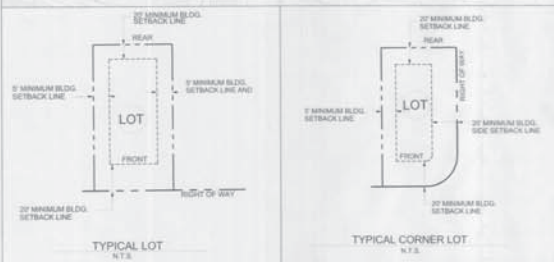


SITE DATA (MAP 42, PARCELS 19 & 29)

CASE #: 108-79P-001
TOTAL LOTS: 35
MINIMUM LOT SIZE: INTERIOR - 10,000 sf
 PERIMETER ABUTTING - EXISTING
 SINGLE FAMILY - 13,500 sf
GROSS AREA: 16.45 AC
LOT AREA: 10.32 AC
ACREAGE IN OPEN SPACE: 3.48 AC (21%)
MAX BLDG COVERAGE/LOT: .35 AC
GROSS DENSITY: 2.13 UNITS/AC
ISR: 0.60
ZONING: R10-PUD
PUD#: 108-79P-001
YARD REQUIREMENTS: FRONT - 20'
 SIDE - 5'
 REAR - 20'
COUNCIL DISTRICT: 8
COUNCIL MEMBER: KAREN BENNETT

Lot	Square Feet	Acres
1	13,624	0.312
2	13,451	0.306
3	13,579	0.311
4	13,379	0.306
5	13,596	0.310
6	14,953	0.340
7	15,783	0.362
8	17,966	0.412
9	13,023	0.299
10	21,075	0.484
11	14,618	0.335
12	30,059	0.691
13	18,577	0.424
14	38,109	0.873
15	30,396	0.698
16	30,905	0.707
17	38,270	0.877
18	30,000	0.690
19	11,719	0.269
20	30,495	0.699
21	11,174	0.257
22	30,000	0.690
23	30,000	0.690
24	30,613	0.702
25	11,687	0.266
26	18,593	0.425
27	30,000	0.690
28	30,000	0.690
29	10,136	0.232
30	13,724	0.313
31	11,328	0.259
32	12,961	0.296
33	13,662	0.313
34	16,401	0.377
35	17,509	0.402
Total Lot Area		10.320

ALL LOTS ARE CRITICAL EXCEPT LOTS 1-5
 * LOTS 1-9 ARE BULDBLE IF A HYDROLOGIC
 DETERMINATION INDICATES THAT THE
 CONVEYANCE AT THE REAR OF THE PROPERTY
 IS A WET WEATHER CONVEYANCE. IF THE
 CONVEYANCE IS TO BE A STREAM, THEN
 STREAM BUFFERS WILL BE REQUIRED AND
 LOCATED IN OPEN SPACE IF U.D.E.



- PUD Overlay Notes**
- The Purpose of the PUD overlay amendment is to modify the existing overlay by removing most of the lots on property owned by Cornerstone Church and preserve the single family lot on property owned by the Ponders.
 - This Overlay PUD is named Hickory Hills Ridge/North Graycroft.
 - No portion of this property is located within the 100 year floodplain as shown on FEMA map number 47037C0138-F dated April 20, 2003.
 - Public Water and Sewer Availability is the same as approved on the amended PUD dated 2000.
 - Stormwater will remain the same for this portion of the PUD. A full stormwater submittal will be required to bring the development within the new stormwater regulations.
 - Detailed Roadway construction plans will be required to be submitted per Metro roadway design standards.
 - There will be no dedications within the PUD boundary.
 - All driveway access points are to be off of a public roadway.
 - Metro Planning - Street Signs (public or private street): "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 for access."
 - Metro Planning - Federal Compliance All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/>, U.S. Justice Dept. http://www.justice.gov/ot/housing/fairhousing/ada_c_fairhousing.htm
 - Metro Water Services - Stormwater (78-840) - "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 Department of Water Services.
 - Metro Water Services - Stormwater (waterway buffer): "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.
 - Metro Water Services - Stormwater (Culvert/Driveway) Where applicable, "Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (Minimum driveway culvert at Metro ROW is 15" CMP)"
 - Metro Water Services - Stormwater (Preliminary Plan/Plan): "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."
 - Metro Water Services - Stormwater (Access): "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."
 - Metro Water Services - Water & Sewer (Private Service Line Note: Residential): "The owner of lot ___ is responsible for the installation, operation and maintenance of the private ___ service line which is located in a ___ private ___ service line easement crossing a portion of lot ___ as shown on this plan."
 - Metro Water Services - Water & Sewer (Unknown commercial/Industrial Use): "Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property."
 - Metro Water Services - Water & Sewer: "Individual water and/or sanitary sewer service lines are required for each parcel"
 - Lots are not to be phased.
 - Final construction plans shall comply with the Design Regulations established by the Department of Public Works. Final design may vary based on field conditions.



INTERSTATE 65

OWNERS
 MAP 42, PARCEL 19
 CORNERSTONE CHURCH INC.
 (ASSEMBLIES OF GOD)
 726 OLD HICKORY BLVD
 MADISON, TN 37115
 PH: (615) 865-6655
 CONTACT: DANA LAWSON

ENGINEER
 CIVIL SITE DESIGN GROUP
 630 SOUTHGATE AVE, SUITE A
 NASHVILLE, TN 37203
 PH: (615) 248-9999
 CONTACT: JIM HARRISON

TOTAL 35 LOTS AVAILABLE ON HARLAN/POUNDER PROPERTY & PORTION OF CORNERSTONE CHURCH

AMENDED PUD ON HARLAN/POUNDER PROPERTY



CORNERSTONE CHURCH
 Madison, Tennessee

