

BURTON HILLS SPECIFIC PLAN DISTRICT

13-NO-2002
 MAP 101-36-0-A, PAR. 301.01
 ADOPTED 11-11-03
 10-10-03 10-04-03
 10-04-03 10-04-03
 10-04-03 10-04-03
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 10-04-03 10-04-03

NOTES:
 The applicant has obtained all required approvals for this district. Town and design shall be approved by the Planning and Development Committee (see Rule 10-04-03).

MAXIMUM BUILDING HEIGHT:
 Maximum height of 10 stories maximum parking level (not over 400 ft).

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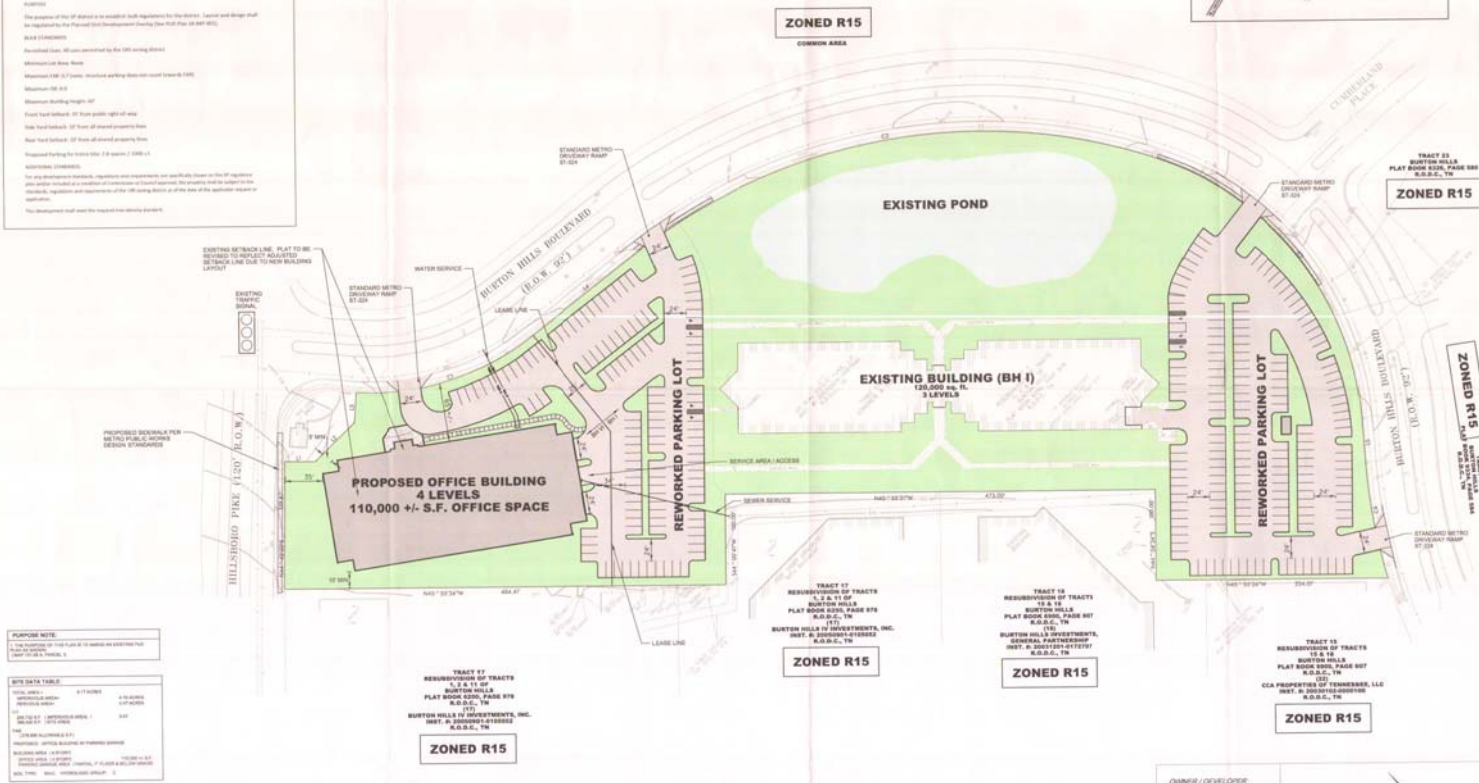
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David Engstrom & Associates, Inc.
Barge Cauthen ASSOCIATES
 ARCHITECTS
 1111 14th Avenue, Suite 100
 Nashville, TN 37203
 615.259.4411
 615.259.4411
 B.C.A. JOB NO. 2004-04

J.P. Dore
 9-12-12



PURPOSE NOTE:

- The purpose of this plan is to amend an existing site plan for the proposed office building.

SITE DATA TABLE:

ITEM	DESCRIPTION	AMOUNT
TOTAL AREA	4.77 ACRES	
EXISTING BUILDING	120,000 S.F.	
PROPOSED OFFICE BUILDING	110,000 S.F.	
TOTAL OFFICE SPACE	230,000 S.F.	
EXISTING PARKING	100 SPACES	
PROPOSED PARKING	100 SPACES	
TOTAL PARKING	200 SPACES	

NOTES:
 ANY EXISTING UTILITIES OR STRUCTURES OF THE EXISTING DEVELOPER SHALL BE REMOVED OR RECONSTRUCTED WITHIN THE PROPOSED DEVELOPMENT TO BE RECONSTRUCTED BY THE APPLICANT AT HIS OWN RISK AND COST.
 THIS CHANGING IS FOR INFORMATION PURPOSES TO INDICATE THE BASIC PREMISES OF THE DEVELOPMENT. THE FINAL LOT LAYOUT AND SETBACKS SHALL BE DETERMINED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
 METRO WATER SERVICES SHALL BE PROVIDED SEWERAGE AND SANITATION SERVICE TO THE PROPOSED OFFICE BUILDING AND REWORKED PARKING AREAS.
 THE PROPOSED OFFICE BUILDING AND REWORKED PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BURTON HILLS SPECIFIC PLAN, WHICH IS OFFICE BUILDING AND REWORKED PARKING AREAS, BURTON HILLS SPECIFIC PLAN, SECTION 10-04-03.

GENERAL PLAN COMMENT:
 THIS PROPOSED PLAN IS CONSISTENT WITH THE CURRENT LAND USE PLAN FOR THE PROPERTY AS SHOWN ON THE BURTON HILLS SPECIFIC PLAN, WHICH IS OFFICE BUILDING AND REWORKED PARKING AREAS, BURTON HILLS SPECIFIC PLAN, SECTION 10-04-03.

COMMENTS FOR REVIEW:
 DETENTION - THE EXISTING AND PROPOSED DEVELOPMENT HAS AN EXISTING DETENTION POND TO SERVE AS A DETENTION POND FOR THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL NOT INCREASE DETENTION VOLUME OF THE SITE. THE SITE WILL EMPLOY A COMBINATION OF UNDERGROUND DETENTION AND SURFACE DETENTION TO AVOID FLOODING OF THE SITE.
 WATER QUALITY - THE EXISTING SITE IS SERVING AS A PERMANENT FLOOD POND. CURRENT DESIGN WOULD BE TO SERVE AS A PERMANENT FLOOD POND FOR THE PROPOSED DEVELOPMENT.
 A PERMANENT FLOOD POND IS NOT ALLOWED. THE SITE WILL EMPLOY A COMBINATION OF UNDERGROUND DETENTION AND SURFACE DETENTION TO AVOID FLOODING OF THE SITE.

OWNER / DEVELOPER
 E. P. REAL ESTATE FUND L.P.
 1000 DAVISON STREET, SUITE 800
 NASHVILLE, TENNESSEE 37203

ENGINEER
 JOHN DORE, P.E.
 BARGE CAUTHEN & ASSOCIATES
 AND CHARLOTTE POND, SUITE 210
 NASHVILLE, TENNESSEE 37203

GRAPHIC SCALE
 0 50 100 200
 FEET

REVISION TO LOT 1
BURTON HILLS PRELIMINARY PUD AMENDMENT
 1 BURTON HILLS BOULEVARD
 NASHVILLE, TN 37215
 APPLICATION NO. 19-04P-001

REVISION INFORMATION
 1. 09/12/12 AS IS
 2. 09/12/12 AS IS

9.12.12

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