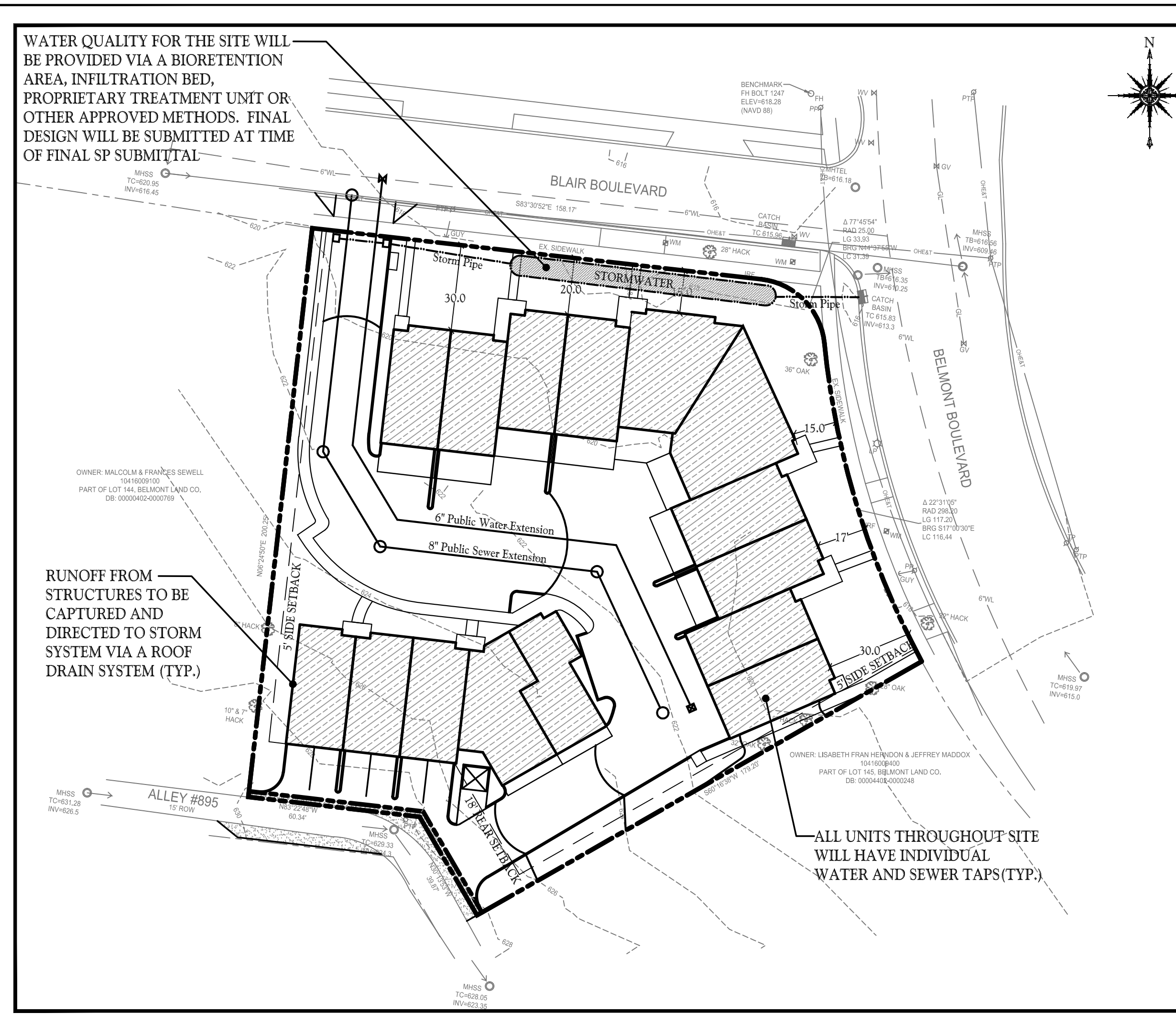
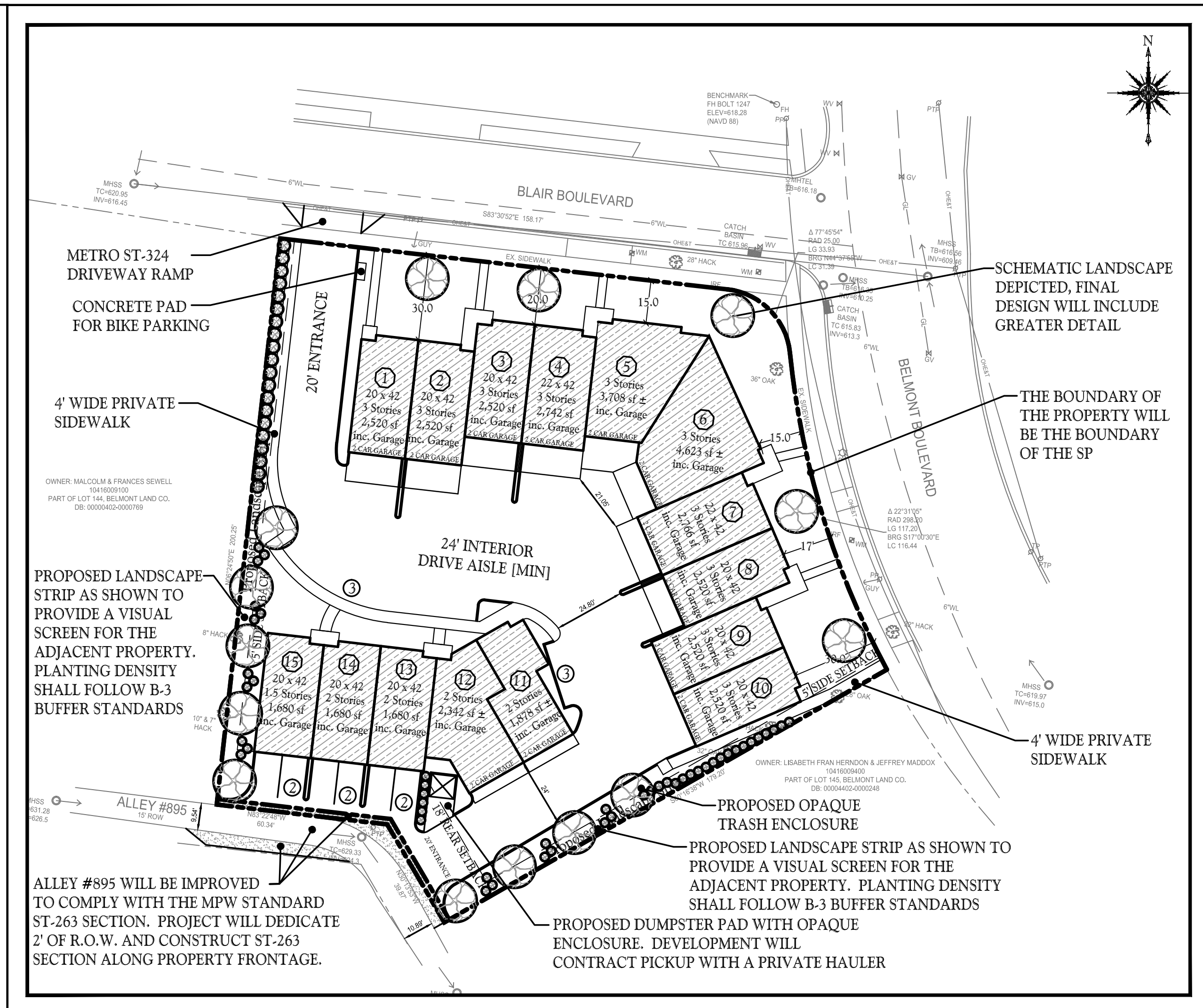


Location Map



GRADING & UTILITY PLAN
Scale 1" = 30'



LAYOUT PLAN
Scale 1" = 30'

DEVELOPMENT NOTES:

1. THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT THE DEVELOPMENT OF THE PROPERTIES INTO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
2. THE FOUR EXISTING PROPERTIES WILL BE COMBINED BY FINAL PLAT OR OTHER ACCEPTABLE INSTRUMENT TO VACATE INTERIOR LOT LINES.
3. FINAL ARCHITECTURAL DETAILS TO BE APPROVED BY THE METRO HISTORIC ZONING COMMISSION.
4. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE PLAN AND/OR INCLUDED AS A CONDITION OF APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM20-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
5. IF A FUTURE SUBDIVISION IS PROPOSED, THE MINIMUM LOT SIZE SHALL BE 650 SQUARE FEET.
6. SOLID WASTE PICKUP FOR THIS DEVELOPMENT WILL BE PROVIDED VIA ROLL-OFF CANS OR DUMPSTERS. IF NECESSARY, OWNER SHALL COORDINATE PRIVATE PICKUP.
7. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED ON FEMA FIRM PANEL 47037C0218F, DATED APRIL 19, 2001.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE METRO WATER AND SEWER DEPARTMENT.
9. ACCORDING TO THE NCRS SOILS MAP, THE SOILS WITHIN THIS PROPERTY ARE MIMOSA (M_sD) WHICH FALL WITHIN THE HYDROLOGIC SOIL GROUP "C". THESE ARE NOT PROBLEM SOILS AS NOTED IN SECTION 17.28.050 OF THE METRO ZONING CODE.
10. THE REQUIREMENTS OF THE NASHVILLE FIRE DEPARTMENT FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
11. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE # 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
12. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE APPLICATION.
13. METRO WATER SERVICES MUST BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP).
15. NO PARKING IN THE STREET SETBACK.

Structure Height

Unit #	Overall Height	Front Eve Height	Rear Eve Height
1	36'	36'	33'
2	36'	36'	33'
3	36'	36'	33'
4	36'	36'	33'
5	36'	36'	33'
6	36'	36'	33'
7	36'	36'	33'
8	36'	36'	33'
9	36'	36'	33'
10	36'	36'	33'
11	36'	27'	17'
12	36'	27'	17'
13	28'	28'	17'
14	28'	28'	17'
15	27'	18'	15'

* Rear ridge height is 26' for Units 11 & 14
 ** Rear ridge height is 24' for Unit 15
 Note: Eve heights are currently approximated from the estimated finished grade, and could vary slightly with final grading design.

SPECIFIC PLAN SUMMARY

SP NAME: Belmont @ Blair
 SP NUMBER: 2015SP - 052 - 001
 PROPERTY ACREAGE: 0.90 acres [39,270.65 s.f.]
 PROPERTY OWNER: Aspen Construction, LLC
 Contact: John Zelenak
 PO Box 2092; Brentwood TN, 37027
 18 [Burkley Allen]

COUNCIL DISTRICT: R8
 CURRENT ZONING: Multi-Family Residential
 ALLOWABLE USE: 15 Units or 16.7 Units per Acre
 PROPOSED DENSITY: 1.1 Proposed; 1.25 Max. Allowable
 FLOOR AREA RATIO: 0.80 Proposed; 0.90 Max. Allowable
 IMPERVIOUS SURFACE: As shown and labeled (See Plan)
 STREET SETBACK: 5 Feet
 SIDE SETBACK: 18 Feet
 REAR SETBACK: 3 Stories (36 Feet to Parapet) (Roof Access may exceed)
 MAXIMUM HEIGHT: 1.5 Spaces per unit x 15 Units
 1.5 x 15 = 22.5 => 23 Spaces Required
 REQUIRED PARKING: 34 Spaces (Including Garage and Surface)

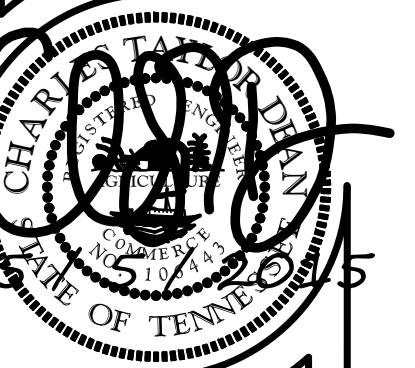
** This project will be constructed in a single phase.

Initial Submittal: April 2, 2015
 Revisions: April 24, 2015
 April 30, 2015
 May 5, 2015

30 Scale

Designed By: Charley Dean, PE

Dean Design Group, LLC
 Civil Engineering, Land Planning & Zoning
 1633 West Main Street, Suite 1002, Lebanon TN 37087
 Phone: 615-300-6316; Email: charley@deandesigngroupinc.com



Belmont @ Blair
 2121 Belmont Boulevard and others
 Map 104-16, Parcels 403, 404, 405 & 406
 Davidson County, Nashville Tennessee, 37212

Permit Info:

Project: 15003

Preliminary SP Plan
Metro SP # 2015SP-052-001

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Sheet 1 of 1