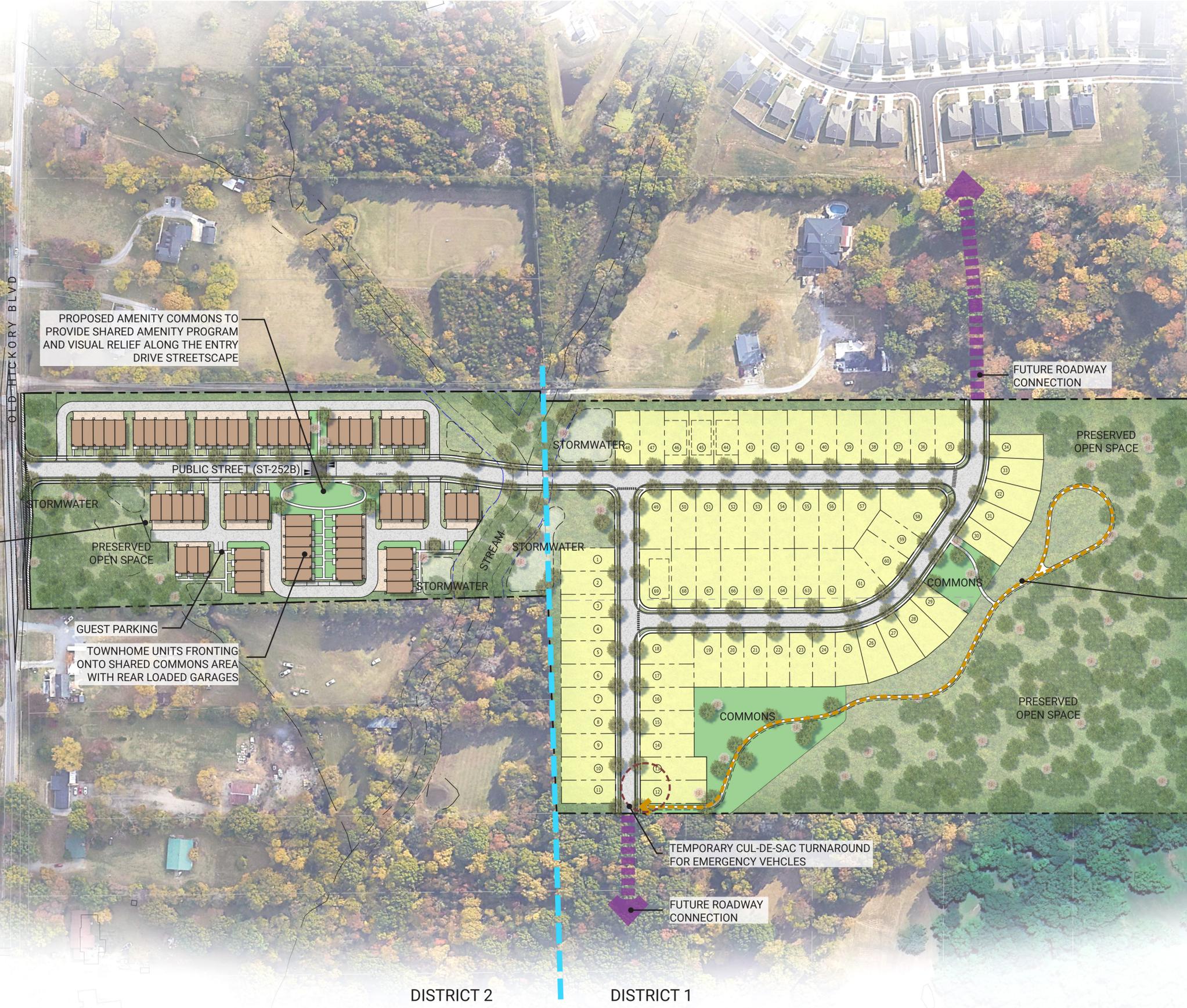


DEVELOPMENT SUMMARY

SITE DATA	
PARCELS:	18200005900 18200006000 18200006100
SITE AREA:	37.0 ACRES
ZONING	
EXISTING:	AR2A
PROPOSED:	SP
PROGRAM/DENSITY	
TOTAL UNITS	136 DU 3.67 DU / AC
TOWNHOMES (24' X 50' UNITS)	67 DU
SINGLE-FAMILY (50' X 110' LOTS)	69 DU
OPEN SPACE	
TOTAL OPEN SPACE:	± 15.18 AC
PROGRAMMED OPEN SPACE:	0.25 AC
GENERAL OPEN SPACE:	4.53 AC
PRESERVED NATURAL AREA:	10.4 AC



PROPOSED AMENITY COMMONS TO PROVIDE SHARED AMENITY PROGRAM AND VISUAL RELIEF ALONG THE ENTRY DRIVE STREETSCAPE

FUTURE ROADWAY CONNECTION

RETAINING WALL

PRESERVED OPEN SPACE

GUEST PARKING
TOWNHOME UNITS FRONTING ONTO SHARED COMMONS AREA WITH REAR LOADED GARAGES

PROPOSED WALKING TRAIL SYSTEM THROUGH PRESERVED OPEN SPACE

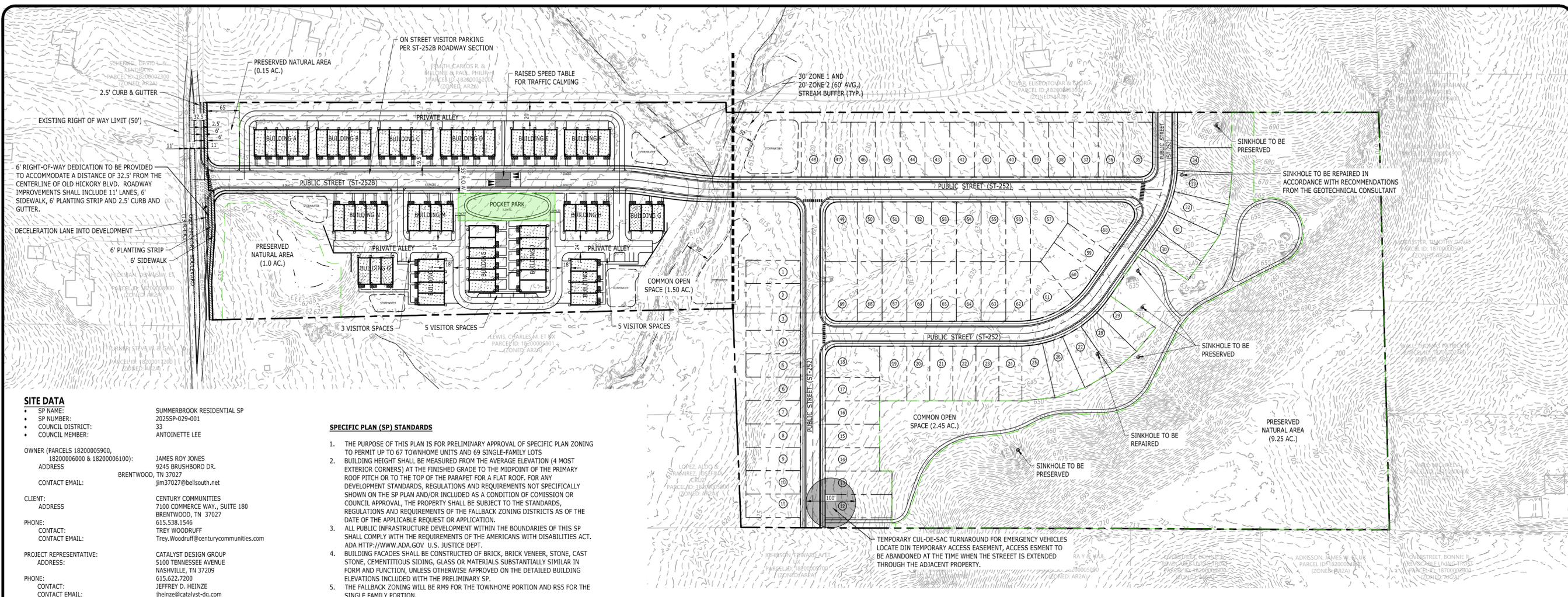
TEMPORARY CUL-DE-SAC TURNAROUND FOR EMERGENCY VEHICLES

FUTURE ROADWAY CONNECTION

DISTRICT 2 DISTRICT 1



P:\2024\20240143_Century Communities - 0 Old Hickory Blvd\dwg\Preliminary Design\20240143_P_Site Plan.dwg - C:\O\ALL LAYOUT Jun 03, 2025 10:01



SITE DATA

- SP NAME: SUMMERBROOK RESIDENTIAL SP
- SP NUMBER: 2025SP-029-001
- COUNCIL DISTRICT: 33
- COUNCIL MEMBER: ANTOINETTE LEE

OWNER (PARCELS 18200005900, 18200006000 & 18200006100): JAMES ROY JONES
 9245 BRUSHBORO DR.
 BRENTWOOD, TN 37027
 CONTACT EMAIL: jim37027@bellsouth.net

CLIENT: CENTURY COMMUNITIES
 7100 COMMERCE WAY, SUITE 180
 BRENTWOOD, TN 37027
 615.538.1546
 CONTACT: TREY WOODRUFF
 CONTACT EMAIL: Trey.Woodruff@centurycommunities.com

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 5100 TENNESSEE AVENUE
 NASHVILLE, TN 37209
 615.622.7200
 CONTACT: JEFFREY D. HEINZE
 CONTACT EMAIL: jheinze@catalyst-dg.com

- SPECIFIC PLAN (SP) STANDARDS**
- THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT UP TO 67 TOWNHOME UNITS AND 69 SINGLE-FAMILY LOTS
 - BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF. 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 FALLBACK ZONING DISTRICTS AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 - ALL PUBLIC INFRASTRUCTURE DEVELOPMENT WITHIN THE BOUNDARIES OF THIS SP SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. ADA HTTP://WWW.ADA.GOV U.S. JUSTICE DEPT.
 - BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON THE DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
 - THE FALLBACK ZONING WILL BE RM9 FOR THE TOWNHOME PORTION AND RS5 FOR THE SINGLE FAMILY PORTION.
 - THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS CONSTRUCTED IN CONFORMANCE WITH METRO NDOT DESIGN STANDARDS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE PER THE MCSP 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 OR FRONTAGE ZONE.
 - LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
 - ALL PARKING WILL BE PROVIDED PER THE METRO ZONING CODE.
 - MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELEMENATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - THE EXTENT OF ANY SINKHOLE REMEDIATION SHALL NOT ENCROACH INTO THE PUBLIC RIGHT-OF-WAY (ROADS AND/OR SIDEWALKS).
 - PER MIMA RECOMMENDATIONS, AT BELL RD & OLD HICKORY BLVD, REFRESH THE CROSSWALK STRIPING ON THE NORTHBOUND, EASTBOUND, AND WESTBOUND APPROACHES.

DEVELOPMENT SITE DATA

PARCEL ID.: 18200005900, 18200006000 & 18200006100

SITE ADDRESS: 0 OLD HICKORY BLVD. ANTIPOCH, TN 37013

SITE ACREAGE (PARCEL 59): 13.0 Ac.
 (PARCEL 60): 13.0 Ac.
 (PARCEL 61): 11.1 Ac.
 TOTAL SITE ACREAGE: 37.1 Ac.
 ROW DEDICATION: 0.11 Ac.
 TOTAL DEVELOPABLE AREA: 36.99 Ac.

PORTIONS OF EXISTING SITE LOCATED IN AREAS MEETING CONSERVATION DEFINITION: 5.6 Ac.

PROGRAMMED OPEN SPACE: 0.25 Ac.
 GENERAL OPEN SPACE: 4.53 Ac.
 PRESERVED NATURAL AREA: 10.40 Ac.
 TOTAL OPEN SPACE: 15.18 Ac.±

SINGLE FAMILY TOWNHOMES: 67 UNITS
 SINGLE FAMILY LOTS: 69 UNITS
 TOTAL SINGLE FAMILY RESIDENCES: 136 UNITS

PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.

PARKING REQUIRED:	67 UNITS X 2.5 SPACES	168 SPACES REQUIRED
3 BEDROOM TOWNHOME:	(2.5 SPACES PER UNIT)	
SINGLE FAMILY:	69 LOTS X 2 SPACES	138 SPACES REQUIRED
TOTAL SPACES REQUIRED:		306 SPACES REQUIRED

PARKING PROVIDED:

SINGLE FAMILY GARAGE SPACES:	138 SPACES (2 CAR GARAGE)
TOWNHOME GARAGE/SURFACE SPACES:	134 SPACES (2 CAR GARAGE)
ON STREET SPACES:	24 SPACES (49 SPACES TOTAL COUNTED AT 0.5 RATIO)
VISITOR SPACES:	17 SPACES
TOTAL TOWNHOME PARKING:	175 SPACES

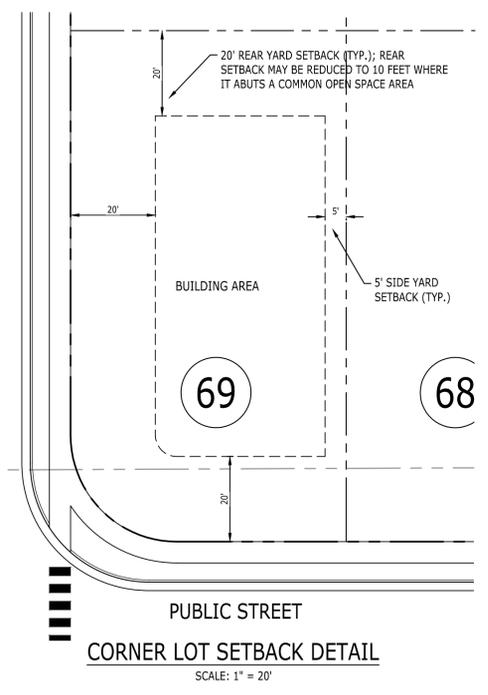
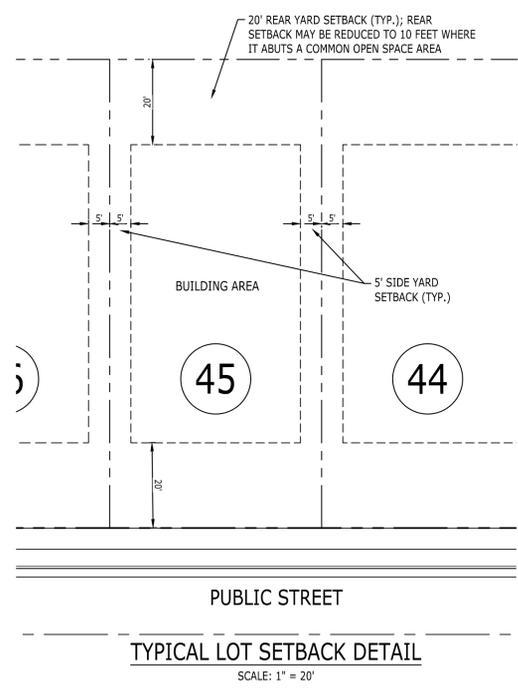
TOTAL DEVELOPMENT PARKING: 313 SPACES

EXISTING ZONING: AR2A (AGRICULTURAL / RESIDENTIAL)
 CCM POLICY: T3 NE (NEIGHBORHOOD EVOLVING) & CO (CONSERVATION)
 PROPOSED ZONING: SP (SPECIFIC PLAN)

EXISTING LAND USE: VACANT RURAL LAND
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL AND MULTIFAMILY TOWNHOMES

PROPOSED DENSITY: 3.7 DWELLING UNITS / ACRE

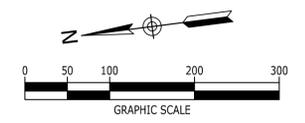
PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
1	5170	0.12
2	5170	0.12
3	5170	0.12
4	5170	0.12
5	5170	0.12
6	5170	0.12
7	5170	0.12
8	5170	0.12
9	5170	0.12
10	5170	0.12
11	5170	0.12
12	5170	0.15
13	5170	0.15
14	5170	0.12
15	5170	0.12
16	5170	0.12
17	5170	0.12
18	6795	0.15
19	6050	0.14
20	5115	0.13
21	5115	0.12
22	5115	0.12
23	5115	0.12
24	5115	0.12
25	5986	0.14
26	5909	0.14
27	5909	0.14
28	5909	0.14
29	5794	0.13
30	5115	0.12
31	5956	0.14
32	6076	0.14
33	5955	0.14
34	5322	0.12

35	6465	0.15
36	5500	0.13
37	5500	0.13
38	5500	0.13
39	5500	0.13
40	5500	0.13
41	5500	0.13
42	5500	0.13
43	5500	0.13
44	5500	0.13
45	5500	0.13
46	5500	0.13
47	5500	0.13
48	5500	0.13
49	7666	0.18
50	6000	0.14
51	6000	0.14
52	6000	0.14
53	6000	0.14
54	6000	0.14
55	6000	0.14
56	6000	0.14
57	6872	0.16
58	9463	0.22
59	5040	0.12
60	6260	0.14
61	6330	0.15
62	5981	0.14
63	6000	0.14
64	6000	0.14
65	6000	0.14
66	6000	0.14
67	6000	0.14
68	6000	0.14
69	7666	0.18



NOTES:
 THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT UP TO 67 MULTIFAMILY TOWNHOME UNITS AND 69 SINGLE FAMILY RESIDENTIAL LOTS.



CENTURY COMMUNITIES
 7100 COMMERCE WAY,
 SUITE 180
 BRENTWOOD, TN 37027
 615.538.1546

PRELIMINARY SP - CASE NO. 2025SP-029-001
CENTURY - SUMMERBROOK RESIDENTIAL SP
 0 OLD HICKORY BLVD.
 ANTIPOCH, TENNESSEE, 37013
 DAVIDSON COUNTY

NO.	DATE	DESCRIPTION
	04/16/2025	PRELIMINARY SP RESUBMITTAL

DRAWING TITLE
OVERALL SITE PLAN

PROJECT NUMBER: 20240143
 DRAWING NUMBER: C1.0



Specific Plan
SUMMERBROOK

Case No. 2025SP-029-001

Client:



Century Communities
7100 Commerce Way Suite 180
Brentwood, TN 37027
Contact: Shawn Scott
Phone: 615.254.2112
Shawn.Scott@centurycommunities.com

Prepared By:



Catalyst Design Group
5100 Tennessee Avenue
Nashville, TN 37209
Contact: Jeff Heinze
Phone: 615.622.7200
jheinze@catalyst-dg.com

Submitted: March 25, 2025
Resubmitted: April 16, 2025
Resubmitted: May 20, 2025
Resubmitted: June 06, 2025



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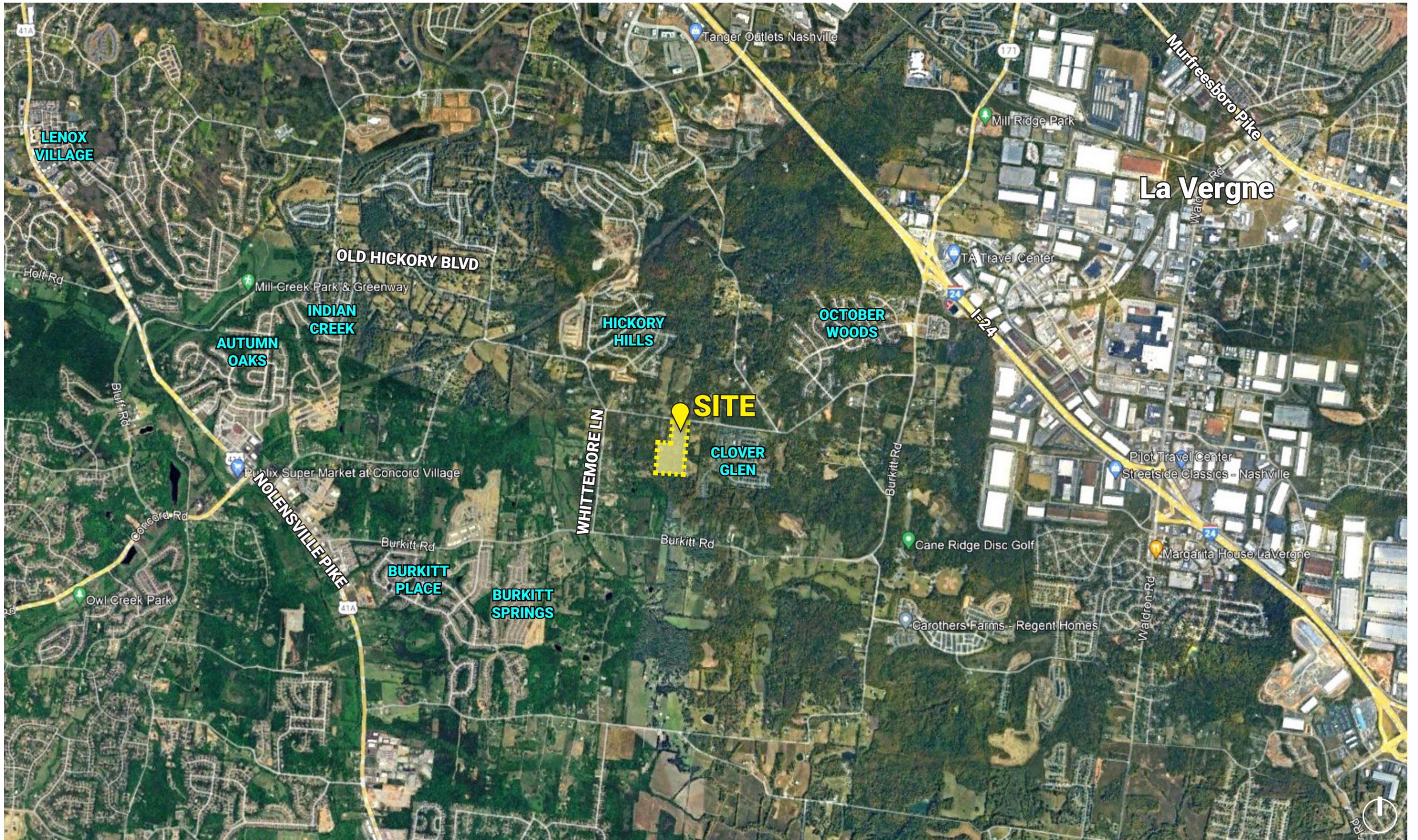
- 3 Vicinity Map
- 4 Existing Conditions
- 5 Zoning Map

DESIGN

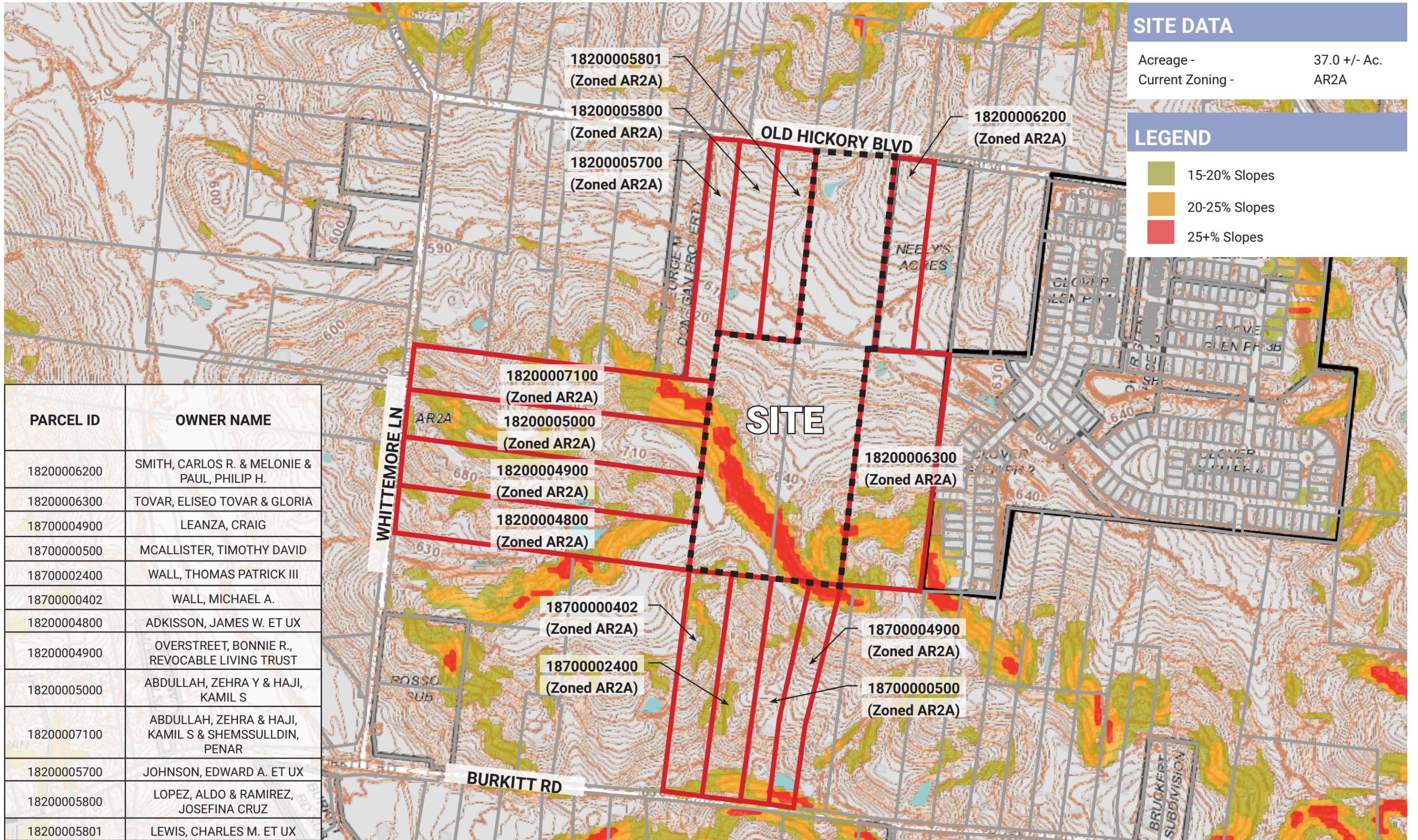
- 6 Site Plan
- 7 Site Plan Enlargement
- 8 Bulk Regulations
- 9 Additional Regulations + Notes

VISIONING

- 10 Visioning Imagery



VICINITY MAP



SITE DATA

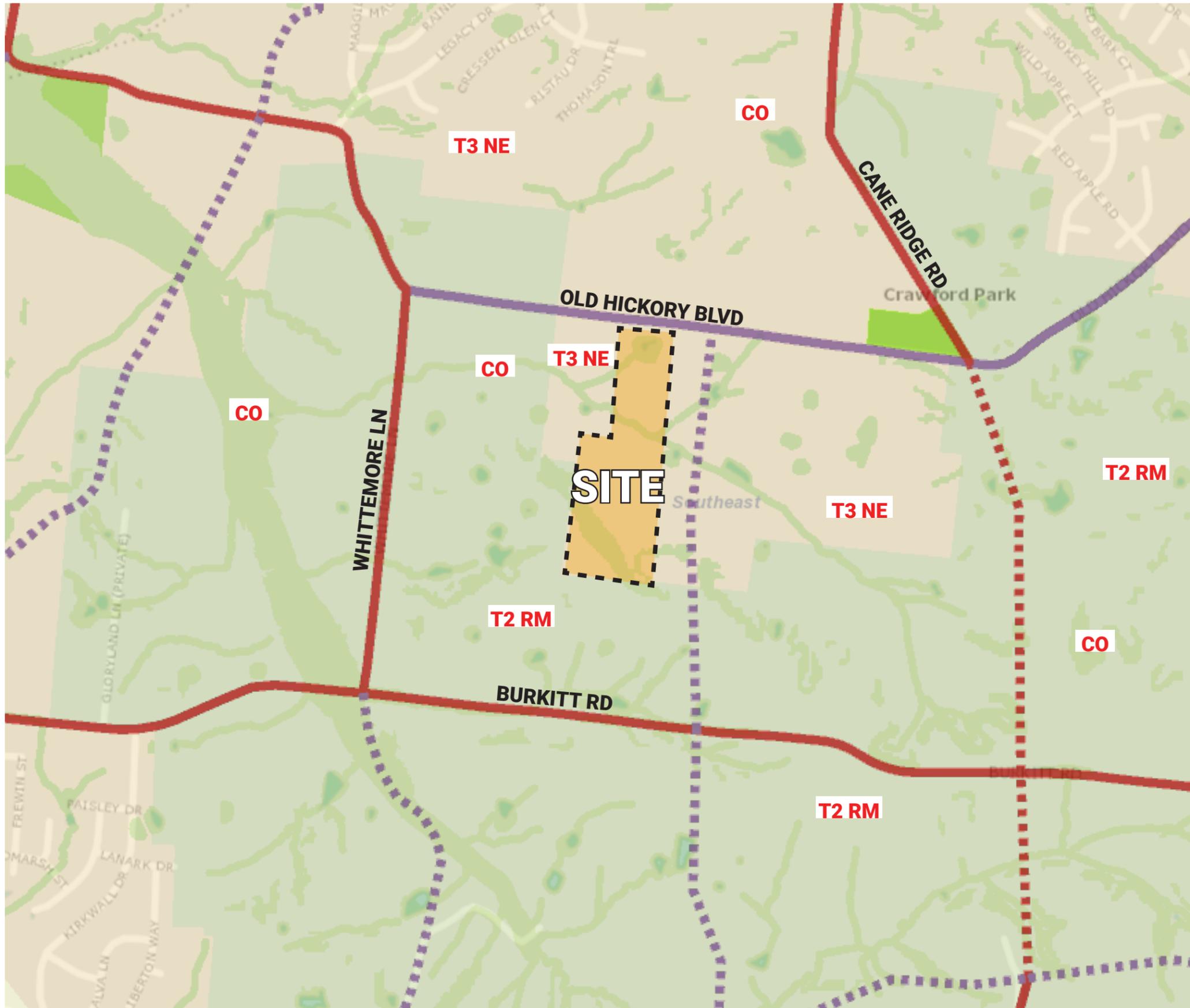
Acreage - 37.0 +/- Ac.
 Current Zoning - AR2A

LEGEND

- 15-20% Slopes
- 20-25% Slopes
- 25+% Slopes

PARCEL ID	OWNER NAME
18200006200	SMITH, CARLOS R. & MELONIE & PAUL, PHILIP H.
18200006300	TOVAR, ELISEO TOVAR & GLORIA
18700004900	LEANZA, CRAIG
18700000500	MCALLISTER, TIMOTHY DAVID
18700002400	WALL, THOMAS PATRICK III
18700000402	WALL, MICHAEL A.
18200004800	ADKISSON, JAMES W. ET UX
18200004900	OVERSTREET, BONNIE R., REVOCABLE LIVING TRUST
18200005000	ABDULLAH, ZEHRA Y & HAJI, KAMIL S
18200007100	ABDULLAH, ZEHRA & HAJI, KAMIL S & SHEMSSULLDIN, PENAR
18200005700	JOHNSON, EDWARD A. ET UX
18200005800	LOPEZ, ALDO & RAMIREZ, JOSEFINA CRUZ
18200005801	LEWIS, CHARLES M. ET UX

EXISTING CONDITIONS



LEGEND

Major and Collector Street Plan

- Arterial-Boulevard Scenic
- Arterial-Boulevard
- Collector-Avenue
- Planned Collector Avenue

Adopted CCM

- CO Conservation
- CI Civic
- OS Open Space
- T2 RM Rural Maintenance
- T3 NM Suburban Neighborhood Maintenance
- T3 NE Suburban Neighborhood Evolving
- T3 RC Suburban Residential Corridor
- T3 NC Suburban Neighborhood Center
- T3 CM Suburban Mixed Use Corridor
- T3 CC Suburban Community Center
- Water

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

T3 Suburban Neighborhood Evolving (T3-NE) policy is intended to “Create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods— greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques”. T3 NE areas are generally undeveloped, underdeveloped, or suitable for substantial infill and redevelopment and are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods. The proposed density for the development is 3.67 dwellings per acre.

This proposed development plan incorporates drives and walkways that connect residents to Old Hickory Boulevard. It also accommodates future roadway expansions to surrounding developed and undeveloped parcels.

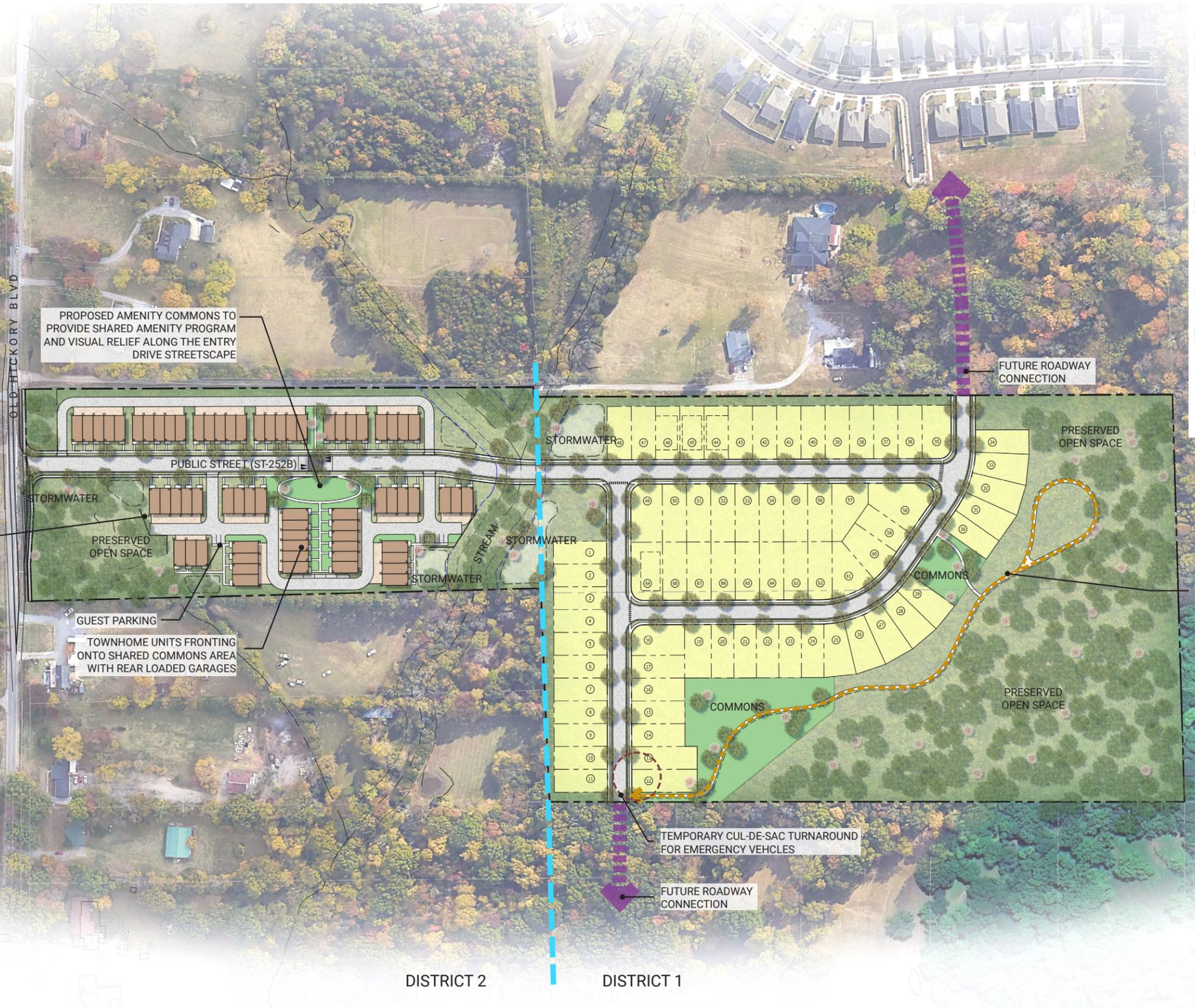


LAND USE CONTEXT

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

DEVELOPMENT SUMMARY

SITE DATA	
PARCELS:	18200005900 18200006000 18200006100
SITE AREA:	37.0 ACRES
ZONING	
EXISTING:	AR2A
PROPOSED:	SP
PROGRAM/DENSITY	
TOTAL UNITS	136 DU 3.67 DU / AC
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OPEN SPACE	
TOTAL OPEN SPACE: ± 15.18 AC	
PROGRAMMED OPEN SPACE: 0.25 AC	
GENERAL OPEN SPACE: 4.53 AC	
PRESERVED NATURAL AREA: 10.4 AC	



PROPOSED AMENITY COMMONS TO PROVIDE SHARED AMENITY PROGRAM AND VISUAL RELIEF ALONG THE ENTRY DRIVE STREETSCAPE

FUTURE ROADWAY CONNECTION

RETAINING WALL

PRESERVED OPEN SPACE

GUEST PARKING

TOWNHOME UNITS FRONTING ONTO SHARED COMMONS AREA WITH REAR LOADED GARAGES

STORMWATER

STORMWATER

STORMWATER

STORMWATER

STREAM

COMMONS

COMMONS

PRESERVED OPEN SPACE

PRESERVED OPEN SPACE

PROPOSED WALKING TRAIL SYSTEM THROUGH PRESERVED OPEN SPACE

TEMPORARY CUL-DE-SAC TURNAROUND FOR EMERGENCY VEHICLES

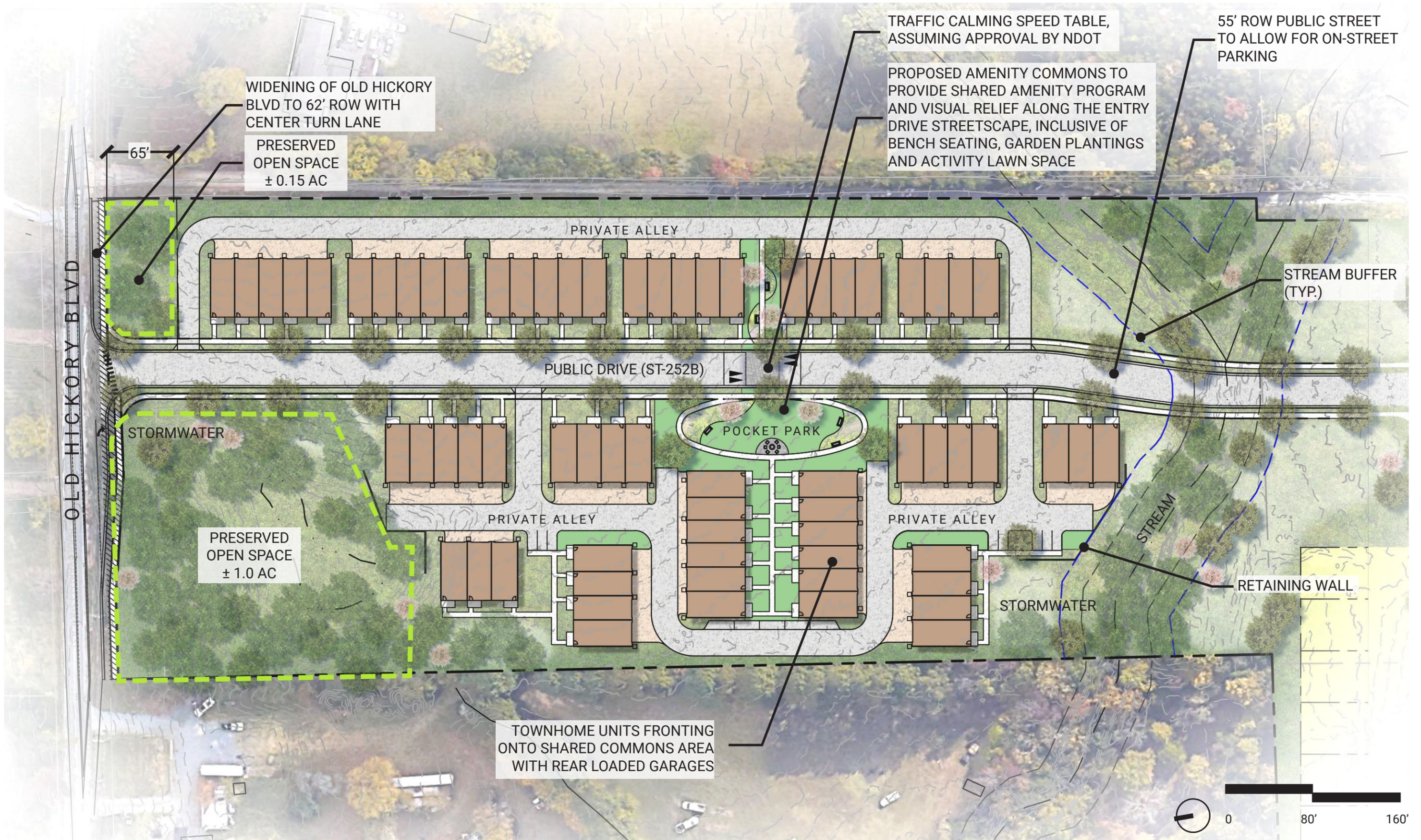
FUTURE ROADWAY CONNECTION

DISTRICT 2

DISTRICT 1

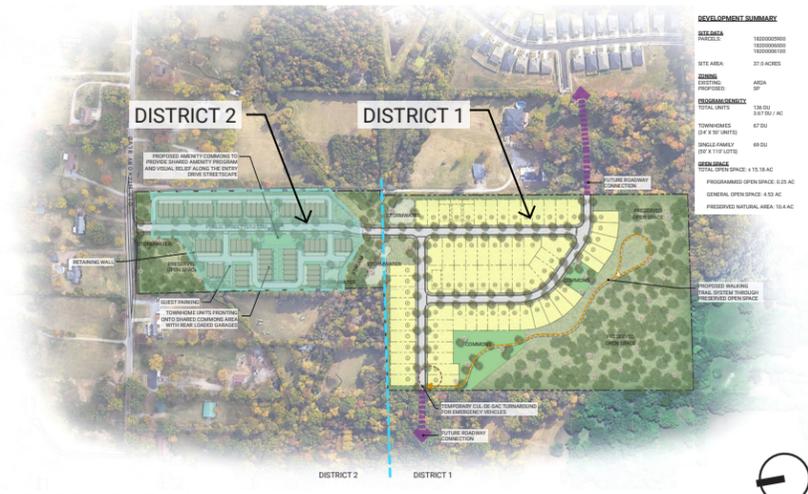
SITE PLAN





SITE PLAN ENLARGEMENT

SITE PLAN



REFER TO PAGE 6

FALLBACK ZONING: DISTRICT 1 - RS5 DISTRICT 2 - RM9

BULK REGULATIONS	DISTRICT 1		DISTRICT 2	
Uses	69 Single Family Residential Lots		67 Townhomes	
FAR/Density	69 Single Family Residential Lots		67 Townhomes	
Maximum Building Coverage	0.50		0.60	
General Maximum Building Height	2 Stories in 42' Height; Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.		2 Stories in 42' Height; Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.	
Front Setback	20'		15'	
Side/Rear Setback	Min. of 20 feet rear setback and 5 feet required minimum side setback; 5 feet Rear Setback Applicable When Adjoining an Alley; 10 Feet Rear Setback Applicable Where Lot Abuts Open Space		Min. of 20 feet rear setback and 5 feet required minimum side setback; 5 feet Rear Setback Applicable When Adjoining an Alley; 10 Feet Rear Setback Applicable Where Lot Abuts Open Space	
Parking Requirements	Per Metro Code		Per Metro Code	
Glazing¹	Residential	15% min. glazing on all facades facing a public street	Residential	15% min. glazing on all facades facing a public street
Raised Foundations²	Residential	18 in. Min. to 36 in. Max.	Residential	18 in. Min. to 36 in. Max.
<p>¹ Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.</p> <p>² Screening is required when raised foundations exceed 36" along public streets.</p>				

ARCHITECTURAL STANDARDS

- Residential structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space common areas.
- Buildings shall provide a functional entry onto the street/sidewalk network or other common area to promote activity at the street level and common amenity areas. Residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
- The following design standards shall apply:
 - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on the street facing elevation. Sides of residential units at the ends of blocks and visible from the public right-of-way shall also have a minimum of 15% glazing.
 - Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts, curtain walls and other special conditions.
 - Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - Porches shall provide a minimum of 5 feet of depth.
 - A raised foundation of 18"-36" is required for all residential structures fronting a public or private street.
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards. Refuse collection will be contracted through a private hauler.
- Residences shall accommodate a minimum of a two-car internal garage.
- Maximum height allowance is based upon pitched roofs.

ACCESS & PARKING

- All parking regulations to meet Metro Code.

LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

THE FOLLOWING USES SHALL BE PROHIBITED

Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied)

ADDITIONAL REGULATIONS + NOTES

Site Plan Notes:

1. The purpose of this preliminary SP is to permit the development of a total of 69 single family lots and 67 townhomes.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of the fallback zoning designation referenced herein. District 1 fallback zoning shall be RS5. District 2 fallback zoning shall be RM9. STRP uses shall be prohibited.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
4. If required, notice information is prepared and sent to applicants based on the plan and information submitted with the initial submittal. Should your plans change significantly with the resubmittal, it may be necessary for revised notice information to be prepared and sent. This could cause a delay and may result in deferral.

FEMA Note:

5. No portion of this property lies in a flood zone area as designated in the Federal Emergency Management Agency Flood Insurance Rate Map Panel Numbers 47037C0394H and 47037C0457H, effective April 05, 2017.

NDOT Notes:

6. The final site plan/building permit shall depict any 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 any required grass strip or frontage zone.

7. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP) will be dedicated.
8. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
9. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
10. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
11. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
12. Submit copy of ROW dedications prior to bldg. permit sign off.
13. Development is to have either a dumpster and/or other collection method serviced by a private hauler.

Fire Marshal Notes:

14. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
15. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
16. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
17. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
18. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

19. Where feasible, this development will be served with underground power and pad-mounted transformers.
20. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

21. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
22. 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.
23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
24. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
25. 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.

Federal Compliance:

26. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

Development Notes:

27. Overall building height shall be measured per Metro Code. An additional "basement" level may be provided internally to the development where topography allows for additional sub-level development. A

basement level shall be defined in accordance with the applicable building code. A minimum of 50% of a basement level shall be located below grade in order to not be counted as an additional story.

28. The final site plan/ building permit 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.

VISIONING IMAGERY



TOWNHOME ELEVATION



TYPICAL STREETSCAPE



SINGLE FAMILY ELEVATIONS



PLAY STRUCTURE



OPEN SPACE WITH NATURE TRAILS



OPEN SPACE WITH ACTIVITY OPPORTUNITIES