

VICINITY MAP
NTS

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND THE EXISTING PRELIMINARY PUD TO PERMIT THE FOLLOWING:
1. UPDATE PARCEL "A" SITE PLAN TO MATCH CURRENT FINAL PUD
2. ADD AN ADDITIONAL 43,882 SF TO PARCEL "A" AND OVERALL PUD

METRO FIRE MARSHAL NOTE:
THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

METRO PLANNING:
1. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS ACCESS.

METRO WATER SERVICES - STORMWATER NOTES:

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THE BUFFER ALONG WATERWAYS WILL BE AN 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.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
4. 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.
5. 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.

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT NUMBER / COUNCIL MEMBER: DISTRICT 31 / BRADY BANKS
- OWNER OF RECORD: HIGHWOODS REALTY LIMITED PARTNERSHIP
3322 West End Ave., Suite 600
Nashville, TN 37203
(615) 340-1230
- OVERLAY DISTRICT NAME: OV-COM, COMMERCIAL PUD OVERLAY SEVEN SPRINGS
- PUD NAME: SEVEN SPRINGS
- PUD NUMBER: 98P-007-001
- CLUSTER LOT RESIDENTIAL PUD - YES/NO: NO
- PLAN PREPARATION DATE: 03-01-12
- SCALE: 1" = 100'
- DESIGN PROFESSIONAL: JOHN R. GORE
BARGE CAUTHEN & ASSOCIATES
PROJECT MANAGER
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
PH: (615) 358-9911 FAX: (615) 352-8737
47032304MP 47037C NOT PRINTED NOT PRINTED
- U.S. FEMA FIRM NUMBER:
- FLOOD ZONE

ACREAGE OF SITE: 42.73 Ac. +/-
EXISTING PUD FLOOR AREA RATIO: 0.53
PROPOSED PUD FLOOR AREA RATIO: 0.68
EXISTING PUD IMPERVIOUS SURFACE RATIO: 0.59
PROPOSED PUD IMPERVIOUS SURFACE RATIO: 0.72
EXISTING PUD LAND USE: OFFICE
EXISTING PUD LAND USE: OFFICE / RETAIL
EXISTING PUD BUILDING SQUARE FOOTAGE: 1,009,304 S.F.
PROPOSED ADDITION SQUARE FOOTAGE: 218,689 S.F.
PROPOSED TOTAL PUD SQUARE FOOTAGE: 1,228,993 S.F.

SEE PUD DATA TABLE FOR PARKING COUNTS

SOIL TYPES: M-B MAURY SILT LOAM, 2-7 PERCENT SLOPES
SIC STIVERSVILLE LOAM, 3-12 PERCENT SLOPES

THIS PUD IS WITHIN THE URBAN SERVICES DISTRICT

ANY EXPANSION OF RETAIL / RESTAURANT USES OVER A TOTAL OF 95,000 S.F. SHALL REQUIRE A PUD AMENDMENT AND METRO COUNCIL APPROVAL, AND / OR ANY OVERALL EXPANSION OF OFFICE, RESTAURANT AND / OR RETAIL USES OVER 10% OF THE FLOOR AREA LAST APPROVED BY METRO COUNCIL.

ACREAGE FOR PARCEL A DOES NOT REFLECT ANTICIPATED ACREAGE AFTER RIGHT-OF-WAY DEDICATION. THIS ACREAGE NUMBER WILL BE UPDATED ON THE FINAL PUD SUBMITTAL. ZONING CODE REQUIREMENTS FOR FAR, ISR, ETC. WILL BE MET AFTER RIGHT-OF-WAY DEDICATION.

ORDINANCE STATEMENT
ORDINANCE NO. 98-1491 ENACTED 03-18-99
THIS ORDINANCE CHANGED MAP 160, PARCELS 44, 46, 47, 213 & 214 FROM R40 TO OR40
THE FOLLOWING ARE A LIST OF ITEMS INCLUDED IN AMENDMENT NO. 1 TO ORDINANCE 98-1491 WHICH SHALL HAVE RELEVANCE TO THIS PROPOSED PUD AMENDMENT:
THE MAXIMUM BUILDING HEIGHT SHALL BE FOUR STORIES FROM THE MAIN ENTRY DRIVE TO THE EASTERN BOUNDARY.
THE BUFFER AREA AS DEPICTED ON THE SITE PLAN WILL BE BERMED AND WILL HAVE A GREEN COLORED SIX FOOT HIGH SECURITY FENCE RUNNING THE ENTIRE LENGTH OF THE EASTERN AND NORTHERN BOUNDARIES.
THE LANDSCAPE BERM WILL BEGIN NO LESS THAN TEN FEET FROM THE EASTERN AND NORTHERN PROPERTY LINES AND WILL EXTEND IN WIDTH TO NO LESS THAN FIFTY FEET AT ANY POINT ALONG THE NORTHERN BOUNDERS FROM THE HEARTHSTONE PROPERTY LINE AND WILL AT CERTAIN POINTS BE GREATER THAN FIFTY FEET AS SHOWN ON THE PLAN. THE BUFFER ALONG THE EASTERN BORDER WITH HEARTHSTONE MANOR CONDOMINIUMS SHALL BE NO LESS THAN TWENTY-FIVE FEET WIDE FROM OLD HICKORY BOULEVARD RIGHT-OF-WAY TO APPROXIMATELY 340 FEET NORTH, AT WHICH POINT IT WIDENS TO NOT LESS THAN THIRTY-FIVE FEET, AS SHOWN ON THE PLAN.
THE LANDSCAPE BERM WILL BE LANDSCAPED PER METRO GOVERNMENT CODE ON THE HOMEOWNER SIDE OF THE SLOPE, WHICH SHALL INCLUDE CROWN VETCH GRASS, A DRAINAGE SWALE ALONG THE TOE OF THE SLOPE SUFFICIENT TO CONTAIN ANY WATER RUN-OFF FROM THE SLOPE, AND PRESERVATION OF THE EXISTING TREE LINE AND VARIOUS EVERGREEN SHRUB TREES.

MUG USE STATEMENT
NEW UNDERLYING BASE ZONE: MIXED-USE LIMITED (MUL)
PARCEL A:
THE FOLLOWING COMMERCIAL USES WILL BE RESTRICTED FOR PARCEL "A" AS A PUD REVISION. THESE USES MAY BE PERMITTED WITH A PUD AMENDMENT AND APPROVAL BY THE METRO COUNCIL:
EXCLUSIONS:
DORMITORY
AUTOMOBILE CONVENIENCE, PARKING
AUTOMOBILE SERVICE / OIL CHANGE
CAR WASH
MOBILE STORAGE UNIT
DISTRIBUTIVE BUSINESS / WHOLESALE WAREHOUSE
BUS TRANSFER STATION
POWER / GAS SUBSTATION
RESERVOIR / WATER TANK
WASTE WATER TREATMENT
WATER / SEWER PUMP STATION
WATER TREATMENT PLANT
HOTEL
CLUB, BARRINGTOLUB
SECOND HAND STORE, SURPLUS STORE, PAWN SHOP
MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNK YARD
ANY DUMPING, DISPOSING, INCINERATING
ANY FIRE SALE, BANKRUPTCY SALE, AUCTION HOUSE OPERATION
ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, LAUNDROMAT
(SHALL NOT BE AVAILABLE TO WORKING SUPPORTIVE FACILITIES FOR ON SITE SERVICES)
BOWLING ALLEY, MOVIE THEATER, LIVE PERFORMANCE THEATER
VETERINARY HOSPITAL, ANIMAL RAISING / BOARDING FACILITY
KENNELS, KENNEL RUNS
MORTUARY, FUNERAL HOME
MESSAGE PARLOR OR SIMILAR
Flea Market
ADULT BOOK STORE
TRAINING FACILITY, BARBER SCHOOL, PLACES OF INSTRUCTION OR CATERING PRIMARILY TO STUDENTS
GAMBLING
STORE WITH PRIME PURPOSE IS CASHING CHECKS TO PUBLIC

PUD DATA TABLE

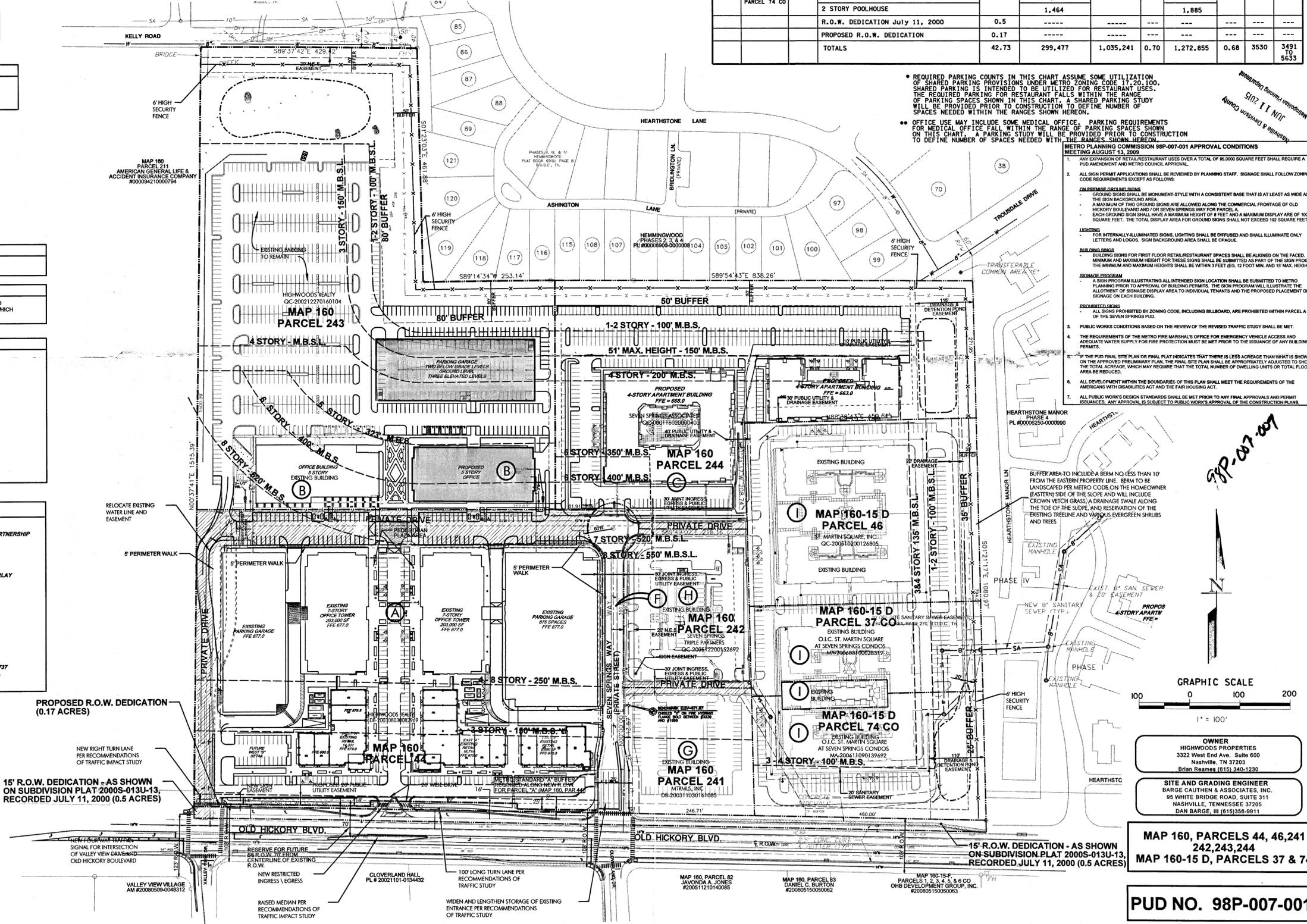
PARCEL	METRO MAP / PARCEL	BASE ZONE	USE	LOT AREA (A.C.)	BUILDING COVERAGE (S.F.)	PAVEMENT AREA (S.F.)	ISR	FLOOR AREA (S.F.)	FAR	PARKING REQ'D	SHOWN
A	MAP 160 PARCEL 44	MUL	MIXED USE BUILDING 1 ** OFFICE (FLOORS 1-8)	10.9	28,979	348,141	0.90	203,000	1.03	805	805 TO 1500
			RETAIL/OFFICE RESTAURANT GROUND FLOOR	25,700	Incl. Includes parking decks						
B	MAP 160 PARCEL 243	OR40	MIXED USE BUILDING 2 ** OFFICE (FLOORS 1-8)	12.00	27,032	322,500	0.72	135,160	0.52	451	451 TO 700
			RETAIL/OFFICE RESTAURANT GROUND FLOOR	24,000	Incl. Includes parking deck						
C	MAP 160 PARCEL 244	OR40	4 STORY OFFICE	7.02	31,250	138,000	0.55	125,000	0.41	416	460
F	MAP 160 PARCEL 244	OR40	PRIVATE STREET EASEMENT	0.73	-----	27,000	0.85	-----	-----	-----	-----
G	MAP 160 PARCEL 241	OR40	2 STORY FINANCIAL OFFICE	1.45	9,625	23,600	0.53	19,250	0.30	97	97
H	MAP 160 PARCEL 242	OR40	2 STORY OFFICE	1.77	10,000	36,000	0.62	20,000	0.27	67	101
I	MAP 160-15 D PARCEL 37 CO PARCEL 74 CO	OR40	4 STORY CONDOMINIUM (72 UNITS)	8.28	43,000	140,000	0.63	172,000	0.96	324	324
			4 STORY CONDOMINIUM (72 UNITS)	43,000	172,000						
			2 STORY POOLHOUSE	1,464	1,885						
R.O.W. DEDICATION July 11, 2000				0.5	-----	-----	-----	-----	-----	-----	
PROPOSED R.O.W. DEDICATION				0.17	-----	-----	-----	-----	-----	-----	
TOTALS				42.73	299,477	1,035,241	0.70	1,272,855	0.68	3530	3491 TO 5633

REQUIRED PARKING COUNTS IN THIS CHART ASSUME SOME UTILIZATION OF SHARED PARKING PROVISIONS UNDER METRO ZONING CODE 17.20.100. SHARED PARKING IS INTENDED TO BE UTILIZED FOR RESTAURANT USES. THE REQUIRED PARKING FOR RESTAURANT FALLS WITHIN THE RANGE OF PARKING SPACES SHOWN IN THIS CHART. A SHARED PARKING STUDY WILL BE PROVIDED PRIOR TO CONSTRUCTION TO DEFINE THE NUMBER OF SPACES NEEDED WITHIN THE RANGES SHOWN HEREON.

OFFICE USE MAY INCLUDE SOME MEDICAL OFFICE. PARKING REQUIREMENTS FOR MEDICAL OFFICE FALL WITHIN THE RANGE OF PARKING SPACES SHOWN ON THIS CHART. A SHARED PARKING STUDY WILL BE PROVIDED PRIOR TO CONSTRUCTION TO DEFINE NUMBER OF SPACES NEEDED WITHIN THE RANGES SHOWN HEREON.

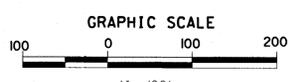
METRO PLANNING COMMISSION 98P-007-001 APPROVAL CONDITIONS
MEETING: AUGUST 13, 2008

1. ANY EXPANSION OF RETAIL/RESTAURANT USES OVER A TOTAL OF 95,000 SQUARE FEET SHALL REQUIRE A PUD AMENDMENT AND METRO COUNCIL APPROVAL.
2. ALL SIGN PERMIT APPLICATIONS SHALL BE REVIEWED BY PLANNING STAFF. SIGNAGE SHALL FOLLOW ZONING CODE REQUIREMENTS EXCEPT AS FOLLOWS:
GROUND SIGNAGE:
- GROUND SIGNS SHALL BE MONUMENT STYLE WITH A CONSISTENT BASE THAT IS AT LEAST AS WIDE AS THE SIGN BACKGROUND AREA.
- A MAXIMUM OF TWO GROUND SIGNS ARE ALLOWED ALONG THE COMMERCIAL FRONTAGE OF OLD HICKORY BOULEVARD AND/OR SEVEN SPRINGS WAY FOR PARCELS A, B, C, D, E, F, G, H, I.
- EACH GROUND SIGN SHALL HAVE A MAXIMUM HEIGHT OF 8 FEET AND A MAXIMUM DISPLAY AREA OF 100 SQUARE FEET. THE TOTAL DISPLAY AREA FOR GROUND SIGNS SHALL NOT EXCEED 192 SQUARE FEET.
ILLUMINATION:
- FOR INTERNALLY ILLUMINATED SIGNS, LIGHTING SHALL BE DIFFUSED AND SHALL ILLUMINATE ONLY LETTERS AND LOGOS. SIGN BACKGROUND AREA SHALL BE OPAQUE.
BUILDING SIGNS:
- BUILDING SIGNS FOR FIRST FLOOR RETAIL/RESTAURANT SPACES SHALL BE ALIGNED ON THE FACED. A MINIMUM AND MAXIMUM HEIGHT FOR THESE SIGNS SHALL BE SUBMITTED AS PART OF THE SIGN PROGRAM. THE MINIMUM AND MAXIMUM HEIGHTS SHALL BE WITHIN 3 FEET (EQ. 12 FOOT MIN. AND 15' MAX. HEIGHT).
SIGNAGE PROGRAM:
- A SIGN PROGRAM ILLUSTRATING ALL INTENDED SIGN LOCATION SHALL BE SUBMITTED TO METRO PLANNING PRIOR TO THE APPROVAL OF BUILDING PERMITS. THE SIGN PROGRAM WILL ILLUSTRATE THE ALLOTMENT OF SIGNAGE DISPLAY AREA TO INDIVIDUAL TENANTS AND THE PROPOSED PLACEMENT OF SIGNAGE ON EACH BUILDING.
PROHIBITED SIGNS:
- ALL SIGNS PROHIBITED BY ZONING CODE, INCLUDING BILLBOARD, ARE PROHIBITED WITHIN PARCELS A OF THE SEVEN SPRINGS PUD.
3. PUBLIC WORKS CONDITIONS BASED ON THE REVIEW OF THE REVISED TRAFFIC STUDY SHALL BE MET.
4. 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.
5. IF THE PUD FINAL SITE PLAN OR FINAL PLAT INDICATES THAT THERE IS LESS ACREAGE THAN WHAT IS SHOWN ON THE APPROVED PRELIMINARY PLAN, THE FINAL SITE PLAN SHALL BE APPROPRIATELY ADJUSTED TO SHOW THE TOTAL ACREAGE, WHICH MAY REQUIRE THAT THE TOTAL NUMBER OF DWELLING UNITS OR TOTAL FLOOR AREA BE REDUCED.
6. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
7. ALL PUBLIC WORKS DESIGN STANDARDS SHALL BE MET PRIOR TO ANY FINAL APPROVALS AND PERMIT ISSUANCES. ANY APPROVAL IS SUBJECT TO PUBLIC WORKS APPROVAL OF THE CONSTRUCTION PLANS.



PROPOSED R.O.W. DEDICATION (0.17 ACRES)

15' R.O.W. DEDICATION - AS SHOWN ON SUBDIVISION PLAT 2000S-013U-13, RECORDED JULY 11, 2000 (0.5 ACRES)



OWNER:
HIGHWOODS PROPERTIES
3322 West End Ave., Suite 600
Nashville, TN 37203
Brian Reardon (615) 340-1230

SITE AND GRADING ENGINEER:
BARGE CAUTHEN & ASSOCIATES, INC.
95 WHITE BRIDGE ROAD, SUITE 311
NASHVILLE, TENNESSEE 37205
DAN BARGE, III (615) 358-9911

MAP 160, PARCELS 44, 46, 241, 242, 243, 244
MAP 160-15 D, PARCELS 37 & 74

PUD NO. 98P-007-001

Civil Engineers | Architects | Planners | Landscape Architects

Barge Cauthen & Associates

95 WHITE BRIDGE RD., STE. 311
NASHVILLE, TENNESSEE 37205
615.358.9911 PHONE
615.352.6737 F A X



CONCEPTUAL LAYOUT
FOR
SEVEN SPRINGS PROPERTIES
PUD AMENDMENT
32nd COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
SLL	DB3	06-11-09	PUD AMENDMENT SUBMITTAL
SLL	DB3	07-16-09	PUD AMENDMENT RESUBMITTAL
SLL	DB3	08-06-09	PUD AMENDMENT RESUBMITTAL
SLL	DB3	08-18-09	PUD AMENDMENT RESUBMITTAL
WBM	JRG	07-23-14	PUD AMENDMENT RESUBMITTAL
WBM	JRG	06-10-16	PRELIMINARY PUD REVISION SUBMITTAL