

12-23-2022
R1-01-18-2023
R2-02-20-2023
R3-03-01-2023
R4-03-17-2023

BELLE MEADE PLAZA - MIXED-USE PROJECT

PRELIM. SP# 2023SP-018-001 4500 HARDING PIKE, NASHVILLE, TN

PURPOSE STATEMENT
THE PURPOSE OF THIS SP IS TO REZONE BELLE MEADE PLAZA’S 10.53 ACRES FROM MUL TO SP TO ALLOW FOR A MIXED-USE DEVELOPMENT INCLUDING:

	UNITS	GROSS AREA
CONDO UNITS	101	326,080 SF
MULTIFAMILY UNITS	287	282,125 SF
HOTEL KEYS	78	51,705 SF
RETAIL		80,000 SF

TOTAL GROSS SF: 785,885 SF GBA
TOTAL FAR = 775,280 SF

PROPOSED ZONING BULK REQUIREMENTS
FAR - 1.69 MAX (PARKING EXCLUDED)
MAXIMUM HEIGHT- PER DRAWINGS
SETBACKS - PER DRAWINGS
FALLBACK ZONING - MUL

SITE AREA: 458,746 SF - 10.53 ACRES
APN: 11603000500
COUNCIL DISTRICT #: 24
COUNCIL MEMBER: KATHLEEN MURPHY

PROPERTY OWNER:
BMP PARTNERSHIP 2
4535 HARDING ROAD, SUITE 309
NASHVILLE, TN 37205
615-292-5967

DESIGN PROFESSIONALS:
BARGE CAUTHEN & ASSOCIATES (615-356-9911)
6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209

HAWKINS PARTNERS (615-255-5218)
110 S 10TH ST. NASHVILLE, TN 37206

HASTINGS ARCHITECTURE (615-329-1399)
225 POLK AVE. NASHVILLE, TN 37203

HARTSHORNE PLUNKARD ARCHITECTURE (312-226-4488)
315 W. WALTON CHICAGO, IL 60610



ORIGINAL SP SUBMITTAL: 12-28-22

F.A.R.: 2.00 MAX. - 917,712 SF MAX.

BUILDING HEIGHTS:

RESIDENTIAL BUILDING A:	12-STORY - 212 FT
RESIDENTIAL BUILDING B:	11-STORY - 140 FT
RESIDENTIAL BUILDING C:	14-STORY - 160 FT
RESIDENTIAL BUILDING D:	15-STORY - 170 FT

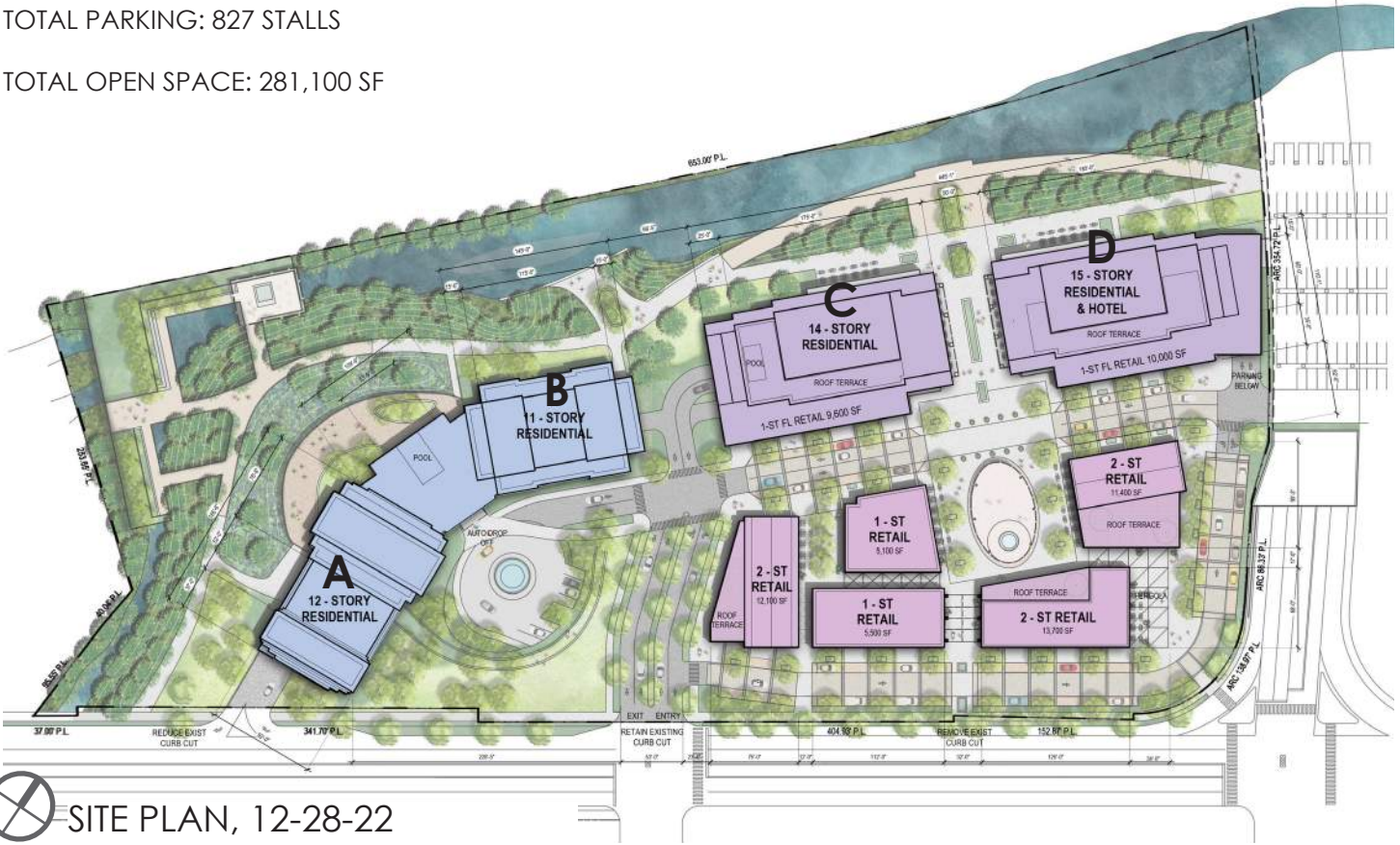
UNITS:

CONDO UNITS	90 (MAX. 120)
MULTIFAMILY UNITS	350 (MAX. 380)
HOTEL KEYS	90 (MAX. 120)

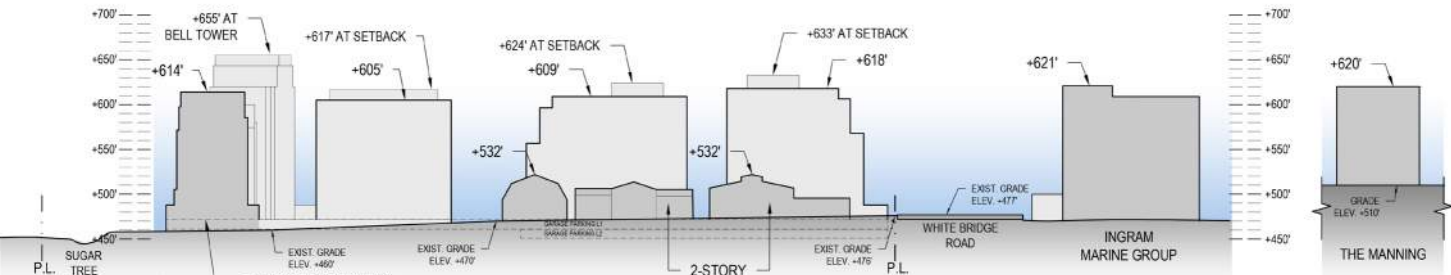
RETAIL SF: 60,000 SF (MAX. 75,000 SF)

TOTAL PARKING: 827 STALLS

TOTAL OPEN SPACE: 281,100 SF



SITE PLAN, 12-28-22



HEIGHT DIAGRAM, 12-28-22

CURRENT SP SUBMITTAL: R4-03-17-23

F.A.R.: 1.69 - 775,280 SF

BUILDING HEIGHTS:

RESIDENTIAL BUILDING A:	8-STORY - 100 FT
RESIDENTIAL BUILDING B:	10-STORY - 131 FT
RESIDENTIAL BUILDING C:	11-STORY - 125 FT
RESIDENTIAL BUILDING D:	13-STORY - 149 FT

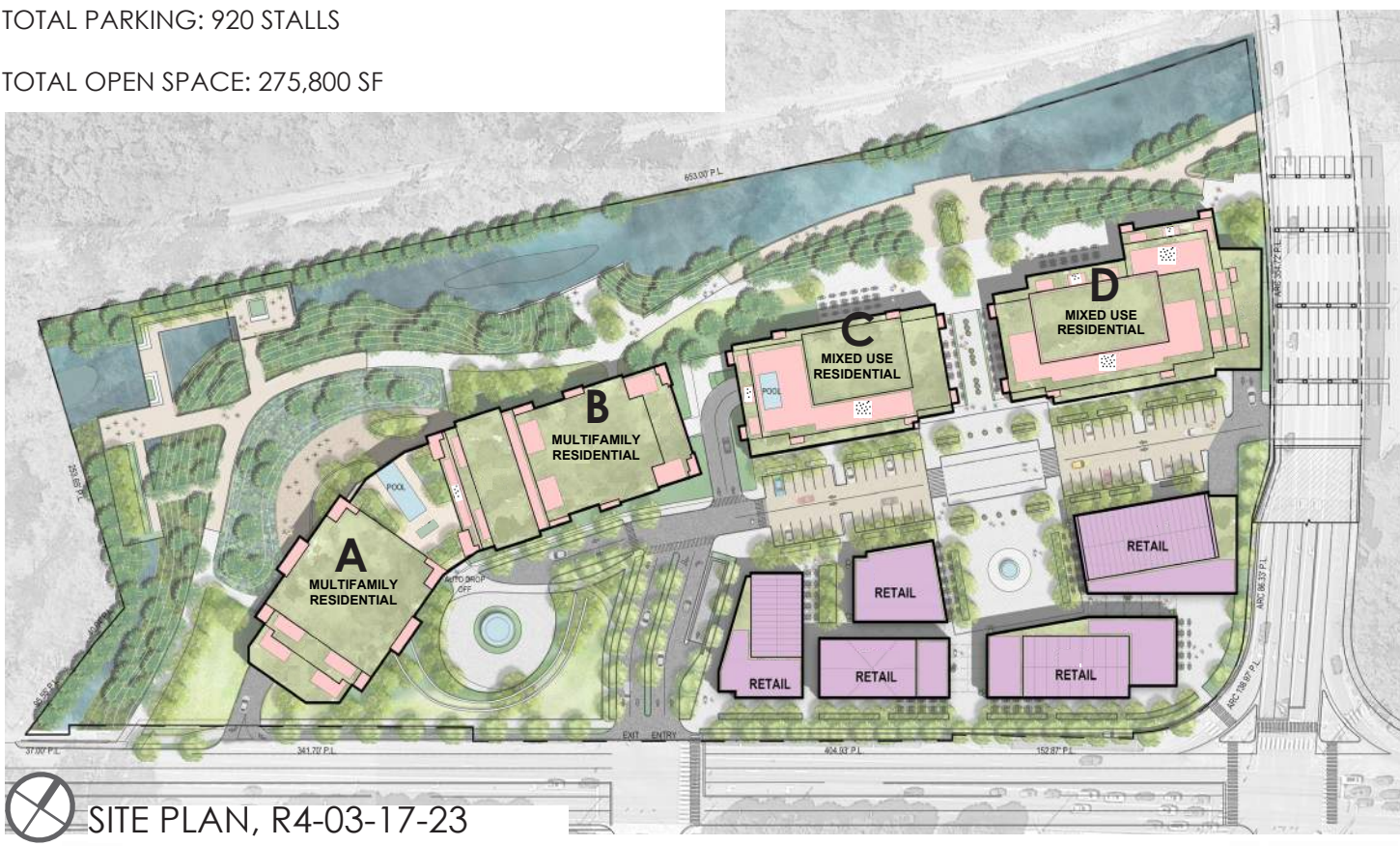
UNITS:

CONDO UNITS	101
MULTIFAMILY UNITS	287
HOTEL KEYS	78

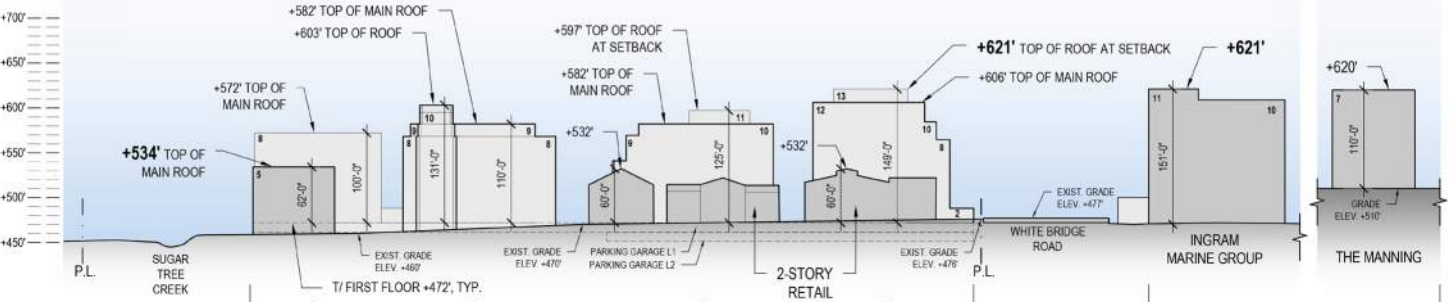
RETAIL SF: 80,000 SF

TOTAL PARKING: 920 STALLS

TOTAL OPEN SPACE: 275,800 SF

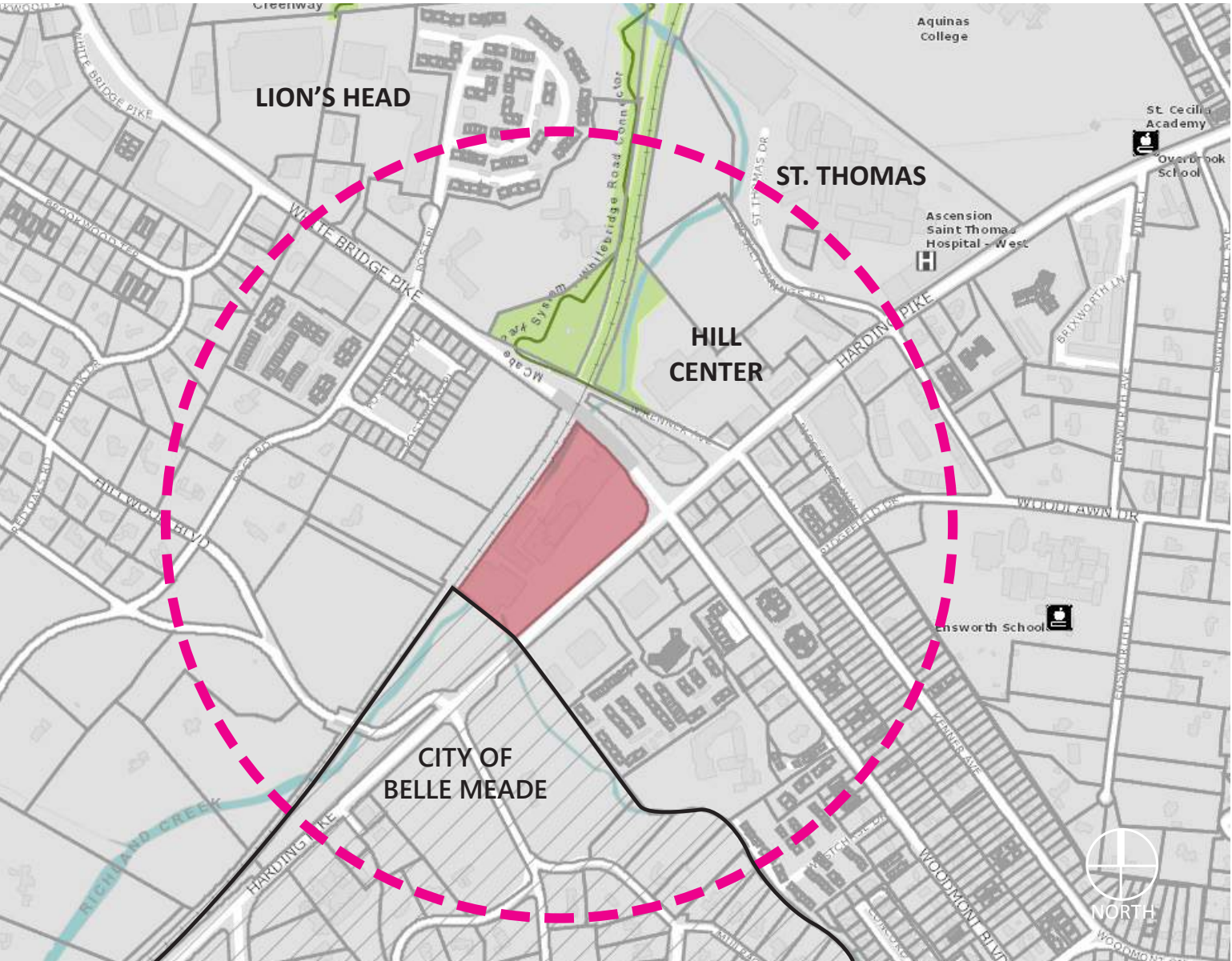


SITE PLAN, R4-03-17-23



HEIGHT DIAGRAM, R4-03-17-23

SP SUBMITTAL COMPARISON



SITE **1/4 Mile Walking Radius**

Source: Metro Nashville-Davidson County Mapping



Source: Google Streetviews

WHITE BRIDGE PIKE

EXISTING			
Lanes	5	Sidewalks	Both Sides
On-Street Parking	No	Bicycle Facilities	No
MAJOR COLLECTOR STREET PLAN (MCSP)		T5-M-AB5-IM (ARTERIAL BOULEVARD)	
Right-of-Way	100 ft	Planting Strip (Both Sides)	4 ft
Median	0 ft	Sidewalk (Both Sides)	10 ft
Bikeway	0 ft		
Frontage	4 ft		



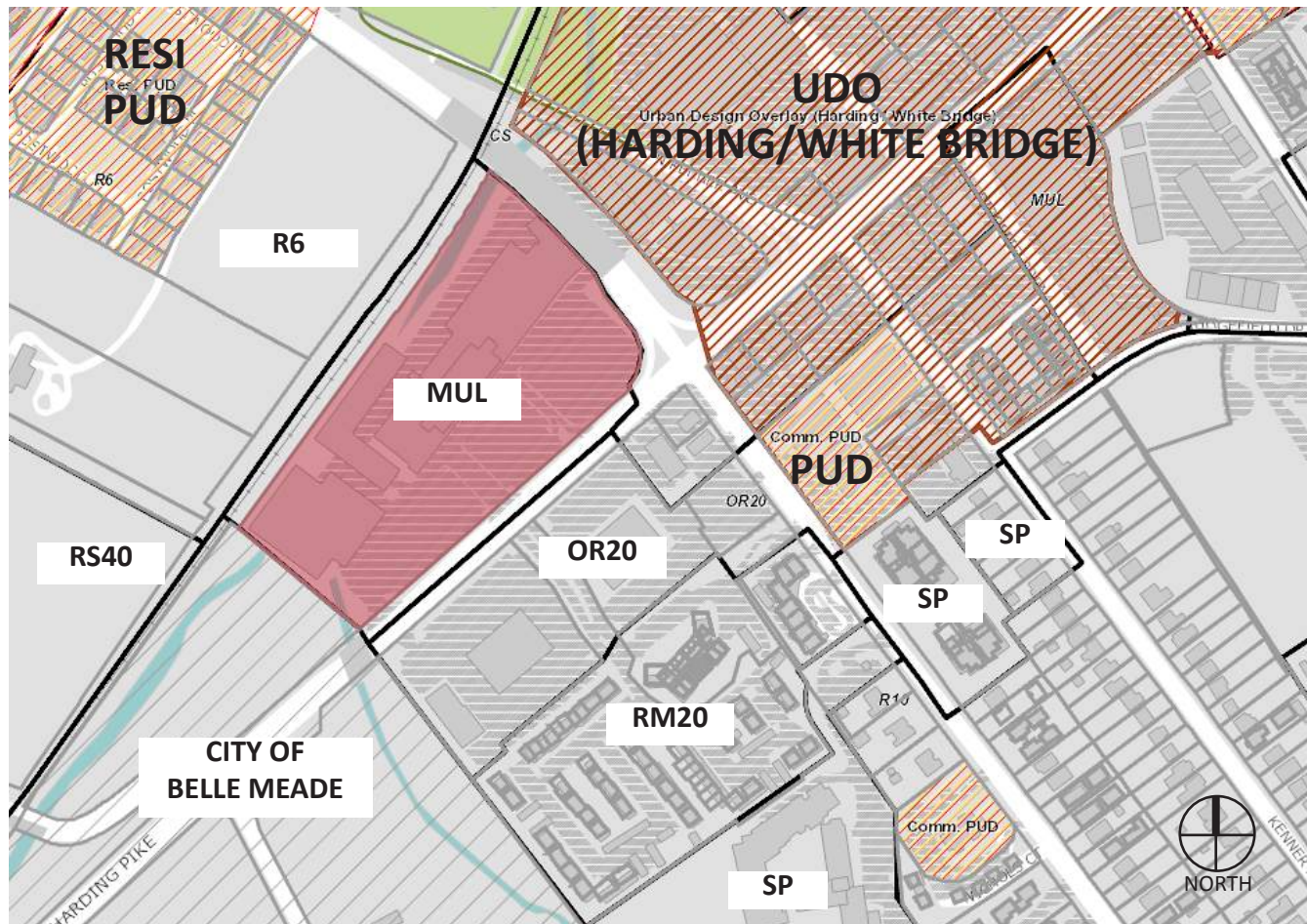
Source: Google Streetviews

HARDING PIKE

EXISTING			
Lanes	6 (Central turning lane)	Sidewalks	Both Sides
On-Street Parking	No	Bicycle Facilities	No
MAJOR COLLECTOR STREET PLAN (MCSP)		T5-M-AB6 (ARTERIAL BOULEVARD)	
Right-of-Way	117 ft	Planting Strip (Both Sides)	4 ft
Median	0 ft	Sidewalk (Both Sides)	8 ft
Bikeway	5 ft		
Frontage	0 ft		



SITE CONTEXT



Source: Metro Nashville-Davidson County Mapping

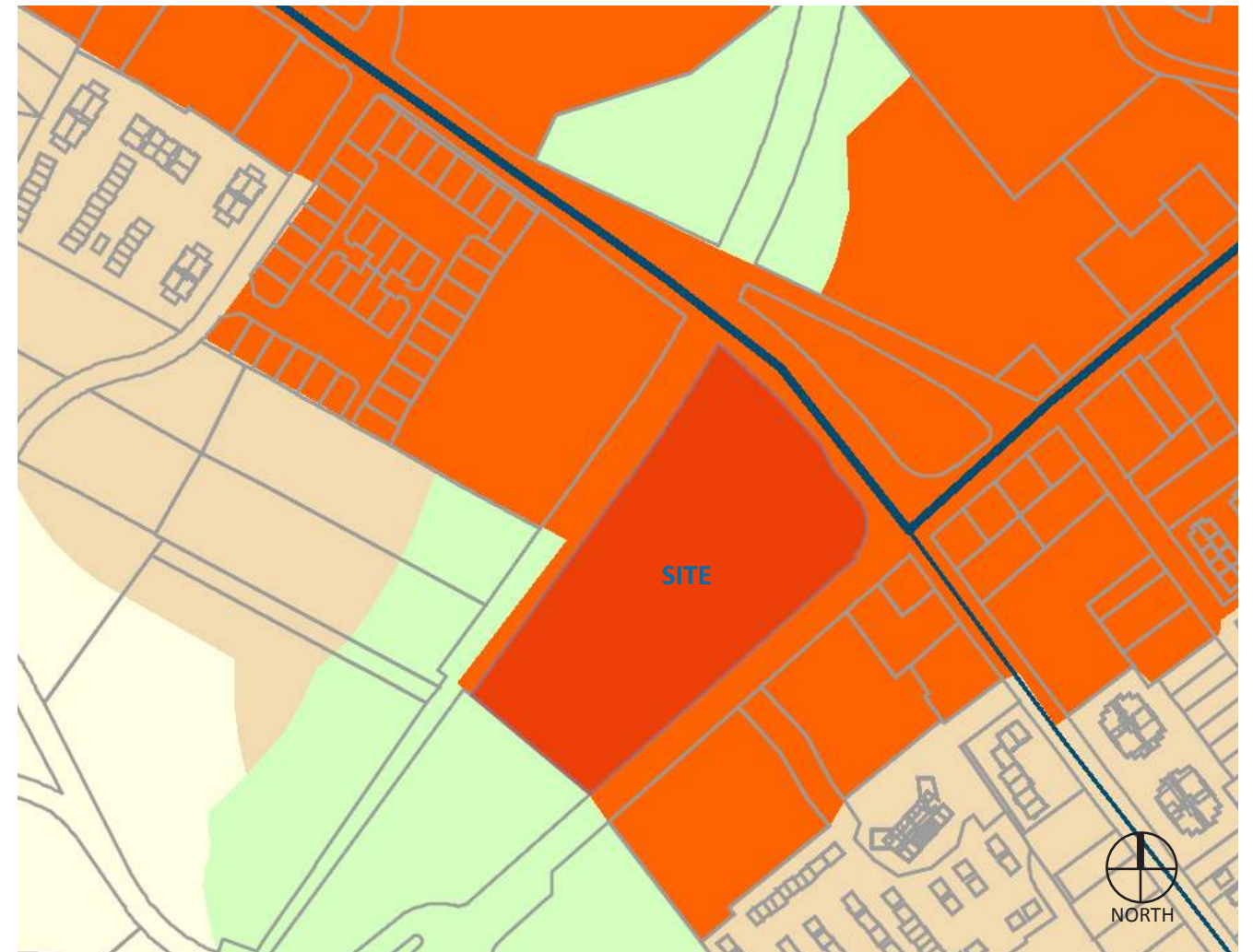
OVERLAYS

According to Metro Maps, there are currently no easements or overlays on this site. A number of parcels in the vicinity are considered either National Register Eligible or Worthy of Conservation, but this site falls into neither of those categories.

ZONING:

The parcel is zoned MUL (Mixed Use Limited). MUL is defined in the Metro Zoning Code Section 17.08.020:

- MUL, Mixed-Use Limited District, MUL-NS, Mixed Use Limited District No STRP, MUL-A, Mixed-Use Limited District Alternative, and MUL-A-NS, Mixed-Use Limited District Alternative No STRP. The MUL and MUL-A districts are intended to implement the moderate intensity mixed-use policies of the general plan. These districts also may be used in areas policed for concentrations of mixed commercial uses and for existing areas of commercial arterial development that are located in the vicinity of major intersections. The bulk standards permitted by this district, along with the range of allowable uses, are designed to promote the preservation and adaptive reuse of larger structures that contribute to the historical or architectural character of an area. These districts should be applied to areas that have good access to collector or arterial streets and public transportation service. MUL-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan. MUL-NS, and MUL-A-NS are designed to allow the same standards and uses of the MUL and MUL-A districts with the exception of prohibiting Short term rental property—Owner occupied and Short term rental property—Not owner occupied uses from the districts.*



Source: Metro Nashville-Davidson County Mapping



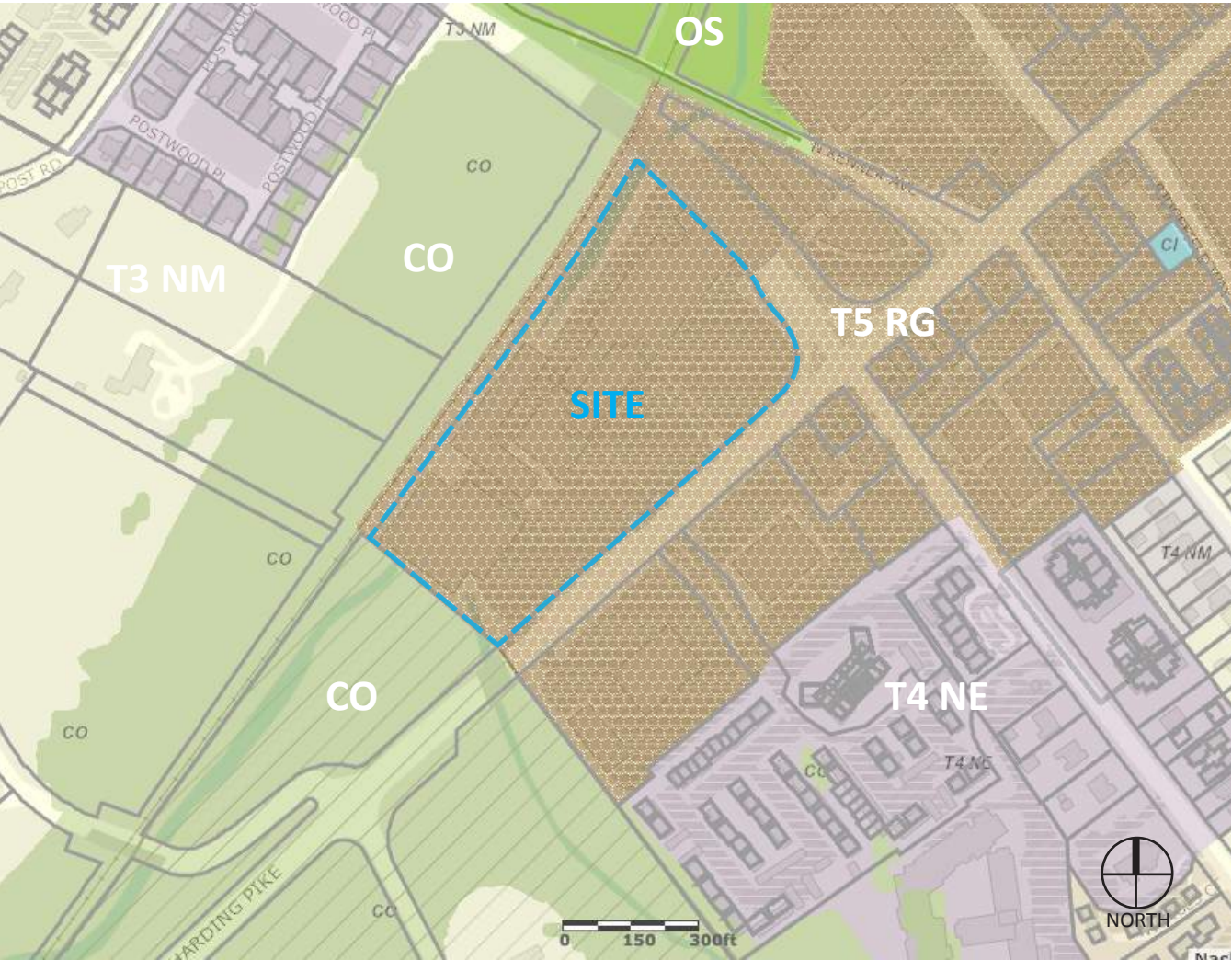
According to the Nashville Next Concept Map, this site is located within the **Tier 1 development zone along White Bridge Pike**, which is identified as a priority corridor with immediate need. Harding Pike to the west of White Bridge Pike is not identified as a priority corridor.



LAND USE REGULATIONS & NASHVILLE NEXT MAP

BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001

R4-03-17-2023 4



Source: Metro Nashville-Davidson County Mapping

This site falls within a **T5 RG (Regional Community Center)** designation. The intent of T5RG is to “Enhance or create regional centers, encouraging their development as intense mixed use areas that serve the region with supporting land uses that create opportunities to live, work, and recreate.” According to the Community Character Manual, the following uses are listed as appropriate in **T5 RG**

PERMITTED LAND USES (T5 RG)	
Mixed Use	Residential
Commercial	Institutional
Office	

PERMITTED BUILDING TYPES (T5 RG)	
Low-Rise Townhouse	Low-Rise Mixed Use
Mid-Rise Townhouse	Mid-Rise Mixed Use
Courtyard Flat	High-Rise
Low-Rise Flat	Stepped High-Rise

Source: Metro Nashville Community Character Manual

PERMITTED BUILDING TYPES (T5 RG)	
Low-Rise Townhouse	Low-Rise Mixed Use
Mid-Rise Townhouse	Mid-Rise Mixed Use
Courtyard Flat	High-Rise
Low-Rise Flat	Stepped High-Rise

Source: Metro Nashville Community Character Manual

POLICY	ZONING PERMITTED	BULK REGULATIONS				
		Max. FAR	Max. ISR	Max. Height in Build-to Zone	Min. Stepback or Slope of HCP	Max. Height
T5-RG (Regional Center)	RM20-A	0.80	0.70	30'	15'	45'
	RM40-A	1.00	0.75	45'	15'	60'
	RM60-A	None	0.80	65'	15'	90'
	OR20-A	0.80	0.70	30'	15'	45'
	OR40-A	1.00	0.75	45'	15'	60'
	ORI-A	3.00	0.90	65'	15'	150'
	MUI-A	5.00	1.00	7 stories (105')	15'	15 Stories (150')
	MUG-A	3.00	0.90	5 stories (75')	15'	7 stories (105')

POTENTIAL FALLBACK ZONING:

Above is a list of permitted zoning designations within the existing **T5RG** policy and their associated bulk regulations. Below are descriptions of both MUI-A and ORI-A zonings for reference:

MUI, Mixed-Use Intensive District, Mixed-Use Intensive District No STRP, MUI-A, Mixed-Use Intensive District Alternative, Mixed-Use Intensive District Alternative No STRP. The MUI and MUI-A districts permit a mixture of high intensity residential, office and compatible commercial uses in areas characterized by the highest levels of accessibility, mass transit opportunities and essential support services. The bulk standards for this district permit large scale buildings, and include incentives to locate off-street parking within structures. It is intended that this district be applied to areas near downtown in a manner consistent with the general plan and other adopted redevelopment plans, to selected segments of major traffic arteries extending from the downtown core area, or for selected portions of activity centers designated by the general plan. MUI-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan. MUI-NS, and MUI-A-NS are designed to allow the same standards and uses of the MUI and MUI-A districts with the exception of prohibiting Short term rental property—Owner occupied and Short term rental property—Not owner occupied uses from the districts.

**NOTE: Straight MUI zoning (vs. MUI-A) only has a max. height at the setback line of 7 stories (105’) and then a 1.5 to 1 Slope of Height Control Plane, whereas MUI-A does have a max. overall height of 15 Stories (150’).*

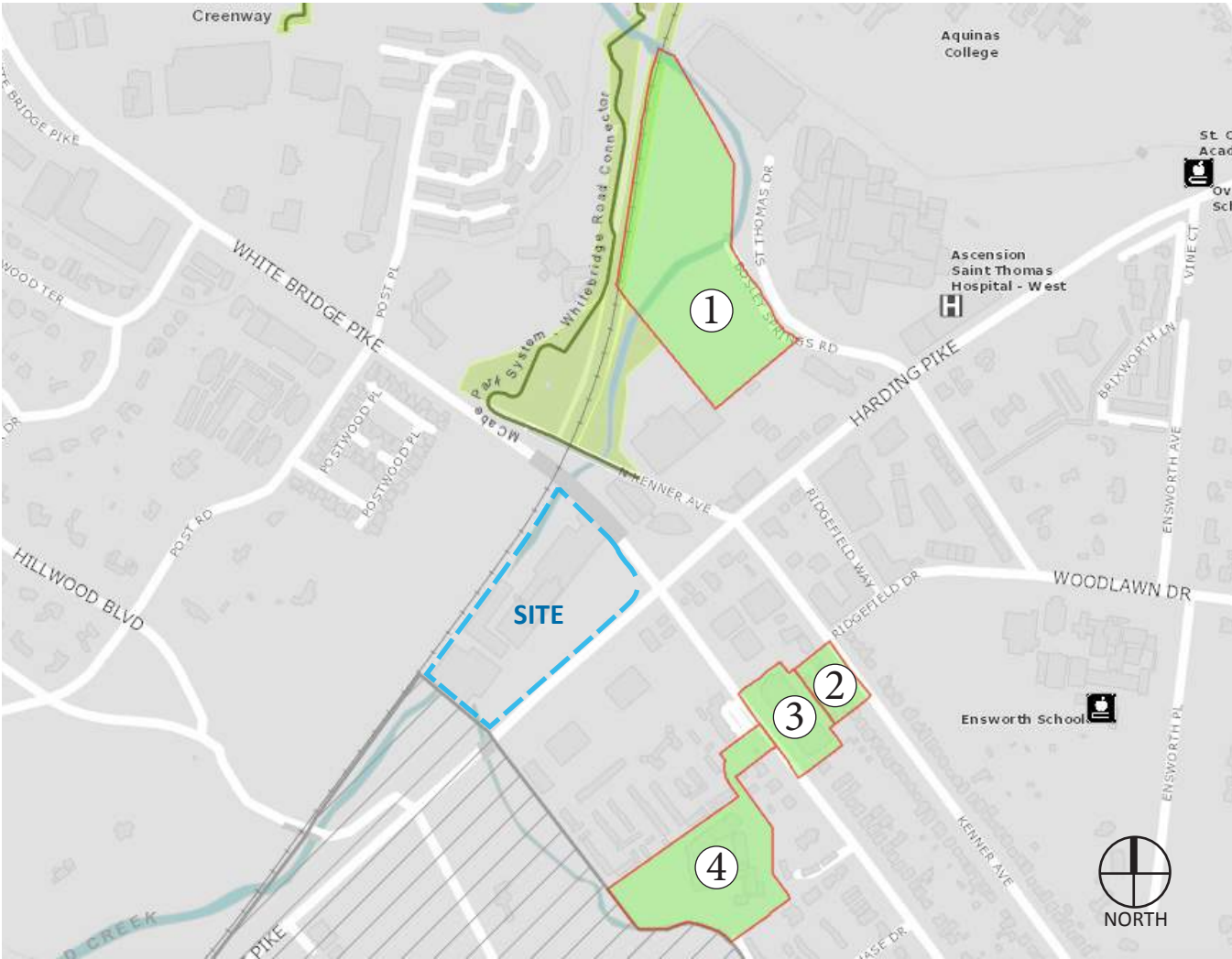
ORI, Office/Residential Intensive District, ORI-NS, Office/Residential Intensive District No STRP, ORI-A, Office Residential Intensive District Alternative, ORI-A-NS, Office/Residential Intensive District Alternative No STRP. The ORI district is designed to provide adequate and suitable space in appropriate locations for high intensity office uses mutually compatible with high-density residential uses. A selective list of retail trade, business service and personal care service uses are permitted if the principal purpose is to serve the recurring needs of the occupants or employees of other permitted uses in these districts. These districts are appropriately located between districts characterized by less intense residential and office development and areas of more intensive commercial uses, or they are extensions along major traffic arteries from areas used for more intensive commercial purposes. ORI-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan. ORI-NS and ORI-A-NS are designed to allow the same standards and uses of the ORI and ORI-A districts with the exception of prohibiting Short term rental property—Owner occupied and Short term rental property—Not owner occupied uses from the districts.





Above is a map of buildings 7 stories and taller within 1 mile of the site

	NAME	MAX. HEIGHT
1	VILLA MARIA	7 STORIES
2	ST. THOMAS HOSPITAL	5-10 STORIES
3	WINDSOR TOWER	13 STORIES
4	WELLINGTON ARMS	7 STORIES
5	INGRAM	10 STORIES
6	WOODMONT CENTRE	9 STORIES
7	ROYAL OAKS TOWER	8 STORIES
8	PARK MANOR	7 STORIES



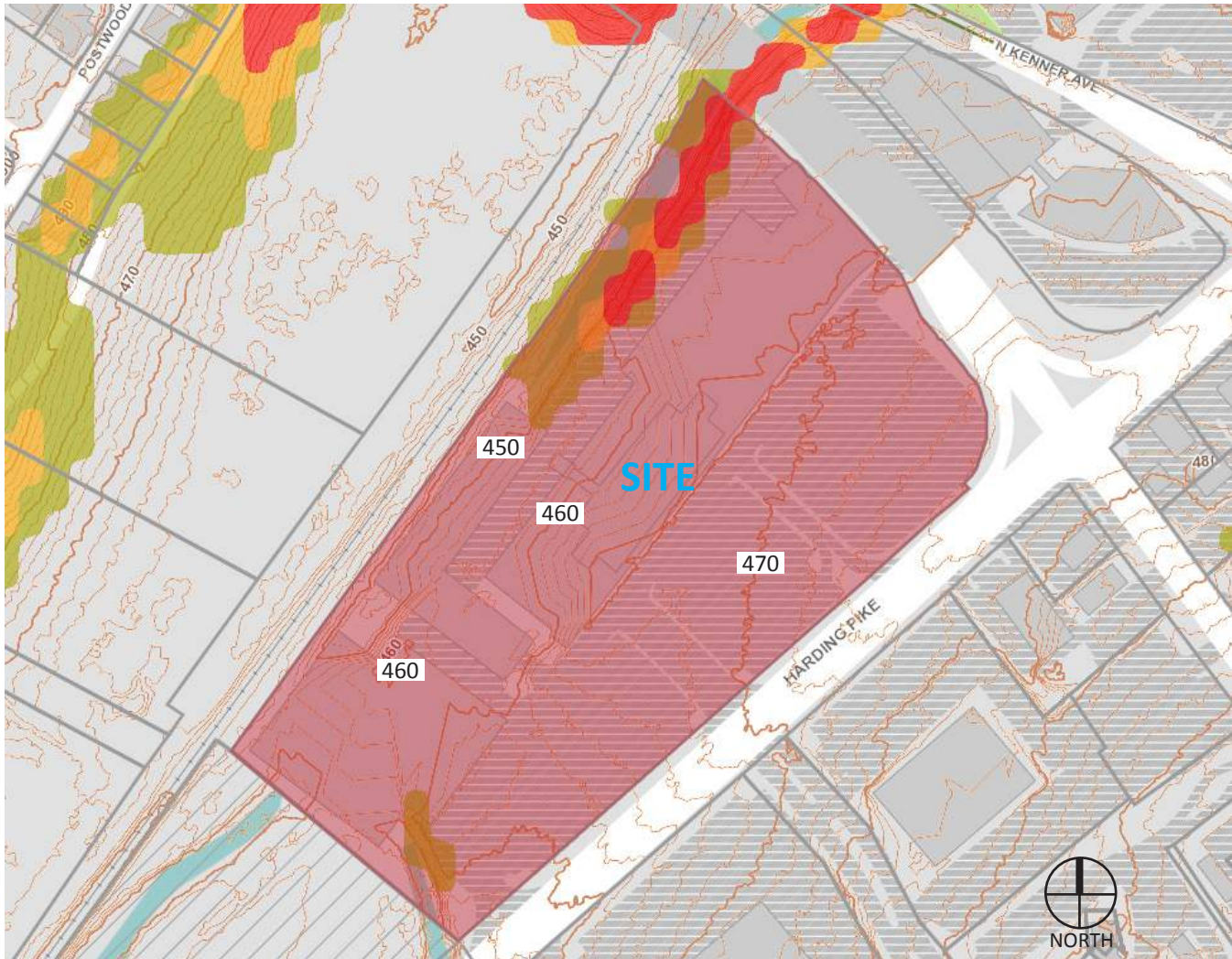
Source: Metro Nashville-Davidson County Mapping

According to Metro Maps, there are several existing Specific Plans (SPs) in the area.

	NAME	YEAR	FAR	MAX. HEIGHT	FALLBACK ZONING
1	ST. THOMAS HOSPITAL	2017	1.5	3 story stepback w/ 1.5:1 HCP	OG
2	WOODMONT CONDOS	2007	N/A	65' stepback with 1.5:1 HCP	RM60
3	THE MANNING AT BELLE MEADE	2015	N/A	7 stories	RM20
4	ABE'S GARDEN AT PARK MANOR	2009	1.3	150'	RM20



LOCAL HEIGHT PRECEDENTS & SPECIFIC PLAN MAP



Source: Metro Nashville-Davidson County Mapping

TOPOGRAPHY

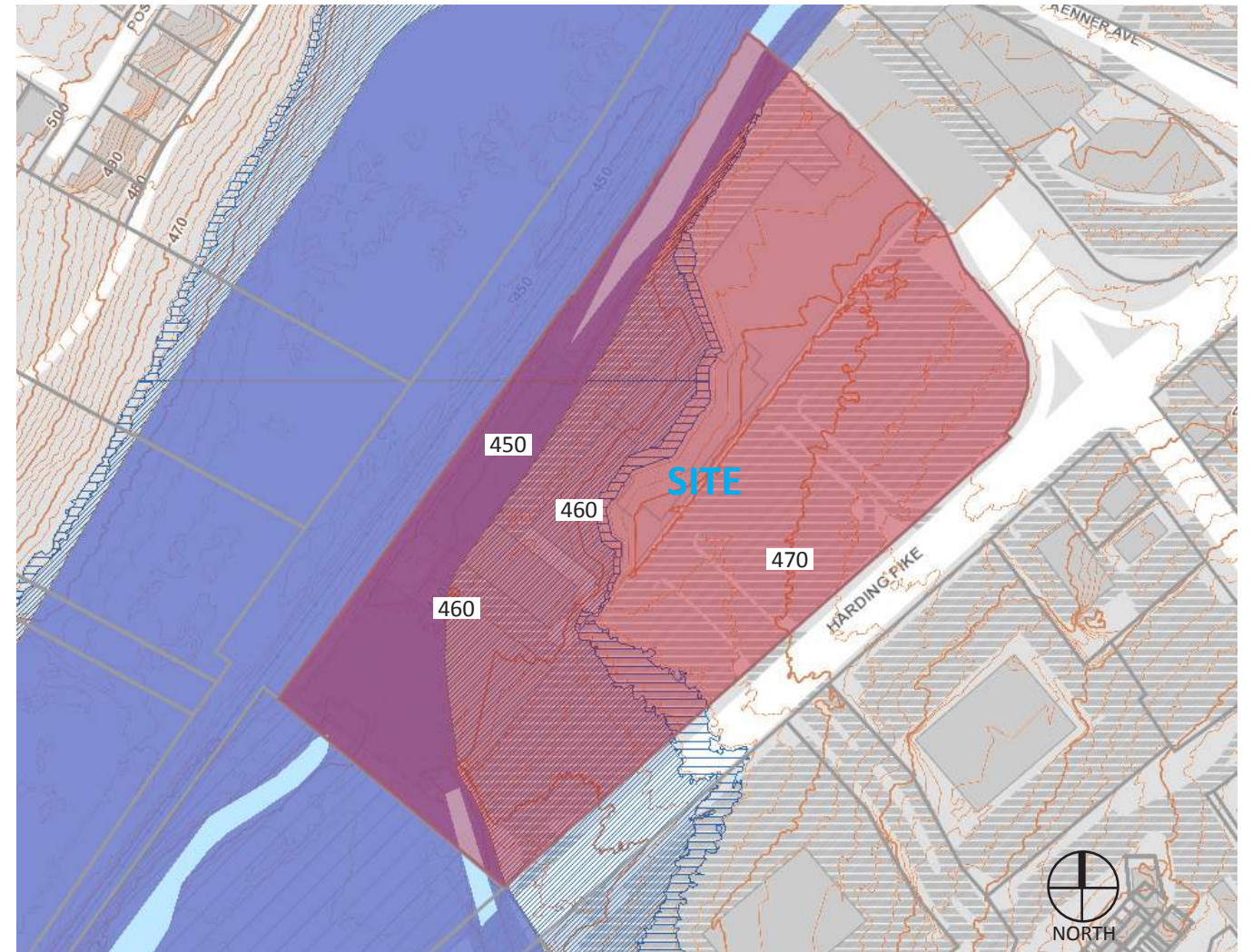
There is a fairly significant amount of grade change over the site, from a high point at the corner of Harding and White Bridge of 476' to a low point on the bank of Richland Creek of 444'. The area surrounding Richland Creek in the northern portion of the site has significant slopes exceeding 20-25% in some cases.

SOILS

The soils in the area are Maury-Urban land complex (McB) with 2-7% slopes.

Typical Profile

- H1 - 0 to 7 inches: silt loam
- H2 - 7 to 24 inches: silty clay loam
- H3 - 24 to 65 inches: silty clay



Source: Metro Nashville-Davidson County Mapping

FLOODWAY

Most of the western portion of this site is located within the FEMA designated Floodway of Richland Creek. This includes some of the existing buildings on site.

FLOODPLAIN

A little less than half of this site is located within the FEMA designated 100 Year Floodplain. It appears that the elevation for the 100 Year Flood in this area is roughly 463', but further discussion with Metro Water Services will be required to confirm this elevation as it relates to Richland Creek.

Stream daylighting and stormwater variance process and regulations for the floodway and floodplain with MWS should be guided and confirmed by the Civil Engineer.



TOPOGRAPHY & HYDROLOGY MAPS



MODIFICATIONS TO THE SP

Pursuant to the Metropolitan Zoning Code minor modifications to the SP Plan may be approved by the Planning Commission or its designee based on 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, eliminate specific conditions or requirements contained in the plan as adopted through this exacting ordinance, or add vehicular access points not currently present or approved.

DISTRICT REGULATIONS

Maximum FAR = 1.69

- Residential area is to be Included as Floor Area within the SP Boundary.
- Structured parking shall not be counted as Floor Area for the purpose of calculating FAR.

Maximum ISR = .90

Maximum Height = Stories, Building Elevations And Setbacks Per SP Proposal Site Plan, Elevations And Sections.

Residential Uses = Per SP Proposal Site Plan, Elevations And Sections.

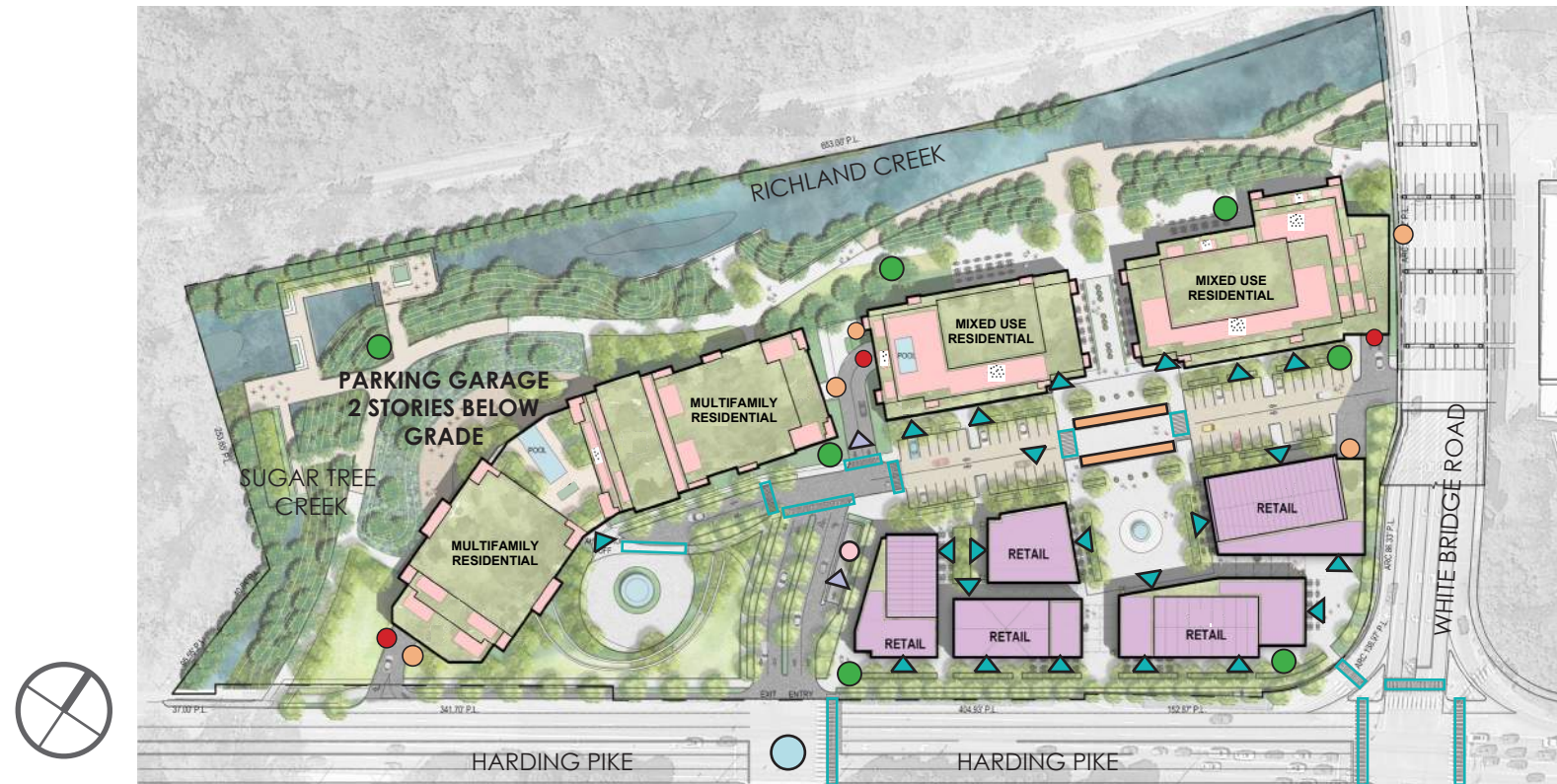
Build To Zone = Per SP Proposal Site Plan.

Side And Rear Setback = Per SP Proposal Site Plan .

Permitted Uses = Reference Permit Use Tables On The Following Pages.

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

SITE ZONING & REGULATIONS



ARCHITECTURAL STANDARDS

1. The architectural design of the buildings within the SP development sites is to be consistent with these standards as well as the general fabric and development pattern of the existing neighborhood.
2. All buildings shall provide a functional entry onto the street/sidewalk network or other public open space at frequent intervals to promote activity at the street level. All buildings shall have at least one pedestrian entrance on a Principal Building Frontage fronting the street or central plaza. This entrance may be access to a lobby shared by individual tenants.
3. A significant portion of the street level facade (ie doors and windows) shall be transparent to provide visual interest and pedestrian access. At ground floor locations along street frontage of all buildings a minimum of 40% glazing is required from grade to 14 ft.
4. Masonry, stone, and metal materials will primarily be used in the construction of the new development within the SP.
5. Door and window openings in masonry facades should be recessed (2" minimum) rather than flush with the rest of the wall.
6. Large expanses of featureless materials are not appropriate. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Masonry pilasters, masonry wall recesses or projections, and/or variations in material and color may be used to achieve this massing standard.
7. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
8. Refuse collection, recycling and ground level mechanical equipment shall be fully screened from public view by the combination of fences, walls and landscaping.
9. Roof-top equipment, skylights and roof penetrations located on or attached to the roof shall be located as to minimize their visibility from the street. Typically, screening does not meet the requirement for "minimal visibility".
10. Architectural style will substantially match the imagery provided herein.

SITE ZONING & REGULATIONS

SITE ACCESS AND PARKING DIAGRAM LEGEND

- VEHICULAR FOUR WAY INTERSECTION AT HARDING PIKE (TWO WAY)
- PARKING GARAGE ENTRY/EXIT (TWO WAY)
- PARKING GARAGE ENTRY (ONE WAY)
- OFF STREET LOADING AREA
- BIKE PARKING
- CURB CUT LOADING ZONE FOR DROP OFF
- PEDESTRIAN CROSSWALK
- PRIMARY BUILDING USE ENTRY LOCATION
- PUBLIC PARKING ACCESS

ACCESS & PARKING STANDARDS

11. Site access to be provided per SP plan, civil plans and the site access diagram.
12. Loading to occur off street at the locations highlighted. Loading access via curb cuts highlighted.
13. Minimum 920 shared parking spaces to be provided amongst the project site. Parking garage use is to be shared and available for public use as required for the occupancies provided within the SP development. Ref. shared parking analysis for additional information.
14. Bicycle parking per zoning code 17.20.135.

	USE ALLOWED	USE PROHIBITED
RESIDENTIAL USES		
Single-family	Y	
Two-family	Y	
Multi-family	Y	
Elderly housing	Y	
Mobile home dwelling		X
Accessory apartment		X
Accessory dwelling, detached		X
Boarding house	Y	
Consignment sale	Y	
Domesticated hens		X
Garage sale	Y	
Historic bed and breakfast homestay		X
Historic home events	Y	
Home occupation	Y	
Rural bed and breakfast homestay		X
Security residence		X
Short term rental property (STRP) Owner occupied		X

INSTITUTIONAL USES		
Correctional facility		X
Cultural center	Y	
Day care center (Up to 75)	Y	
Day care center (Over 75)		X
Day care home		X
Day care—Parent's day out	Y	
School day care	Y	
Monastery or convent	Y	
Orphanage		X
Religious institution		X

EDUCATIONAL USES		
Business school	Y	
College or university		X
Community education	Y	
Dormitory		X
Fraternity/sorority house		X
Personal instruction	Y	
Vocational school	Y	

	USE ALLOWED	USE PROHIBITED
OFFICE USES		
Alternative financial services		X
Financial institution	Y	
General office	Y	
Leasing/sales office	Y	

MEDICAL USES		
Animal hospital		X
Assisted-care living	Y	
Hospice	Y	
Hospital		X
Medical appliance sales		X
Medical office	Y	
Medical or scientific lab	Y	
Nonresidential drug treatment facility		X
Nursing home		X
Outpatient clinic	Y	
Rehabilitation services	Y	
Residence for handicapped, more than eight individuals		X
Veterinarian	Y	

COMMUNICATION USES		
Amateur radio antenna	Y	
Audio/video tape transfer	Y	
Communications hut	Y	
Multi-media production	Y	
Printing and publishing	Y	
Radio/TV studio	Y	
Satellite dish	Y	
Telecommunication facility	Y	

	USE ALLOWED	USE PROHIBITED
COMMERCIAL USES		
Animal boarding facility	Y	
ATM	Y	
Auction house	Y	
Automobile convenience		X
Automobile parking	Y	
Automobile repair		X
Automobile sales, new		X
Automobile sales, used		X
Automobile service		X
Bar or nightclub	Y	
Bed and breakfast inn	Y	
Beer and cigarette market		X
Boat storage		X
Business service	Y	
Carpet cleaning		X
Car wash		X
Community gardening (commercial)	Y	
Community gardening (noncommercial)	Y	
Custom assembly	Y	
Donation center, drop-off		X
Flea market		X
Funeral home		X
Furniture store	Y	
Grocery store	Y	
Home improvement sales	Y	
Hotel/motel	Y	
Inventory stock		X
Kennel/stable	Y	
Laundry plants		X
Liquor sales	Y	
Major appliance repair		X
Mobile storage unit		X
Mobile vendor		X
Nano brewery	Y	
Personal care services	Y	
Restaurant, fast-food	Y	
Restaurant, full-service	Y	
Restaurant, take-out	Y	
Retail	Y	
Self-service storage		X
Short term rental property (STRP)—Not owner occupied		X
Vehicular rental/leasing		X
Vehicular sales and service, limited		X
Wrecker service		X

	USE ALLOWED	USE PROHIBITED
INDUSTRIAL USES		
Artisan distillery	Y	
Asphalt plant		X
Building contractor supply		X
Compressor station		X
Concrete plant		X
Distributive business/wholesale		X
Fuel storage		X
Heavy equipment, sales and service		X
Hazardous operation		X
Manufacturing, Artisan	Y	
Manufacturing, heavy		X
Manufacturing, medium		X
Manufacturing, light		X
Microbrewery	Y	
Research service		X
Scrap operation		X
Tank farm		X
Tasting room	Y	
Warehouse		X

TRANSPORTATION USES		
Airport, medium or large commercial service		X
Airport/heliport		X
Boat dock (commercial)		X
Bus station/landport		X
Bus transfer station		X
Commuter rail		X
Helistop		X
Motor freight		X
Park and ride lot		X
Railroad station		X
Railroad yard		X
Water taxi station		X

UTILITY USES		
Power/gas substation		X
Power plant		X
Reservoir/water tank	Y	
Safety services	Y	
Waste water treatment		X
Water/sewer pump station		X
Water treatment plant		X
Wind energy facility (small)		X
Wind energy facility (utility)		X

	USE ALLOWED	USE PROHIBITED
RECREATION & ENTERTAINMENT USES		
Adult entertainment		X
After hours establishment		X
Camp		X
Club	Y	
Commercial amusement (inside)	Y	
Commercial amusement (outside)	Y	
Country club		X
Drive-in movie		X
Driving range	Y	
Fairground		X
Golf course	Y	
Greenway	Y	
Park	Y	
Racetrack		X
Recreation center	Y	
Rehearsal hall	Y	
Sex club		X
Small outdoor music event	Y	
Stadium arena/convention center	Y	
Temporary festival	Y	
Theater	Y	
Theatre	Y	
Zoo		X

OTHER USES		
Agricultural activity		X
Cemetery		X
Domestic animals/wildlife		X
Mineral extraction		X
On-site agricultural sales		X
Pond/lake	Y	

WASTE MANAGEMENT USES		
Collection center		X
Construction/demolition landfill		X
Construction/demolition waste processing (project specific)		X
Medical waste		X
Recycling collection center		X
Recycling facility		X
Sanitary landfill		X
Waste transfer		X

PERMITTED USES TABLE

4500 HARDING PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37205

BOUNDARY AND EASEMENT DETAIL

P.O.B. TRACT I
INTERSECTION OF THE SE R/W OF
COX TRANSPORTATION RAILROAD &
THE SW R/W OF BRILEY PARKWAY
(NOW WHITE BRIDGE PK)

WHITE BRIDGE PIKE - A.K.A. HARDING ROAD
VARIABLE WIDTH ASPHALT PAVEMENT
PLAT BOOK 6290, PAGE 785

TRACT I
(APPROXIMATE LOCATION)
CROSS-ACCESS EASEMENT
BK 6309, PG 233
PLAT BOOK 6290, PAGE 785

NORTH KENNER AVENUE
P.O.C. TRACT II
INTERSECTION OF THE SOUTHERLY LINE OF
WHITE BRIDGE ROAD & HARDING ROAD
(NOW OLD WHITE BRIDGE ROAD) &
BRILEY PARKWAY
(NOW WHITE BRIDGE PK)

P.O.C. TRACT II
INTERSECTION OF THE SOUTHERLY LINE OF
WHITE BRIDGE ROAD &
BRILEY PARKWAY
(NOW WHITE BRIDGE PK)

FOUND 1/2" DISTURBED REBAR
BEARS S45°43'1"W 2.00'
FROM CORNER

TRACT I
TOTAL AREA:
458,746 SQ FTs
10.531 ACRES
APN: 11603000500

COX TRANSPORTATION RAILROAD
100' WIDE PARALLEL RIGHT-OF-WAY
BOOK 3315, PAGE 104

HARDING PIKE - A.K.A. HARDING ROAD
VARIABLE WIDTH ASPHALT PAVEMENT
PLAT BOOK 6290, PAGE 785

SET 5/8" REBAR WITH CAP
"SHIRLEY TN 2085"

SET 5/8" REBAR WITH CAP
"SHIRLEY TN 2085"

6" RETAINING WALL EASEMENT
BK 5941, PG 528
BK 6309, PG 233

CHISELED "X"

TBM2
FOUND 1/2" REBAR WITH CAP
"BWSC NASHVILLE"

FOUND MAG-NAIL
W/ WASHER
"BWSC NASHVILLE"

SET 5/8" REBAR WITH CAP
"SHIRLEY TN 2085"

SET MAG-NAIL

FOUND MAG-NAIL
W/ WASHER
"BWSC NASHVILLE"

10" PUBLIC UTILITY EASEMENT
BK 5941, PG 528
BK 6309, PG 233

FOUND PK-NAIL BEARS
S 23°59'42"E 1.231M
FROM CORNER

FOUND MAG-NAIL
WITH WASHER
"BWSC NASHVILLE"

FOUND 1" IRON PIPE
IN CONCRETE

FOUND 1/2" REBAR
IN CONCRETE

SET 5/8" REBAR WITH CAP
"SHIRLEY TN 2085"

SET 5/8" REBAR WITH CAP
"SHIRLEY TN 2085"

TEMPORARY BENCHMARK INFORMATION

BENCHMARK	EASTING	NORTHING	ELEVATION
TBM1	717102.34	853330.01	451.34'
TBM2	717107.58	853330.42	474.18'

1" = 50'
GRAPHIC SCALE

BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

NOT TO SCALE

NOT TO SCALE

SHEET 4 OF 6

SHEET 4 OF 6

SHEET 4 OF 6

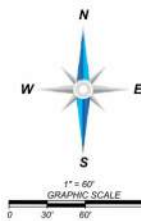
SHEET 4 OF 6

FOUND MONUMENT AS-NOTED	(M)	MEASURED/CALCULATED DIMENSION	BOUNDARY LINE
SET MONUMENT AS-NOTED <td>(R) <td>RECORD DIMENSION <td>EASEMENT LINE </td></td></td>	(R) <td>RECORD DIMENSION <td>EASEMENT LINE </td></td>	RECORD DIMENSION <td>EASEMENT LINE </td>	EASEMENT LINE
COMPUTED POINT <td>(C) <td>PARKING SPACES <td>RIGHT-OF-WAY </td></td></td>	(C) <td>PARKING SPACES <td>RIGHT-OF-WAY </td></td>	PARKING SPACES <td>RIGHT-OF-WAY </td>	RIGHT-OF-WAY
HANDICAP PARKING <td>B.S.L. <td>BUILDING SETBACK LINE <td>CENTER LINE </td></td></td>	B.S.L. <td>BUILDING SETBACK LINE <td>CENTER LINE </td></td>	BUILDING SETBACK LINE <td>CENTER LINE </td>	CENTER LINE
RIGHT-OF-WAY POINT <td>C <td>CENTERLINE <td>FENCE LINE </td></td></td>	C <td>CENTERLINE <td>FENCE LINE </td></td>	CENTERLINE <td>FENCE LINE </td>	FENCE LINE
LIGHT POLE <td>R/W <td>RIGHT-OF-WAY <td>OVERHEAD POWER LINE </td></td></td>	R/W <td>RIGHT-OF-WAY <td>OVERHEAD POWER LINE </td></td>	RIGHT-OF-WAY <td>OVERHEAD POWER LINE </td>	OVERHEAD POWER LINE
UTILITY MANHOLE <td>NF <td>NOT ON FORMERLY <td>MANHOLE </td></td></td>	NF <td>NOT ON FORMERLY <td>MANHOLE </td></td>	NOT ON FORMERLY <td>MANHOLE </td>	MANHOLE
BOLLARD <td>LL <td>CELLS HAVING LOCATION <td>EDGE OF WATER </td></td></td>	LL <td>CELLS HAVING LOCATION <td>EDGE OF WATER </td></td>	CELLS HAVING LOCATION <td>EDGE OF WATER </td>	EDGE OF WATER
ELECTRIC METER <td>FW <td>FINISHED FLOOR ELEVATION <td>UNDERGROUND STORM SEWER </td></td></td>	FW <td>FINISHED FLOOR ELEVATION <td>UNDERGROUND STORM SEWER </td></td>	FINISHED FLOOR ELEVATION <td>UNDERGROUND STORM SEWER </td>	UNDERGROUND STORM SEWER
ELECTRIC BOX <td>N <td>NATURAL GROUND <td>UNDERGROUND GAS LINE </td></td></td>	N <td>NATURAL GROUND <td>UNDERGROUND GAS LINE </td></td>	NATURAL GROUND <td>UNDERGROUND GAS LINE </td>	UNDERGROUND GAS LINE
TELEPHONE PEDESTAL <td>PER <td>PERMANENT <td>UNDERGROUND WATER LINE </td></td></td>	PER <td>PERMANENT <td>UNDERGROUND WATER LINE </td></td>	PERMANENT <td>UNDERGROUND WATER LINE </td>	UNDERGROUND WATER LINE
WATER METER <td>P.O.C. <td>POINT OF COMMENCEMENT <td>UNDERGROUND SANITARY SEWER </td></td></td>	P.O.C. <td>POINT OF COMMENCEMENT <td>UNDERGROUND SANITARY SEWER </td></td>	POINT OF COMMENCEMENT <td>UNDERGROUND SANITARY SEWER </td>	UNDERGROUND SANITARY SEWER
WATER VALVE <td>P.O.B. <td>POINT OF BEGINNING <td>UNDERGROUND ELECTRIC LINE </td></td></td>	P.O.B. <td>POINT OF BEGINNING <td>UNDERGROUND ELECTRIC LINE </td></td>	POINT OF BEGINNING <td>UNDERGROUND ELECTRIC LINE </td>	UNDERGROUND ELECTRIC LINE
GATED VALVE <td>SQ <td>SQUARE FEET <td>UNDERGROUND TELEPHONE LINE </td></td></td>	SQ <td>SQUARE FEET <td>UNDERGROUND TELEPHONE LINE </td></td>	SQUARE FEET <td>UNDERGROUND TELEPHONE LINE </td>	UNDERGROUND TELEPHONE LINE
ANCHOR BOLT <td>BD <td>BOUNDARY <td>UNDERGROUND FIBER OPTIC LINE </td></td></td>	BD <td>BOUNDARY <td>UNDERGROUND FIBER OPTIC LINE </td></td>	BOUNDARY <td>UNDERGROUND FIBER OPTIC LINE </td>	UNDERGROUND FIBER OPTIC LINE
FIBER OPTIC VALVE <td>BOF <td>BOUNDARY OF CURB <td>RAILROAD </td></td></td>	BOF <td>BOUNDARY OF CURB <td>RAILROAD </td></td>	BOUNDARY OF CURB <td>RAILROAD </td>	RAILROAD
ELECTRIC VALVE <td>FL <td>LOW LINE <td></td> </td></td>	FL <td>LOW LINE <td></td> </td>	LOW LINE <td></td>	
3/8" <td>TA <td>TOP OF ASPHALT <td></td> </td></td>	TA <td>TOP OF ASPHALT <td></td> </td>	TOP OF ASPHALT <td></td>	
AIR CONDITIONER <td>TC <td>TOP OF CONCRETE <td></td> </td></td>	TC <td>TOP OF CONCRETE <td></td> </td>	TOP OF CONCRETE <td></td>	
ELECTRICAL METER <td>SW <td>TOP OF SIDEWALK <td></td> </td></td>	SW <td>TOP OF SIDEWALK <td></td> </td>	TOP OF SIDEWALK <td></td>	
GAS METER <td>NG <td>TOP OF NATURAL GROUND <td></td> </td></td>	NG <td>TOP OF NATURAL GROUND <td></td> </td>	TOP OF NATURAL GROUND <td></td>	
CLEANOUT <td>TR <td>TOP OF GRAVEL <td></td> </td></td>	TR <td>TOP OF GRAVEL <td></td> </td>	TOP OF GRAVEL <td></td>	
GRASS TRAP <td>RG <td>TOP OF RETAINING WALL <td></td> </td></td>	RG <td>TOP OF RETAINING WALL <td></td> </td>	TOP OF RETAINING WALL <td></td>	
FLAGPOLE			
DUMPSITE AREA			
TRASH COMPACTOR			

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
(1.0)	S 20°01'11" E	51.58	(1.0)	S 30°40'00" E	51.58
(2.0)	S 30°16'35" E	11.17	(2.0)	S 41°02'42" E	11.17
(3.0)	S 40°15'49" E	5.35	(3.0)	S 44°53'34" E	5.35
(4.0)	S 40°17'56" E	6.00	(4.0)	S 44°45'54" E	6.00
(5.0)	N 41°07'10" E	12.81	(5.0)	N 40°42'37" E	12.81
(6.0)	N 41°07'10" E	7.90	(6.0)	N 40°46'05" E	7.90
(7.0)	S 48°34'50" W	37.00	(7.0)	S 47°53'07" W	37.00
(8.0)	N 04°32'06" W	95.65	(8.0)	N 09°12'57" W	95.67
(9.0)	N 04°42'37" W	40.54	(9.0)	N 08°03'34" W	39.97
(10.0)	N 40°42'37" W	25.75	(10.0)	NORTHWESTERLY	25.75
(11.0)	S 57°30'45" E	24.70	(11.0)	NORTHWESTERLY	24.70
(12.0)	N 45°12'30" E	24.70	(12.0)	NORTHWESTERLY	24.70
(13.0)	S 65°35'55" E	27.83	(13.0)	N/A	25.91

CURVE DATA											
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1/M	252.83	354.72	354.32	S 44°36'11"E	90°01'17"	C1/R	252.83	354.72	354.348	S 49°18'00"E	N/A
C2/M	2240.63	86.33	86.32	S 37°31'53"E	02°12'26"	C2/R	2240.63	86.32	86.319	S 42°34'34"E	N/A
C3/M	83.00	138.97	126.40	S 06°21'33"W	89°37'12"	C3/R	83.00	138.98	126.64	S 01°45'24"W	N/A
C4/M	2914.93	398.40	398.09	N 32°35'40"E	07°49'51"	C4/R	2914.93	398.40	398.085	N 27°35'35"E	N/A

TBM#1	TBM#2
FOUND 1/2" REBAR	FOUND 1/2" REBAR WITH CAP
EASTING: 1717120.34	"BWSC NASHVILLE"
NORTHING: 652849.01	EASTING: 1718057.88
ELEVATION: 451.54'	NORTHING: 653330.42
	ELEVATION: 474.18'



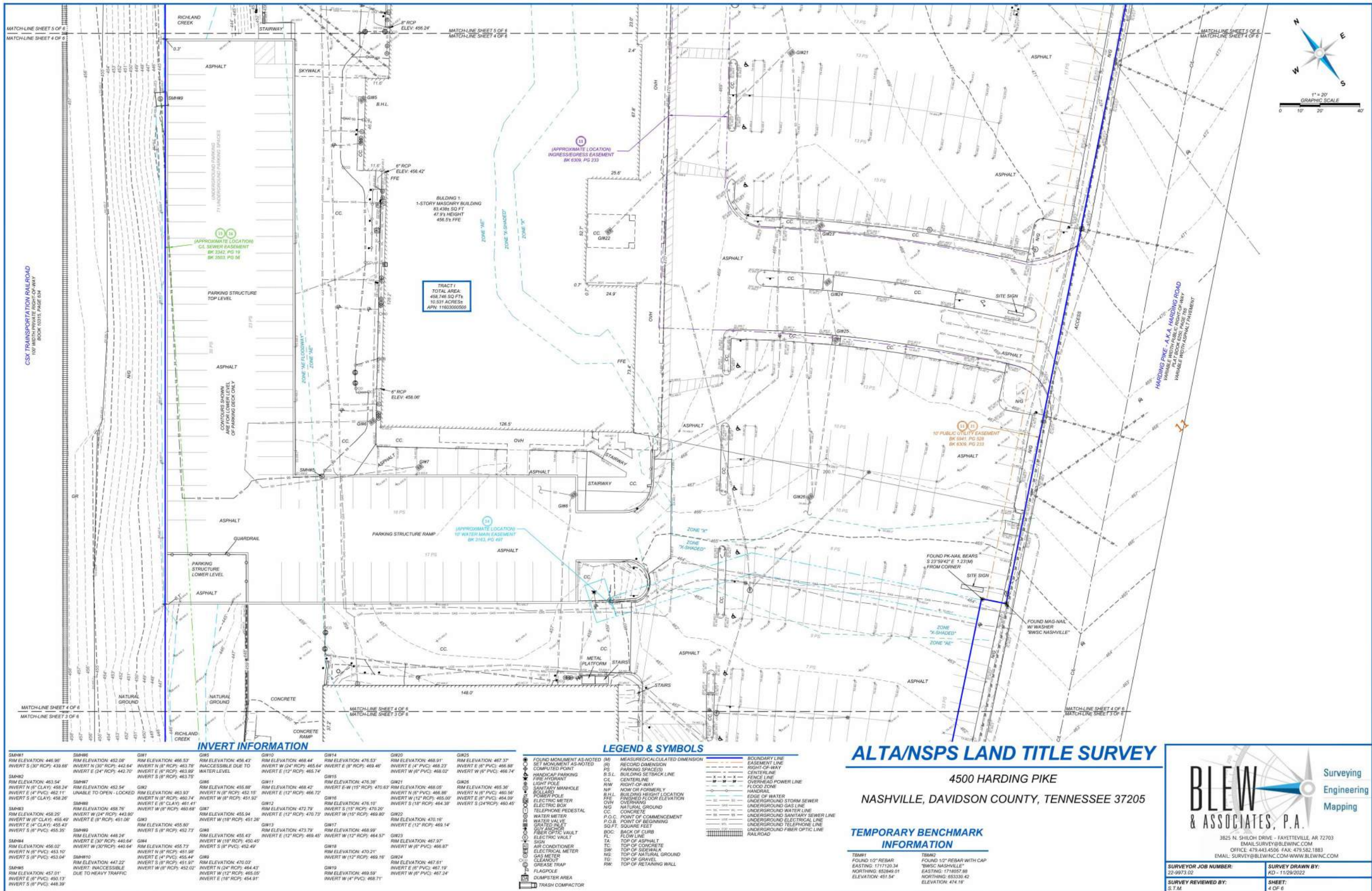
Surveying
Engineering
Mapping

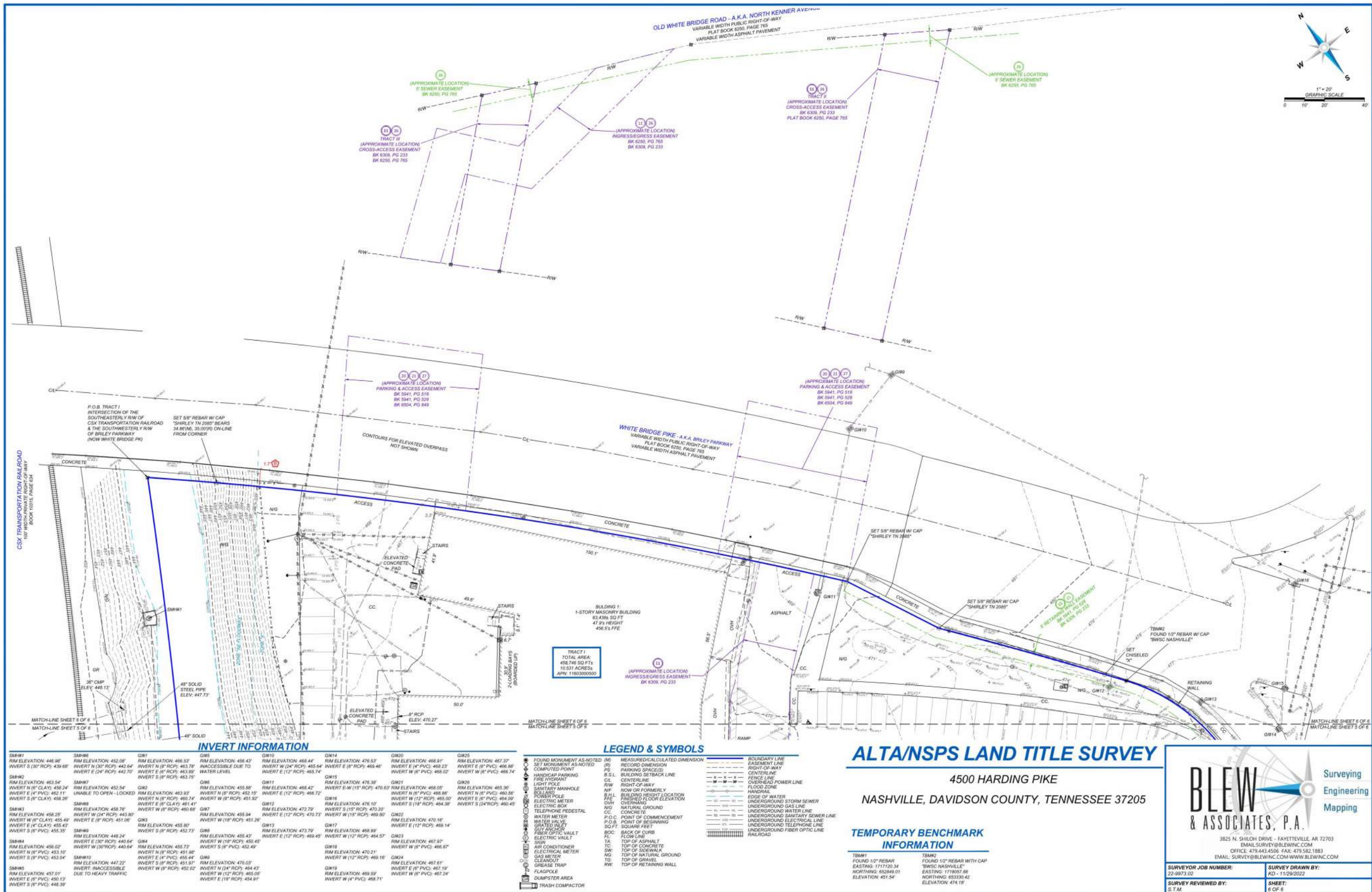
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
22-9973.02

SURVEY REVIEWED BY:
STM

SURVEY DRAWN BY:
KD - 11/28/2022





EXISTING SITE DATA

SITE: 458,856 SF (10.53 AC) EXISTING GBA: 206,434 SF
EXISTING SITE COVERAGE: 154,000 SF (34 % COVERAGE)
EXISTING IMPERVIOUS SITE COVERAGE: 409,322 SF (89% COVERAGE)
EXISTING PARKING COUNT: 664 STALLS



EXISTING SITE AERIAL

EXISTING SITE DATA

SITE: 458,856 SF (10.53 AC) EXISTING GBA: 206,434 SF
EXISTING SITE COVERAGE: 154,000 SF (34 % COVERAGE)
EXISTING IMPERVIOUS SITE COVERAGE: 409,322 SF (89% COVERAGE)
EXISTING PARKING COUNT: 664 STALLS



EXISTING CREEK COVERAGE



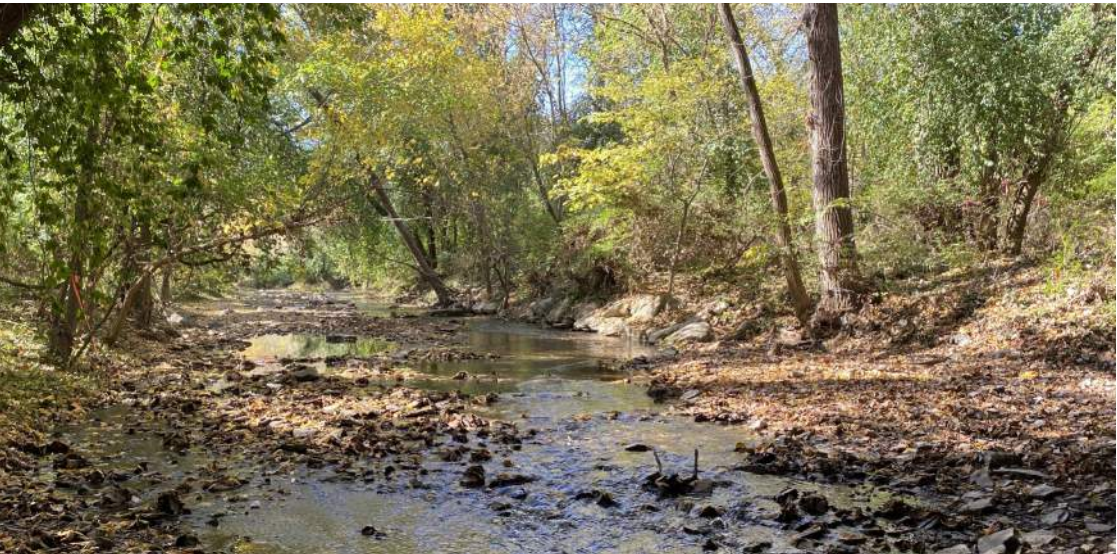
CREEK DAYLIGHTING



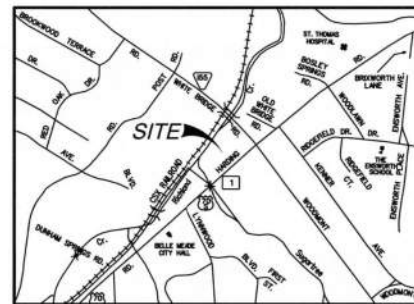
1. EXISTING CREEK CONDITION UNDER THE GROCERY STRUCTURE



2. EXISTING CREEK CONDITION UNDER THE PARKING STRUCTURE



3. EXISTING CREEK CONDITION



BUILDING TENANTS

RECORD DESCRIPTION

RECORD DESCRIPTION

EXISTING SITE DATA

RECORD DESCRIPTION

NOTES

ZONING NOTE

DEED REFERENCE

PROPERTY MAP REFERENCE

PLAT REFERENCE

SURVEYOR'S CERTIFICATE

BARGE, WAGGONER, SUMNER AND CANNON, INC.

DATE OF PLAT OR MAP: November 9, 2017

NAME: Jody J. Jackson

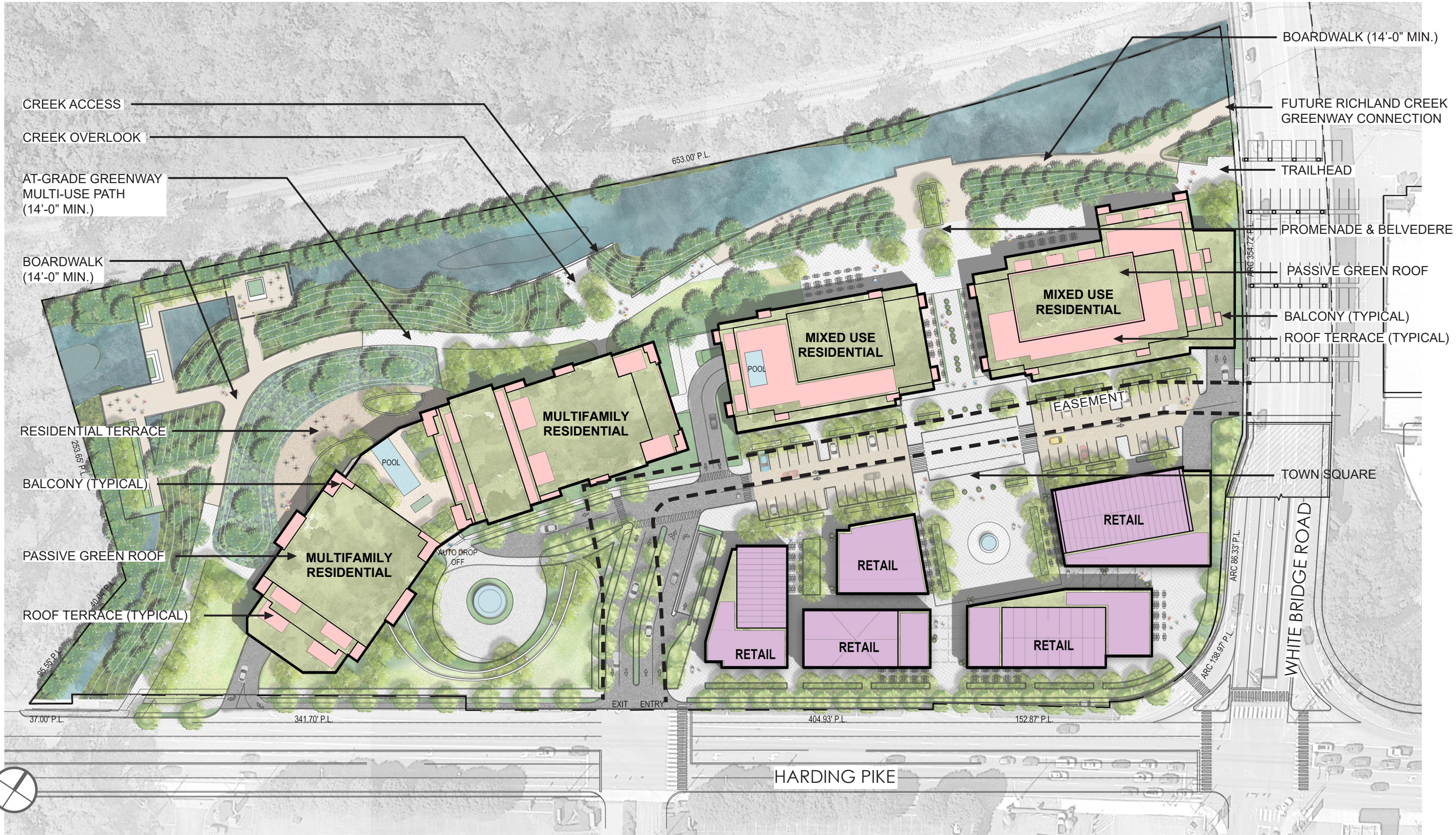
158 856 SQ FT

SCHEDULE B - SECTION II EXCEPTIONS

PARKING TABLE

POSSIBLE ENCROACHMENTS

MAPPING SYMBOLS AND CODES		LEGEND	LINE STYLES
① 40' AIR CONDITIONER (AC)	① POST INDICATOR VALVE (PIV)	CONCRETE AREA	
② CATCH BASIN (CB)	② MANHOLE (MH)	ASPHALT AREA	
③ CLEANOUT	③ CONCRETE MONUMENT (OLD MONUM)	GRAVEL AREA	
④ DOUBLE CATCH BASIN (DCB)	④ CONCRETE MONUMENT NEW (MONUM)	EDGE OF WOODS LINE	
⑤ TRIPLE CATCH BASIN (TCB)	⑤ P.S. HOLE (OLD) (PSHO)	POWDER LINE	
⑥ AREA BOUNDARY	⑥ P.S. HOLE NEW (PSHN)	FENCE LINE	
⑦ ELECTRIC JUNCTION BOX (EJB)	* ⑦ POWER LIGHT POLE (PLP)	GAS LINE	
⑧ ELECTRIC METER (EM)	⑧ POWER MANHOLE (PMH)	OVERHEAD POWER LINE	
⑨ ELECTRIC TRANSFORMER (ETP)	* ⑨ POWER POLE (PP)	OVERHEAD TELEPHONE LINE	
⑩ FINISHED FLOOR ELEVATION (F.F.E.)	⑩ POWER TELEPHONE LIGHT POLE (PTLP)	OVERHEAD POWER AND TELEPHONE LINE	
⑪ FINISHED GRADE (F.G.)	⑪ POWER TELEPHONE POLE (PTP)		
⑫ FLAG POLE (FP)	⑫ RIGHT-OF-WAY MONUMENT (RWMO)		
⑬ GAS METER (GM)	⑬ SPRINKLER HEAD/VALVE (SH/VS)	PROPERTY LINE	
⑭ GUY POLE (GP)	⑭ SANITARY SEWER MANHOLE (SSMH)	SANITARY SEWER LINE	
⑮ GAS VALVE (GV)	⑮ IRON VES	STORMWATER LINE	
⑯ GUY WIRE (GW)	⑯ STEEL MANHOLE (STMH)	UNDERGROUND POWER LINE	
⑰ IRON RING (OLD) (ORIO)	⑰ STORMWATER MANHOLE (SMOH)	UNDERGROUND TELEPHONE LINE	
⑱ IRON PIPE (OLD) (OPIO)	⑱ TELEPHONE JUNCTION BOX (TAB)	WATER LINE	
⑲ IRON PIPE (OLD) (OPIO)	* ⑲ TELEPHONE LIGHT POLE (TLP)		
⑳ IRON SPIRE (OLD) (OSIO)	⑲ TELEPHONE POLE (TPP)		
⊕ LIGHT STANDARD METAL/WOOD (LSM/W)	⊕ TREE EVERGREEN		
⊖ WALL RING (WR)	⊖ WATER METER (WM)		
① ROOF	⊖ WATER VALVE (WV)	 ±550	



SITE PLAN

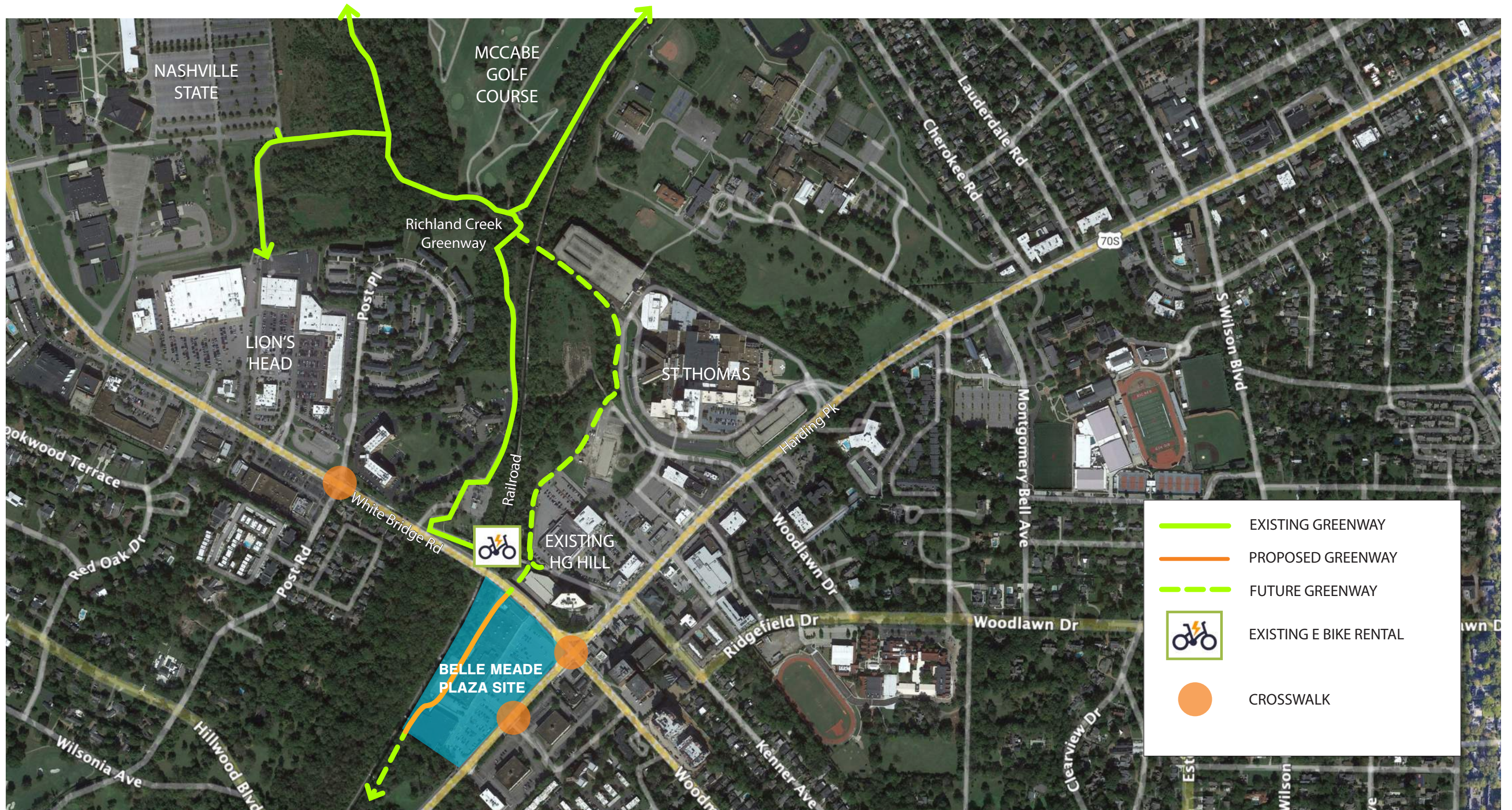




PARKING PLAN

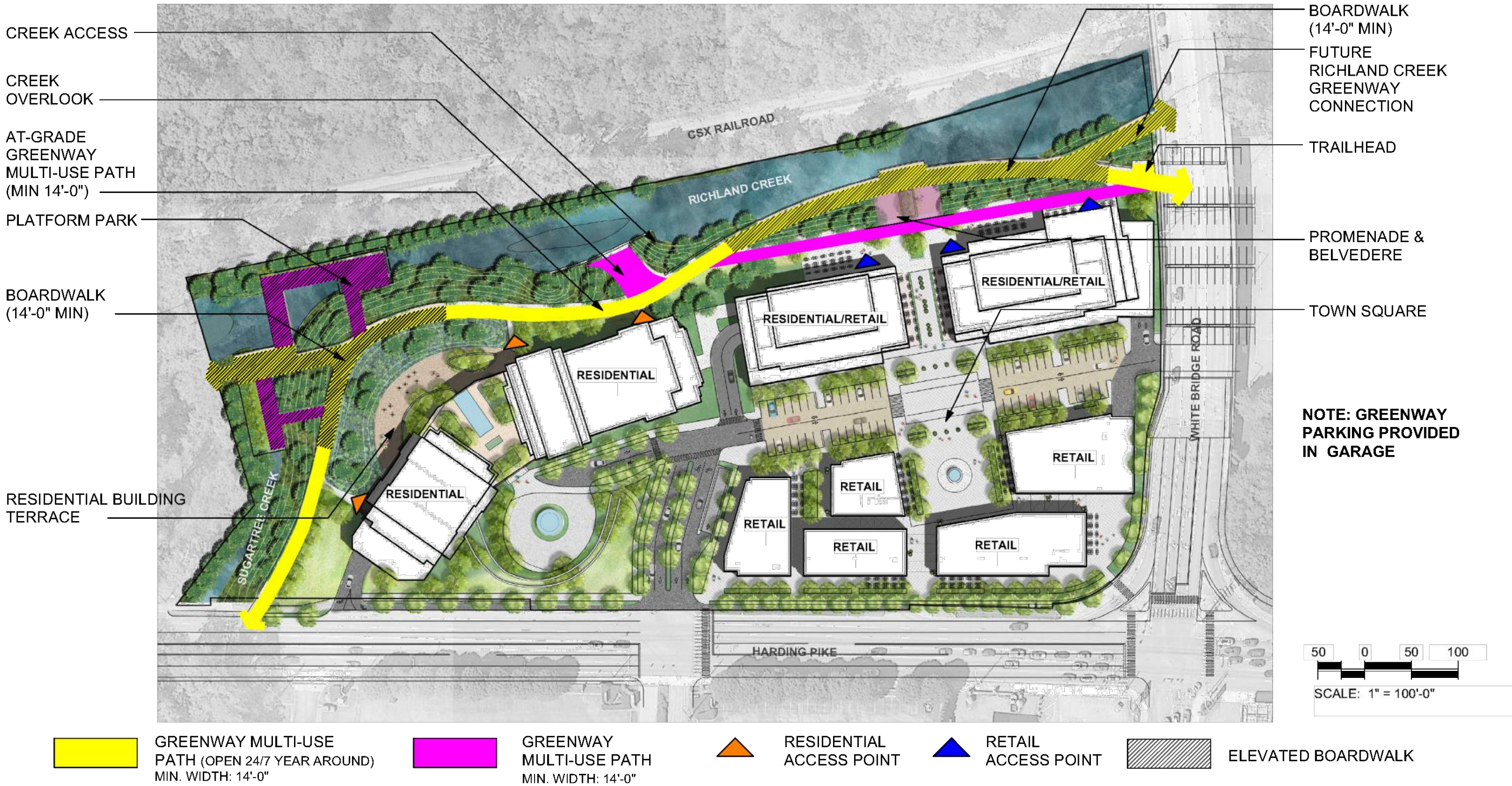


SITE CIRCULATION



GREENWAY CONNECTIVITY

GREENWAY LENGTH 2,040 LINEAR FEET



GREENWAY SITE DIAGRAM

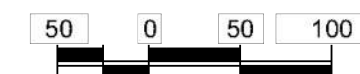


60%

OF SITE DEDICATED TO OPEN SPACE

INCLUDES

- HABITAT RESTORATION AREAS
- ELEVATED OVERLOOKS/BOARDWALKS
- OPEN SPACE (PLAZAS, SIDEWALKS, ETC)
- TENANT SPACE (i.e. OUTDOOR DINING)



OPEN SPACE CALCULATION



≈ 80%

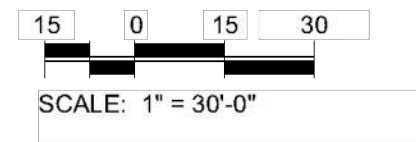
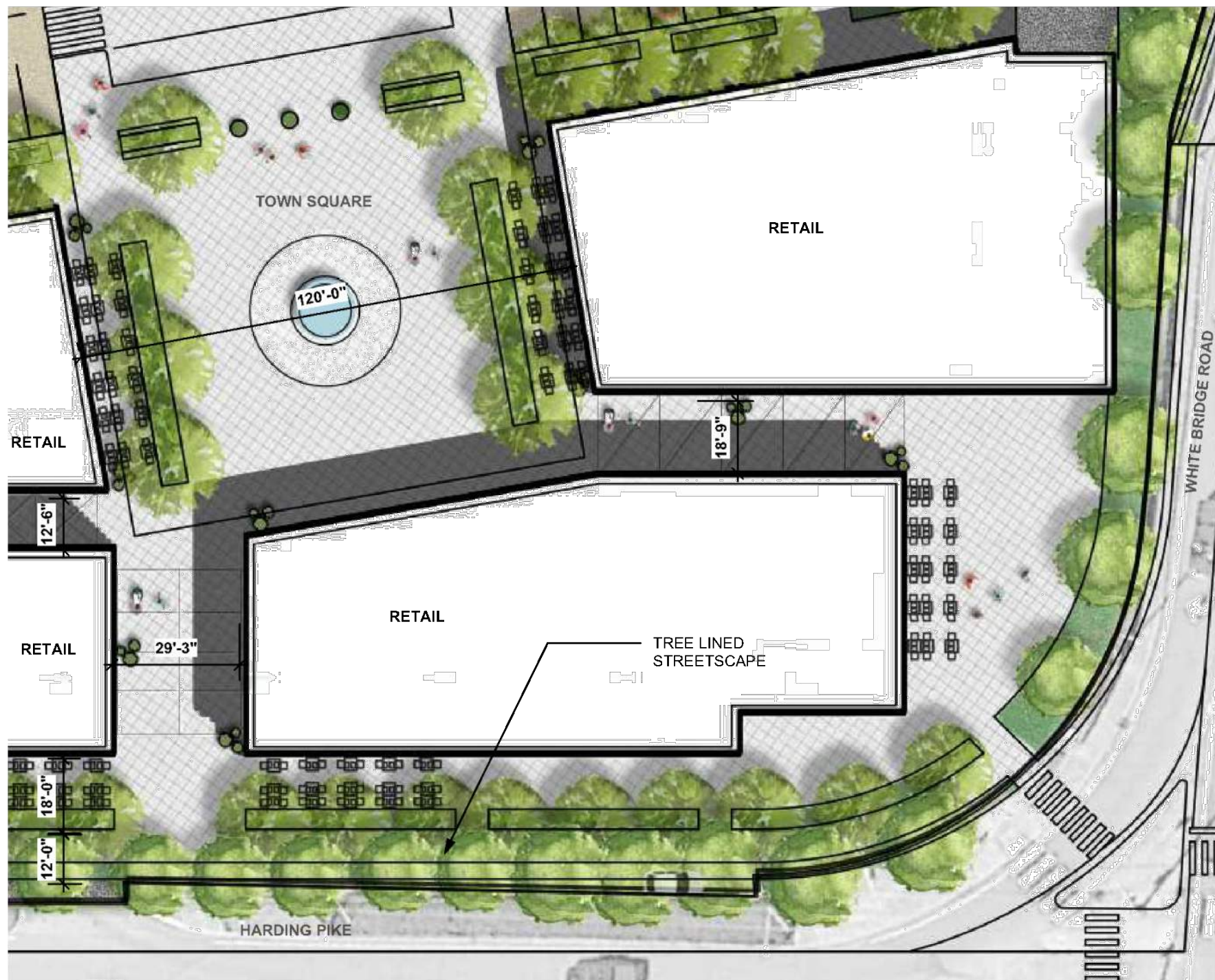
OF COMBINED KROGER AND
PARKING GARAGE STRUCTURE
REMOVED

PLATFORM PARK

- VISIBLE ACCESSIBILITY TO CREEK
- TERMINUS/DESTINATION TO GREENWAY
- GATHERINGS
- WELLNESS
- ENVIRONMENTAL EDUCATION
- OVERLOOK
- NEW VANTAGE POINT



PLATFORM PARK OVERLAY



ENLARGED RETAIL SITE PLAN

BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001

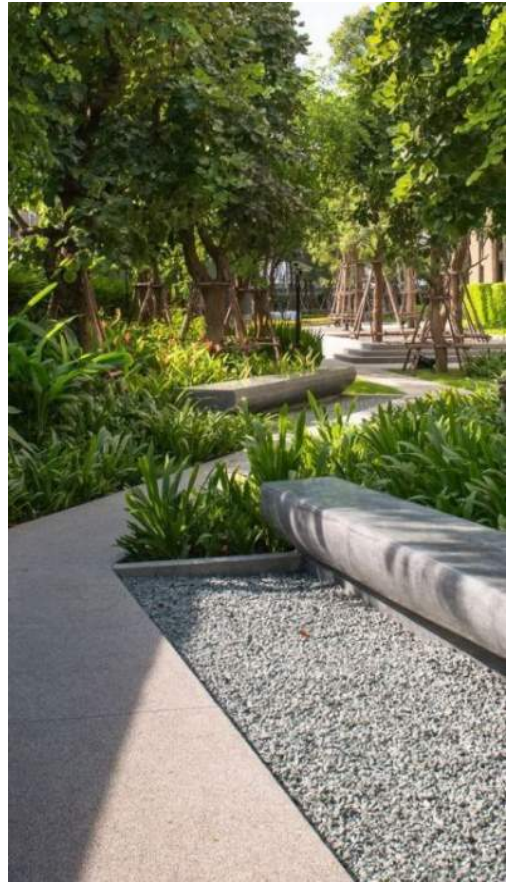


REPRESENTATIVE IMAGE OF PUBLIC REALM



REPRESENTATIVE IMAGE OF PUBLIC REALM

NOTE: PAVEMENT IS A COMBINATION OF DECORATIVE CONCRETE AND CONCRETE PAVERS



INSPIRATION IMAGES LANDSCAPE



VIEW OF EXISTING CONDITIONS AT EDGE AND CREEK



VIEW OF GREENWAY AT BELVEDERE TERMINUS



VIEW OF EXISTING CONDITIONS AT EDGE OF EXISTING PARKING GARAGE



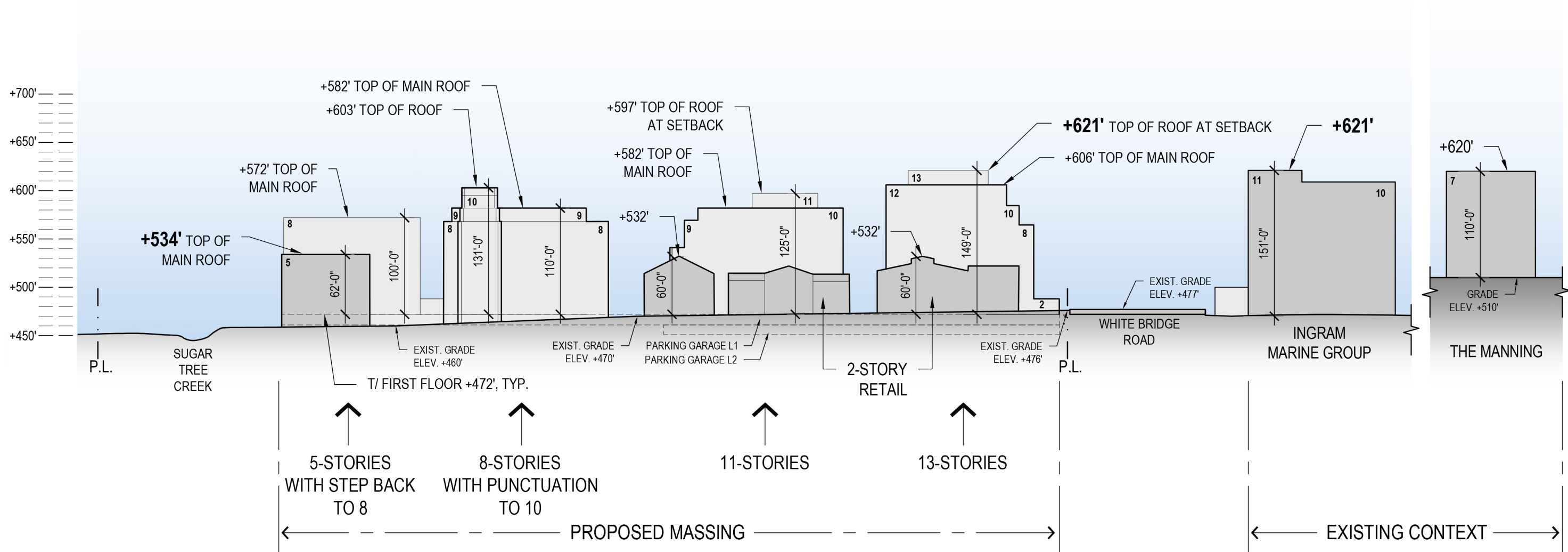
VIEW OF GREENWAY AT GREENWAY OVERLOOK



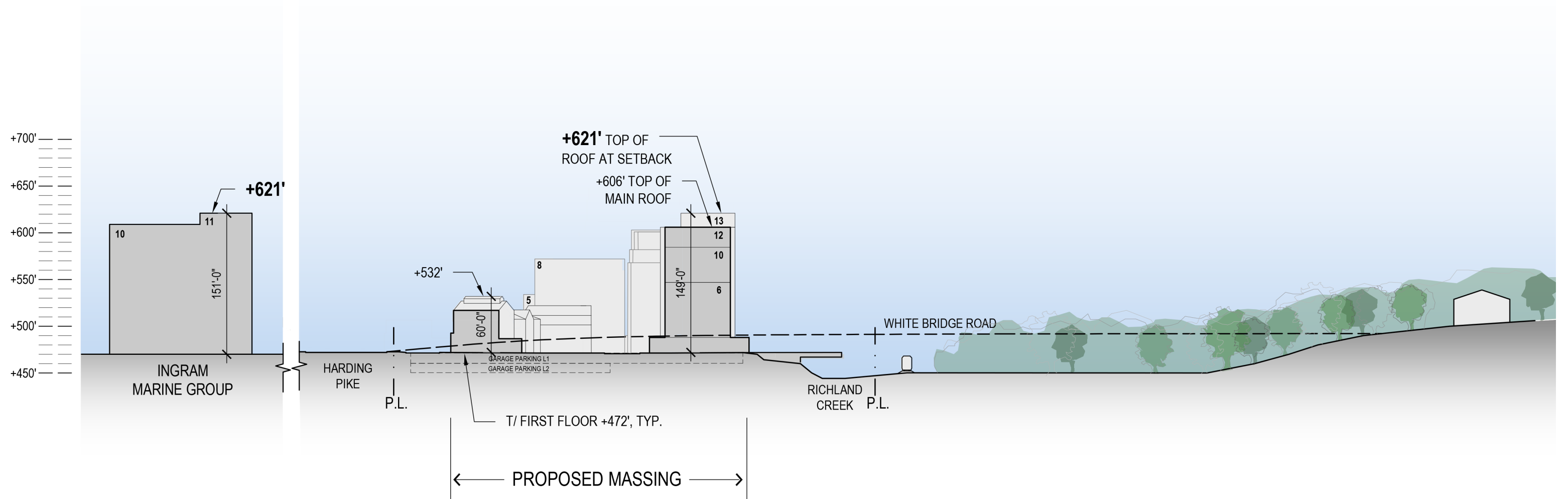
VIEW OF GREENWAY CREEKSIDE BOARDWALK

BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001

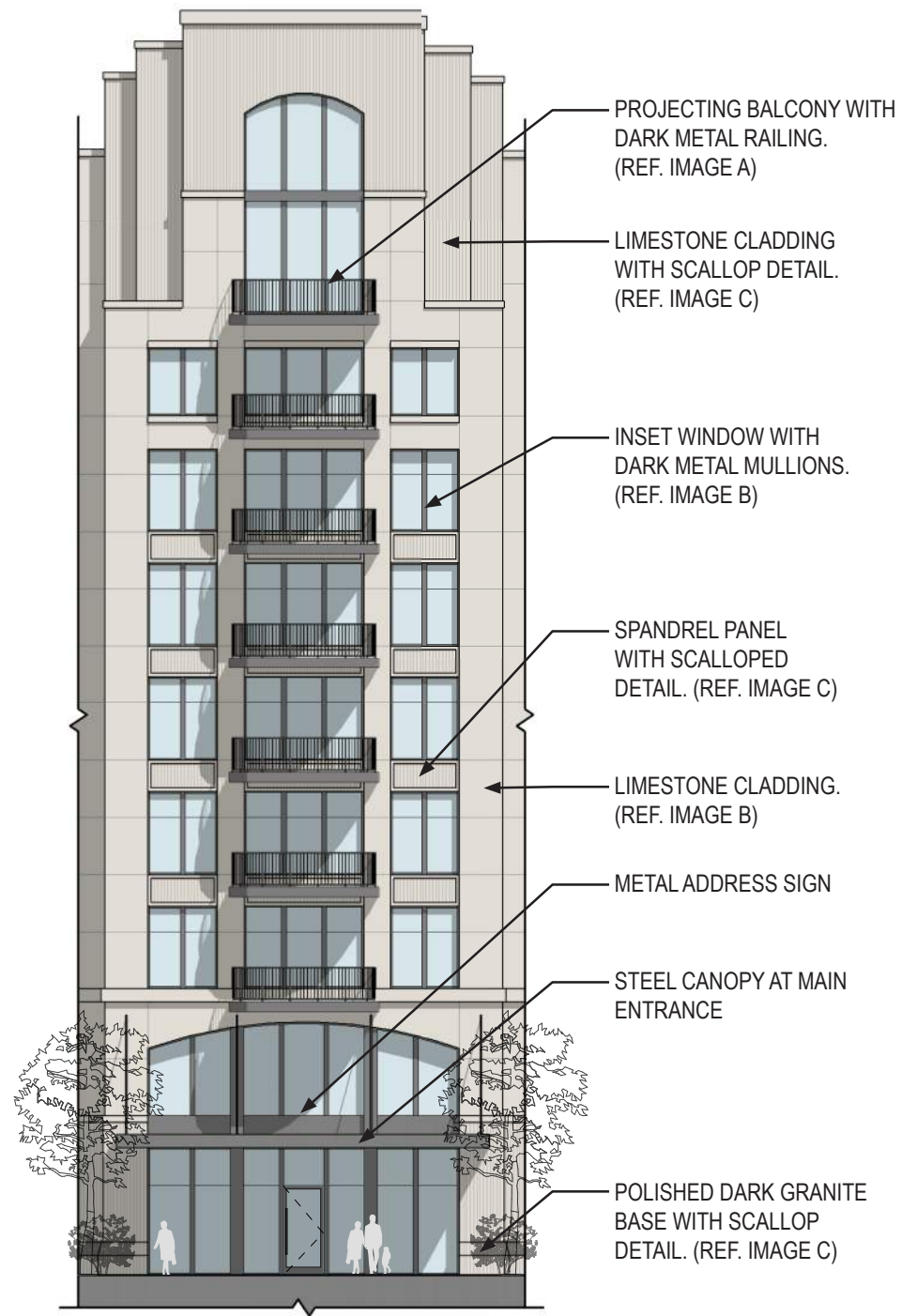
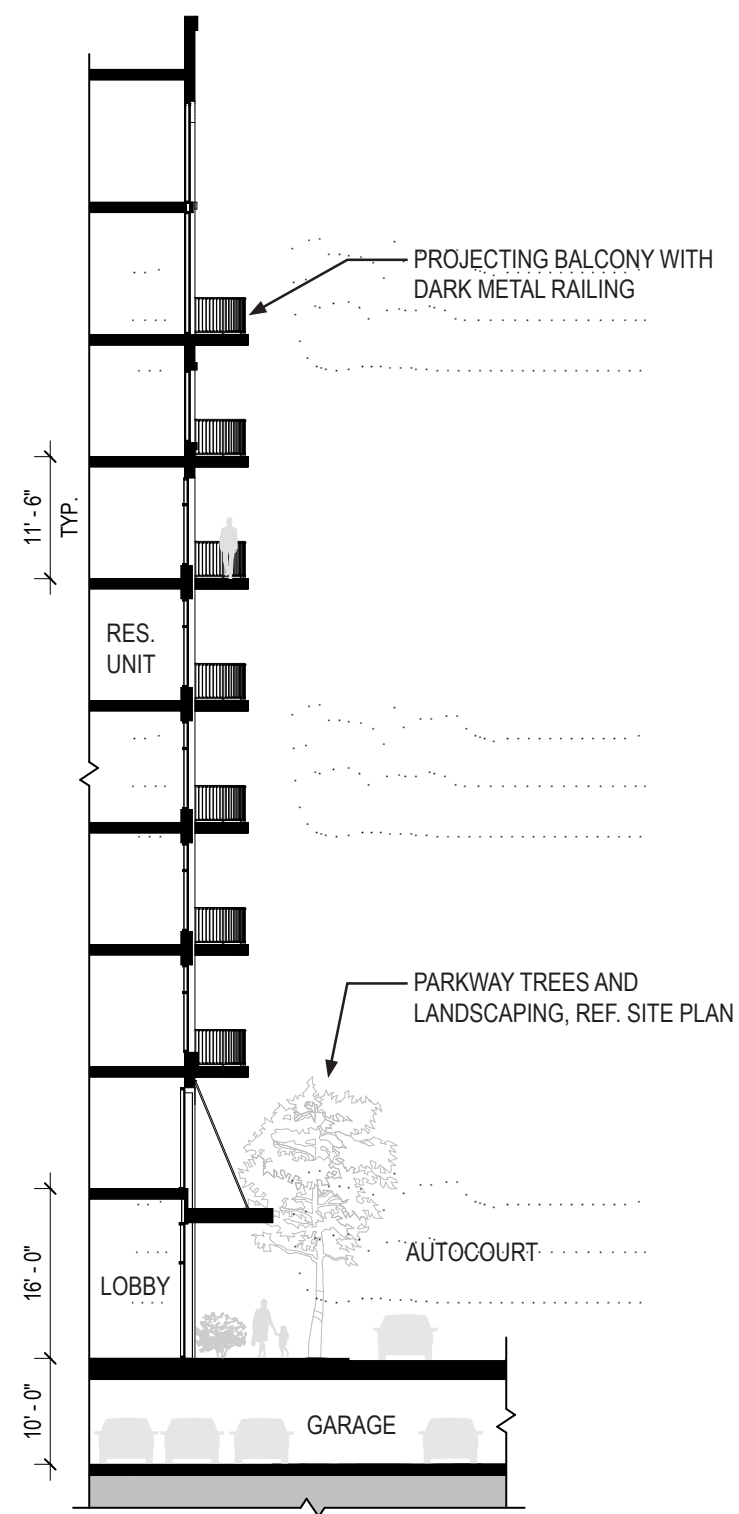
R4-03-17-2023 33



CONTEXTUAL HEIGHT DIAGRAM - WHITE BRIDGE ROAD TO SUGAR TREE CREEK



CONTEXTUAL HEIGHT DIAGRAM - HARDING ROAD TO RICHLAND CREEK



A



B

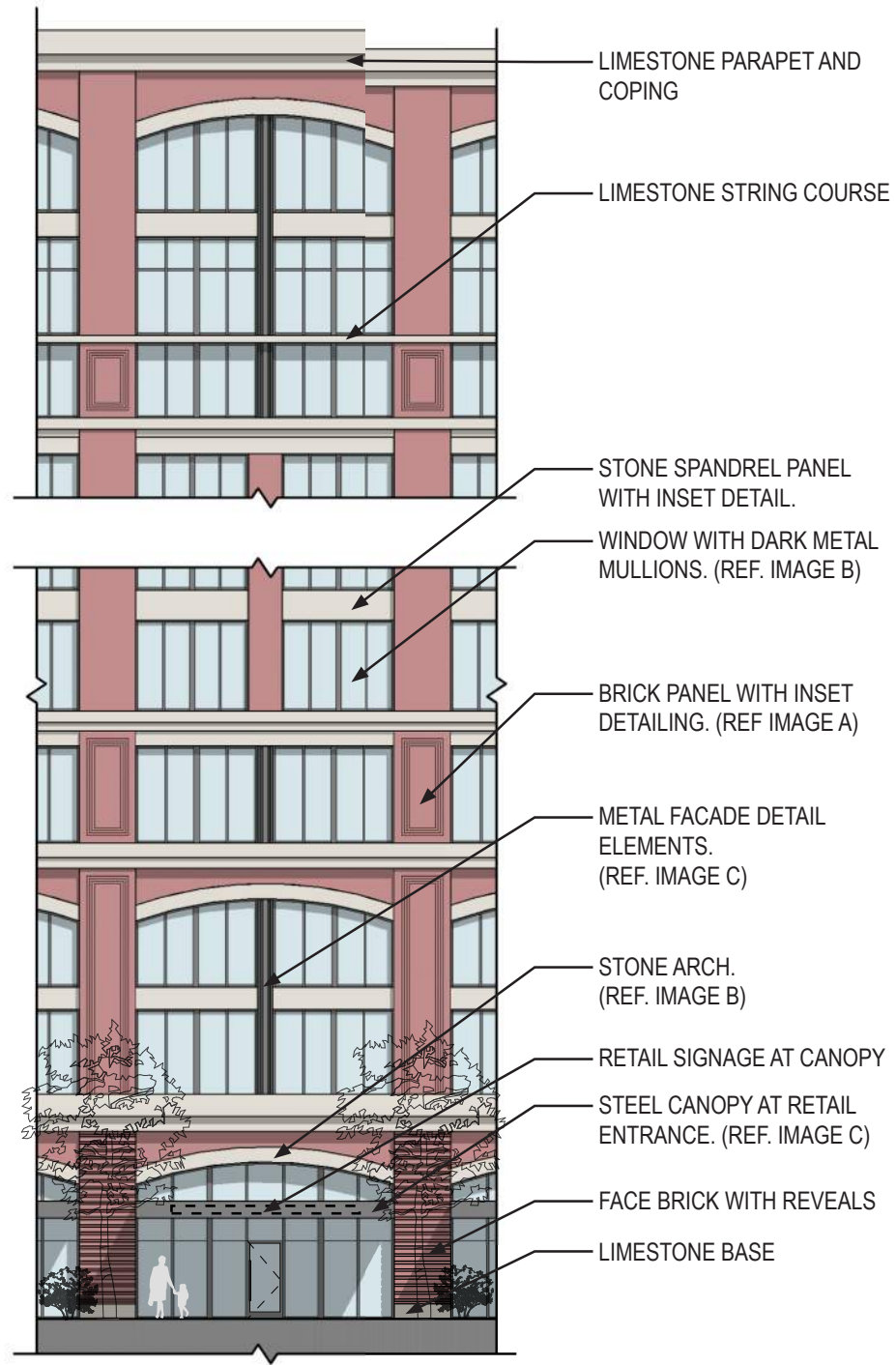
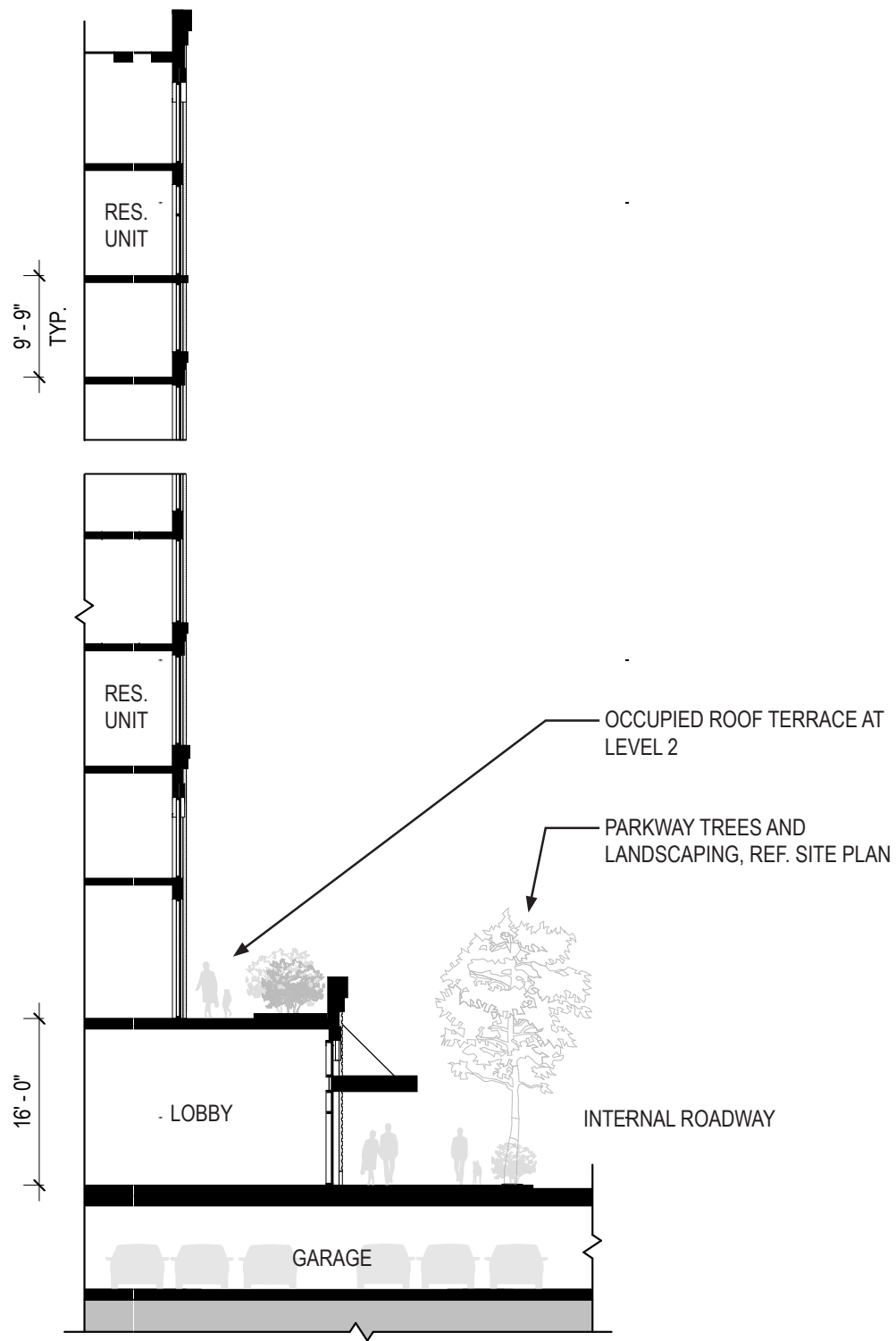


C

MATERIAL REFERENCE IMAGES

FACADE DIAGRAM - RESIDENTIAL BUILDINGS A & B

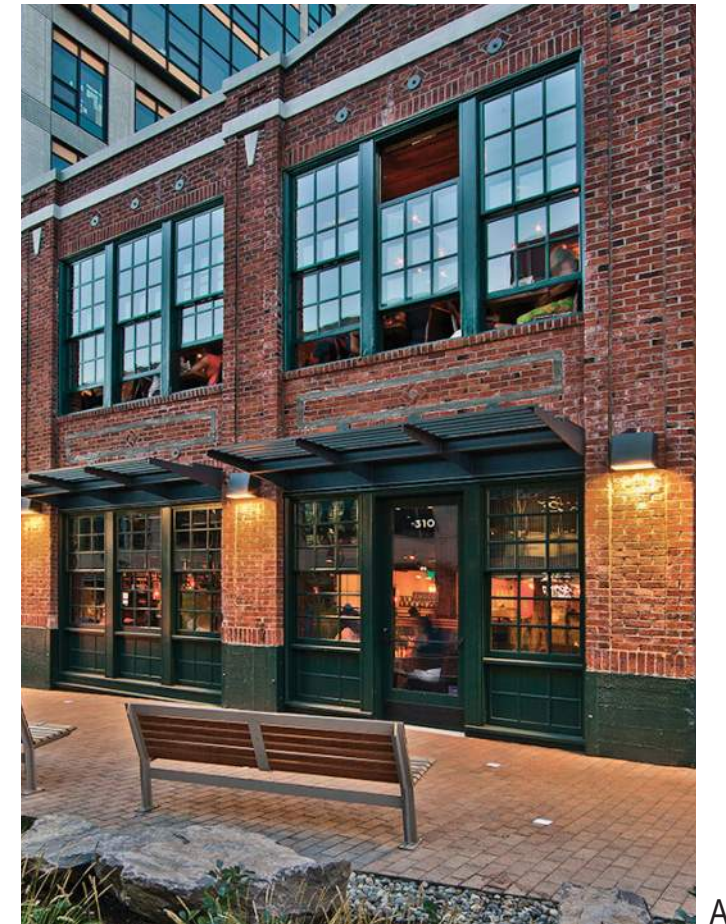
BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001



MATERIAL REFERENCE IMAGES

FACADE DIAGRAM - RESIDENTIAL BUILDINGS C & D

BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001



A



B

MATERIAL REFERENCE IMAGES

FACADE DIAGRAM - RETAIL BUILDINGS



PEDESTRIAN VIEW OF RETAIL

BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001



R4-03-17-2023 39



PEDESTRIAN VIEW OF RETAIL

BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001

R4-03-17-2023 40



PEDESTRIAN VIEW OF TOWN CENTER

BELLE MEADE PLAZA MIXED-USE DEVELOPMENT - PRELIMINARY SP 2023SP-018-001





VIEW OF TOWN CENTER



VIEW OF TOWN CENTER



INFRASTRUCTURE IMPROVEMENTS

- RICHLAND AND SUGAR TREE CREEK RESTORATION
- NEW SIDEWALK AND STREET TREES FRONTING HARDING PIKE
- EXISTING CURB CUT ELIMINATED ADJACENT TO INTERSECTION
- ON-SITE BIORETENTION
- ON-SITE TRAFFIC CALMING

OPEN SPACE IMPROVEMENTS

- **6.45** ACRES PUBLICLY ACCESSIBLE ON-SITE OPEN SPACE
- **3.80** ACRES GREEN SPACE INCLUDING:
 - NEW PUBLICLY ACCESSIBLE CREEK TRAIL AND BOARDWALK
 - HABITAT AND FLOODWAY RESTORATION
 - DAYLIGHTING RICHLAND AND SUGAR TREE CREEK
 - ELEVATED PLATFORM PARK
- **1.5** ACRES PATHS, YARDS AND GREENSPACE
- **0.60** ACRE TOWN CENTER & PASEO
- 0.47 ACRE TENANT OPEN SPACE

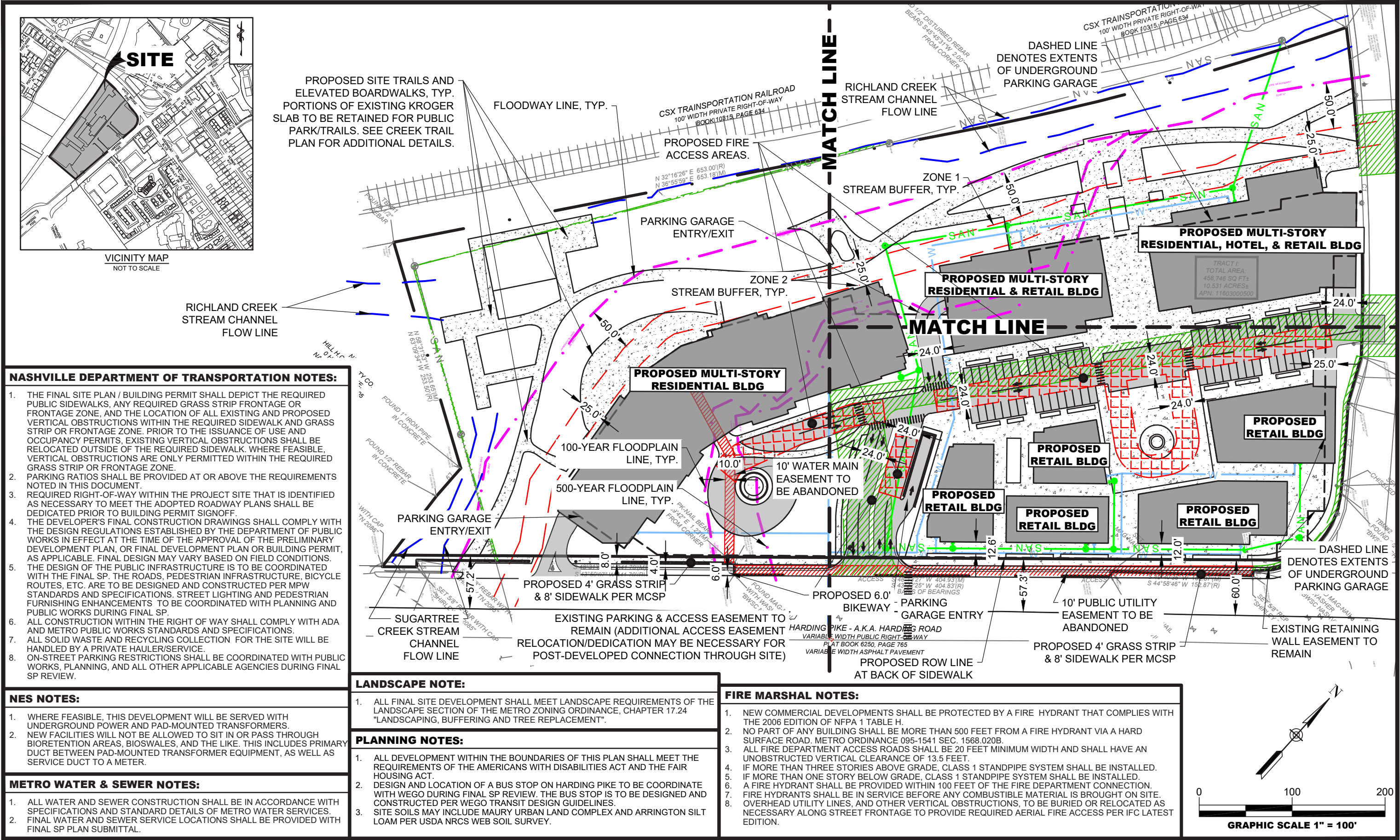
TOWN CENTER

- INTERACTIVE WATER FEATURE
- SHADED SEATING AREAS
- PUBLIC BIKE RACKS
- PUBLIC BIKE REPAIR / AIR PUMP STATION
- PUBLIC HYDRATION STATIONS
- DEDICATED DOG PARK (OPEN TO THE PUBLIC)

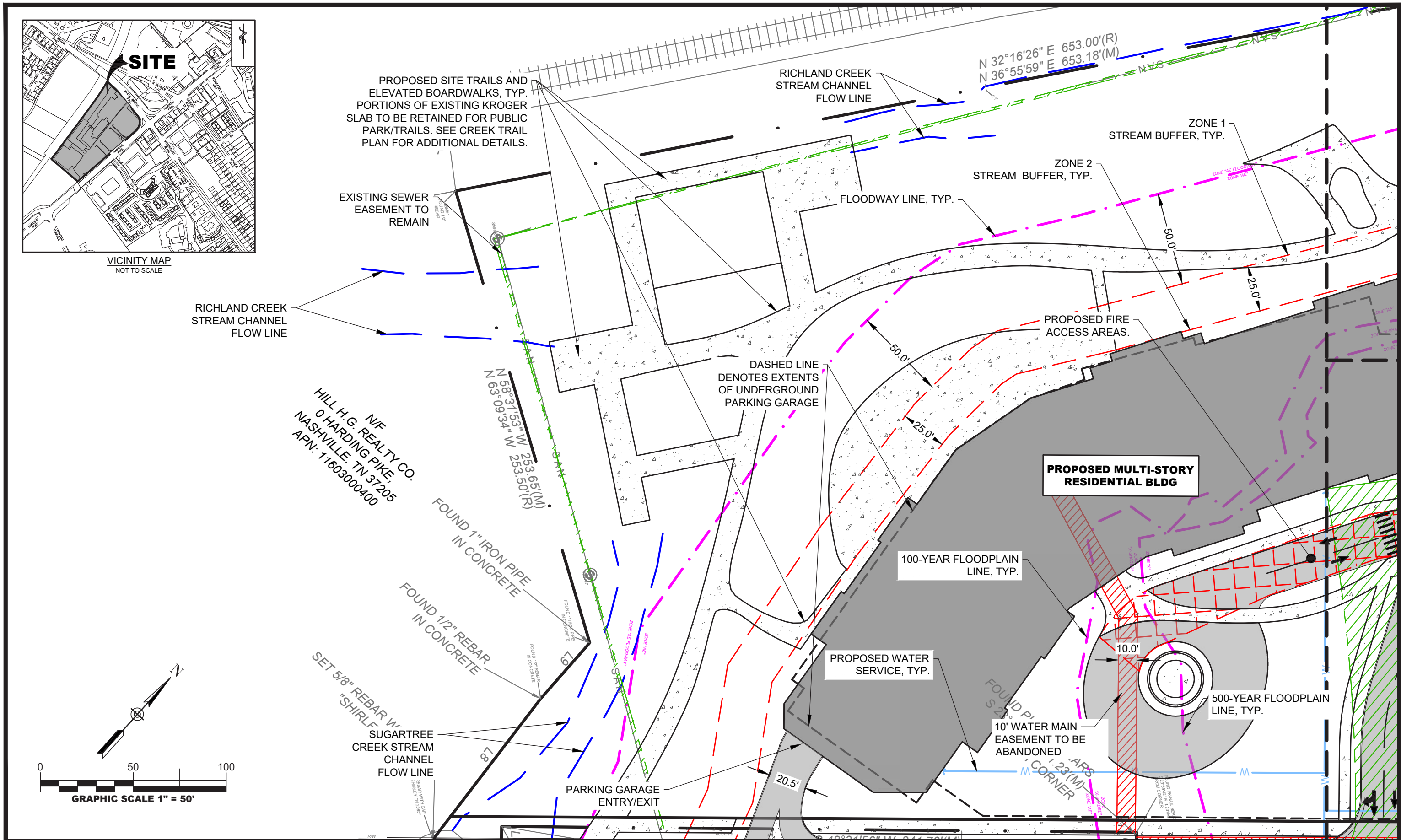
SUSTAINABILITY

- SEEKING LEED NEIGHBORHOOD DEVELOPMENT AND WELL CERTIFICATION
- EXCEED ENERGY CODE BY A MINIMUM **10%**
- REDUCE INDOOR WATER USAGE BY MINIMUM **25%**
- DIVERT CONSTRUCTION WASTE FROM LANDFILL BY **80%**
- SIGNIFICANT BIKE PARKING
- ELECTRIC CAR CHARGING

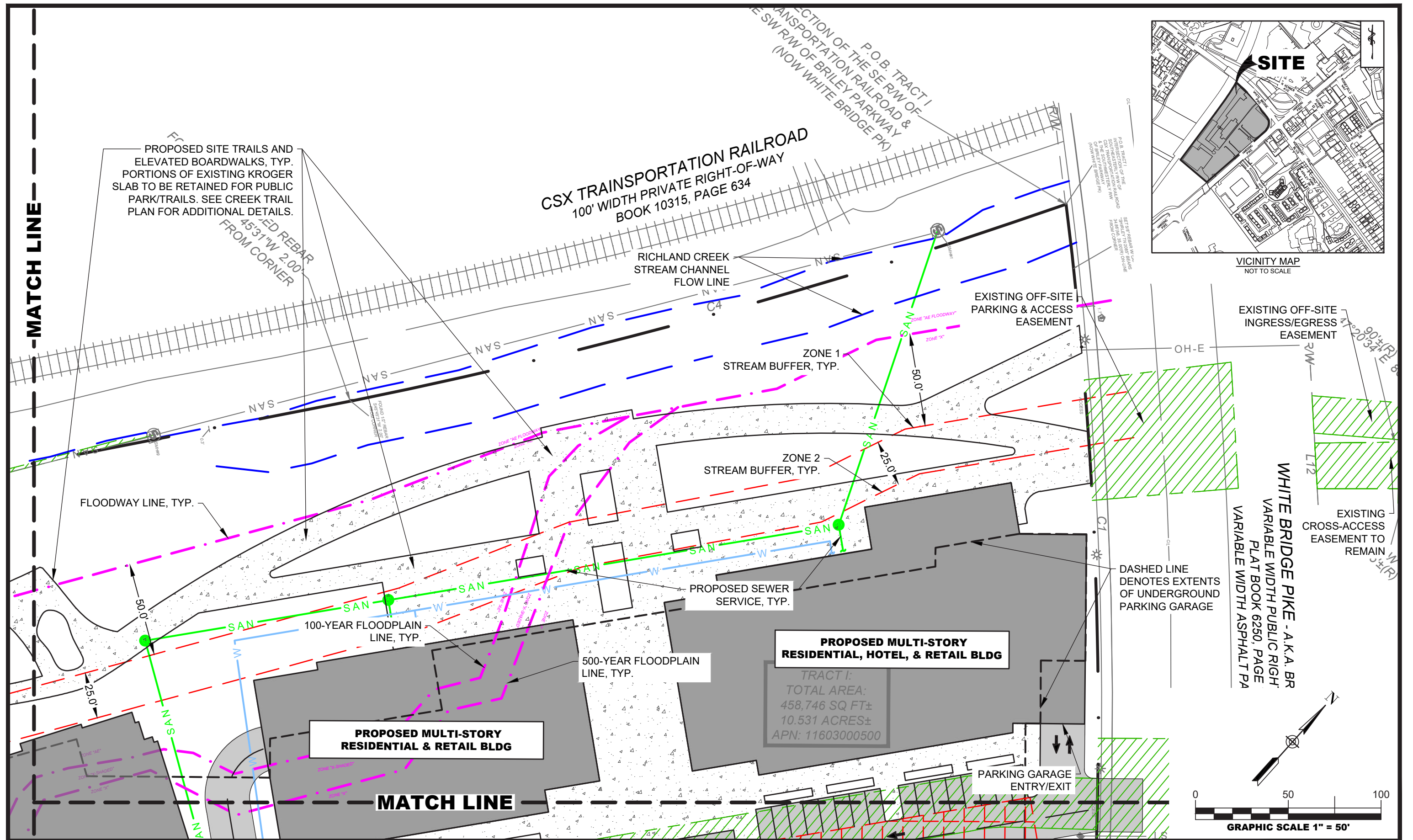
PUBLIC BENEFITS



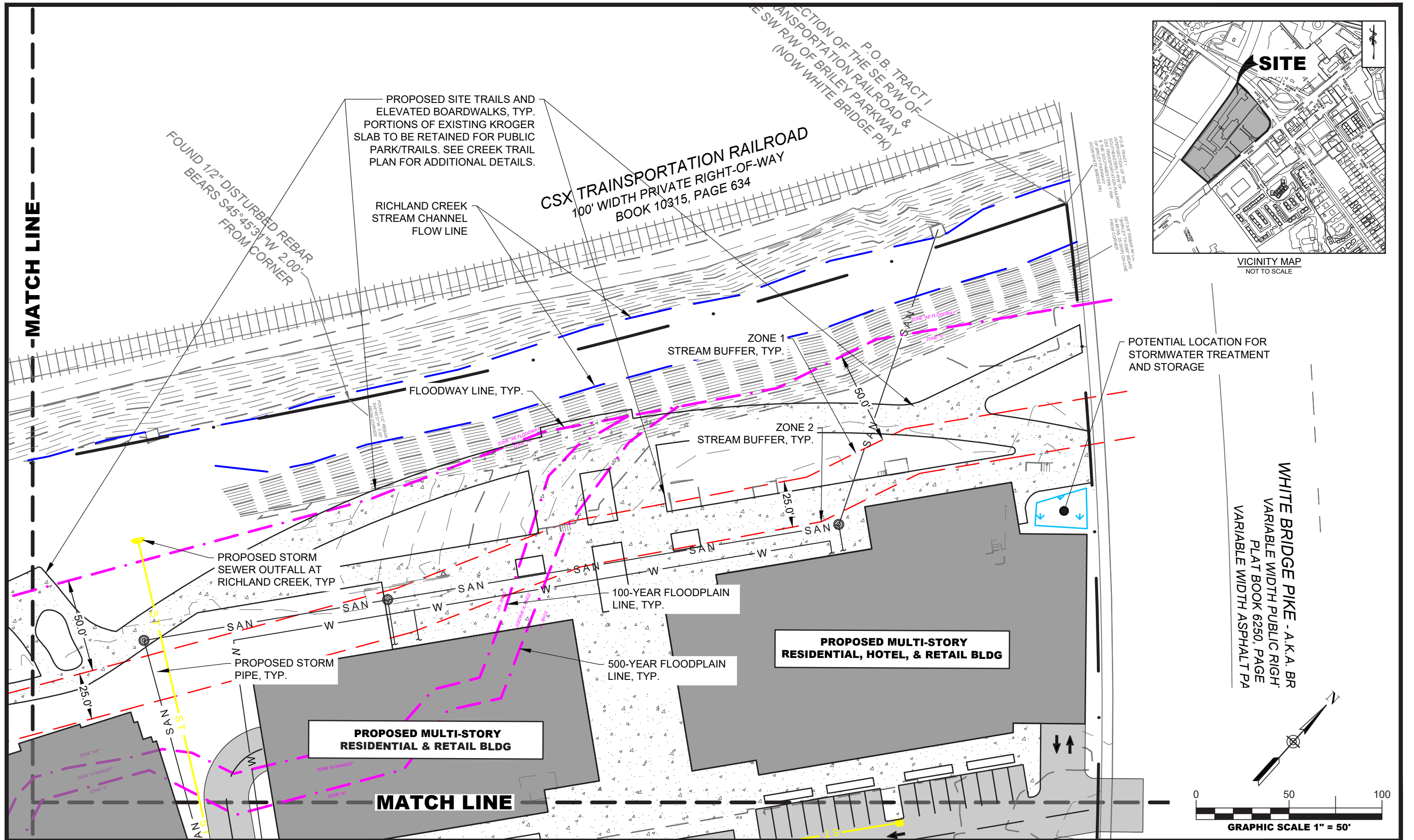
CIVIL PLAN & SITE UTILITIES



ENLARGED CIVIL PLAN & SITE UTILITIES



ENLARGED CIVIL PLAN & SITE UTILITIES



ENLARGED CIVIL STORMWATER & GRADING