

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT), SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

PUBLIC WORKS NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

STANDARD NOTES

- 1) THE PURPOSE OF THIS UDO AMMENDMENT IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE UDO AMENDMENT TO PARCEL 122 AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0367F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTERS SHOWN ON THIS PLAN.
- 11) DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

ARCHITECTURAL NOTES

- BUILDING ELEVATIONS SHALL BE PROVIDED WITH THE EACH SUBMITTED FINAL UDO. THE FOLLOWING STANDARDS SHALL BE MET:
- A. BUILDING FACADES FOR SINGLE FAMILY ATTACHED (TOWNHOMES) AND MULTI-FAMILY UNITS FRONTING A STREET AND/OR A COURTYARD SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 2:1 OR GREATER. SQUARE WINDOWS AND HORIZONTAL TRANSOM WINDOWS MAY BE PERMITTED IF APPROVED.
 - C. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
 - D. FINISHED GROUND FLOORS AND PORCHES FOR SINGLE FAMILY ATTACHED (TOWNHOMES) SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 30 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.
 - E. FRONT PORCHES FOR SINGLE FAMILY ATTACHED UNITS (TOWNHOMES) SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- SPECIAL NOTES:
THE STANDARDS LISTED ABOVE SHALL NOT APPLY TO SECTION IV (COMMUNITY EDUCATION). ARCHITECTURAL ELEVATIONS AND DETAILS SHALL BE PROVIDED FOR THIS SECTION WITH THE SUBMISSION OF ITS FINAL UDO.
- AS ADA COMPLIANCE IS ANTICIPATED FOR SECTIONS III, V & VI, ITEM "D" SHALL NOT APPLY TO SAID SECTIONS UNLESS IT IS DETERMINED THAT IT CAN BE ACCOMMODATED.
- OTHER BULK STANDARDS NOT SPECIFICALLY OUTLINED ABOVE (PERTAINING TO BUT NOT LIMITED TO HEIGHT, FAR, ISR, UNIT COUNTS AND SETBACKS SHALL BE GOVERN BY THE BULK STANDARDS TABLE ON THIS SHEET.

UDO SUMMARY

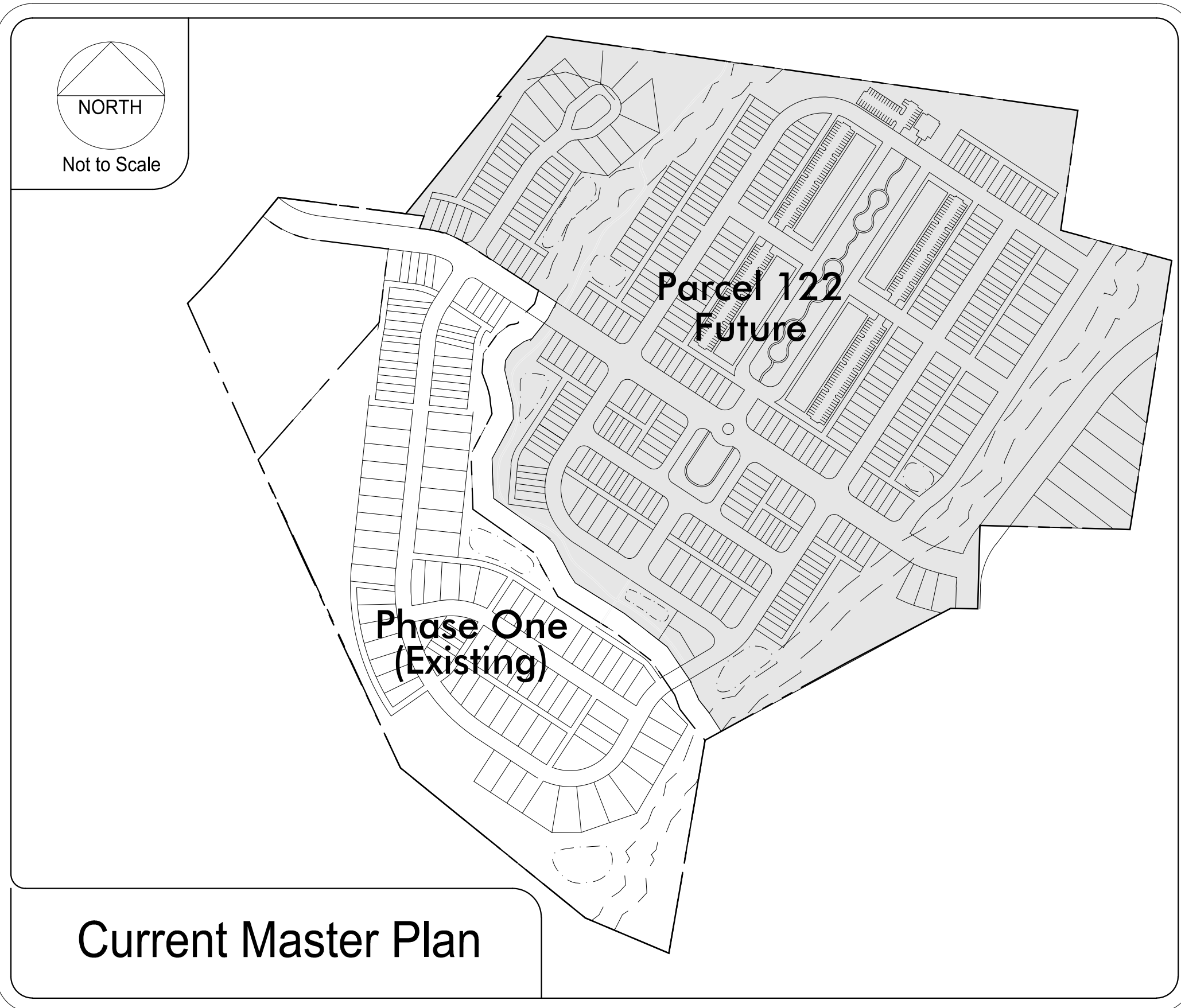
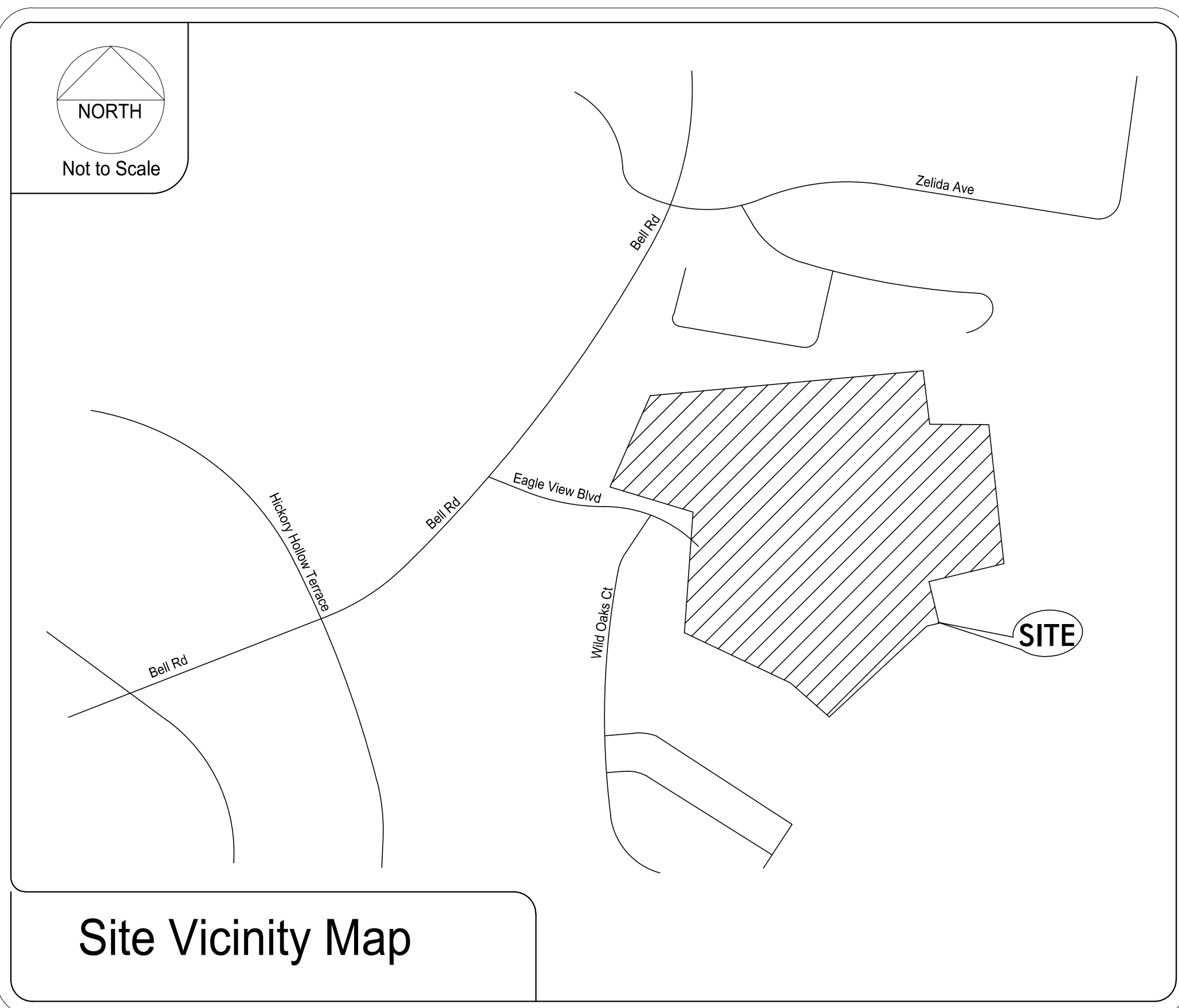
USE	SINGLE-FAMILY, MULTIFAMILY & COMMUNITY EDUCATION	
PROPERTY ZONING	MUL, RM9	SURROUNDING ZONING AR2A, MUL, R8
MINIMUM LOT SIZE	NONE	
TOTAL NUMBER OF UNITS (FUTURE)	781 UNITS	
SECTION I	EXISTING PHASE 1 (BULK STANDARDS NOT APPLICABLE)	
SECTION II	TOWNHOMES & COTTAGES	
FAR	60% MAXIMUM	38% PROPOSED
ISR	80% MAXIMUM	35% PROPOSED
HEIGHT STANDARDS	3 STORIES TO A MAXIMUM OF 45FT	
REQUIRED PARKING BASED ON USES	42 UNITS @ 2 STALLS EACH = 84 STALLS	
PARKING PROPOSED	104 STALLS	
SECTION III	MULTI-FAMILY (110 UNITS)	
FAR	80% MAXIMUM	
ISR	80% MAXIMUM	
HEIGHT STANDARDS	2 STORIES IN 35'	
REQUIRED PARKING BASED ON USES		
PARKING PROPOSED		
SECTION IV	COMMUNITY EDUCATION	
FAR	N/A (800 MAX STUDENTS)	
ISR	60% MAXIMUM	
HEIGHT STANDARDS	MAX HEIGHT TO BE DETERMINED WITH FINAL UDO	
REQUIRED PARKING BASED ON USES		
PARKING PROPOSED	150 STALLS	
SECTION V	MULTIFAMILY	
FAR	60% MAXIMUM	
ISR	80% MAXIMUM	
HEIGHT STANDARDS	4 STORIES	
REQUIRED PARKING BASED ON USES	486 STALLS (1.5 STALLS/UNIT @ 324 UNITS)	
PARKING PROPOSED	602 STALLS	
SECTION VI	ASSISTED LIVING	
FAR	80% MAXIMUM	
ISR	80% MAXIMUM	
HEIGHT STANDARDS	5 STORIES MAX	
REQUIRED PARKING BASED ON USES	1 STALL PER 3 BEDS	
SECTION VII	OPEN SPACE	
ACREAGE	±9.5 Acres	

SETBACK SUMMARY

FRONT S/B	ALL SECTIONS = 10'
SIDE S/B	ALL SECTIONS = 5'
REAR S/B	ALL SECTIONS = 20'

Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807	Gas Service Nashville Gas (Piedmont) 615.734.0734	Water Service Metro Water Service 1600 2nd Avenue North Nashville, Tennessee 37208 615.862.4598	Sewer Service Metro Water Services 1600 2nd Avenue North Nashville, Tennessee 37208 615.862.4598	Telephone Service Bellsouth 866.620.6000	Utility Location Tennessee One-Call 800.351.1111
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Property Information 0 Bell Rd Metro Tax Map 163, Parcel 122 62.96 Total Acres Council District 32 (Jacobia Dowell)	Owners of Record AF PB2, LLC 135 Hampton PL Nashville, Tennessee 37215	Civil Engineer Dale & Associates (Michael Garrigan, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	Survey Provided by Dale & Associates 516 Heather Place Nashville, Tennessee 37204 615.297.5166	Floodnote This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0367F. Dated April 20, 2011.
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Sheet Schedule

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Existing Conditions
- 3 C3.0 Proposed Layout & Landscaping
- 4 C4.0 Proposed Utility

Notes & Project Standards



REVISIONS:

Preparation Date: MAR 2016

Ridgeview UDO Amendment
 Being Parcel 122 on Tax Map 163
 Bell Rd (Unnumbered)
 Nashville, Davidson County, Tennessee



Dale & Associates

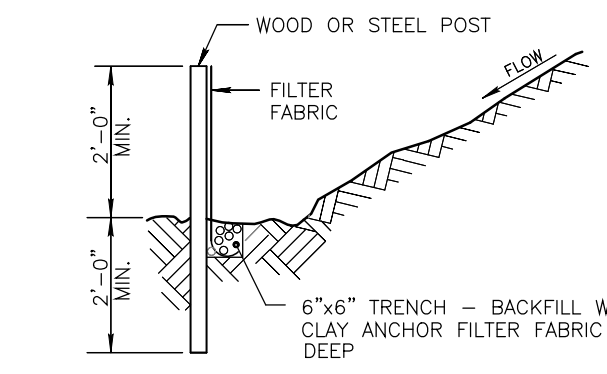
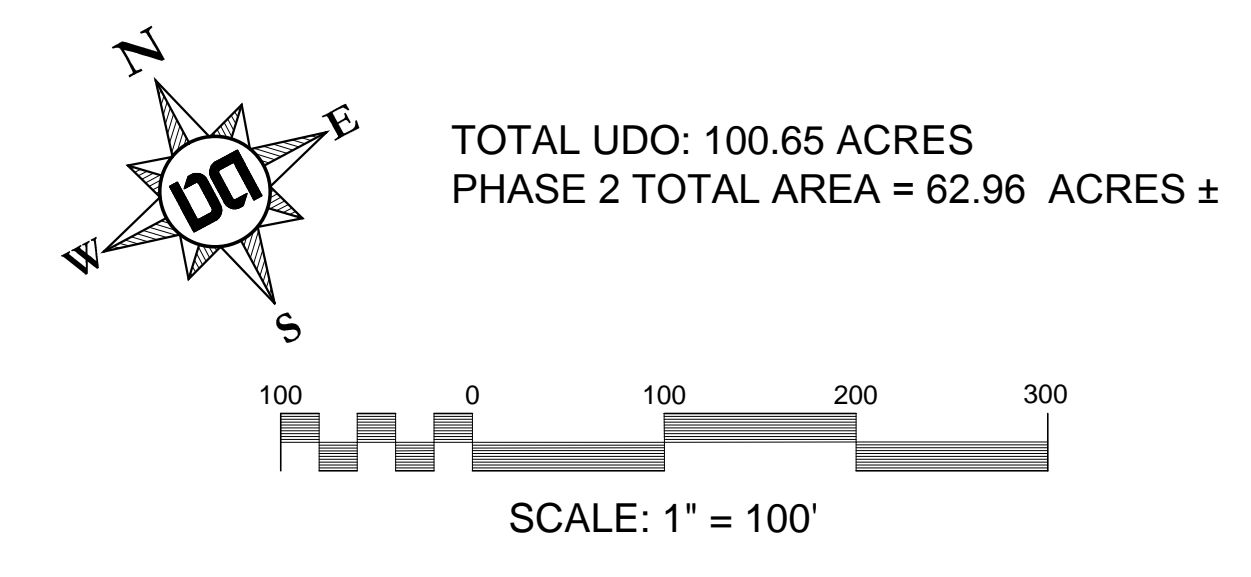
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

C1.0

Sheet 1 of 4


516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166


MPC Case Number
2003UD-003-003
D&A Project #11051
Ridgeview UDO
Amendment

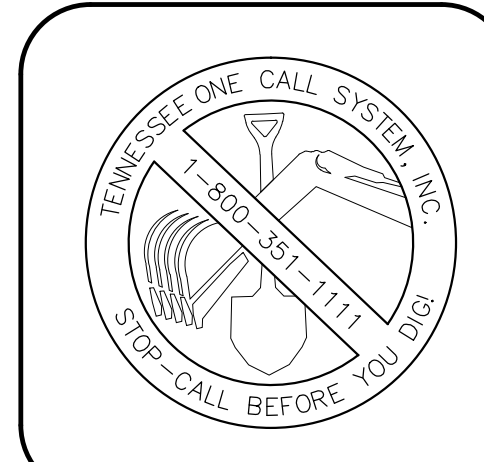


- MAINTENANCE NOTES:
1. INSPECT WEEKLY AND AFTER EACH RAINFALL.
 2. REPAIR WHEREVER FENCE IS DAMAGED.
 3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
 4. INSPECT SILT FENCE WHEN RAIN IS FORECAST. PERFORM REQUIRED MAINTENANCE BEFORE THE STORM EVENT.
 5. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH. REMOVE SEDIMENT ACCUMULATION, AND GRADE ALIGNMENT TO BLEND WITH ADJACENT GROUND.

- NOTES:
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
 2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
 3. WOOD POSTS SHALL BE 2" x 2" MIN., OAK OR SIMILAR HARDWOOD.
 4. POSTS SHALL BE SPACED AT 6' INTERVALS.
 5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
 6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORP. OF ENGINEERS GUIDE SPEC. SW 02215, WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO.40 SIEVE MAX., AS DETERMINED.
- SILT FENCE DETAIL
REFER TO METRO DETAIL TGP-13

 AS THE "CERTIFIED" EROSION CONTROL SPECIALIST FOR THIS SITE, HAVE REVIEWED AND APPROVED THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S OF THIS PLAN ON
 March 28, 2016
 DATE

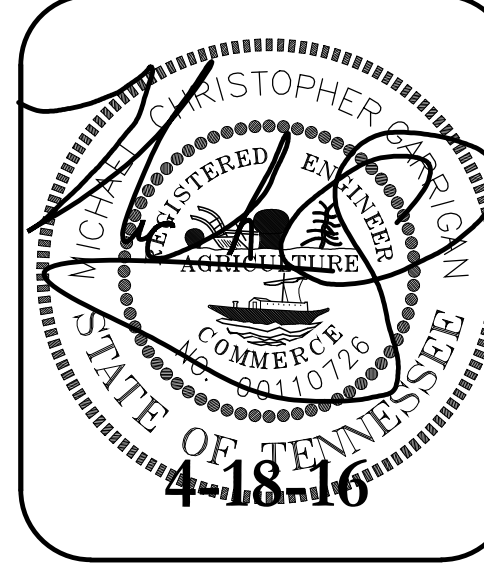
AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB LESS THAN (1) ONE ACRE.
 MARCH 28, 2016
 ENGINEER DATE



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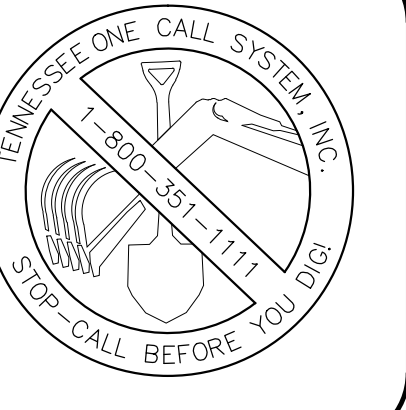


Dale & DD Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

Existing Conditions

MPC Case Number
2003UD-003-003
 D&A Project #11051
 Ridgeview UDO
 Amendment
C2.0
 Sheet 2 of 4

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 Nashville, Tennessee 37204
 (615) 297-5166

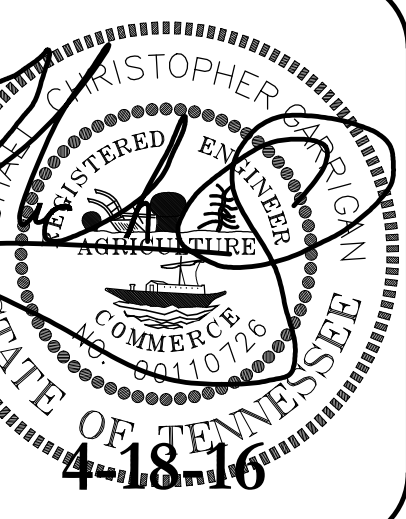


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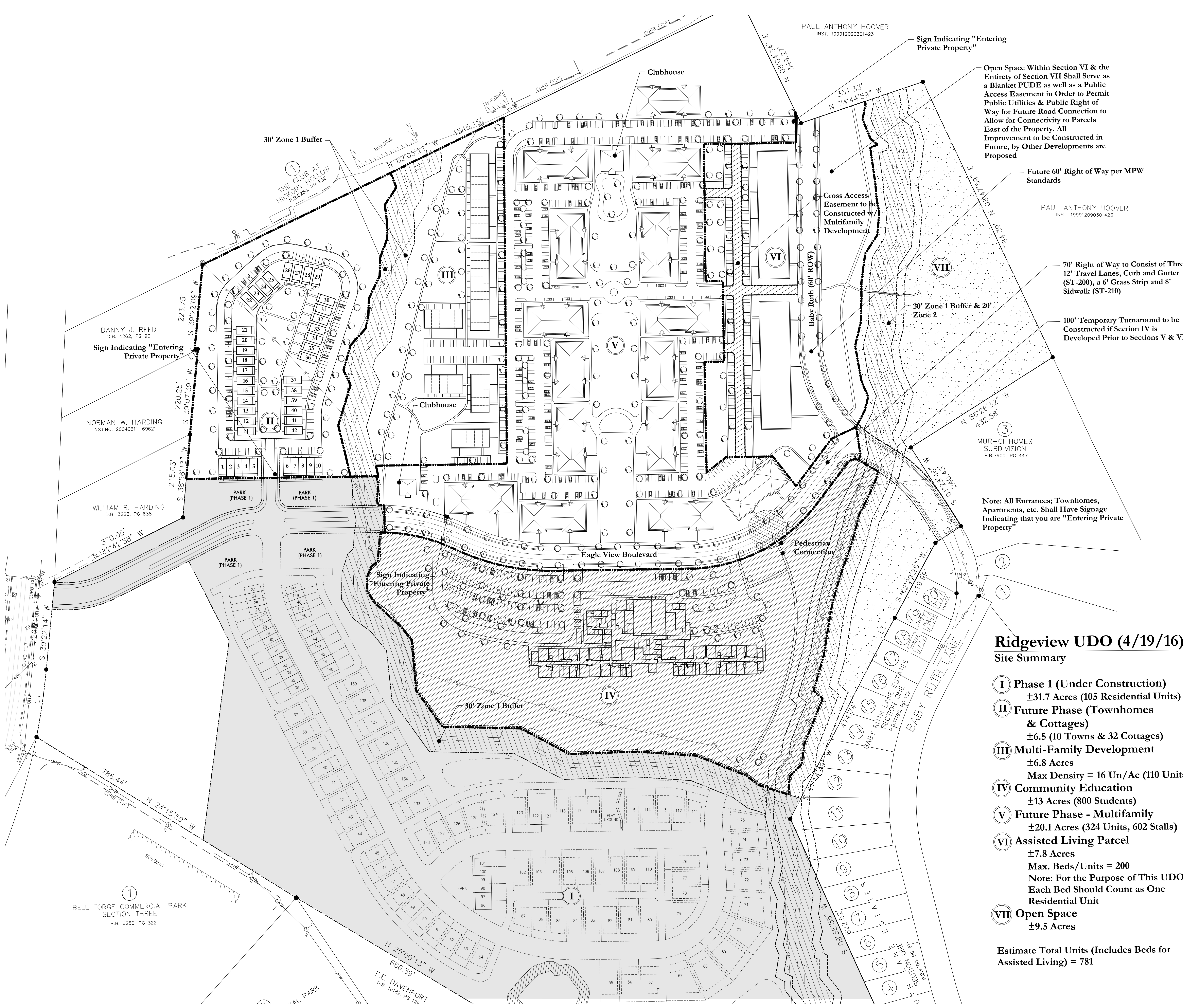
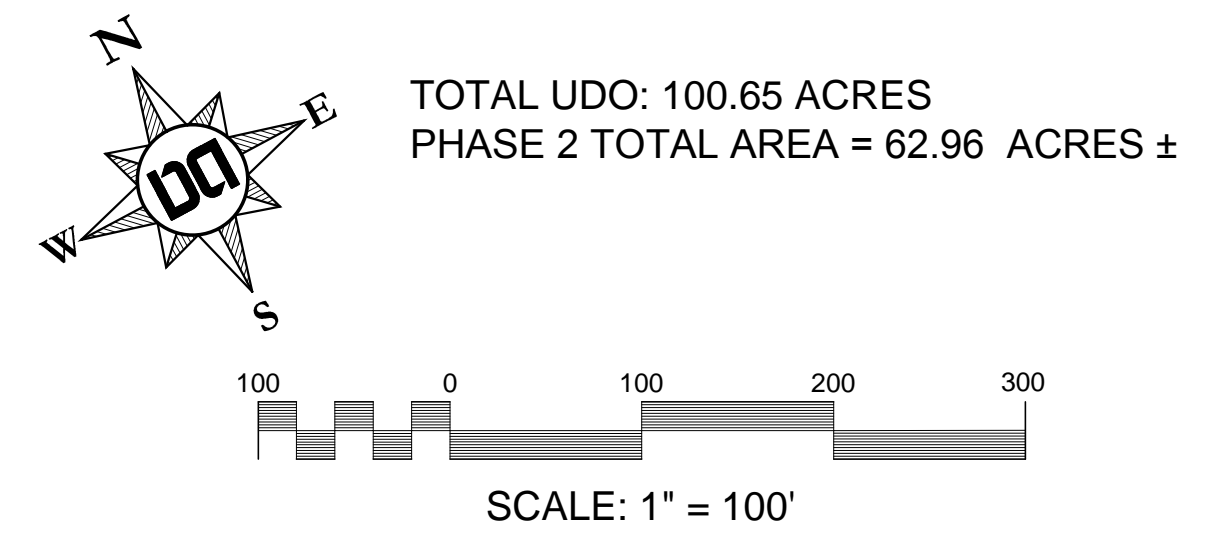
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
2003UD-003-003

D&A Project #11051
Ridgeview UDO
Amendment

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Sheet 3 of 4

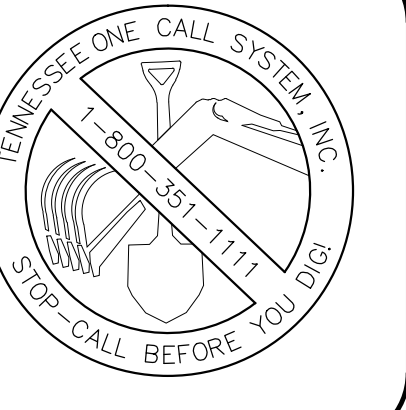


Ridgeview UDO (4/19/16) Site Summary

- I Phase 1 (Under Construction)**
±31.7 Acres (105 Residential Units)
- II Future Phase (Townhomes & Cottages)**
±6.5 (10 Towns & 32 Cottages)
- III Multi-Family Development**
±6.8 Acres
Max Density = 16 Un/Ac (110 Units)
- IV Community Education**
±13 Acres (800 Students)
- V Future Phase - Multifamily**
±20.1 Acres (324 Units, 602 Stalls)
- VI Assisted Living Parcel**
±7.8 Acres
Max. Beds/Units = 200
Note: For the Purpose of This UDO, Each Bed Should Count as One Residential Unit
- VII Open Space**
±9.5 Acres

Estimate Total Units (Includes Beds for Assisted Living) = 781

Proposed Layout & Landscaping

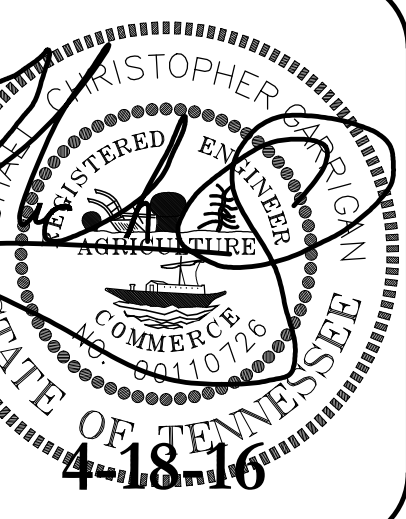


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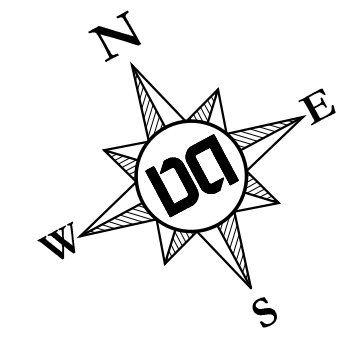
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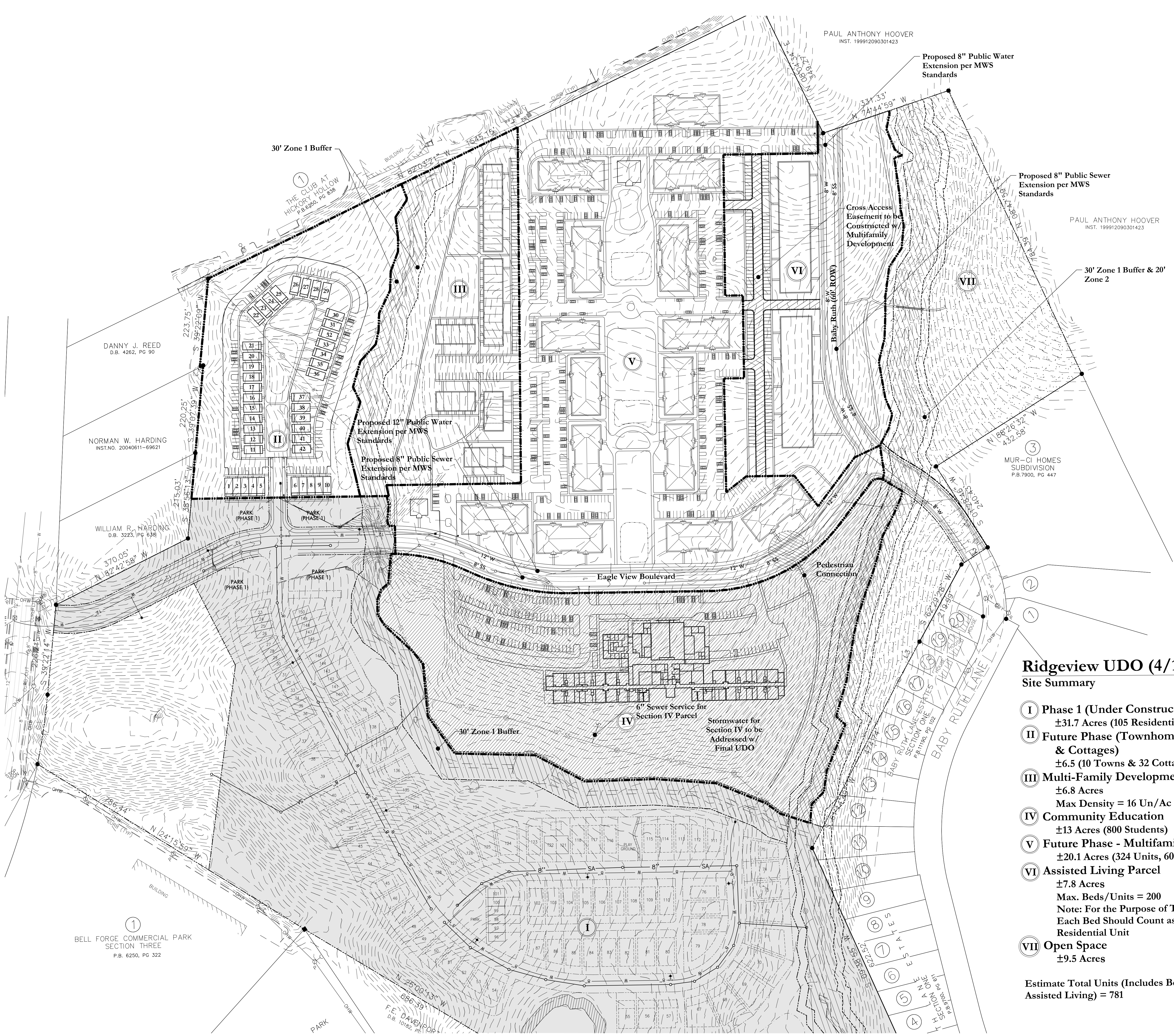
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Sheet 4 of 4



TOTAL UDO: 100.65 ACRES
PHASE 2 TOTAL AREA = 62.96 ACRES ±

SCALE: 1" = 100'



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