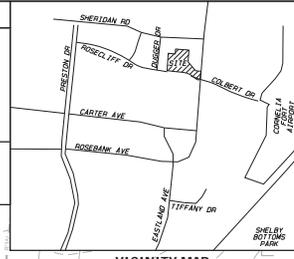


MAP 084-01, PARCEL 019.00

NOTE: INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM METRO G.I.S. MAPPING, METRO WATER SERVICE ATLAS MAPS AND THE U.S. SOIL CONSERVATION SERVICE. THIS INFORMATION IS PRELIMINARY AND APPROXIMATE, AND SHALL BE FIELD VERIFIED PRIOR TO SUBMITTAL OF FINAL SP PLANS.



CIVIL SITE
 REGISTERED PROFESSIONAL ARCHITECT
 400 W. WASHINGTON ST., SUITE 1100
 NASHVILLE, TN 37203
 (615) 259-1111



SITE AREA	3.68 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO SINGLE FAMILY, DETACHED RESIDENTIAL.
PROPOSED BUILDING TYPE	2-STORY SINGLE FAMILY DETACHED
PROPOSED BUILDING AREA	+1,200 - 2,200 SF BUILDINGS (TYP.)
CURRENT ZONING	R10
PROPOSED ZONING	SP
DENSITY	8 UNITS / AC
DWELLING UNITS	30
PROPOSED FSR	53% (85,237 sq. ft.)
PROPOSED PARKING	1.5 SPACE / UNIT Minimum
MINIMUM SETBACKS	+ FRONT 5' + SIDE 5' + REAR 5'
PARKING	PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS IN THE METRO ZONING ORDINANCE. THIS SP PLANS FOR SURFACE PARKING AND INDIVIDUAL UNIT GARAGES TO ACCOMMODATE ALL FUTURE NEEDS.
MAXIMUM HEIGHT	2 STORES, 35' TO TOP OF ROOF

Development Summary

Council District Number: 07
 Council Member Name: Anthony Davis
 2202 21st Avenue South, Ste. 200
 Nashville, TN 37212
 Phone: (615) 383-6964
 Contact: Andrew Beale
 andrew@connorsnash.com

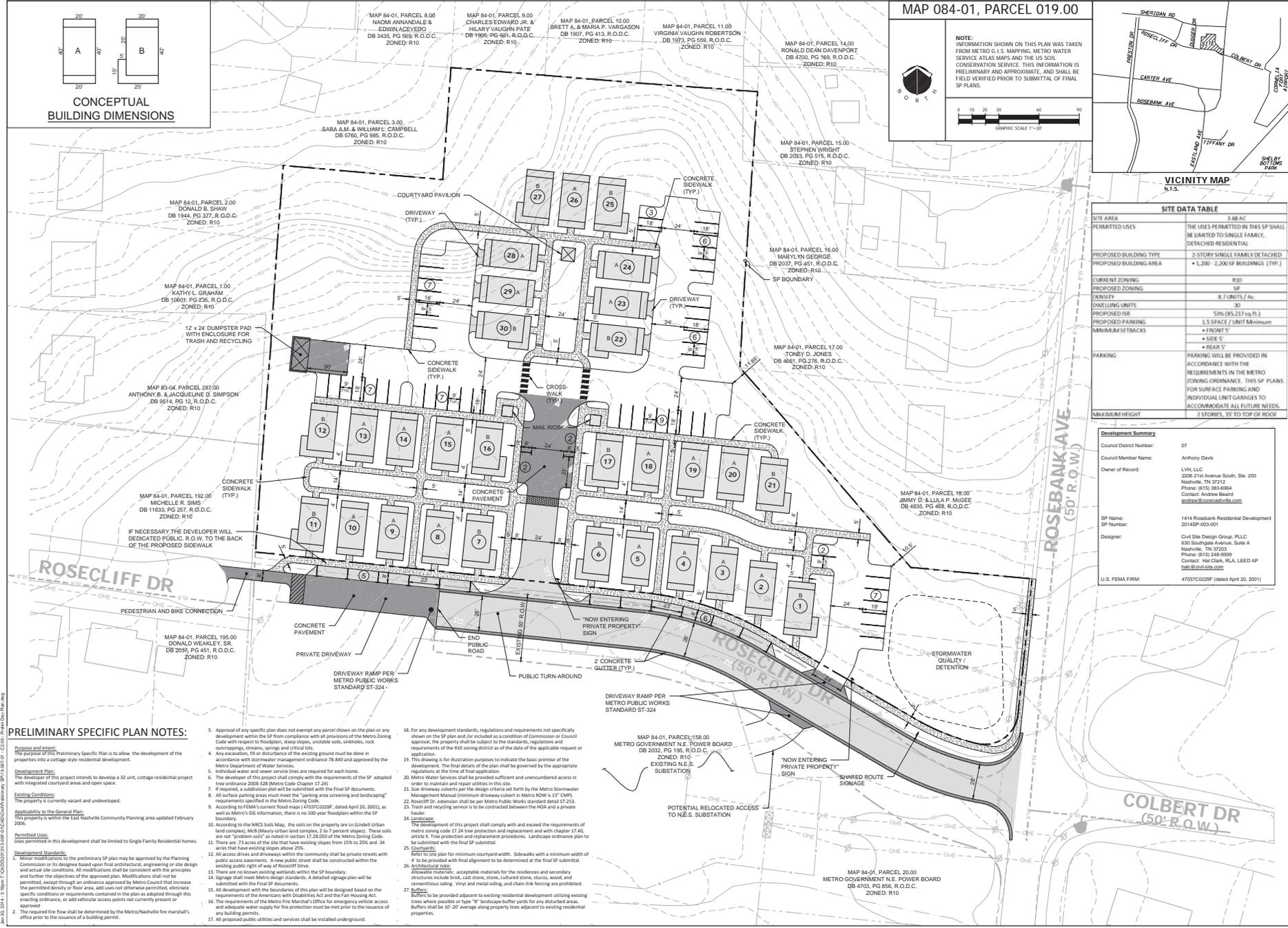
Owner of Record:
 LVL, LLC
 2002 21st Avenue South, Ste. 200
 Nashville, TN 37212
 Phone: (615) 383-6964
 Contact: Andrew Beale
 andrew@connorsnash.com

SP Name: 1414 Rosebank Residential Development
 SP Number: 2014SP-003-001

Designer:
 Civil Site Design Group, PLLC
 630 Shogbates Avenue, Suite A
 Nashville, TN 37203
 Phone: (615) 248-9999
 Contact: Hal Clark, P.L.A., LEED AP
 hal@civil-site.com

U.S. FEMA FIRM: 4703C0202P (dated April 20, 2001)

PRELIMINARY DEVELOPMENT PLAN
 PRELIMINARY SPECIFIC PLAN
 1414 ROSEBANK RESIDENTIAL DEVELOPMENT
 1414 ROSEBANK AVE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
 The purpose of this Preliminary Specific Plan is to allow the development of the property into a cottage style residential development.

Development Plan:
 The developer of this project intends to develop a 32 unit, cottage residential project with integrated courtyard areas and open space.

Existing Conditions:
 The property is currently vacant and undeveloped.

Applicability to the General Plan:
 This property is within the East Nashville Community Planning area updated February 2006.

Permitted Uses:
 Uses permitted in this development shall be limited to Single Family Residential homes.

Development Standards:

1. Major 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 existing ordinance, or add vehicular access points not currently present or approved.
2. The required fire flow shall be determined by the Metro/Nashville fire marshal's office prior to the issuance of a building permit.
3. Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
4. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-640 and approved by the Metro Department of Water Services.
5. Individual water and sewer service lines are required for each home.
6. The developer of this project shall comply with the requirements of the SP adopted in the ordinance 2008-228 (Metro Code Chapter 17.24).
7. If required, a subdivision plat will be submitted with the Final SP documents.
8. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
9. According to FEMA's current flood maps (4703C0202P, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
10. According to the NCEC Soils Map, the soils on the property are in (united urban land complex), M8 (Moist Urban land complex, 2 to 7 percent slopes). These soils are not "problem soils" as noted in section 17.28.020 of the Metro Zoning Code.
11. There are .73 acres of the site that have existing slopes from 15% to 25% and .34 acre that has existing slopes above 25%.
12. All access drives and driveways within the community shall be private streets with public access easements. A new public street shall be constructed within the existing public right of way of Rosecliff Drive.
13. There are no known existing wetlands within the SP boundary.
14. Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents.
15. All development within the boundaries of this plan will be designed based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
16. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
17. All proposed public utilities and services shall be installed underground.
18. 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 R10 zoning district as of the date of the applicable request or application.
19. This drawing is for illustration purposes to indicate the basic premises of the development. The final details of the plan shall be governed by the appropriate regulatory code at the time of final application.
20. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in the site.
21. Site driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum drainage culvert in Metro ROW is 12" CMP).
22. Rosecliff Dr. extension shall be per Metro Public Works standard detail 91.253.
23. Trash and recycling service is to be contracted between the HOA and a private hauler.
24. Landscaping:
 The landscaping of this project shall comply with and exceed the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article 4. Tree protection and replacement procedures. Landscape entrance plan to be submitted with the final SP submittal.
25. **Contours:**
 Refer to site plan for minimum courtyard width. Sidewalks with a minimum width of 8' to be provided with final alignment to be determined at the final SP submittal.
26. **Architectural notes:**
 Allowable materials: acceptable materials for the residence and secondary structures include brick, cast stone, stone, cultured stone, stucco, wood, and aluminum siding. Vinyl and metal siding, and chain-link fence are prohibited.
27. **Buffers:**
 Buffers to be provided adjacent to existing residential development utilizing existing trees when possible or "top" landscape buffer pads for any distributed areas. Buffers shall be 10' 20' average along property lines adjacent to existing residential properties.

DATE	BY	REVISIONS
12/17/13	AMT/JBC	PLANNING COMMISSION SUBMITTAL
11/15/13	AMT/JBC	PARKING COMMISSION COMMENTS
10/24/13	AMT/JBC	ZONING COMMISSION COMMENTS

C2.00

DATE: NOVEMBER 26, 2013
 JOB NO.: 13-097.01