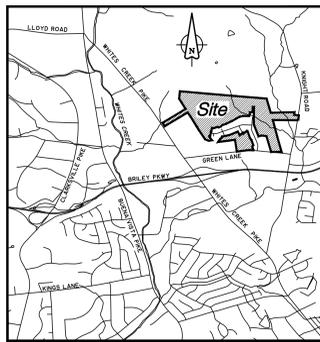
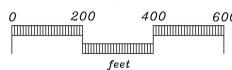


* SEE SHEET 2 OF 3 FOR SITE LAYOUT, DEVELOPMENT PLAN, AND ADDITIONAL PLAN DETAILS*

* SEE SHEET 3 OF 3 FOR TYPICAL PRIVATE DRIVE SECTIONS AND ADDITIONAL PLAN DETAILS*



Vicinity Map n.t.s.



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A 303 SINGLE-FAMILY LOT/UNIT RESIDENTIAL NEIGHBORHOOD.
- SITE CONTAINS 116.76± ACRES (SUBJECT TO BOUNDARY SURVEY - SEE NOTE #II).
- SITE IS LOCATED ON PROPERTY MAP 49-0, PARCELS 148, 150, 154, 155, 156, 274, 316, and 323.
- EXISTING ZONING: RIO (148, 154, 155, 156, 274, 316, AND 323) AND IWD (150)
- PROPOSED ZONING: SP
- EXISTING LAND USE POLICIES: T3-NEIGHBORHOOD EVOLVING (NE) T3-SUBURBAN NEIGHBORHOOD MAINTENANCE (NM) CO-CONSERVATION
- COUNCIL DISTRICT 3 - COUNCIL MEMBER MRS. BRENDA HAYWOOD
- PROPERTY OWNER:
 - MAP 49, PARCEL 148 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.
 - MAP 49, PARCEL 150 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.
 - MAP 49, PARCEL 154 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.
 - MAP 49, PARCEL 155 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.
 - MAP 49, PARCEL 156 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.
 - MAP 49, PARCEL 274 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.
 - MAP 49, PARCEL 316 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.
 - MAP 49, PARCEL 323 : CORNERSTONE LAND COMPANY 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 INSTR. No. 20060605-0065987, R.O.D.C.

- OWNER/DEVELOPER: OLE SOUTH PROPERTIES, INC. 262 ROBERT ROSE DRIVE, SUITE 300 MURFREESBORO, TN 37129 CONTACT: MR. JASON BEAVERS (615) 219-5644
- EXISTING CONTOURS TAKEN FROM PHOTOGRAMMETRICALLY PREPARED TOPO MAP BY OTHERS.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEYS, EXISTING FINAL PLATS, PROPERTY MAPS, AND DEEDS. BOUNDARY INFORMATION AND SITE AREA ARE SUBJECT TO CHANGE DURING BOUNDARY SURVEY FOR FINAL SITE DEVELOPMENT PLAN.
- PROPERTY IS LOCATED IN ZONE "X" ON F.E.M.A. COMMUNITY PANELS NO. 47037C0 23H AND NO. 47037C0 227H, BOTH DATED APRIL 5, 2017.
- 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 METRO DEPARTMENT OF WATER SERVICES.
- 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.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE RS3.75 ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 15")
- ALL SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK STANDARDS.
- DETENTION / WATER QUALITY AREAS ARE TO BE DETERMINED WITH FINAL SITE DEVELOPMENT PLANS AND WILL MEET THE REQUIREMENTS SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- NO GRADING, STRIPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE NO. 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- SITE WILL BE DEVELOPED IN SEVERAL PHASES BASED ON MARKET DEMAND. THE SIZE, LOT COUNT, AND PHASE LINE LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
- PRIVATE DRIVES SHALL HAVE UTILITY, DRAINAGE, INGRESS AND EGRESS, AND ACCESS EASEMENTS ON BOTH SIDES OF THE DRIVES. SEE EASEMENT AND PAVEMENT DETAILS.
- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- IN THE EVENT THAT METRO PARKS DOES NOT AGREE TO ACCEPT THE LAND PROPOSED TO BE DEDICATED, SAID LAND IS TO BE OPEN SPACE.

Site Area Table
* SEE NOTE #II *

Parcel 148	6.58 ± Ac.
Parcel 150	5.02 ± Ac.
Parcel 154	72.14 ± Ac.
Parcel 155	1.32 ± Ac.
Parcel 156	1.32 ± Ac.
Parcel 274	17.10 ± Ac.
Parcel 316	12.86 ± Ac.
Parcel 323	0.42 ± Ac.
Total Site Area	116.76 ± Ac.

Bulk Standards

(Open Space Areas and Lot Areas are subject to change with final boundary survey and final design)

TOTAL SITE AREA: 116.76 Acres (SUBJECT TO BOUNDARY SURVEY - SEE NOTE #II)

AREAS TO BE DEDICATED TO METRO:
 FUTURE LAND DEDICATION (SEE PLAN AND NOTE #25) : 49.5 ± Ac.
 R-O-W DEDICATIONS (SEE PLAN) : 7,90 ± SQ. FT. OR 0.18 ± Ac.

MINIMUM LOT AREA: HOUSE : 6,000± SQ. FT. COTTAGE : 2,500± SQ. FT.

MAXIMUM LOT COVERAGE: HOUSE : 0.65 COTTAGE : 0.65

BUILDING SETBACKS:
 SINGLE FAMILY } FRONT: 20 FT.
 HOUSE LOTS } SIDE: 3 FT. (LOT)
 REAR: 20 FT.

SINGLE FAMILY } OPEN SPACE FRONT: 0 FT. MINIMUM, NO MAXIMUM
 COTTAGE LOTS } SIDE: 3 FT. (INTERIOR) - 5 FT. (ADJOINING INGRESS, EGRESS, ACCESS EASEMENT)
 PRIVATE DRIVE FRONT: 28 FT. MINIMUM, NO MAXIMUM

TYPICAL LOT SIZE: 55' x 120' (HOUSE)
 32' x 95' (COTTAGE)

NUMBER OF LOTS PROPOSED: 96 SINGLE FAMILY HOUSE LOTS
 247 SINGLE FAMILY COTTAGE LOTS
 303 LOTS TOTAL

MAXIMUM BUILDING HEIGHT: 3 STORIES
 PROPOSED DENSITY: 2.60 UNITS / ACRE

OPEN SPACE:
 USABLE: 14.6 ± Ac.
 LANDSCAPE EASEMENTS: 3.0 ± Ac.
 STREAM BUFFERS: 6.8 ± Ac.
 DETENTION AREAS: 4.0 ± Ac.
 FUTURE AREA TO BE DEDICATED TO METRO (SEE NOTE #25): 49.5 ± Ac.

TOTAL OPEN SPACE: 77.9 ± AC. OR 67% OF TOTAL SITE

Bulk Standards Table

Total Site Area	116.76 ± Ac.
Future Areas of Dedication	Land Dedication to Metro (see Note #25) = 49.5 ± Ac.
	R-O-W Dedication to Metro = 0.18 ± Ac.
Developed Land Area Usage	Site Area After Dedications = 67.1 ± Ac.
	Cell Tower Site (to Remain) = 1.4 ± Ac.
	Proposed Private Drives & Ingress, Egress, and Access Easements = 10.1 ± Ac.
	Total Open Space = 28.4 ± Ac.
	Total Area of Lots = 27.2 ± Ac.
Open Space Usage	Total Open Space = 28.4 ± Ac.
	Stream Buffers = 6.8 ± Ac.
	Landscape Easements = 3.0 ± Ac.
	Estimated Detention Areas = 4.0 ± Ac.
	Usable Open Space = 14.6 ± Ac.

* AREA OF PROPOSED PRIVATE DRIVES & INGRESS, EGRESS, AND ACCESS EASEMENTS DOES NOT INCLUDE THE UTILITY, DRAINAGE, INGRESS & EGRESS, AND ACCESS EASEMENTS LOCATED ON COTTAGE LOTS.

Building Materials

OUTSIDE WALLS : BRICK, STONE, MASONRY SIDING, OR FIBER CEMENT SIDING/SHINGLES
 ROOFS : FIBERGLASS OR ASPHALT SHINGLES
 TRIM : ALUMINUM OR VINYL

SP Development Summary

● COUNCIL DISTRICT:	3rd
● COUNCIL MEMBER:	Ms. Brenda Haywood
● DEVELOPER:	Ole South Properties, Inc. 262 Robert Rose Drive, Suite 300 Murfreesboro, TN 37129 (615) 219-5644 contact : Mr. Jason Beavers
● OWNER:	Map 49, Parcels 148, 150, 154, 155, 156, 274, 316, and 323 Cornerstone Land Company 262 Robert Rose Drive, Suite 300 Murfreesboro, TN 37129 Instr. No. 20060605-0065987 Register's Office, Davidson Co., TN
● OVERLAY DISTRICT:	N/A
● SP NAME:	Ridgecrest at Vista
● SP NUMBER:	2018SP-069-001
● PLAN PREPARATION DATE:	09-05-18
REVISIONS:	10-01-18
● SCALE:	1" = 200'
● SHEET NUMBER:	SHEET 1 OF 3
● PLANNER/SURVEYOR:	Anderson, Delk, Epps & Associates, Inc. 618 Grassmere Park Drive, Suite 4 Nashville, TN 37211 phone : (615) 331-0809 fax : (615) 331-0110 e-mail : andersondelk@bellsouth.net
● FEMA MAP NO.	47037C023H, ZONE "X" (Dated 4/5/2017) 47037C0227H, ZONE "X" (Dated 4/5/2017)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	38.54	N 83° 32' 07" W
L2	99.73	S 82° 21' 27" W
L3	69.99	N 50° 33' 53" E
L4	58.47	N 25° 01' 08" E
L5	130.87	N 82° 46' 07" E
L6	171.39	N 79° 54' 18" E
L7	168.50	S 26° 51' 12" E
L8	165.67	N 51° 34' 18" E
L9	39.93	S 38° 24' 11" E
L10	183.41	N 51° 21' 43" E
L11	25.69	S 67° 07' 11" E
L12	85.40	S 39° 53' 38" E
L13	79.06	S 25° 49' 58" W
L14	49.88	S 01° 49' 32" E
L15	85.21	S 31° 13' 58" E
L16	98.32	S 07° 52' 58" W
L17	101.45	S 70° 35' 58" W
L18	50.05	N 86° 44' 02" W
L19	226.99	S 03° 15' 58" W
L20	76.50	N 86° 44' 02" W
L21	100.00	S 03° 15' 58" W
L22	46.85	S 25° 53' 39" W
L23	162.73	S 78° 09' 20" W
L24	184.24	S 72° 43' 08" W
L25	115.10	S 68° 32' 46" W
L26	51.20	N 68° 06' 22" W
L27	143.79	S 73° 42' 19" W
L28	69.81	N 85° 48' 10" W
L29	147.07	S 11° 20' 30" W
L30	14.18	N 82° 22' 23" W
L31	155.00	S 11° 24' 01" W
L32	34.89	S 82° 14' 10" W
L33	37.00	S 10° 45' 50" E
L34	149.27	S 35° 45' 50" E
L35	123.24	S 81° 01' 41" W
L36	145.24	N 64° 37' 53" W
L37	90.18	N 27° 02' 21" W
L38	54.87	N 34° 16' 56" W
L39	114.28	S 14° 35' 09" E

CURVE TABLE

CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	014°34'57"	970.00'	246.88'	124.11'	246.21'	S 89°10'25" W
C2	002°45'32"	250.00'	12.04'	6.02'	12.04'	N 08°37'25" W
C3	022°39'57"	275.00'	108.79'	55.11'	108.08'	S 08°04'02" E
C4	090°00'00"	25.00'	39.27'	25.00'	35.36'	N 41°44'02" W
C5	004°10'25"	400.00'	29.14'	14.57'	29.13'	S 19°22'03" E



Case Number : 2018SP-069-001

Preliminary Development Plan
Ridgecrest at Vista

Sheet 1 of 3

Proposed SP Development
3rd Councilmanic District
Nashville, Davidson County, Tennessee

developer
Ole South Properties
262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37129

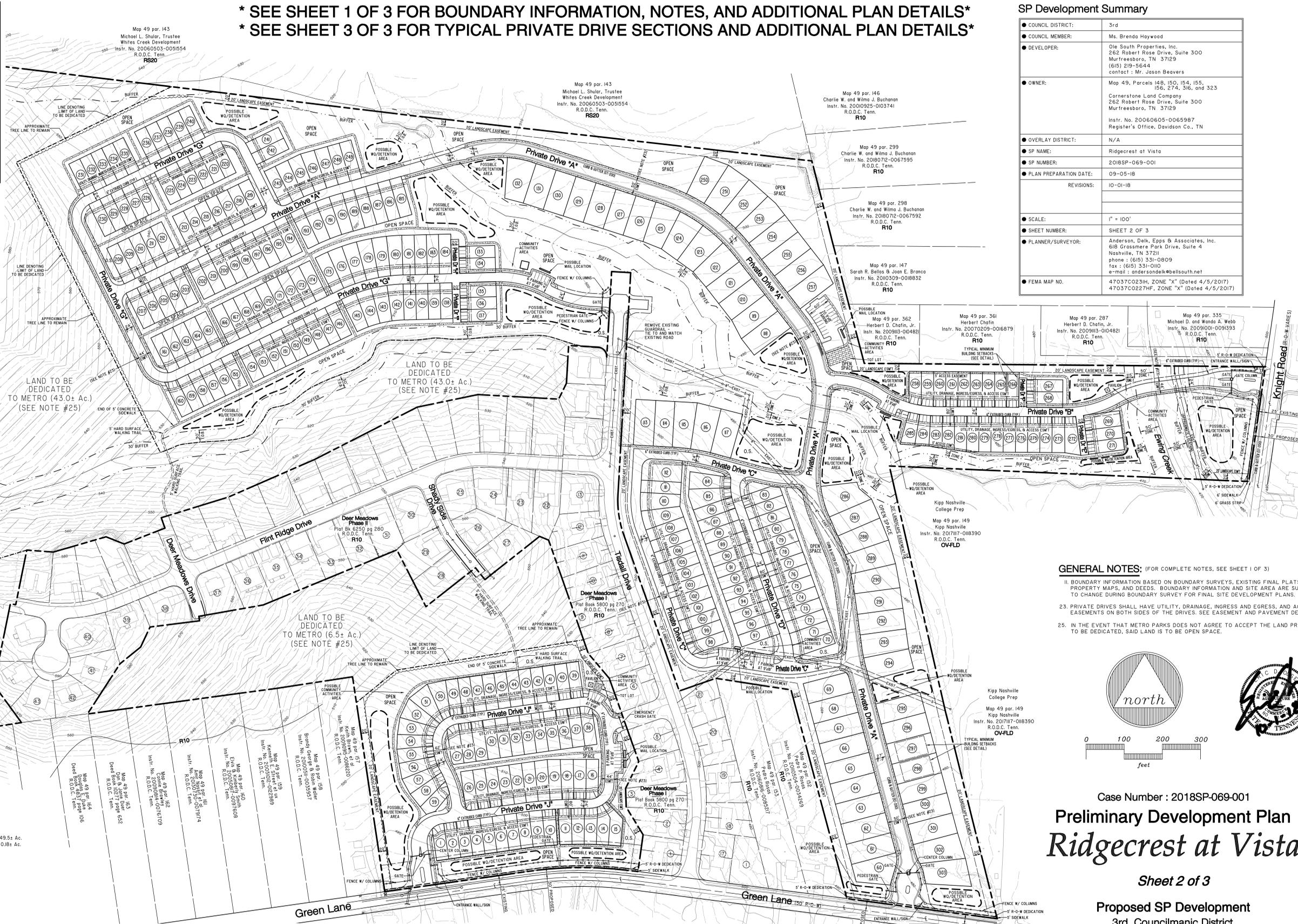
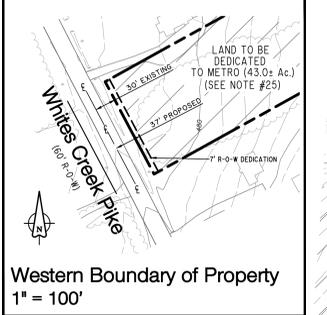
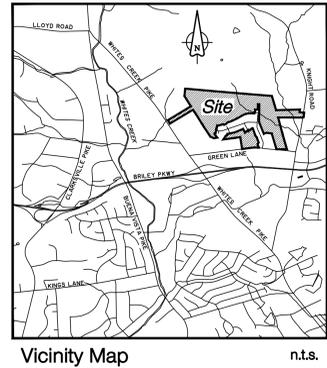
Date: 09 - 05 - 18 Scale : 1" = 200'

Anderson, Delk, Epps & Associates Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

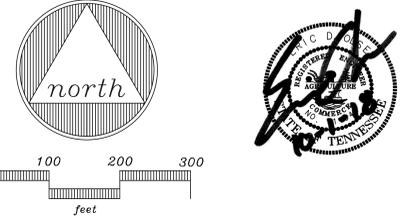
*** SEE SHEET 1 OF 3 FOR BOUNDARY INFORMATION, NOTES, AND ADDITIONAL PLAN DETAILS***
*** SEE SHEET 3 OF 3 FOR TYPICAL PRIVATE DRIVE SECTIONS AND ADDITIONAL PLAN DETAILS***

SP Development Summary

● COUNCIL DISTRICT:	3rd
● COUNCIL MEMBER:	Ms. Brenda Haywood
● DEVELOPER:	Ole South Properties, Inc. 262 Robert Rose Drive, Suite 300 Murfreesboro, TN 37129 (615) 219-5644 contact : Mr. Jason Beavers
● OWNER:	Map 49, Parcels 148, 150, 154, 155, 156, 274, 316, and 323 Cornerstone Land Company 262 Robert Rose Drive, Suite 300 Murfreesboro, TN 37129 Instr. No. 20060605-0065987 Register's Office, Davidson Co., TN
● OVERLAY DISTRICT:	N/A
● SP NAME:	Ridgecrest at Vista
● SP NUMBER:	2018SP-069-001
● PLAN PREPARATION DATE:	09-05-18
● REVISIONS:	10-01-18
● SCALE:	1" = 100'
● SHEET NUMBER:	SHEET 2 OF 3
● PLANNER/SURVEYOR:	Anderson, Delk, Epps & Associates, Inc. 618 Grassmere Park Drive, Suite 4 Nashville, TN 37211 phone : (615) 331-0809 fax : (615) 331-0110 e-mail : andersondelk@bellsouth.net
● FEMA MAP NO.	47037C0223H, ZONE "X" (Dist'd 4/5/2017) 47037C0227HF, ZONE "X" (Dist'd 4/5/2017)



- GENERAL NOTES:** (FOR COMPLETE NOTES, SEE SHEET 1 OF 3)
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEYS, EXISTING FINAL PLATS, PROPERTY MAPS, AND DEEDS. BOUNDARY INFORMATION AND SITE AREA ARE SUBJECT TO CHANGE DURING BOUNDARY SURVEY FOR FINAL SITE DEVELOPMENT PLANS.
 - PRIVATE DRIVES SHALL HAVE UTILITY, DRAINAGE, INGRESS AND EGRESS, AND ACCESS EASEMENTS ON BOTH SIDES OF THE DRIVES. SEE EASEMENT AND PAVEMENT DETAILS.
 - IN THE EVENT THAT METRO PARKS DOES NOT AGREE TO ACCEPT THE LAND PROPOSED TO BE DEDICATED, SAID LAND IS TO BE OPEN SPACE.



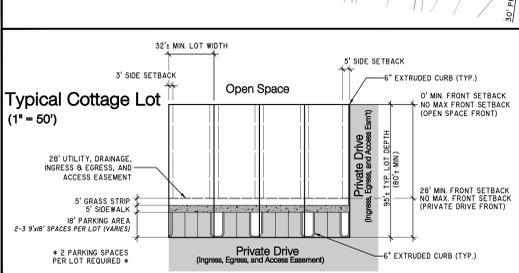
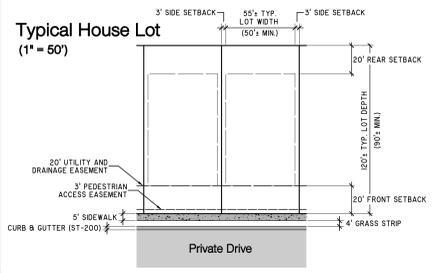
Bulk Standards
(Open Space Areas and Lot Areas are subject to change with final boundary survey and final design)

TOTAL SITE AREA:	116.76± Acres
AREAS TO BE DEDICATED TO METRO:	49.5± Ac.
R-O-W DEDICATIONS (SEE PLAN):	7,910± SQ. FT. OR 0.18± Ac.
MINIMUM LOT AREA:	HOUSE : 6,000± SQ. FT. COTTAGE : 2,500± SQ. FT.
MAXIMUM LOT COVERAGE:	HOUSE : 0.65 COTTAGE : 0.65
BUILDING SETBACKS:	FRONT : 20 FT. SIDE : 3 FT. (LOT) REAR : 20 FT.
SINGLE FAMILY HOUSE LOTS:	OPEN SPACE FRONT : 0 FT. MINIMUM, NO MAXIMUM SIDE : 3 FT. (INTERIOR) 5 FT. (ADJOINING INGRESS, EGRESS, AND ACCESS EASEMENTS)
SINGLE FAMILY COTTAGE LOTS:	PRIVATE DRIVE FRONT : 28 FT. MINIMUM, NO MAXIMUM
TYPICAL LOT SIZE:	55' x 120' (HOUSE) 32' x 95' (COTTAGE)
NUMBER OF LOTS PROPOSED:	56 SINGLE FAMILY HOUSE LOTS 247 SINGLE FAMILY COTTAGE LOTS 303 LOTS TOTAL
MAXIMUM BUILDING HEIGHT:	3 STORIES
PROPOSED DENSITY:	2.60 UNITS / ACRE
OPEN SPACE:	USABLE : 14.6± AC. LANDSCAPE EASEMENTS : 3.0± AC. STREAM BUFFERS : 6.8± AC. DEFENTION AREAS : 4.0± AC. FUTURE AREA TO BE DEDICATED TO METRO (SEE NOTE #25) : 49.5± AC.
TOTAL OPEN SPACE:	77.9± AC. OR 67% OF TOTAL SITE

Bulk Standards Table

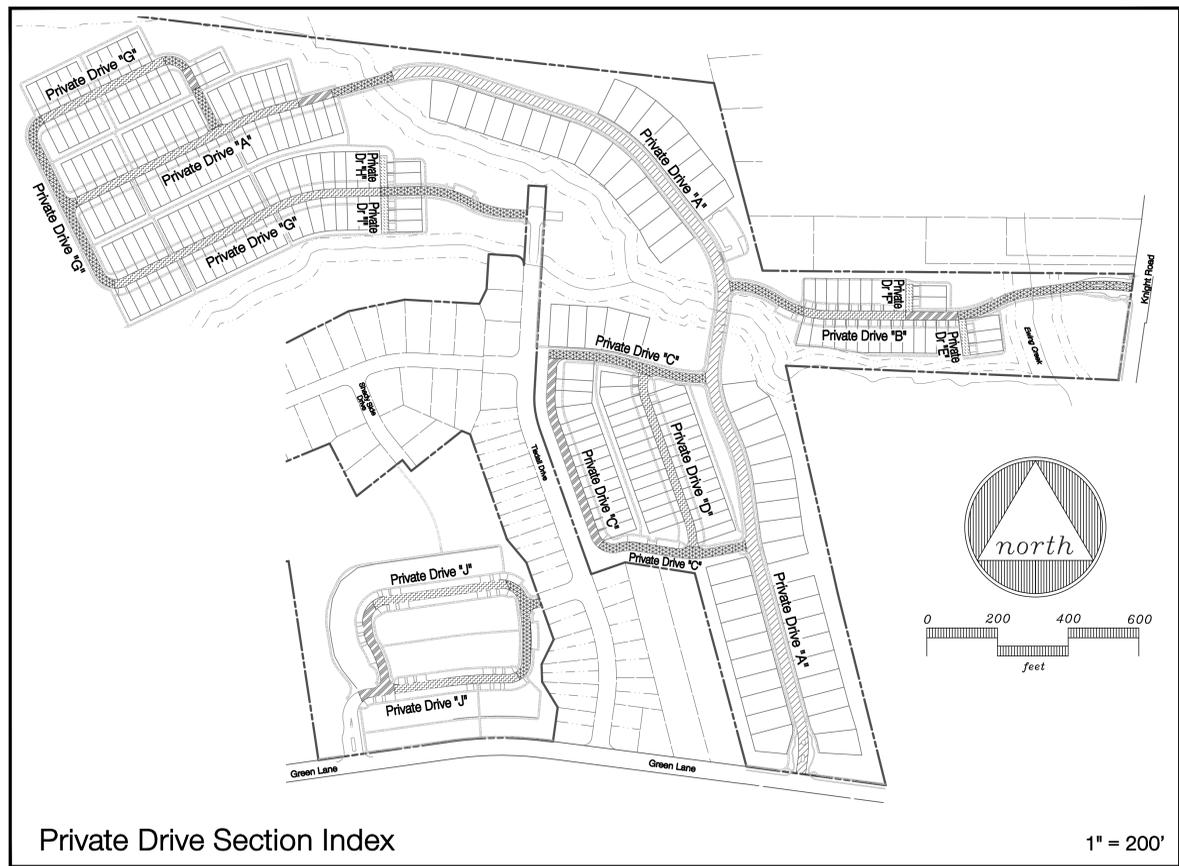
Total Site Area	116.76 ± Ac.
Future Areas of Dedication	Land Dedication to Metro (see Note #25) = 49.5± Ac. R-O-W Dedication to Metro = 0.18 ± Ac.
Developed Land Area Usage	Site Area After Dedications = 67.1 ± Ac. Cell Tower Site (to Remain) = 1.4 ± Ac. Proposed Private Drives & Ingress, Egress, and Access Easements = 10.1 ± Ac. Total Open Space = 28.4 ± Ac. Total Area of Lots = 27.2 ± Ac.
Open Space Usage	Total Open Space = 28.4 ± Ac. Stream Buffers = 6.8 ± Ac. Landscape Easements = 3.0 ± Ac. Estimated Detention Areas = 4.0 ± Ac. Usable Open Space = 14.6 ± Ac.

* AREA OF PROPOSED PRIVATE DRIVES & INGRESS, EGRESS, AND ACCESS EASEMENTS DOES NOT INCLUDE THE UTILITY, DRAINAGE, INGRESS & EGRESS, AND ACCESS EASEMENTS LOCATED ON COTTAGE LOTS.



Building Materials
 OUTSIDE WALLS : BRICK, STONE, MASONRY SIDING, OR FIBER CEMENT SIDING/SHINGLES
 ROOFS : FIBERGLASS OR ASPHALT SHINGLES
 TRIM : ALUMINUM OR VINYL

Case Number : 2018SP-069-001
Preliminary Development Plan
Ridgecrest at Vista
 Sheet 2 of 3
 Proposed SP Development
 3rd Councilmanic District
 Nashville, Davidson County, Tennessee
 developer
Ole South Properties
 262 Robert Rose Drive, Suite 300
 Murfreesboro, TN 37129
 Date: 09 - 05 - 18 Scale : 1" = 100'
Anderson, Delk, Epps & Associates Inc.
 618 Grassmere Park Drive, Suite 4
 Nashville, Tennessee 37211
 (615) 331-0809

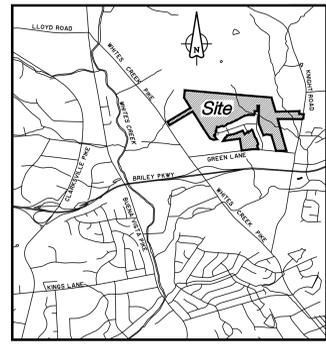


Private Drive Section Index

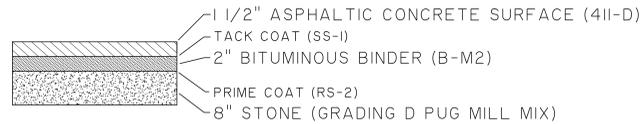
1" = 200'

* SEE SHEET 1 OF 3 FOR BOUNDARY INFORMATION, NOTES, AND ADDITIONAL PLAN DETAILS*

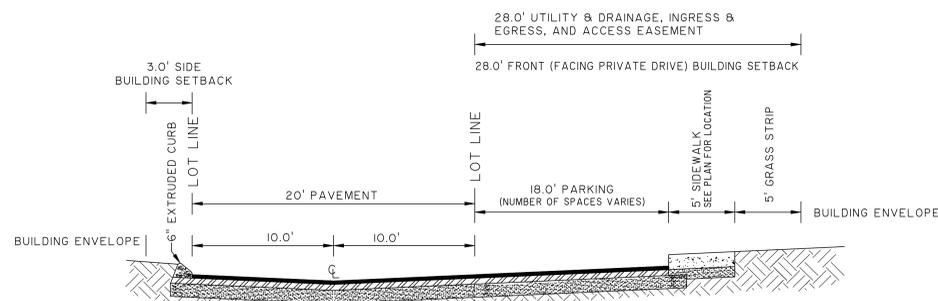
* SEE SHEET 2 OF 3 FOR SITE LAYOUT, DEVELOPMENT PLAN, AND ADDITIONAL PLAN DETAILS*



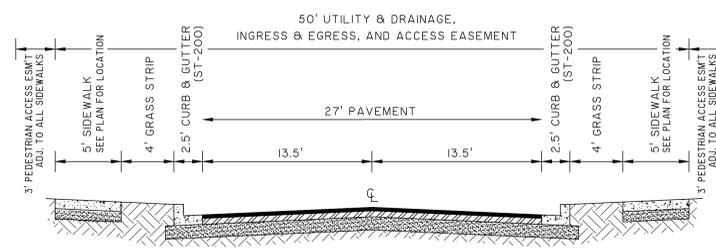
Vicinity Map n.t.s.



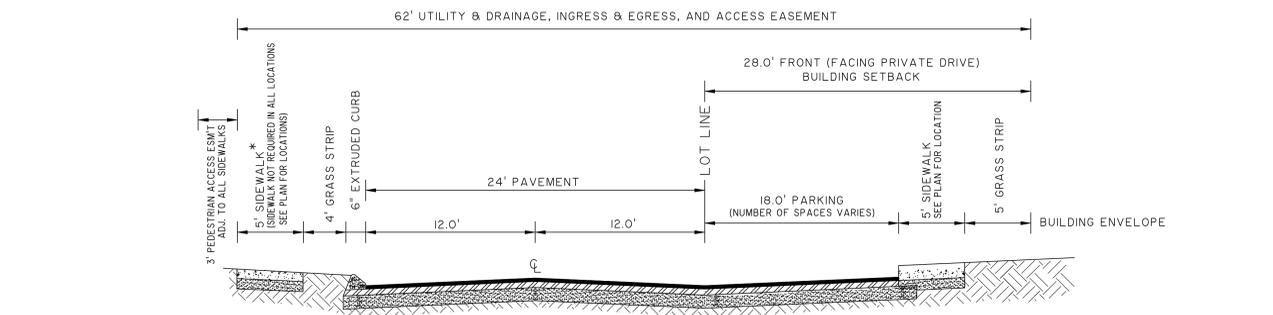
PAVEMENT SECTION FOR ALL NEW PRIVATE DRIVES
(ST-252 PAVEMENT SECTION)
N.T.S.



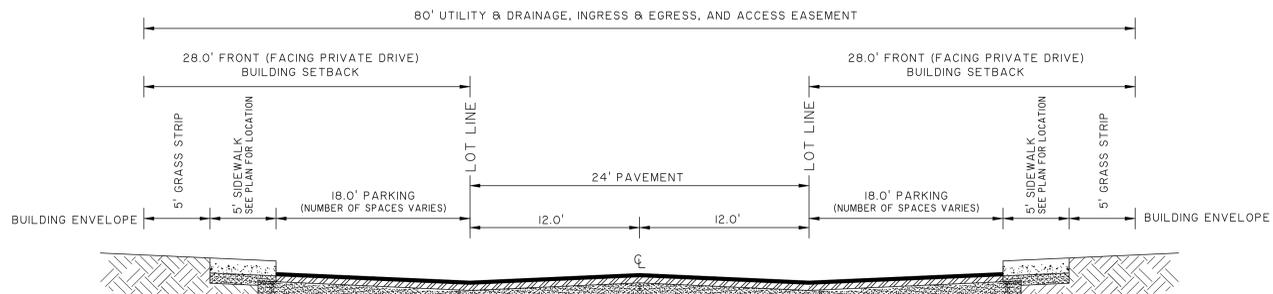
TYPICAL PRIVATE DRIVE SECTION
COTTAGE LOT SIDE &
FRONT ACCESS (N.T.S.)
(SEE INDEX)



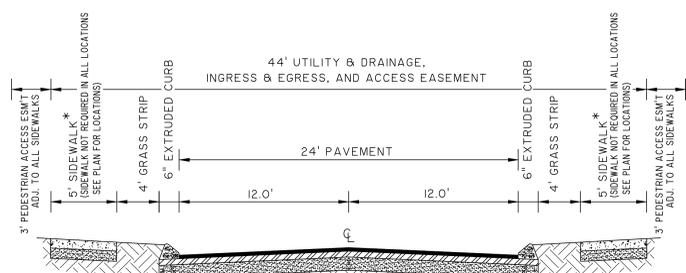
TYPICAL PRIVATE DRIVE SECTION (N.T.S.)
PART OF PRIVATE DRIVE "A"
(SEE INDEX)



TYPICAL PRIVATE DRIVE SECTION
COTTAGE LOT ACCESS ON ONE SIDE (N.T.S.)
(SEE INDEX)



TYPICAL PRIVATE DRIVE SECTION
COTTAGE LOT ACCESS ON BOTH SIDES (N.T.S.)
(SEE INDEX)



TYPICAL PRIVATE DRIVE SECTION
NO COTTAGE LOT ACCESS (N.T.S.)
(SEE INDEX)

* SIDEWALK IS NOT REQUIRED IN ALL LOCATIONS. (SEE PLAN VIEW FOR SIDEWALK LOCATIONS) *

SP Development Summary

● COUNCIL DISTRICT:	3rd
● COUNCIL MEMBER:	Ms. Brenda Haywood
● DEVELOPER:	Ole South Properties, Inc. 262 Robert Rose Drive, Suite 300 Murfreesboro, TN 37129 contact : Mr. Jason Beavers
● OWNER:	Map 49, Parcels 148, 150, 154, 155, 156, 274, 316, and 323 Cornerstone Land Company 262 Robert Rose Drive, Suite 300 Murfreesboro, TN 37129 Instr. No. 20060605-0065987 Register's Office, Davidson Co., TN
● OVERLAY DISTRICT:	N/A
● SP NAME:	Ridgecrest at Vista
● SP NUMBER:	2018SP-069-001
● PLAN PREPARATION DATE:	09-05-18
REVISIONS:	10-01-18
● SCALE:	N.T.S. ; PRIVATE DRIVE SECTION INDEX 1" = 200'
● SHEET NUMBER:	SHEET 3 OF 3
● PLANNER/SURVEYOR:	Anderson, Delk, Epps & Associates, Inc. 618 Grassmere Park Drive, Suite 4 Nashville, TN 37211 phone : (615) 331-0809 fax : (615) 331-0100 e-mail : andersondelk@ballsouth.net
● FEMA MAP NO.	47037C0231H, ZONE "X" (Dated 4/5/2017) 47037C0227HF, ZONE "X" (Dated 4/5/2017)



Case Number : 2018SP-069-001
Preliminary Development Plan
Ridgecrest at Vista

Sheet 3 of 3

Proposed SP Development
3rd Councilmanic District
Nashville, Davidson County, Tennessee

developer
Ole South Properties
262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37129

Date: 09 - 05 - 18

Anderson, Delk, Epps & Associates Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
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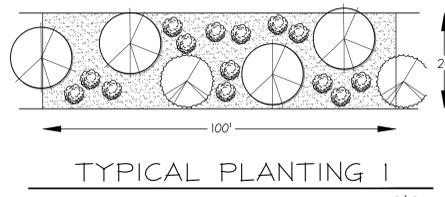


Vicinity Map n.t.s.

TYPICAL PLANTING I REQUIREMENTS PER 100 FEET

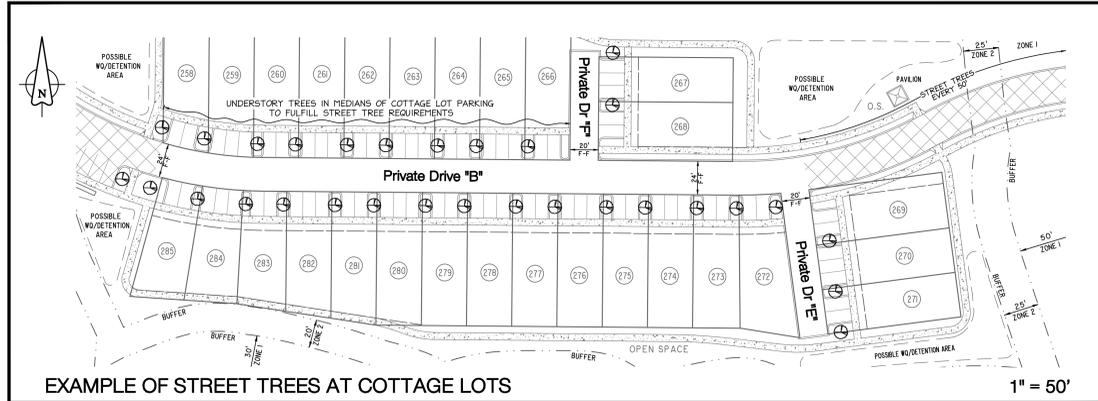
3.5 Canopy Trees -- 50% or more must be Evergreen
 1.4 Understory Tree -- 50% or more must be Evergreen
 1.4 Shrubs -- 50% or more must be Evergreen

Existing Trees 4 inches in caliper DBH and greater shall count for the trees required above provided that they are in healthy condition at the time of inspection at completion of the project by the Landscape Architect. If there are not 4.9 existing trees that remain per 100' after construction, 3.5 Canopy Trees and 1.4 Understory Trees must be installed for each 100 linear feet (e.g. 3.9 existing trees remain, so no Canopy Trees and 1 Understory Tree must be installed.) Trees must be relatively uniformly distributed. (e.g. for 300 feet of Typical Planting Area there are 14.7 trees clustered within a 50 foot area. These trees will count for a 100 foot area. The other 200 feet of Typical Planting Area must have 3.5 Canopy Trees and 1.4 Understory Trees installed per 100 feet as required above.) If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.



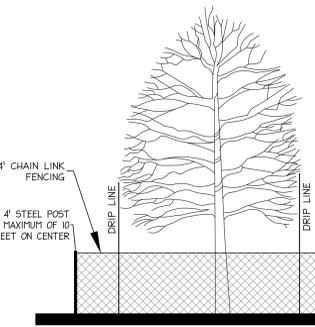
LEGEND FOR TYPICAL PLANTINGS

- PROPOSED CANOPY TREES
- PROPOSED UNDERSTORY TREES
- PROPOSED SHRUBS



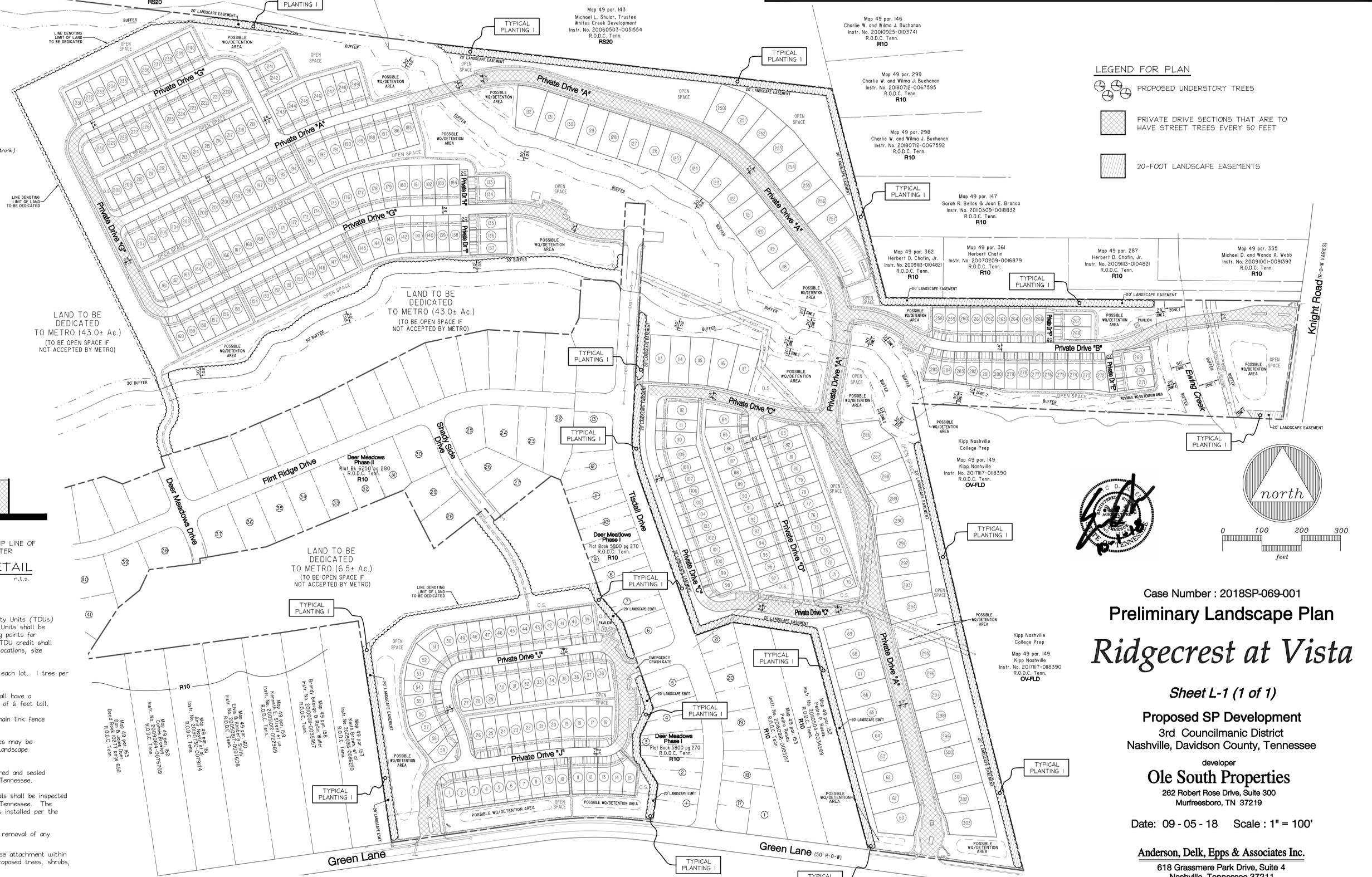
LIST OF POTENTIAL TREE SPECIES

- CANOPY TREES:**
 Acer rubrum 'Red Sunset' -- Red Sunset Red Maple
 Betula nigra 'Heritage' -- Heritage River Birch
 Liriodendron tulipifera -- Tuliptree
 Magnolia grandiflora -- Southern Magnolia
 Quercus nuttallii -- Nuttall Oak
 Quercus phellos -- Willow Oak
 Salix babylonica -- Weeping Willow
 Taxodium distichum -- Common Bald Cypress
 Ulmus parvifolia 'Boquete' -- Boquete Chinese Elm
- STREET TREES:**
 Acer buergerianum 'Streetwise' -- Streetwise Trident Maple
 Acer campestre -- Hedge Maple
 Acer tartaricum -- Amur Maple
 Anemone hepatica -- Hepatica
 Carpinus betulus 'Fastigiata' -- Pyramidal European Hornbeam
 Cercis canadensis -- Eastern Redbud
 Lagerstroemia indica 'Huskagee' -- Huskagee Crape Myrtle (single trunk)
 Ostrya virginica -- Hophornbeam
 Prunus xydoensis -- Yoshino Cherry
 Syringa reticulata -- Japanese Tree Lilac
 Tilia cordata 'Greenspire' -- Greenspire Littleleaf Linden
 Ulmus parvifolia 'Boquete' -- Boquete Chinese Elm
 Zelkova serrata -- Japanese Zelkova
- UNDERSTORY TREES:**
 Aesculus pavia -- Red Buckeye
 Cercis canadensis 'Forest Pansy' -- Forest Pansy Redbud
 Cornus florida -- Flowering Dogwood
 Cornus kousa chinensis -- Chinese Kousa Dogwood
 Ilex attenuata 'Fosteri' -- Foster Holly
 Lagerstroemia indica -- Crape Myrtle
 Magnolia grandiflora 'Little Gem' -- Little Gem Magnolia
 Magnolia soulangeana -- Sauer Magnolia
 Magnolia virginiana -- Sweetbay Magnolia
- EVERGREEN SCREENING:**
 Cryptomeria japonica -- Cryptomeria
 Juniperus virginiana -- Eastern Red Cedar
 Magnolia grandiflora -- Southern Magnolia
 Pinus strobus -- White Pine
 Pinus taeda -- Loblolly Pine
 Thuja plicata 'Green Giant' -- Green Giant Arborvitae



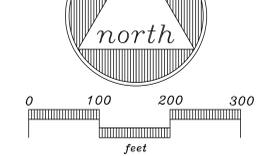
PLACE POSTS AND FENCING 5 FEET BEYOND DRIP LINE OF TREES, NOT MORE THAN 10 FEET ON CENTER
 TREE PROTECTION DETAIL n.t.s.

- PLAN REGULATIONS:**
- Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Ordinance system for calculating points for existing and proposed trees. Existing trees used for TDU credit shall be shown on the Final Landscape Planting Plans with locations, size (dbh), and species.
 - A minimum of 1 tree per lot shall be installed on each lot. 1 tree per lot shall count towards the total TDU requirement.
 - Proposed trees used for calculating tree density shall have a minimum caliper of 2 inches and shall be a minimum of 6 feet tall.
 - Trees counted for TDUs shall be protected by a chain link fence and shall be installed per the detail shown.
 - Proposed tree species are shown. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.
 - The final Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered by the State of Tennessee.
 - At completion, the installation of the plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The Landscape Architect shall verify whether the plan was installed per the plan approved by the Metro Urban Forester.
 - A Tree Removal Permit shall be obtained prior to removal of any existing trees.
 - An underground irrigation system or an outside house attachment within 100 feet of all landscaping shall be installed for all proposed trees, shrubs, and ground covers.
 - All street trees are to be understory trees.



LEGEND FOR PLAN

- PROPOSED UNDERSTORY TREES
- PRIVATE DRIVE SECTIONS THAT ARE TO HAVE STREET TREES EVERY 50 FEET
- 20-FOOT LANDSCAPE EASEMENTS



Case Number : 2018SP-069-001
Preliminary Landscape Plan
Ridgecrest at Vista

Sheet L-1 (1 of 1)
 Proposed SP Development
 3rd Councilmanic District
 Nashville, Davidson County, Tennessee
 developer
Ole South Properties
 262 Robert Rose Drive, Suite 300
 Murfreesboro, TN 37219

Date: 09 - 05 - 18 Scale : 1" = 100'

Anderson, Delk, Epps & Associates Inc.
 618 Grassmere Park Drive, Suite 4
 Nashville, Tennessee 37211
 (615) 331-0809



Ridgecrest at Vista

**A Quality Residential Development
Specific Plan (SP) District**

SP No. 2018SP-069-001

Date: September 10, 2018

Revised: October 1, 2018

Owner:

Cornerstone Land Company

Developer:

Ole South Properties, Inc.

Prepared By:



Anderson, Delk, Epps & Associates Inc.

ENGINEERING / PLANNING / SURVEYING

618 Grassmere Park Drive - Suite 4

Nashville, Tennessee 37211

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RIDGECREST AT VISTA SPECIFIC PLAN ZONING DISTRICT

Application #: 2018SP-069-001

Council District: 3



Council Member:



Ms. Brenda Haywood

Parcel ID #: Map 49-0, Parcels 148, 150, 154, 155, 156, 274, 316, and 323.

Submittal Date: September 12, 2018

Owner: Cornerstone Land Company
262 Robert Rose Drive, Suite 300
Murfreesboro, Tennessee 37129
Instrument Number 20060605-0065987, R.O.D.C.

Developer: Ole South Properties, Inc.
262 Robert Rose Drive, Suite 300
Murfreesboro, Tennessee 37129
Contact: Jason Beavers
(615) 219-5644

Submitted by: Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:

The purpose of the proposed Specific Plan (SP) District is to allow for the development of a 303 lot, gated residential neighborhood. At the Pre-Application Conference with Metro Planning, the staff suggested that the Developer use the SP District due to the site constraints, current land use policies, and the local neighborhood input. The site constraints consist of the size, shape, and location of the property, minimum building setbacks, roadway right-of-ways, etc. Due to all of the existing restrictions on the property, the SP District provides the necessary flexibility to develop the tract of land. The Developer believes the SP District will allow the property to be developed in a way that will meet the neighborhood's concerns, market demands, and be suitable to the site and its surroundings. It also allows the Developer the ability to dedicate 49± acres to the Community.

PROPOSED PLANS CONSISTENCY WITH THE GOALS/OBJECTIVES OF THE GENERAL PLAN:

The Current Land Use Policy is a combination of “T3 Neighborhood Evolving” (T3-NE), “T3 Suburban Neighborhood Maintenance” (T3-NM), and “Conservation” (CO).

The predominant Land Use Policy across the site is T3-NE, comprising approximately 73% of the total site area. In *The Community Character Manual, Volume III: Community Plans 2015, as amended in 2017*, T3-NE areas are described as “undeveloped, underdeveloped, or suitable for substantial infill and redevelopment and are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods”. They are characterized by moderate-density development patterns, lots accessed generally by streets but may have alley access, are developed with creative thinking in environmentally sensitive areas to balance the increased growth and density with its impact on the area, and incorporate nature into the design while still allowing the buildings to serve a more prominent street-framing role.

The remaining Land Use Policy across the site is T3-NM, which is intended to “preserve the general character of developed suburban residential neighborhoods”. They tend to be dominated by single-family detached and two-family plex housing; but may also contain other building types, such as tri- and quad-plex houses, townhouses, low-rise flats, and courtyard flats. They are characterized by low-to moderate-density; however, density is secondary to form, so compact site design and building massing are design features guided by Conservation policy to protect environmentally sensitive areas.

The plan meets the goals of the T3 Suburban (Suburban Neighborhood Transect Category) as set forth in *The Community Character Manual, Volume III: Community Plans 2015, as amended in 2017*.

**PROPOSED SP DEVELOPMENT FOR T3 SUBURBAN TRANSECT
CATEGORY WOULD HAVE THE FOLLOWING CHARACTERISTICS:**

1. The proposed development will consist of a mixture of housing types. The houses are to be accessed by private drives within the gated community and will serve the primary street-framing role in the areas of the site to be developed.
2. The Conservation (CO) land use policy is applied into the design by grouping the lot configuration in development areas, minimizing the disturbance of the sensitive environmental features and areas of land with steep slopes.
3. The development incorporates nature into the design by providing Open Space throughout the development, conserving existing environmentally sensitive areas and minimizing the impacts of the development while being interwoven into the fabric of the neighborhood for easy access and use by the residents. The use of large Open Spaces allows for a greater number of existing trees to remain undisturbed, and the development proposes to dedicate large portions of the site to Metro in the future for their use as parks and/or green space.
4. A buffer/conservation area shall be placed along the drains that flow west-east across the property and along Ewing Creek on the eastern portion of the site. These areas will remain undisturbed, and the natural conditions of the drains will be preserved.
5. The proposed development will have a perimeter landscape easement around the outer boundary of the developed portion of the site. This vegetated easement combined with the existing trees and vegetation that will remain intact shall provide screening between the development and adjacent properties.

LIST OF PROPOSED ALLOWABLE USES:

The only use within the proposed SP District would be Single Family Homes.



EXAMPLES OF *COTTAGE* TYPE HOMES



EXAMPLES OF *HOUSE* TYPE HOMES



EXISTING CONDITIONS ON THE SITE:

The site is vacant at the present time. It is bounded on the north by a vacant parcel zoned RS20 and several parcels zoned R10; the south by Green Lane and several parcels zoned R10; the west by Whites Creek Pike and several parcels zoned R10; and to the east by Knight Drive and Kipp Nashville College Prep Middle School. Between the parcels of land comprising the proposed SP District lies Deer Meadows Subdivision, which consists of single-family homes and duplexes. The site vegetation consists primarily of woods comprised of small to large trees. Existing blue line drains run from west to east across a portion of the property, and Ewing Creek runs from north to south along the eastern portion of the site.

The site is currently zoned R10 (Map 49, Parcels 148, 154, 155, 156, 274, 316, and 323) and IWD (Map 49, Parcel 150).

The existing Land Use Policy is a combination of T3-NE, T3-NM, and CO. The most predominant Land Use Policy of the site is T3-NE, comprising approximately 73% of the total site respectively. The T3 Suburban Transect Category is the bridge between rural and urban transect areas with the purpose of thoughtfully transitioning from the least dense natural and rural environment to the denser urban environment. The proposed development would be classified in the T3 Suburban Neighborhood Evolving Transect Category.

The Proposed SP District would permit only Single Family Lots.

BULK PROVISIONS:

Site Area: 116.76± Acres

Number of Lots Proposed:

Single Family House Lots (Tract A)	56
Single Family Cottage Lots (Tract A)	188
Single Family Cottage Lots (Tract B)	59
Total Number of Lots Proposed	<u>303</u>

Proposed Density: 2.60 Units/Acre

Maximum Building Height: 3 Stories

Open Space (Approximate Areas):

Usable	14.6 ± Ac.
Landscape Easements	3.0 ± Ac.
Stream Buffers	6.8 ± Ac.
Detention Areas	4.0 ± Ac.
Area to be Dedicated to Metro in Future	<u>49.5 ± Ac.</u>
Total	77.9 ± Ac. or 67% of Total Site



BUILDING AND LOT STANDARDS - COTTAGE:

A Cottage type house is a single-family residential building that occupies its lot with setbacks on all sides. Vehicular access is in the private drive front via private drive frontage, and a primary pedestrian entrance is located in the open space front of the house.

Bulk Standards:

Minimum Lot Area: 2,500 ± square feet

Maximum Lot Coverage: 0.65

Minimum Lot Width: 32 ± ft.

Minimum Lot Depth: 80 ± ft.

Typical Lot Size: 32 ± ft. x 95 ± ft.

Building Setbacks :

Open Space Front Setback:

Minimum: 0 ft.

Maximum: None

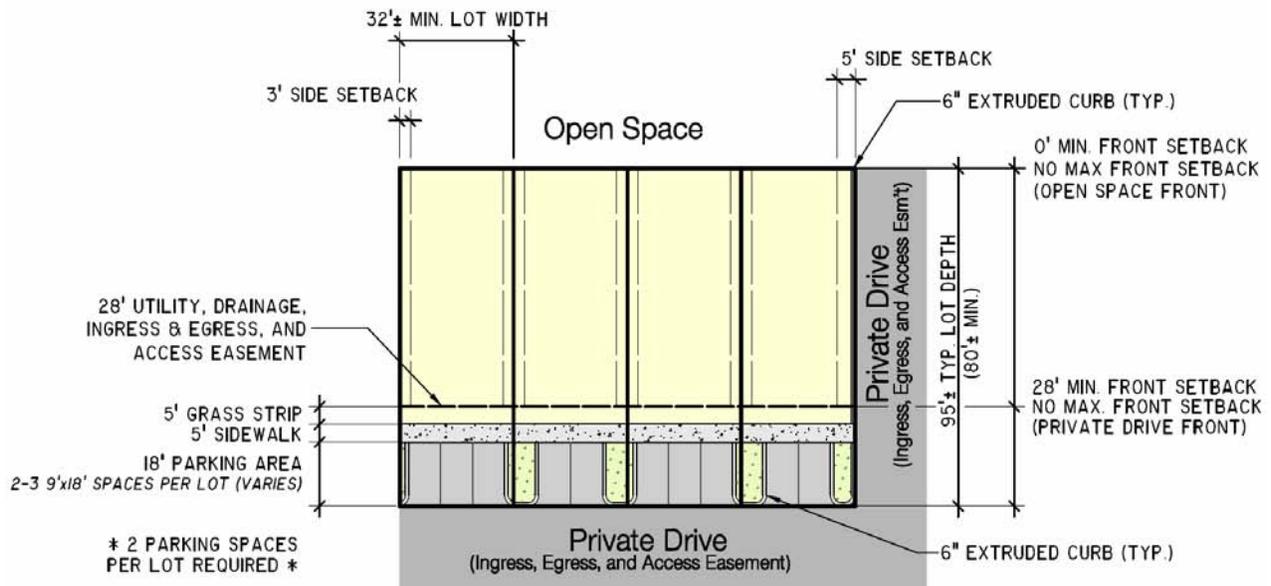
Private Drive Front Setback:

Minimum: 28 ft.

Maximum: None

Minimum Side Setback: 3 ft. Interior

5 ft. Adjoining Ingress, Egress, and
Access Easements



BUILDING AND LOT STANDARDS - HOUSE:

A House type house is a mid-sized single-family residential building that occupies the center of its lot with setbacks on all sides. Vehicular access is via a front driveway with a primary pedestrian entrance located along the private drive frontage.

Bulk Standards:

Minimum Lot Area: 6,000 ± square feet

Maximum Lot Coverage: 0.65

Minimum Lot Width: 50 ± ft.

Minimum Lot Depth: 90 ± ft.

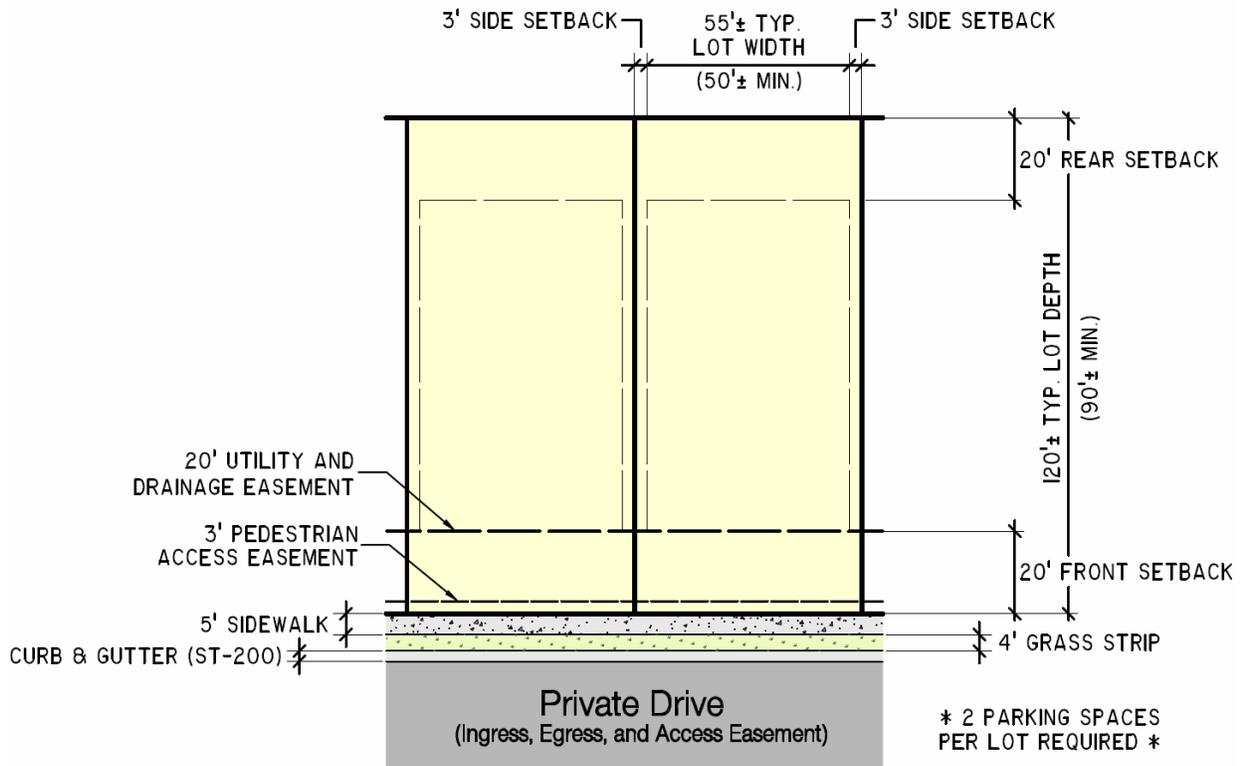
Typical Lot Size: 55 ± ft. x 120 ± ft.

Building Setbacks :

Minimum Front Setback: 20 ft.

Minimum Side Setback: 3 ft.

Minimum Rear Setback: 20 ft



ARCHITECTURAL STANDARDS:

General:

1. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
2. Long, uninterrupted wall planes on drives or paths shall be avoided.
3. Most of the buildings shall have relatively flat fronts.
4. Outdoor equipment such as HVAC equipment, meters, and panels shall be placed to the side or rear of the building or otherwise screened from streets.
5. Buildings on corner lots shall address both drives with architectural features and massing elements, including porches, windows, bays, or other facade enhancements.
6. Wall openings in adjacent buildings shall not face each other to give privacy to occupants. On adjacent lots, the building built first shall set precedence with respect to location and positioning of wall openings.



Walls:

1. Building walls shall be finished in brick, stone, masonry siding products, or fiber cement siding/shingles.
2. Building foundations shall be parged or textured block, brick or stone masonry, or masonry veneer.
3. Retaining walls shall be concrete, brick, stone, masonry or masonry veneer.

Roofs:

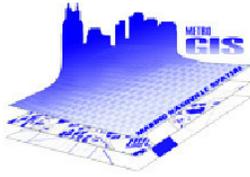
1. Roofs shall be clad in asphalt shingles or galvanized or painted steel.

Trim:

1. Trim shall consist of Vinyl or Aluminum Trim.



METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 148:



Nashville Planning Department

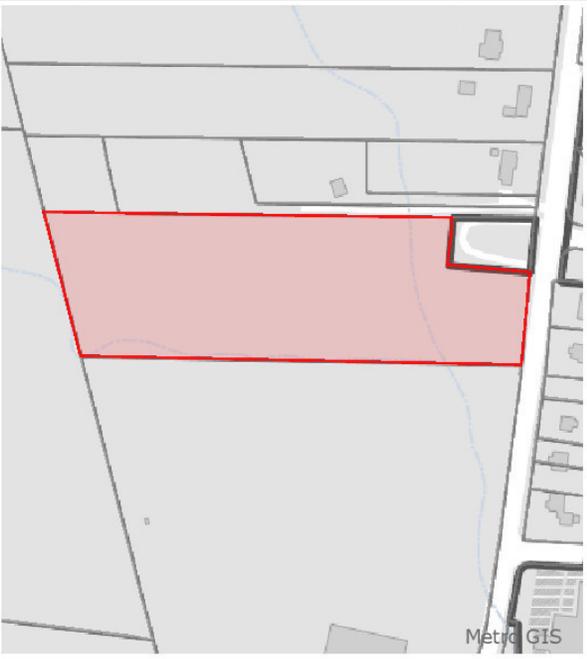
800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

maps.nashville.gov

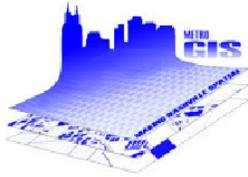
Parcel Details	
Parcel ID:	04900014800
Parcel Address:	0 KNIGHT DR WHITES CREEK, TN 37189
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	W SIDE KNIGHT DR AND N OF GREEN LANE
Acreage:	6.58
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	PL-00008250 0000338
Parcel Instrument Date:	10/30/1994
Census Tract:	37010106
Tax District:	GSD
Council District:	03
Land Use Description:	VACANT RESIDENTIAL LAND



Zoning		Hide
Zone Code	R10	
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		

Owner History		Hide
Owner Name	CORNERSTONE LAND COMPANY	
Acquired Date	6/1/2006	
Sale Instrument	DB-20060605 006598	
Mailing Address	262 ROBERT ROSE DR STE 300, MURFREESBORO TN 37129	
Mailing Country	US	
Sale Amount	\$ 1,700,000.00	
Owner Name	VANDERBILT UNIVERSITY	
Acquired Date	12/22/2000	
Sale Instrument	QC-20001227 012595	
Mailing Address	2100 WEST END AV STE 750 C/O SEAN SCALLY, NASHVILLE TN 37203	
Mailing Country	US	
Sale Amount	\$ 0.00	
Owner Name	HAWKINS, CHARLES W., III	

METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 150:



Nashville Planning Department

800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

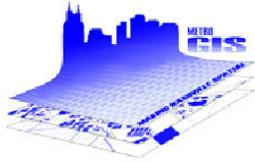
maps.nashville.gov

Parcel Details	
Parcel ID:	04900015000
Parcel Address:	420 GREEN LN WHITES CREEK, TN 37189
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	N SIDE GREEN LN & W OF KNIGHT DR
Acreage:	5.02
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	DB-00000000 0000000
Parcel Instrument Date:	4/19/1983
Census Tract:	37010106
Tax District:	USD
Council District:	03
Land Use Description:	VACANT COMMERCIAL LAND

Zoning		Hide
Zone Code	IWD	
Zone Description	INDUSTRIAL WAREHOUSING/DISTRIBUTION IS INTENDED FOR A WIDE RANGE OF WAREHOUSING, WHOLESALING, AND BULK DISTRIBUTION USES.	
Effective Date	1/1/1998	
Ordinance	O96-555	
Case Number		
Zone Code	CG	
Zone Description		
Effective Date	1/27/1997	
Ordinance	O96-598	
Case Number	96Z-122U	
Zone Code	R10	
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		

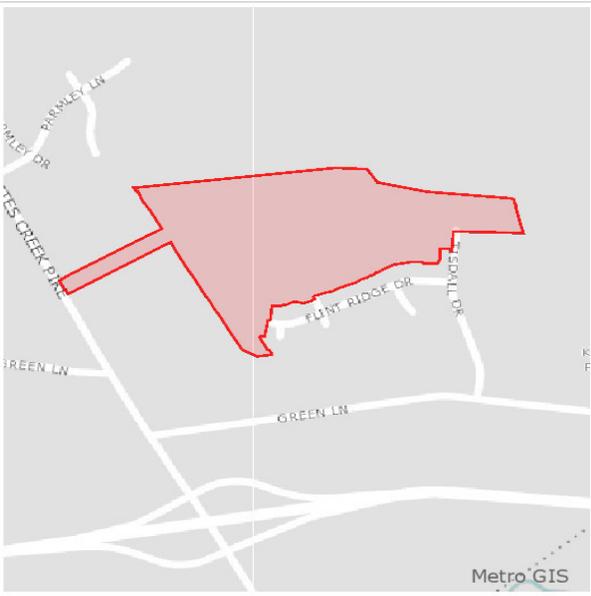
Owner History		Hide
Owner Name	CORNERSTONE LAND COMPANY	
Acquired Date	6/1/2006	
Sale Instrument	DB-20060605 006598	

METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 154:



Nashville Planning Department
 800 2nd Ave S
 P.O. Box 196300
 Nashville, TN 37219-6300
maps.nashville.gov

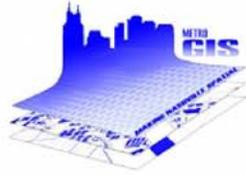
Parcel Details	
Parcel ID:	04900015400
Parcel Address:	0 WHITES CREEK PIKE NASHVILLE, TN 37207
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	E SIDE WHITES CK PK AND N OF GREEN LANE
Acreage:	72.14
Frontage Dimension:	479
Side Dimension:	0
Parcel Instrument:	DB-20150311 0020898
Parcel Instrument Date:	2/25/2015
Census Tract:	37010106
Tax District:	USD
Council District:	03
Land Use Description:	VACANT RESIDENTIAL LAND



Zoning	
Zone Code	R10 Hide
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.
Effective Date	12/23/1974
Ordinance	O73-650
Case Number	

Owner History	
Owner Name	CORNERSTONE LAND COMPANY Hide
Acquired Date	6/1/2006
Sale Instrument	DB-20060605 006598
Mailing Address	262 ROBERT ROSE DR STE 300, MURFREESBORO TN 37129
Mailing Country	US
Sale Amount	\$ 1,700,000.00
Owner Name	VANDERBILT UNIVERSITY
Acquired Date	12/22/2000
Sale Instrument	QC-20001227 012595
Mailing Address	2100 WEST END AV STE 750 C/O SEAN SCALLY, NASHVILLE TN 37203
Mailing Country	US
Sale Amount	\$ 0.00
Owner Name	HAWKINS, CHARLES W., III

METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 155:



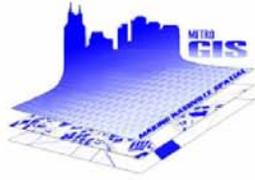
Nashville Planning Department
 800 2nd Ave S
 P.O. Box 196300
 Nashville, TN 37219-6300
maps.nashville.gov

Parcel Details	
Parcel ID:	04900015500
Parcel Address:	516 GREEN LN WHITES CREEK, TN 37189
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	N SIDE GREEN LN & E OF WHITES CREEK CREEK PK
Acreage:	1.38
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	DB-00001813 0000414
Parcel Instrument Date:	3/30/1950
Census Tract:	37010106
Tax District:	USD
Council District:	03
Land Use Description:	VACANT RESIDENTIAL LAND

Zoning		Hide
Zone Code	R10	
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		

Owner History		Hide
Owner Name	CORNERSTONE LAND COMPANY	
Acquired Date	6/1/2006	
Sale Instrument	DB-20060605 006598	
Mailing Address	262 ROBERT ROSE DR STE 300, MURFREESBORO TN 37129	
Mailing Country	US	
Sale Amount	\$ 1,700,000.00	
Owner Name	VANDERBILT UNIVERSITY	
Acquired Date	12/22/2000	
Sale Instrument	QC-20001227 012595	
Mailing Address	2100 WEST END AV STE 750 C/O SEAN SCALLY, NASHVILLE TN 37203	
Mailing Country	US	
Sale Amount	\$ 0.00	
Owner Name	HAWKINS, CHARLES W., III	

METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 156:



Nashville Planning Department

800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

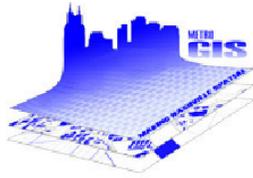
maps.nashville.gov

Parcel Details	
Parcel ID:	04900015600
Parcel Address:	520 GREEN LN WHITES CREEK, TN 37189
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	N SIDE GREEN LN & E OF WHITES CREEK PK
Acreage:	1.38
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	DB-00003098 0000354
Parcel Instrument Date:	6/22/1960
Census Tract:	37010106
Tax District:	USD
Council District:	03
Land Use Description:	VACANT RESIDENTIAL LAND

Zoning		Hide
Zone Code	R10	
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		

Owner History		Hide
Owner Name	CORNERSTONE LAND COMPANY	
Acquired Date	6/1/2006	
Sale Instrument	DB-20060605 006598	
Mailing Address	262 ROBERT ROSE DR STE 300, MURFREESBORO TN 37129	
Mailing Country	US	
Sale Amount	\$ 1,700,000.00	
Owner Name	VANDERBILT UNIVERSITY	
Acquired Date	12/22/2000	
Sale Instrument	QC-20001227 012595	
Mailing Address	2100 WEST END AV STE 750 C/O SEAN SCALLY, NASHVILLE TN 37203	
Mailing Country	US	
Sale Amount	\$ 0.00	
Owner Name	HAWKINS, CHARLES W., III	

METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 274:



Nashville Planning Department

800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

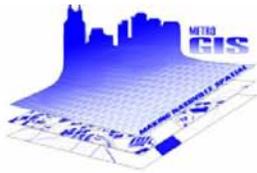
maps.nashville.gov

Parcel Details	
Parcel ID:	04900027400
Parcel Address:	0 TISDALL DR WHITES CREEK, TN 37189
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	RES PAR EXCEPTION OF TENNESSEE, INC.
Acreage:	17.1
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	PL-00005190 0000418
Parcel Instrument Date:	5/27/1980
Census Tract:	37010106
Tax District:	USD
Council District:	03
Land Use Description:	VACANT RESIDENTIAL LAND

Zoning		Hide
Zone Code	R10	
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		

Owner History		Hide
Owner Name	CORNERSTONE LAND COMPANY	
Acquired Date	6/1/2006	
Sale Instrument	DB-20060605 006598	
Mailing Address	262 ROBERT ROSE DR STE 300, MURFREESBORO TN 37129	
Mailing Country	US	
Sale Amount	\$ 1,700,000.00	
Owner Name	VANDERBILT UNIVERSITY	
Acquired Date	12/22/2000	
Sale Instrument	QC-20001227 012595	
Mailing Address	2100 WEST END AV STE 750 C/O SEAN SCALLY, NASHVILLE TN 37203	
Mailing Country	US	
Sale Amount	\$ 0.00	
Owner Name	HAWKINS, CHARLES W., III	

METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 316:



Nashville Planning Department
 800 2nd Ave S
 P.O. Box 196300
 Nashville, TN 37219-6300

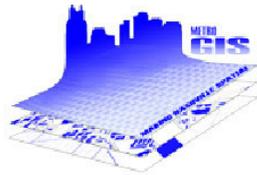
maps.nashville.gov

Parcel Details	
Parcel ID:	04900031600
Parcel Address:	0 GREEN LN WHITES CREEK, TN 37189
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	N/S GREEN LN E OF WHITES CREEK PK
Acreage:	14.02
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	PL-00006250 0000280
Parcel Instrument Date:	1/3/1985
Census Tract:	37010106
Tax District:	USD
Council District:	03
Land Use Description:	VACANT RESIDENTIAL LAND

Zoning		Hide
Zone Code	R10	
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		

Owner History		Hide
Owner Name	CORNERSTONE LAND COMPANY	
Acquired Date	6/1/2006	
Sale Instrument	DB-20060605 006598	
Mailing Address	262 ROBERT ROSE DR STE 300, MURFREESBORO TN 37129	
Mailing Country	US	
Sale Amount	\$ 1,700,000.00	
Owner Name	VANDERBILT UNIVERSITY	
Acquired Date	12/22/2000	
Sale Instrument	QC-20001227 012595	
Mailing Address	2100 WEST END AV STE 750 C/O SEAN SCALLY, NASHVILLE TN 37203	
Mailing Country	US	
Sale Amount	\$ 0.00	
Owner Name	HAWKINS, CHARLES W., III	

METRO GIS PROPERTY INFORMATION - MAP 49-0, PARCEL 323:



Nashville Planning Department
 800 2nd Ave S
 P.O. Box 196300
 Nashville, TN 37219-6300

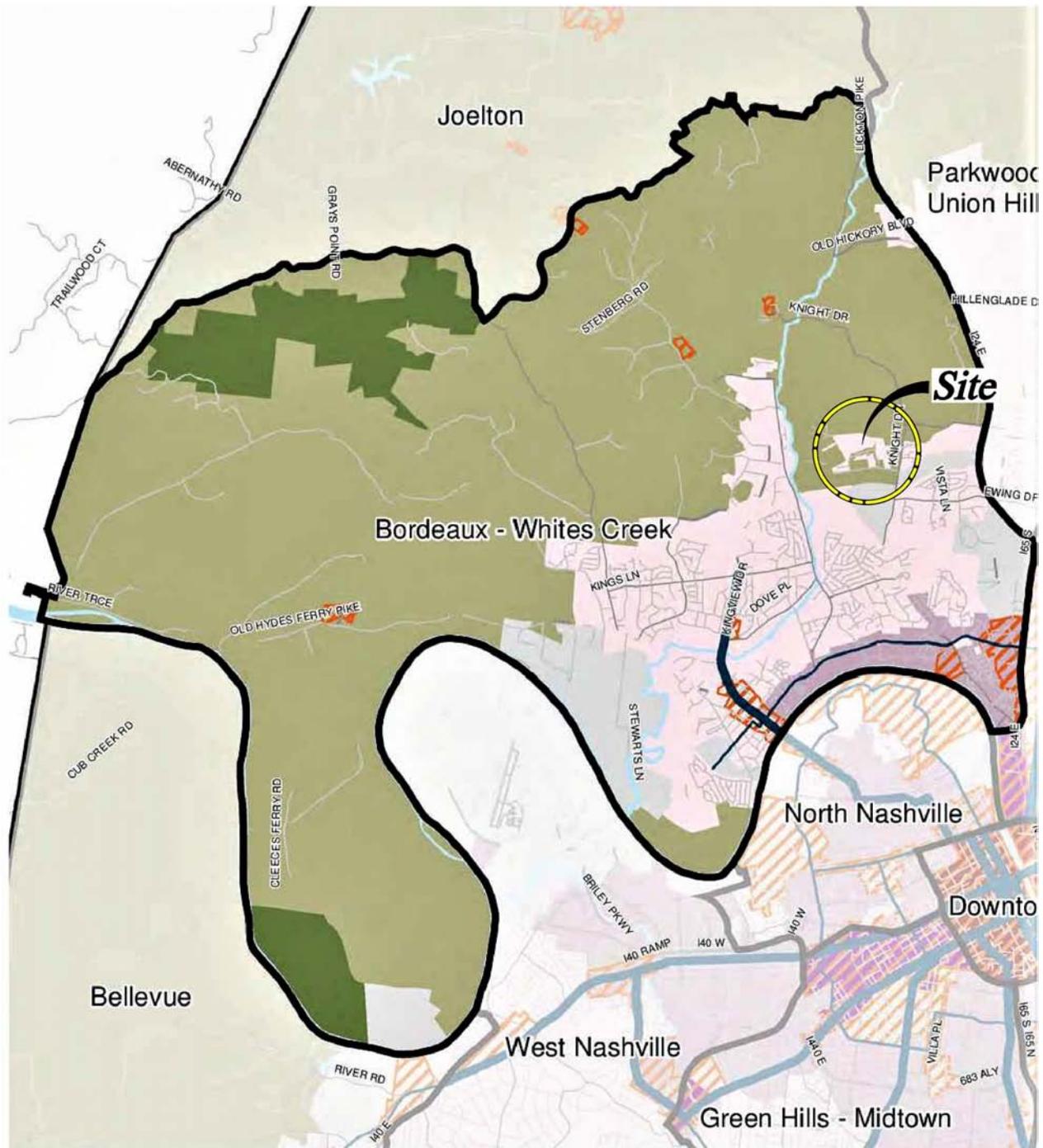
maps.nashville.gov

Parcel Details	
Parcel ID:	04900032300
Parcel Address:	3448 KNIGHT DR WHITES CREEK, TN 37189
Owner:	CORNERSTONE LAND COMPANY
Acquired Date:	5/31/2006
Sale Price:	\$ 1,700,000.00
Sale Instrument:	DB-20060605 0065987
Mailing Address:	262 ROBERT ROSE DR STE 300 MURFREESBORO, TN 37129
Legal Description:	LOT 1 CHANDLER SUBDIVISION
Acreage:	0.42
Frontage Dimension:	115
Side Dimension:	170
Parcel Instrument:	PL-00008250 0000338
Parcel Instrument Date:	10/30/1994
Census Tract:	37010106
Tax District:	GSD
Council District:	03
Land Use Description:	VACANT RESIDENTIAL LAND

Zoning	
Zone Code	R10
Zone Description	Low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 3.7 dwelling units per acre.
Effective Date	12/23/1974
Ordinance	O73-650
Case Number	

Owner History	
Owner Name	CORNERSTONE LAND COMPANY
Acquired Date	6/1/2006
Sale Instrument	DB-20060605 006598
Mailing Address	262 ROBERT ROSE DR STE 300, MURFREESBORO TN 37129
Mailing Country	US
Sale Amount	\$ 1,700,000.00
Owner Name	VANDERBILT UNIVERSITY
Acquired Date	12/22/2000
Sale Instrument	QC-20001227 012595
Mailing Address	2100 WEST END AV STE 750 C/O SEAN SCALLY, NASHVILLE TN 37203
Mailing Country	US
Sale Amount	\$ 0.00
Owner Name	HAWKINS, CHARLES W., III
Acquired Date	9/27/1995

TRANSECT MAP – BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN:

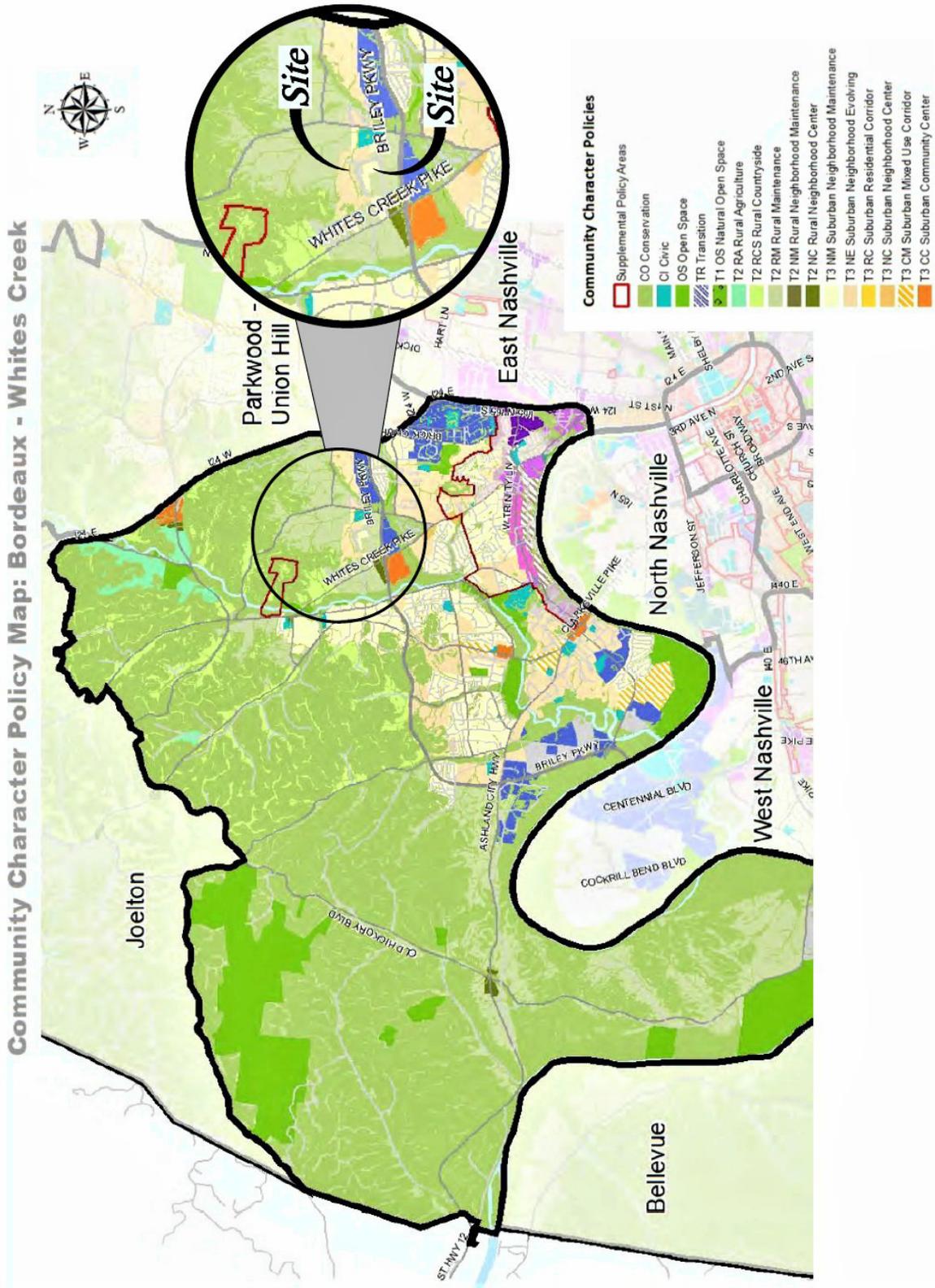


Transects Legend

 Centers	Priority Corridors	 T1 Natural	 T5 Center
 Subarea Boundaries	 Immediate Need	 T2 Rural	 T6 Downtown
 Anchor Parks	 Long-Term Need	 T3 Suburban	 D District
		 T4 Urban	 Water

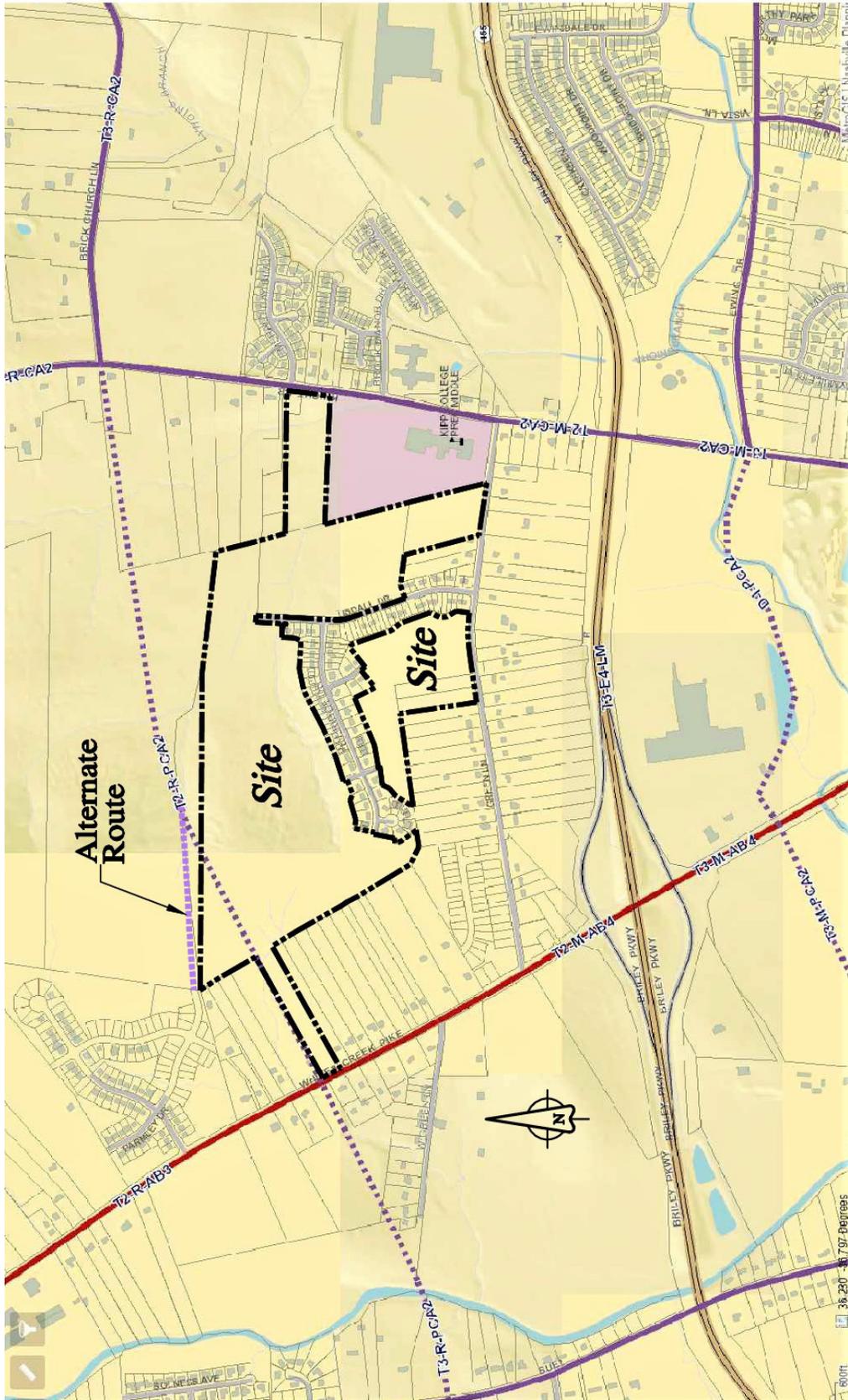


COMMUNITY CHARACTER POLICY MAP – BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN:



Community Character Policy Map: Bordeaux - Whites Creek

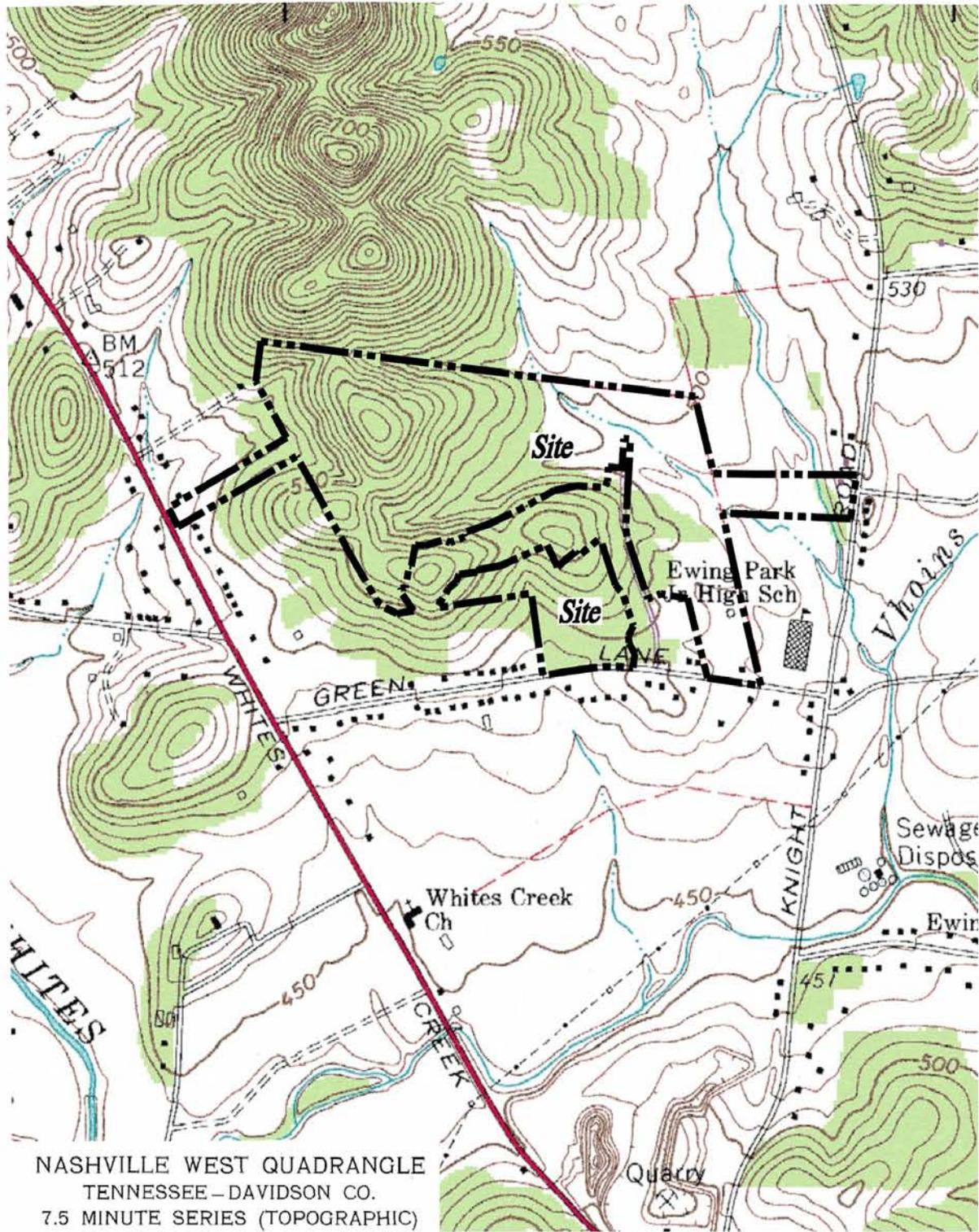
METRO MAJOR AND COLLECTOR STREET PLAN:



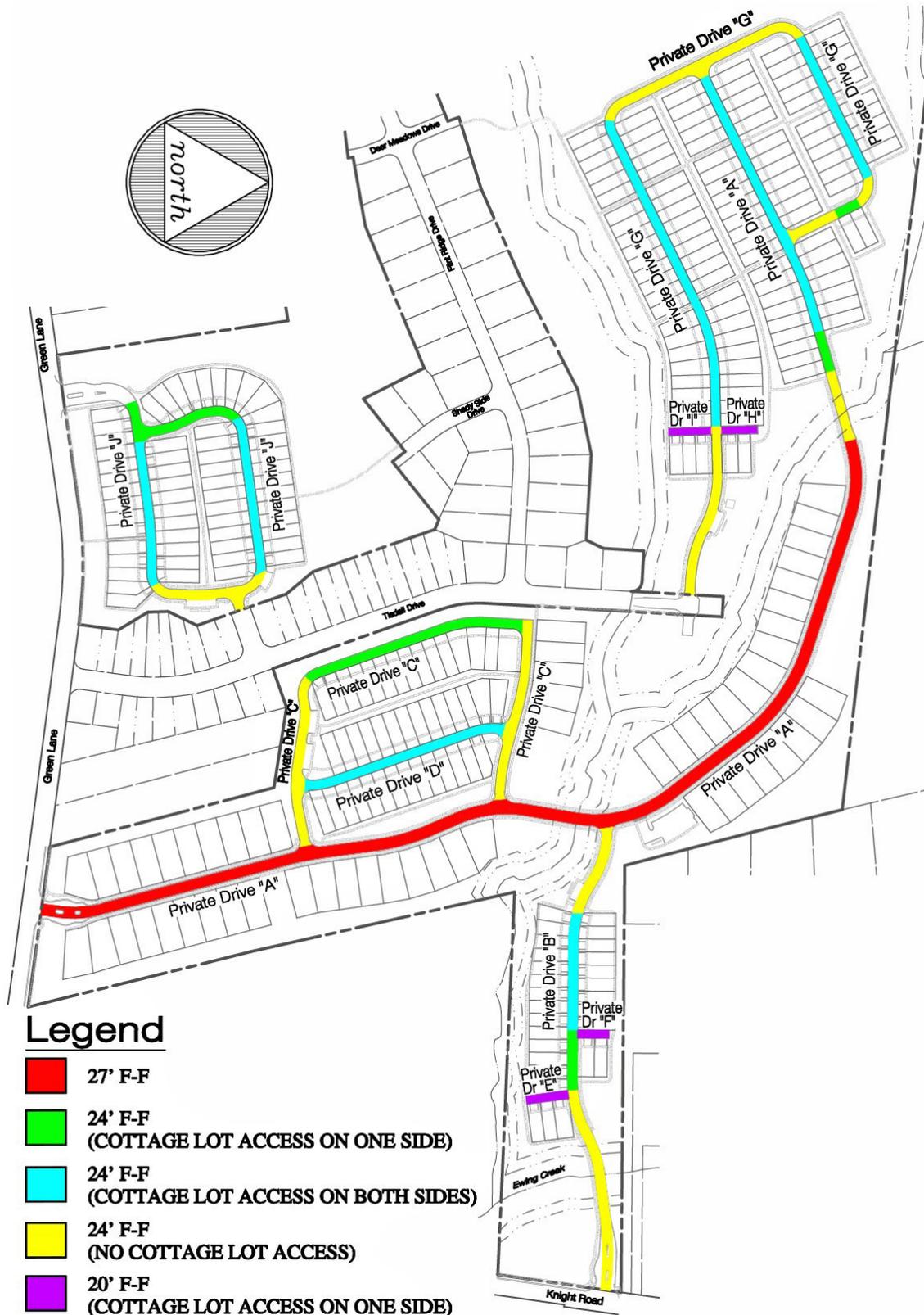
AERIAL PHOTO OF SITE:



USGS TOPOGRAPHIC MAP:



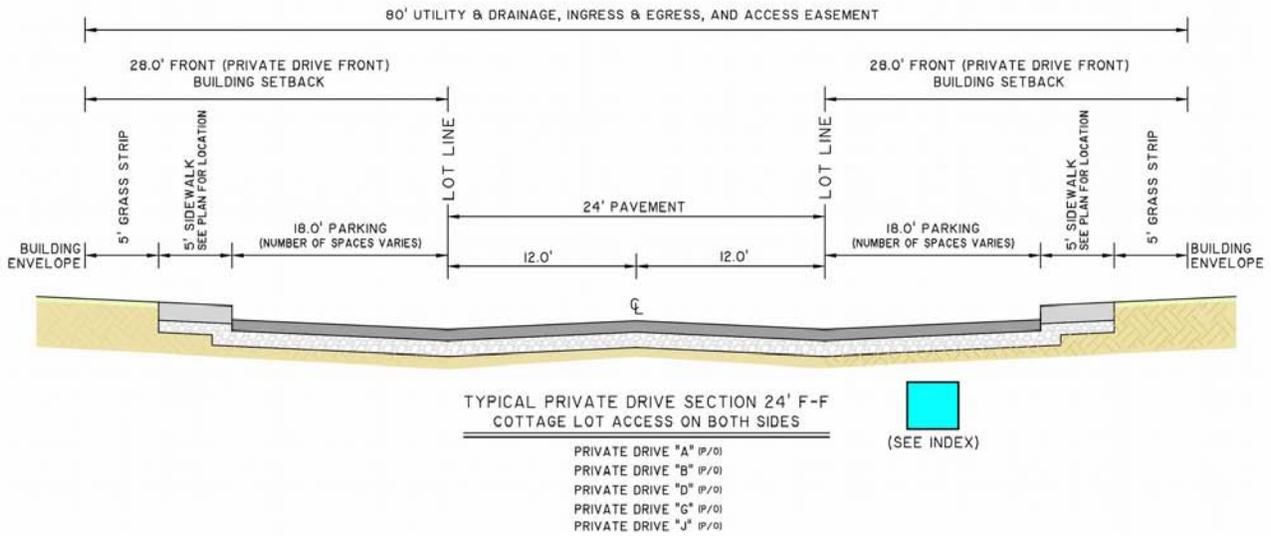
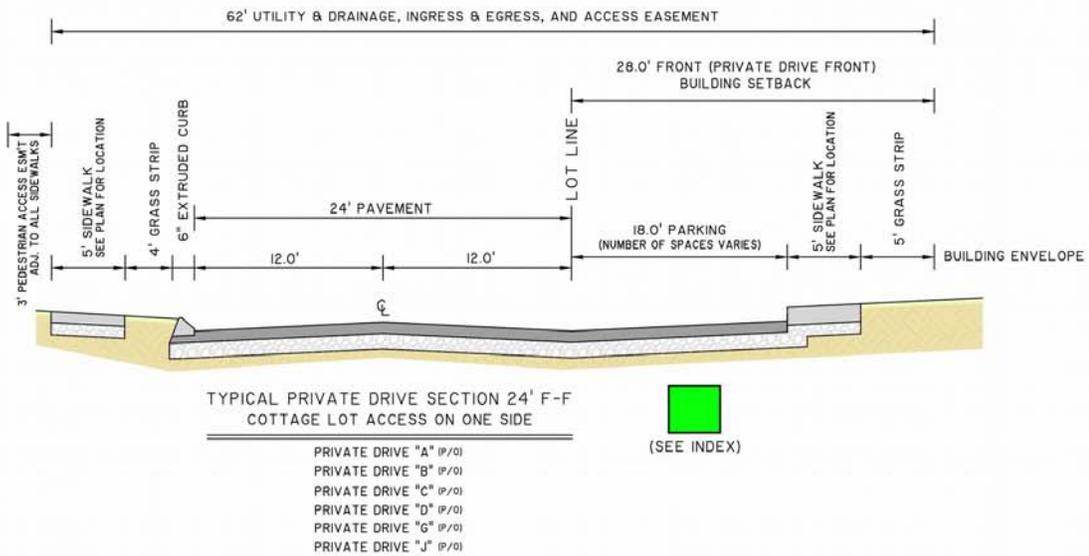
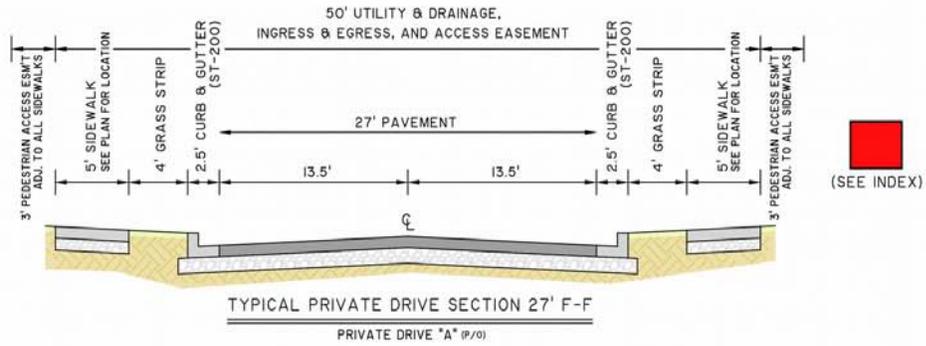
ROADWAY LAYOUT (NOT TO SCALE):



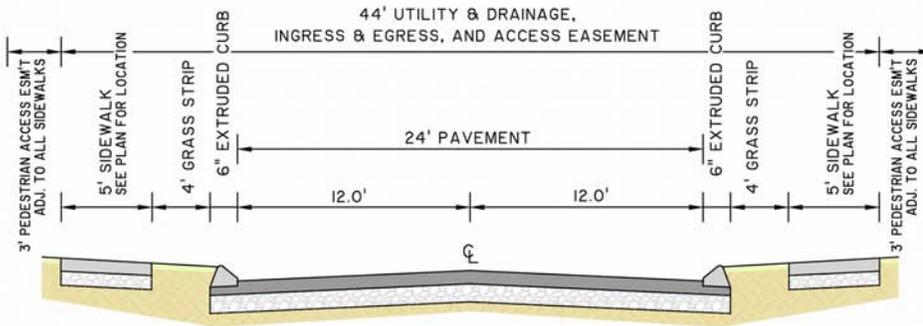
Legend

- 27' F-F
- 24' F-F
(COTTAGE LOT ACCESS ON ONE SIDE)
- 24' F-F
(COTTAGE LOT ACCESS ON BOTH SIDES)
- 24' F-F
(NO COTTAGE LOT ACCESS)
- 20' F-F
(COTTAGE LOT ACCESS ON ONE SIDE)

ROADWAY SECTIONS (NOT TO SCALE):



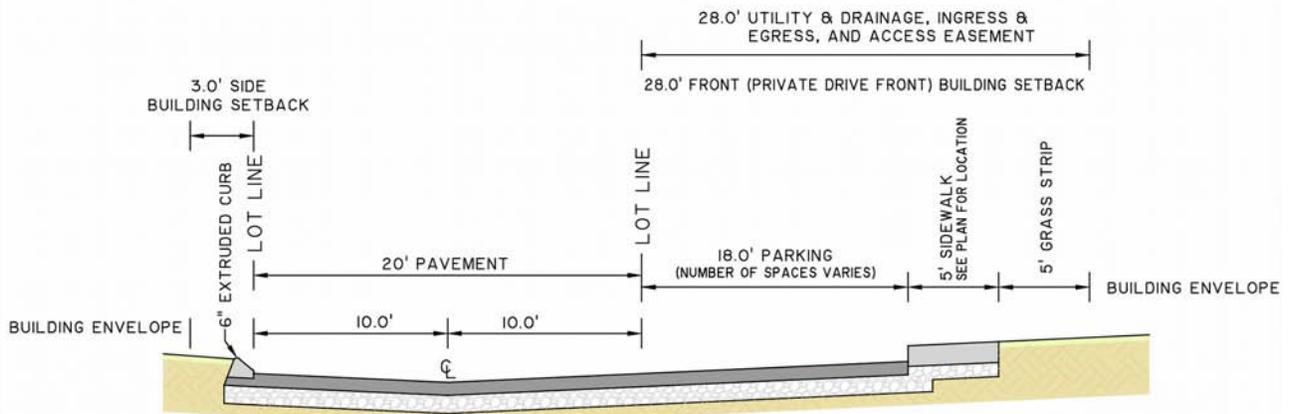
ROADWAY SECTIONS (CONTINUED) (NOT TO SCALE):



TYPICAL PRIVATE DRIVE SECTION 24' F-F
NO COTTAGE LOT ACCESS

- PRIVATE DRIVE "A" (P/O)
- PRIVATE DRIVE "B" (P/O)
- PRIVATE DRIVE "C" (P/O)
- PRIVATE DRIVE "G" (P/O)
- PRIVATE DRIVE "J" (P/O)

(SEE INDEX)



TYPICAL PRIVATE DRIVE SECTION 20' F-F
COTTAGE LOT ACCESS ON ONE SIDE

- PRIVATE DRIVE "E"
- PRIVATE DRIVE "F"
- PRIVATE DRIVE "H"
- PRIVATE DRIVE "I"

(SEE INDEX)

PRELIMINARY PHASING PLAN (NOT TO SCALE):

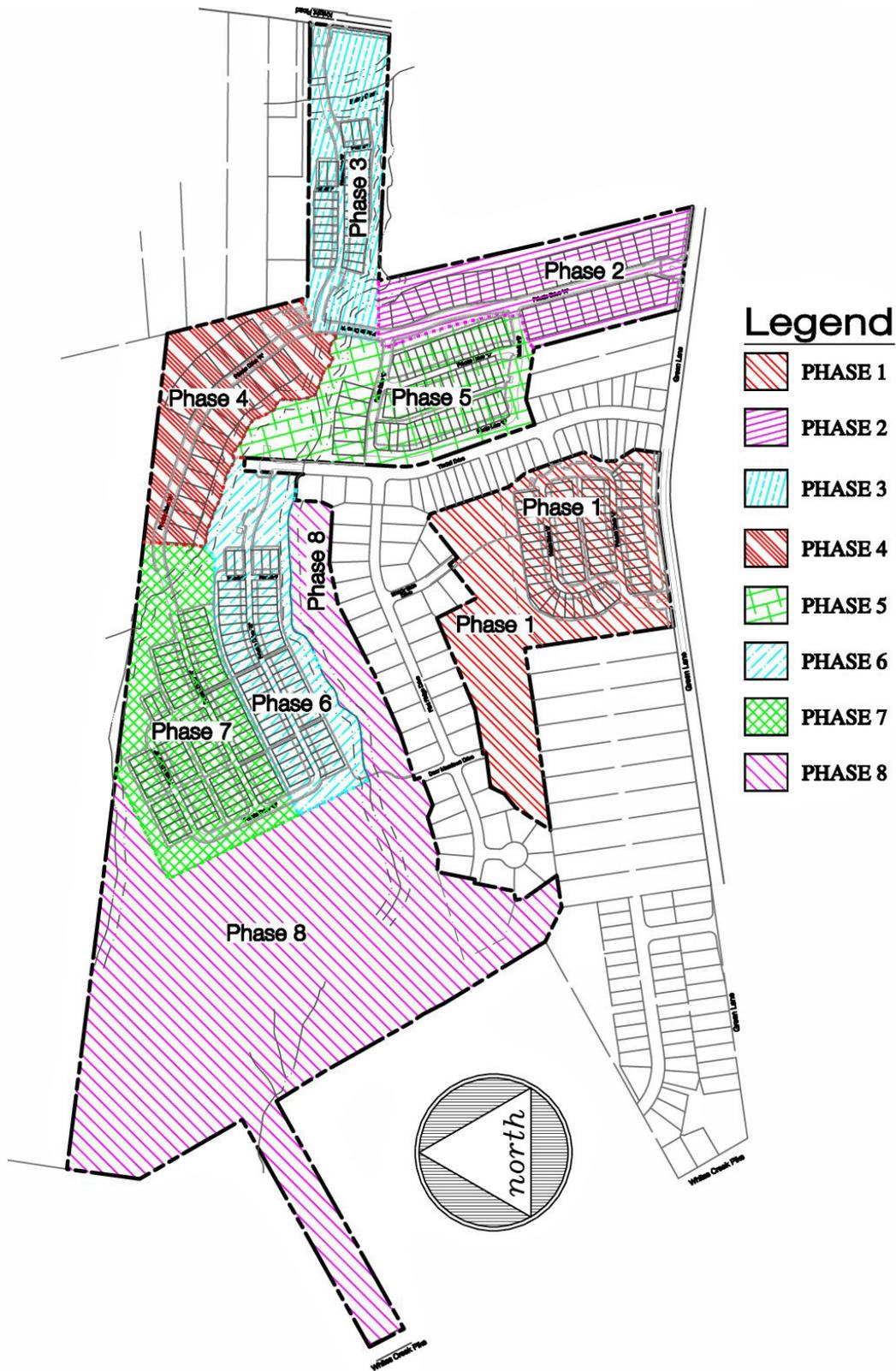


EXHIBIT – ARTIST’S ILLUSTRATION OF A PORTION OF THE SITE:



COTTAGE EXAMPLE (1836, ELEVATION J):



OPEN SPACE FRONT



PRIVATE DRIVE FRONT



LEFT SIDE



RIGHT SIDE

COTTAGE EXAMPLE (1960, ELEVATION J):



OPEN SPACE FRONT



PRIVATE DRIVE FRONT



LEFT SIDE



RIGHT SIDE

COTTAGE PLAN EXAMPLE (1836, ELEVATION J):

REVISIONS



262 ROBERT ROUSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 396-9019

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DATE	11/18/18
SCALE	AS SHOWN
PROJECT	1836
REVISION	1

REAR ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
PLAYING AND HANG VINYL SHALL BE GROUVED IN ATTIC TO 2" BTY ROOF PITCHES. ALL ROOF PITCHES SHALL BE PAINTED TO MATCH BODY COLOR.

NOTE:
SHUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED DOWNSTREAM TO FLOW AWAY FROM HOUSE. LOCATE DOWNSPOUTS IN INDIVIDUALLY OPTIMIZED LOCATIONS.

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FRONT ELEVATION "J"
SCALE: 1/8" = 1'-0"

GENERAL FRAMING NOTES:
 1. ALL EXTERIOR WALLS ARE 8" x 8" STUDS ON 16" O.C.
 2. ALL INTERIOR WALLS ARE 8" x 4" STUDS ON 16" O.C.
 3. ALL FLOOR JOISTS ARE 2" x 8" ON 16" O.C.
 4. ALL FLOORING SHALL BE 3/4" TYPICAL OSB OR 1/2" TYPICAL OSB ON 16" O.C. JOISTS.
 5. ALL ROOFING SHALL BE 1/2" TYPICAL OSB ON 12" O.C. RAFTERS.
 6. ALL ROOFING SHALL BE 1/2" TYPICAL OSB ON 12" O.C. RAFTERS.
 7. ALL ROOFING SHALL BE 1/2" TYPICAL OSB ON 12" O.C. RAFTERS.
 8. ALL ROOFING SHALL BE 1/2" TYPICAL OSB ON 12" O.C. RAFTERS.
 9. ALL ROOFING SHALL BE 1/2" TYPICAL OSB ON 12" O.C. RAFTERS.
 10. ALL ROOFING SHALL BE 1/2" TYPICAL OSB ON 12" O.C. RAFTERS.

Bungalow Collection
1836 PLAN
ELEVATION "J"

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COTTAGE PLAN EXAMPLE (1960, ELEVATION J):

REVISIONS



262 ROBERT ROSS DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 596-8019

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DATE	11.11.16
SCALE	1/8" = 1'-0"
PROJECT	1960
SHEET	1

RIGHT SIDE ELEVATION

NOTE:
PUMPS AND HVAC VENTS SHALL BE LOCATED IN ATTIC TO LIMIT NOISE PENETRATION. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF COLOR.
NON-FUNCTIONAL COVERED GABLE VENT SHALL BE LOCATED IN NON-FUNCTIONAL OPPOSITE LOCATION.

FRONT ELEVATION "J"

NOTE:
PUMPS AND HVAC VENTS SHALL BE LOCATED IN ATTIC TO LIMIT NOISE PENETRATION. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF COLOR.
NON-FUNCTIONAL COVERED GABLE VENT SHALL BE LOCATED IN NON-FUNCTIONAL OPPOSITE LOCATION.

REAR ELEVATION

NOTE:
NO BALUN IN REAR PORCH. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF COLOR.
NON-FUNCTIONAL COVERED GABLE VENT SHALL BE LOCATED IN NON-FUNCTIONAL OPPOSITE LOCATION.

LEFT SIDE ELEVATION

NOTE:
NO BALUN IN REAR PORCH. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF COLOR.
NON-FUNCTIONAL COVERED GABLE VENT SHALL BE LOCATED IN NON-FUNCTIONAL OPPOSITE LOCATION.

DETAIL "A"

GENERAL RAFTING NOTES:
1. ALL RAFTERS SHALL BE 2x6 OR 2x8 UNLESS OTHERWISE NOTED.
2. ALL RAFTERS SHALL BE 12' ON CENTER UNLESS OTHERWISE NOTED.
3. ALL RAFTERS SHALL BE 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
4. ALL RAFTERS SHALL BE 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
5. ALL RAFTERS SHALL BE 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.

18" DEEP PVC BRACKET DETAILS

Bungalow Collection 1960 PLAN ELEVATION "J"

COTTAGE PLAN EXAMPLE (1988, ELEVATION J):

REVISIONS



262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 396-0919

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1988
ELEVATION J

REAR ELEVATION

NOTE:
PUMPING AND VENT STACKS SHALL BE LOCATED IN ATTIC TO KEEP THEM FROM VIEW. ROOF PIERCEMENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

FRONT ELEVATION "J"

GENERAL RAFTING NOTES:
 ALL RAFTERS SHALL BE 2" X 12" UNLESS OTHERWISE NOTED.
 ALL BRACKETS SHALL BE 4" X 6" UNLESS OTHERWISE NOTED.
 ALL FLOOR JOISTS SHALL BE 2" X 12" UNLESS OTHERWISE NOTED.
 ALL FLOOR TRUSSES SHALL BE 2" X 12" UNLESS OTHERWISE NOTED.
 ALL ROOF TRUSSES SHALL BE 2" X 12" UNLESS OTHERWISE NOTED.

RIGHT SIDE ELEVATION

NOTE:
SUTTERS AND DOWNSPUTS ARE NOT SHOWN FOR THIS ELEVATION. SUTTERS AND DOWNSPUTS SHALL BE LOCATED THROUGHOUT THE HOUSE TO MATCH ROOF COLOR. DOWNSPUTS SHALL BE PAINTED TO MATCH ROOF COLOR.

LEFT SIDE ELEVATION

NOTE:
PUMPING AND VENT STACKS SHALL BE LOCATED IN ATTIC TO KEEP THEM FROM VIEW. ROOF PIERCEMENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

HOUSE EXAMPLES (FRONTS):



HOUSE EXAMPLES (REARS):



ORIGINAL CAPACITY LETTER:

ORIGINAL CAPACITY LETTER

BILL PURCELL
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

April 4, 2006

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2206

Mr. Q. Scott Pulliam
Wamble and Associates, PLLC
40 Middleton Street
Nashville, TN 37210

500 UNITS

Re: Sewer Capacity Requirements, Proposed 300 Single-Family Lots & 100 Duplexes, Whites Creek Pike and Green Lane, Map 49, Parcels 148, 150, 154-156, 177 & 274. (This Letter Voids and Supersedes Capacity Letter dated March 24, 2006)

Dear Mr. Pulliam:

In response to your letter received on March 10, 2006, we will be in a position to comply with your request for sanitary sewer availability upon prepayment of certain capacity charges based on the 175,000 gallons per day average daily flow projected from this development. A calculated capacity charge of \$250,000.00 has been assessed for this development. Please note, a public water main extension and a public sewer line extension will be required to serve this proposed development. Any easement acquisitions will be the responsibility of the developer. All associated costs will be at the developer's expense. Please note, pressure regulating devices will be required when pressures exceed 100 psi. It is the responsibility of the engineer to contact the Fire Marshall's Office regarding adequate fire protection.

Sewer service can be made available (according to the Wastewater Management Plan) by payment of these charges as follows:

<u>Commitment</u>	<u>Sewer Capacity Charge</u>
1 Year	\$ 75,000.00 (30%)
2 Years	\$ 137,500.00 (55%)
3 Years or More	\$ 250,000.00 (100%)

A minimum of 30% of these non-refundable charges must be paid within 60 days of this letter to our Metro Water Services, Permits Office, Metro Office Building, 800 Second Avenue South, Nashville, TN 37210.

We will initiate the formal availability letter (including confirmation of water service availability) as requested upon receipt and acceptance of this fee. It should be noted that prior to issuance of a sewer connection permit for the proposed development, the entire capacity fee must be received by this Department.

Please be advised that the Department is in process of reviewing its fee structure. Upon Council approval we reserve the right to make necessary changes.

Should you have any questions, please contact Ms. Diane Martindale at (615) 862-4578.

Sincerely,

Alan W. Hand, P.E.
Engineer 2

AWH:DM:cg

cc: Mr. Scott A. Potter, P.E., Director
Mr. Michael D. Morris, P.E., Engineer 3
Mr. Marcus Knight, P.E., Engineer 2
Ms. Mary Ellen Jackson, Customer Service Assistant Manager

RECEIPT OF PAYMENT - SEWER CAPACITY CHARGES IN ENTIRETY:

54819

MIDSOUTH BANK
87-887/841

OLE
ERTIES INC
SE DR.
TN 37128
0019

54819 June 30, 2006

Pay: *****Two hundred fifty thousand dollars and no cents 250,000.00

Metro Water Services
P.O. Box 305225
Nashville, TN 37230-5225



Details on back. 

MEMO:

⑈054819⑈ ⑈064108870⑈ 1000007⑈

OLE SOUTH PROPERTIES INC

54819

Metro Water Services

	Amount	Deduct	Net Paid
6-30-06 63006	Cornerstone - Whites Cree 250000.00	.00	250000.00

ORIGINAL AVAILABILITY LETTER:

ORIGINAL AVAILABILITY LETTER

BILL PURTELL
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE NORTH
NASHVILLE, TENNESSEE 37203-3208

September 7, 2006

Mr. Q. Scott Pulliam
Wamble & Associates, PLLC
40 Middleton Street
Nashville, TN 37210

500 UNITS

Re: Availability of Water and Sewer Services, (formerly Ridgecrest), Proposed 300 Single-Family Lots and 100 Duplexes, Whites Creek Pike & Green Lane, Map 49, Parcels 148, 150, 154-156, 177, & 274.

Dear Mr. Pulliam:

Investigation of the availability of water and sewer services for this property revealed the following:

WATER: Water service will be available with the installation of individual private metered service lines upon the construction and completion of a public water main extension. This pressure system has a service elevation of 537 feet. Pressure regulating devices will be required when pressures exceed 100 psi. It is the responsibility of the engineer to contact the Fire Marshall's Office regarding adequate fire protection.

SEWER: Sanitary sewer service will be available with the installation of individual private sanitary sewer service lines upon construction and completion of a public sewer line extension. Any easement acquisitions will be the responsibility of the developer. Availability is based upon prepayment of Permit No. S2006-02795(received on June 30, 2006) for \$250,000.00 which is 100% of the total capacity charges.

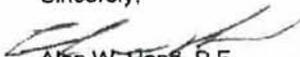
In addition to these charges, all applicable tap fees must be paid at the time of application for the sewer/water connection permits.

All cost incurred in the extension of the public water and public sewer lines will be at the expense of the developer. Upon submittal of detailed construction plans, we will be in a position to review for Departmental approval.

The above statement of water service availability is effective for one year from the date of this letter. Sewer availability for a maximum 175,000 GPD contribution to the public sewer system has been reserved in perpetuity for this site. If construction has not begun within this period, a renewal of the availability statement will be required. All applicable Departmental regulations and fees will be imposed at that time.

Should you have any questions, please contact Ms. Diane Martindale at (615) 862-4598.

Sincerely,


Alan W. Hand, P.E.
Engineer 2

AWH:DM:cg

- cc: Mr. Scott A. Potter, P.E., Director
- Mr. Michael D. Morris, P.E., Engineer 3
- Mr. Marcus Knight, P.E., Engineer 2
- Ms. Mary Ellen Jackson, Customer Service Assistant Manager/Permits
- Mrs. Carolyn Tucker, Council District 3

 If you need assistance or an accommodation, please contact Metro Water Services, Mr. Joseph A. Estes, Sr. at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208