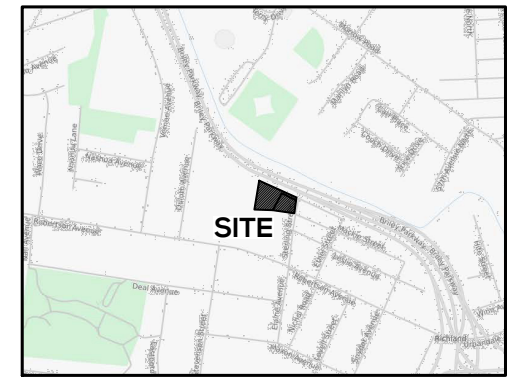


DESIGN STANDARDS:

- BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT NUMBER: 20
- COUNCIL MEMBER NAME: MARY CAROLYN ROBERTS
- CYNTHIA BLACK
6010 STERLING STREET
NASHVILLE, TN 37209
615-578-4234
- OWNER OF RECORD: STERLING POINT
- SP NAME:
- SP NUMBER:
- CLUSTER-LOT RESIDENTIAL SP: N/A
- PLAN PREPARATION DATE: 08.16.2016
- SCALE: 1" = 50'
- DESIGN PROFESSIONAL: 4SITE
5123 VIRGINIA WAY STE. A-21
BRENTWOOD, TN 37027
- CONTACT: DON COLLINS, 615-915-2620
- U.S. FEMA FIRM: 47037C0211F - 4/20/2001 - ZONE X



CIVIL ENGINEERING LAND PLANNING PROJECT MANAGEMENT
COLLABORATIVE DESIGN + CREATIVE SOLUTIONS
5123 Virginia Way, Ste. A-21, Brentwood, TN 37027
615.915.2620 www.4siteinc.tn



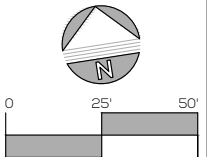
STANDARD SP NOTES:

- THE PURPOSE OF THIS PLAN IS TO REZONE THE CURRENT 2.35 ACRE PARCEL TO ALLOW A 28 UNIT RESIDENTIAL DEVELOPMENT, AS SHOWN.
- 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.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED BY FEMA ON MAP(S) 47037C0211F, DATED APRIL 20, 2001.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 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)
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS.
- 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 REQUIREMENTS OF THE R6 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- THIS PLAN IS INTENDED TO BE CONSTRUCTED IN A SINGLE PHASE
- THE FINAL SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE, PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS. EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP AND FRONTAGE ZONE.
- *NOW ENTERING PRIVATE PROPERTY* SIGN SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS.

DEVELOPMENT STANDARDS	
ACREAGE	2.35± ACRES (102,451 SQ. FT.)
DENSITY	11.91 / ACRE
DWELLING UNITS	28
FLOOR AREA RATION (FAR)	0.22
LOTS	1
IMPERVIOUS SURFACE RATION (ISR)	
PRIVATE DRIVE:	32,540 SQ. FT.
PROPOSED BUILDINGS:	22,400 SQ. FT.
PROPOSED SIDEWALKS & DRIVEWAYS:	11,476 SQ. FT.
TOTAL PROPOSED ISR:	0.65
PARKING REQUIRED:	60
PARKING PROVIDED:	87
CURRENT ZONING SETBACKS:	FRONT - 15 FEET REAR - 30 FEET SIDE - NONE
PROPOSED BUILDINGS:	HEIGHT: 30 FEET, 3 STORIES, 2,000 S.F.
CURRENT ZONING:	CS, COMMERCIAL SERVICE, LOW INTENSITY MANUFACTURING & STORAGE FACILITIES
PROPOSED ZONING:	SP, SPECIFIC PLAN
USES:	SINGLE & MULTIPLE FAMILY RESIDENTIAL

GENERAL NOTES:

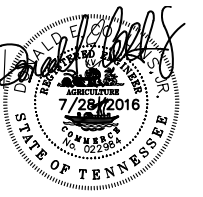
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83.
- SITE SOILS ARE M-B, MAURY-URBAN LAND COMPLEX.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT



SITE DEVELOPMENT PLAN

PRELIMINARY SPECIFIC PLAN

STERLING POINT - NASHVILLE, TENNESSEE 37209
DAVIDSON COUNTY - CASE NO.: 2016SP-067-001
TAX MAP 91-09 PARCEL 277.00 & TAX MAP 91-10 PARCEL 1.00 / PLAT BK 5190 PG 364



REVISIONS:

08.15.2016 PLANNING COMMENTS

DRAWN BY: KENGMAN
FIELD DATE: 07.11.2016
OFFICE DATE: 07.27.2016
CHECKED BY: DCOLLINS
PLOT DATE: 08.16.2016

SUBJECT PROPERTY OWNER INFORMATION TABLE

	OWNER NAME	MAILING ADDRESS	RECORD DOCUMENT	ZONING	TAX MAP / PARCEL
(A)	CYNTHIA BLACK	6010 STERLING ST, NASHVILLE TN 37209	DB-200810140103445	CS	91-09 / 277.00
(B)	CYNTHIA BLACK	6010 STERLING ST, NASHVILLE TN 37209	DB-201202130012533	CS	91-10 / 1.00

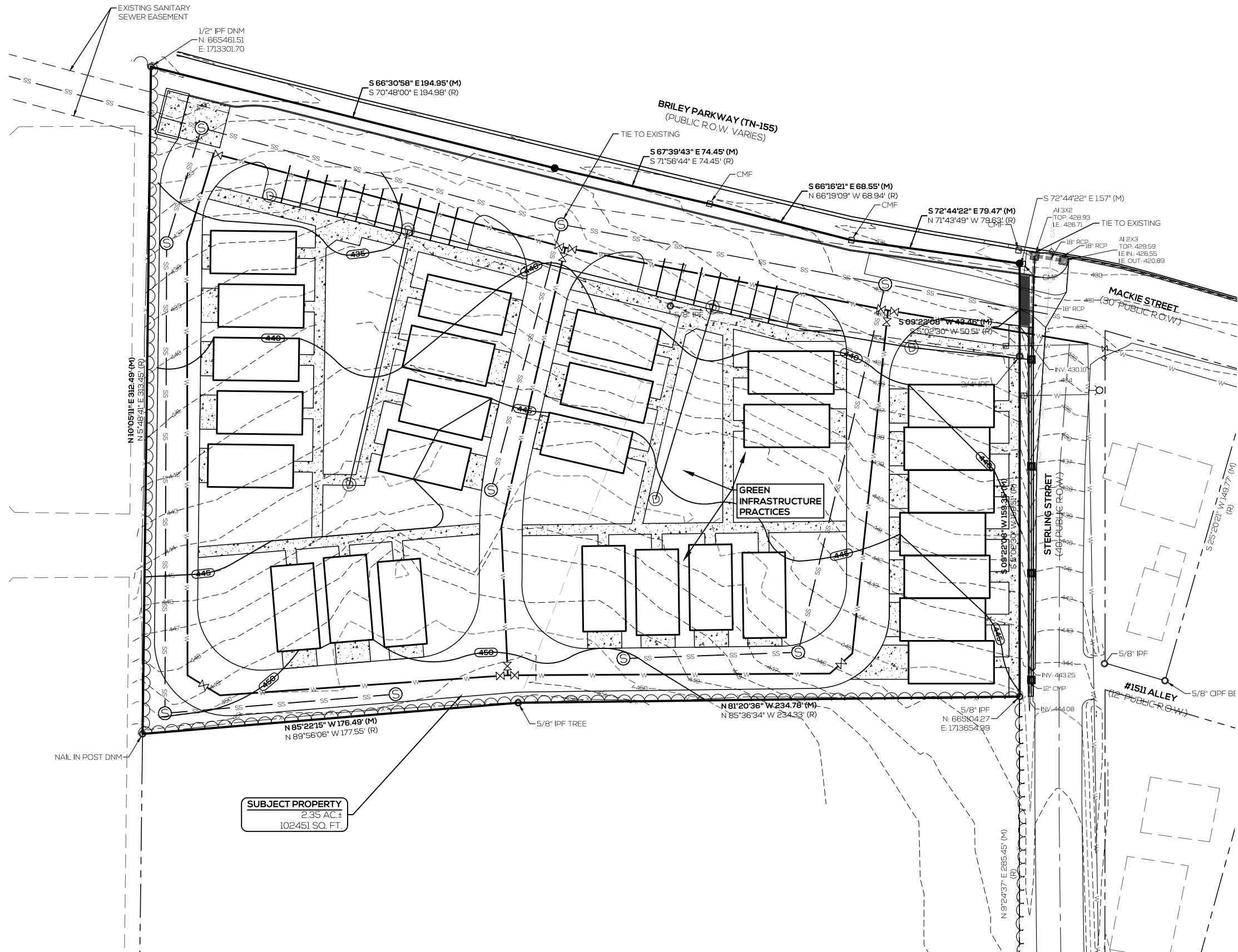
OWNER OF RECORD
PSI ATLANTIC NASHVILLE TN LLC
PO BOX 320099 PITTSBURGH PA 15230
ALEXANDRIA, VA 22320
DB-201410701003032
ZONED: CS, COMMERCIAL SERVICE
TAX MAP 91-09 PARCEL 45.00

SUBJECT PROPERTY
2.35 AC ±
102,451 SQ. FT.

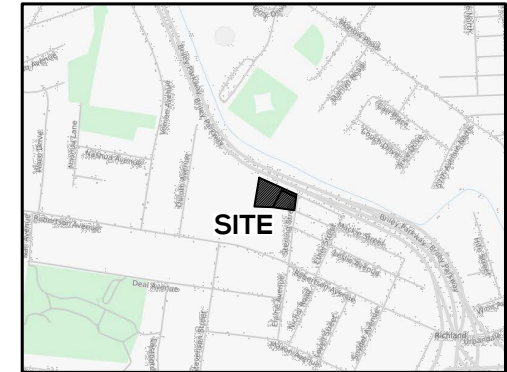
OWNER OF RECORD
COGNET'S ROY D & SHELIA
1528 ELLER DR
NASHVILLE, TN 37221
DB-00098520000102
ZONED: CS, COMMERCIAL SERVICE
TAX MAP 91-09 PARCEL 46.00

OWNER OF RECORD
CROUCH DONNA K & JACK E JR & DON B
5929 MACKIE ST
NASHVILLE, TN 37209
OC-2003101610153448
ZONED: RB, ONE & TWO FAMILY
TAX MAP 91-10 PARCEL 22.00

OWNER OF RECORD
CBB PROPERTIES
1210 WATTS TR
NASHVILLE, TN 37209
OC-2008110011141
ZONED: RB, ONE & TWO FAMILY
TAX MAP 91-10 PARCEL 35.00



SUBJECT PROPERTY
2.35 AC.±
102451 SQ. FT.



GRADING & UTILITY PLAN NOTES:

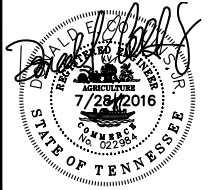
1. ALL UTILITY INFORMATION SHOWN IS TAKEN FROM MAPS PROVIDED BY RESPECTIVE UTILITY OR MUNICIPALITY.

GREEN INFRASTRUCTURE PRACTICES WILL INCLUDE THE FOLLOWING:

- BIORETENTION
- URBAN BIORETENTION
- PERMEABLE PAVEMENT
- INFILTRATION TRENCH
- WATER QUALITY SWALES (DRY)
- EXTENDED DETENTION
- DOWNSPOUT DISCONNECTION
- SHEET FLOW



GRADING, DRAINAGE & UTILITY PLAN
PRELIMINARY SPECIFIC PLAN
STERLING POINT - NASHVILLE, TENNESSEE 37209
DAVIDSON COUNTY - CASE NO.: 2016SP-067-001
TAX MAP 91-09 PARCEL 277.00 & TAX MAP 91-10 PARCEL 1.00 / PLAT BK 5190 PG 364



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