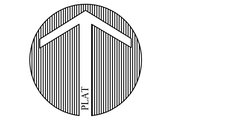
Typical Entry Feature Example

Typical Trail Bench Example



Typical Trail Example



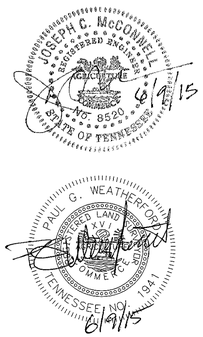
100 0 100 200 300

Scale 1" = 100'

Landscape Notes

OPEN SPACE:
1. This site is woodlands with shallow soils and some areas of limestone rock exposed at the surface near the lower elevations. Existing tree mass consists primarily of hackberry, hickory and red cedar with a small numbers of honey locust, poplar and oak in the 6 to 20 inch range.
2. The Final SP will include tree location and identification survey along edges and larger areas where tree preservation is practical. Final SP Tree Density calculations as required shall be based on trees to be protected.
3. Areas cleared for trail construction shall be as narrow as practical consistent with improvements shown on the Final SP plan. Existing trees to be preserved shall be identified, marked in the field and protected as required by the applicable Metro Code Sections as mention herein below.

GENERAL LANDSCAPING REGULATIONS:
1. Existing vegetation: Effort shall be made to incorporate as many of the existing mature trees as practical into District design of open spaces, considering project site grading, drainage and utility improvements.
2. Due to the presence of limestone rock near the surface, soil conditions suitable for planting of street trees, may be determined during infrastructure construction of streets and utilities. If soil conditions are adequate as determined by the landscape Architect and/or the Urban Forester, street trees may be planted on both sides of the street in those areas subject to specie and spacing approvals of the Urban Forester.
3. Proposed zoning of the site and surrounding zoning does not require buffers per Table 17.24.230 but certain healthy trees and plants within 20 foot wide strips along site boundary lines, at rear of lots, where indicated in this proposal, may be included on Final SP tree protection plans and included in required tree density calculations.
4. Final SP Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered in the State of Tennessee.
5. Sections 17.24.020 through 17.24.050 and section 17.24.100 shall apply to Final plans including tree density units per gross acre less building coverage, tree protection, size and species of trees to be planted, tree removal permit, and system of maintenance.
6. The proposal will include Home Owners Association requirement for permanent maintenance of open space areas, including open storm water control and treatment areas and certain maintenance within front yard area of two-family lots.



MAP 110, PARCELS 166,167, AND 193

Landscape Plan

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Davidson County, TN

PREPARED BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.BOX 8248
Hermitage, TN 37076
Phone: 615-391-3044
pweatherford@tds.net

PREPARED FOR:
SEVEN POINTS, LLC
120 Donelson Pike
Donelson, TN 37214
615-883-8841

DATE: 06/11/2015

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