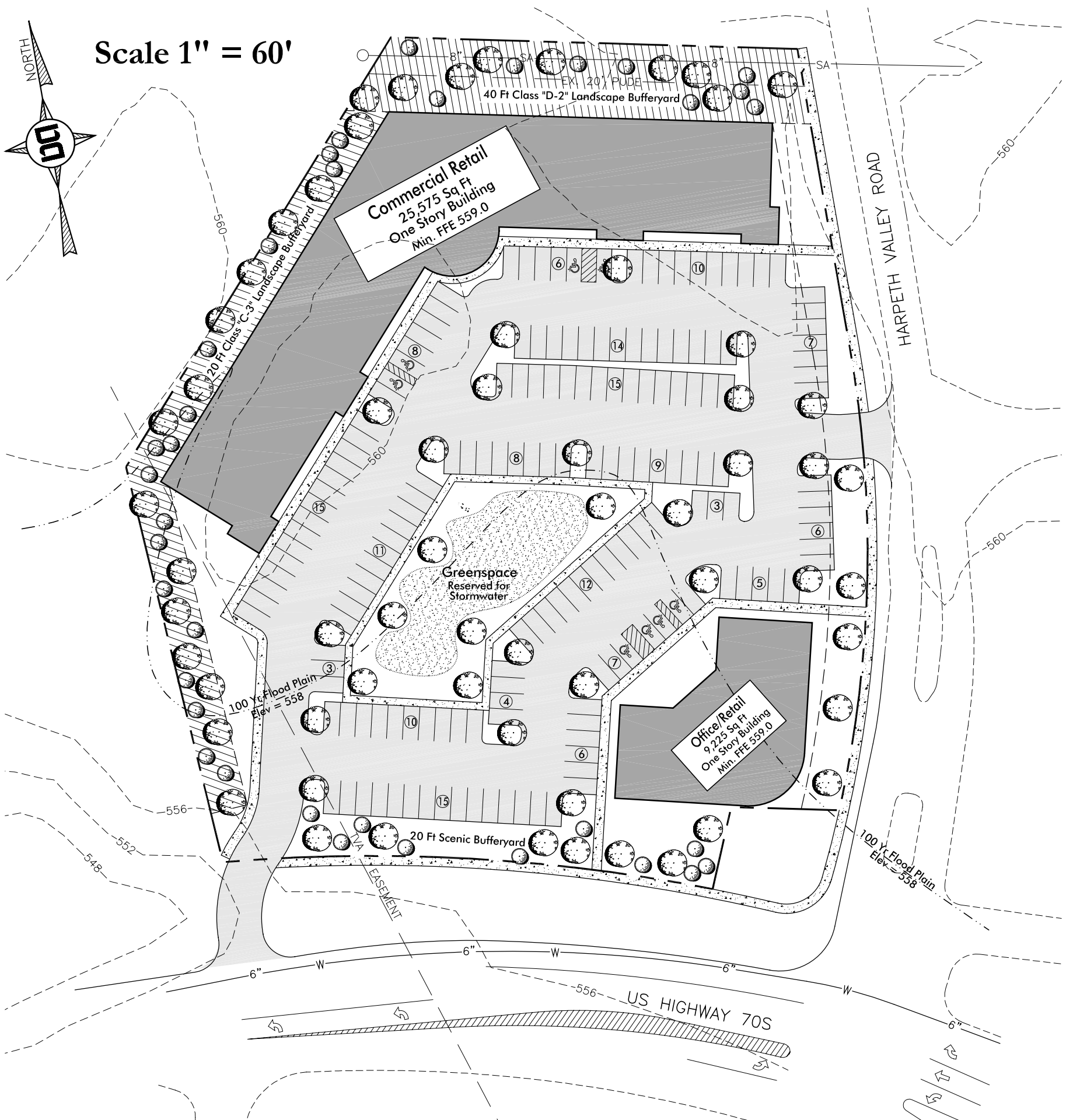


Scale 1" = 60'



**SPECIFIC PLAN SUMMARY**

PROPOSED ZONING / USE	SP (C) / RETAIL, OFFICE & RESIDENTIAL *
SURROUNDING ZONING	R40, SCR & OL
PROPERTY / LOT SIZE	3.37 Acres
FLOOR AREA RATIO	25% Maximum Allowed
IMPERVIOUS SURFACE RATIO	70% Maximum Allowed
FRONT YARD SETBACK	62' from CL of US Hwy 70 & 45' from CL of Harpeth Valley Rd
SIDE YARD	None
REAR YARD	20'
HEIGHT REQUIREMENTS	1 Story Maximum (2 Story facad allowed)
REQUIRED PARKING RATIOS	Final SP shall demonstrate compliance w/ the Parking Requirements set forth in the Metro Zoning Code
LANDSCAPE BUFFERYARDS	40' *D-2* Along North PL (Adjacent to R40 Subdivision) 20' *C-3* Along West PL (Adjacent to Undeveloped R40 Land) 20' Scenic Bufferyard Along South PL (Adjacent to US Hwy 70)

\* This SP's concept has been generated using speculative retail & office space as the nucleus for its design. Final uses may vary; however, any proposed use shown on the Final SP must be Permitted (P) within the Commercial Limited (CL) Zoning District as identified in the Metro Zoning Code.

The following uses Permitted within CL Districts shall be considered Prohibited in this Specific Plan District:  
Adult Entertainment, Adult Retail, All Waste Management Uses, Amateur RadioAntenna, Automobile Convenience (Gas Station), Automotive Parking, Automotive Sales, Automobile Service, Bar or Nightclub, Bus Transfer, Car Wash, Cash Advance, Cash Checking, Community Amusement (outside only), Cultural Center, Custom Assembly, Day Care, Donation Center, Funeral Home, Hotel/Motel, Kennel/Stable, Laundry Plants, Liquor Sales, Mobile Vendors, Non Residential Drug Treatment, Park & Ride, Pawn Shop, Power/Gas Substation, Religious Institutions, Satellite Dish and Title Loan.

The following uses may be Allowed within this Specific Plan District with the Restrictions Noted:  
Restaurants (take out & full service only)  
Veterinarian (no outdoor animal housing)

All other uses Permitted within CL Districts not specified above are Permitted within this SP.



**Notes**

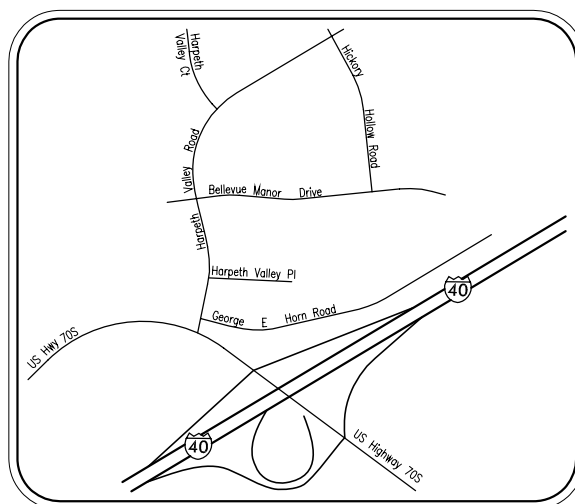
- 1) The purpose of this SP is to received Preliminary Approval to Permit the development of the Commercial Development conceptualized herein.
- 2) A Portion of this Property does lie within a Flood Hazard Area as identified by FEMA on Map 47037C0304F. Dated April 20, 2001. 100 Year Flood Elevation = 558.
- 3) 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.
- 4) This drawing is for illustration purposes to indicate the basic permise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- 5) 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.
- 6) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
- 7) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- 8) 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).
- 9) Detailed cross sections showing a balance of earthwork cut and fill within the flood plain limits shall be provided with the Final SP drawings and storm water calculations.
- 10) Individual water and/or sanitary sewer services are required for each parcel.
- 11) Solid waste pickup to be provided by dumpsters.

**Building Materials**

All building facades visible from US Highway 70S or Harpeth Valley Road shall consist of brick, stone, stucco, EIFS, split face block or fiber cement/architectural siding. Smooth concrete block, vinyl siding, aluminum siding and sheet metal are prohibited for any facade visible from public roadway view.

**Signage Standards**

Only monument style signage shall be permitted for this Specific Plan District. Pole mounted signage is prohibited.



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

**Potter Property**  
 Preliminary Specific Plan  
 Case No. 2010SP-011-001