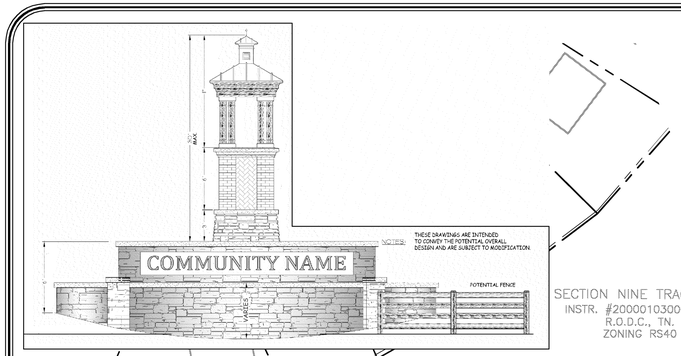


EXAMPLE COMMUNITY SIGN ELEVATION N.T.S.

PAVEMENT LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE WALK

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 60 120 180
SCALE: 1"=60'

SPECIAL NOTE:

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 APPLICABLE REQUIREMENTS OF THE RM20 ZONING DISTRICT AS OF THE DATE OF THE REQUEST OR APPLICATION.

PURPOSE NOTE:

THE APPLICANT IS REQUESTING A CHANGE FROM THE CURRENT ZONING OF RS-40 TO SP. THIS REQUEST IS NECESSARY FOR THE IMPLEMENTATION OF A 1-3 STORY HEALTH CARE FACILITY ALONG WITH 28 TOWNHOMES IN ORDER TO CREATE A DEVELOPMENT OF APPROPRIATE USE AND DENSITY. THIS REQUEST WILL ALLOW THE DEVELOPMENT TO MAXIMIZE OPEN SPACE AND TREE PRESERVATION.

GENERAL PLAN CONSISTENCY:

The following description identifies specific principles and objectives of the General Plan and how the design and layout of the proposed SP will be consistent with such principles and objectives:

Community Character Policy

General Plan Objective : "pedestrian connections should be provided to the adjacent Conservation policy Area..."

SP Response: Proposed sidewalks and crosswalks along Pasquo Road are provided to promote connectivity to the proposed Stephens Village West development.

General Plan Objective : "Development that transitions to the rural character of that area...should be provided."

SP Response: The proposed site plan has been designed to maintain the rural character along Highway 100. Some elements of the plan that help to achieve this are:

1. The proposed NHC building is setback approximately 200' from the current edge of pavement. There is also approximately 30'-40' vertical difference between the elevation of the NHC building and the existing Highway 100 grade, with a good portion of this area preserved as natural wooded area. Supplemental plantings are proposed within the disturbed areas to aid in this transition.
2. The architecture of the NHC building will complement the existing rural/suburban character of the area.
3. The proposed Townhomes incorporate the existing woodland to help buffer between adjacent developments. Additional buffer landscape material is proposed in areas of disturbance.
4. Townhomes proposed near the adjacent development are shown as 1-story to better transition between each site.

NOTES:

1. PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
2. LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
3. SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
4. STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
5. SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
6. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPT. OF WATER SERVICES.
7. THIS DRAWING IS CONCEPTUAL AND IS INTENEDED TO SHOW THE BASIC PREMISE OF THE DEVELOPMENT. MINOR MODIFICATIONS TO THIS 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.
8. FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - B105.1.
9. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
11. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
12. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15" CMP).
13. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: HTTP://WWW.ADA.ORG
U.S. JUSTICE DEPT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSE/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTML

SITE DATA:

PROPERTY INFORMATION:

SITE APPLICATION NUMBER:	2012SP-012-001
COUNCIL DISTRICT NUMBER:	35th
DISTRICT COUNCIL MEMBER:	MR. BO MITCHELL
SP NAME:	STEPHENS VILLAGE EAST
PROPERTY OWNER:	W.E. STEPHENS
PARCEL/S ACREAGE:	17.96 AC. +/- (782,402 S.F.)
EX. BUILDING S.F. / USE:	0 S.F. / UNDEVELOPED
TAX MAP:	169.00
PARCELS:	67.00
STREET ADDRESS:	0 HWY. 100, NASHVILLE, TN 37221

DEVELOPER:
TOM CAMPBELL, CCIM
NHC/OP, L.P.
100 VINE ST., CITY CENTER
MURFREESBORO, TN 37130
(615) 890-2020
tcampbell@nhccare.com

PROJECT ENGINEER:
MR. JASON KILGORE
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
(615) 244-6739 FAX

ZONING INFORMATION:

ZONING CLASSIFICATION:	RS40 SINGLE FAMILY
LAND USE POLICY:	BELLEVUE: T3 SUB. NEIGHBORHOOD EVOLVING
PROPOSED ZONING:	SP - MR (MIXED RESIDENTIAL)

PROPOSED SITE:

PROPOSED NHC BUILDING:	181,030 S.F. (250 BEDS/UNITS)
ASSISTED LIVING:	48,658 S.F. (2-STORY)
ADMINISTRATION/ANCILLARY:	12,237 S.F. (1-STORY)
THERAPY/NURSING S.F.:	109,295 S.F. (2 & 3-STORY)
DEMENTIA S.F.:	10,840 S.F. (1-STORY)
PROPOSED TOWNHOMES:	28 UNITS: 64,400 S.F. (1 & 2-STORY) (14 UNITS: 2 BDRM.; 14 UNITS 3 BDRM.) (MIN. LOT AREA: 1,250 S.F.)

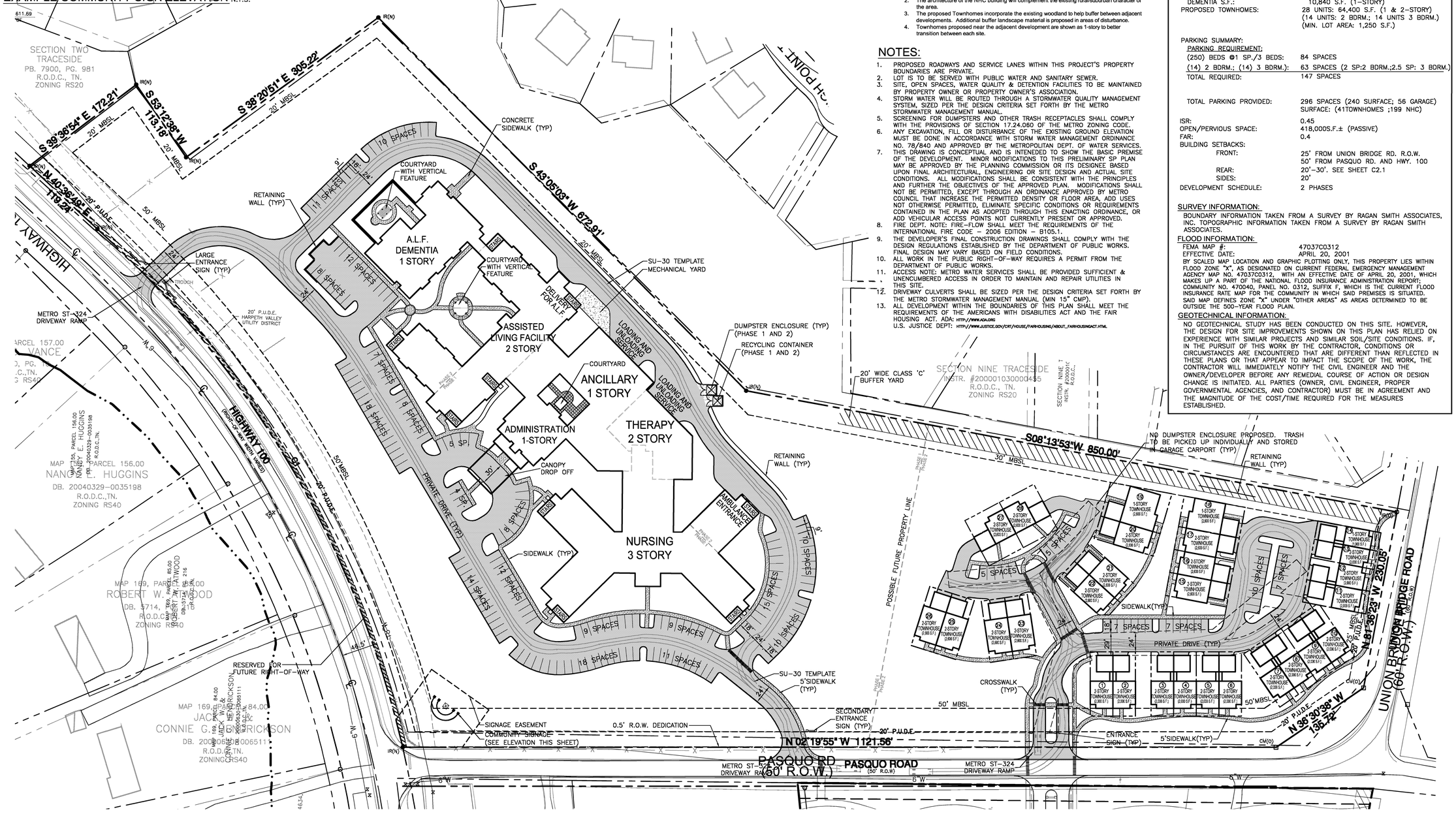
PARKING SUMMARY:
PARKING REQUIREMENT:

(250) BEDS @1 SP./3 BEDS:	84 SPACES
(14) 2 BDRM.; (14) 3 BDRM.):	63 SPACES (2 SP:2 BDRM.;2.5 SP: 3 BDRM.)
TOTAL REQUIRED:	147 SPACES
TOTAL PARKING PROVIDED:	296 SPACES (240 SURFACE; 56 GARAGE) SURFACE: (41TOWNHOMES ;199 NHC)
ISR:	0.45
OPEN/PERVIOUS SPACE:	418,000S.F.± (PASSIVE)
FAR:	0.4
BUILDING SETBACKS:	
FRONT:	25' FROM UNION BRIDGE RD. R.O.W. 50' FROM PASQUO RD. AND HWY. 100
REAR:	20'-30'. SEE SHEET C2.1
SIDES:	20'
DEVELOPMENT SCHEDULE:	2 PHASES

SURVEY INFORMATION:
BOUNDARY INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES, INC. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES.

FLOOD INFORMATION:
FEMA MAP #: 47037C0312
EFFECTIVE DATE: APRIL 20, 2001
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0312, WITH AN EFFECTIVE DATE OF APRIL 20, 2001, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0312, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

GEOTECHNICAL INFORMATION:
NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.



METRO CASE # 2012SP-012-001

RAGAN·SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
RAGAN • SMITH • ASSOCIATES, INC.
315 WOODLAND ST P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-6739 WWW.RAGANSMITH.COM

LAWRENCE J. KILGORE
REGISTERED ENGINEER
AGRICULTURE
NO. 108800
STATE OF TENNESSEE
6-21-12

STEPHENS VILLAGE EAST

PRELIMINARY SP - METRO CASE # 2012SP-012-001

35th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	
2	06/21/12 -(HLH) PER COMMENTS OF ZONING PER PLANNING COMMENTS
1	04/16/12

DATE:	March 29, 2012
DESIGNED:	S. Bernick
DRAWN:	D.Kirkham
SCALE:	1"=60'
JOB NO.	87-041
WK. ORDER	9408

PRELIMINARY LAYOUT PLAN

C2.1