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GRESHAM SMITH AND PARTNERS

101 South Fifth Street, Suite 11400, Louisville, KY 40202, 502.627.8900, WWW.GSPNET.COM

REVISED GENERAL / DETAILED DISTRICT DEVELOPMENT PLAN

Jefferson Commons OUTER LOOP

DEVELOPER: GBT REALTY CORPORATION, 9010 OVERLOOK BOULEVARD, BRENTWOOD, TN 37027

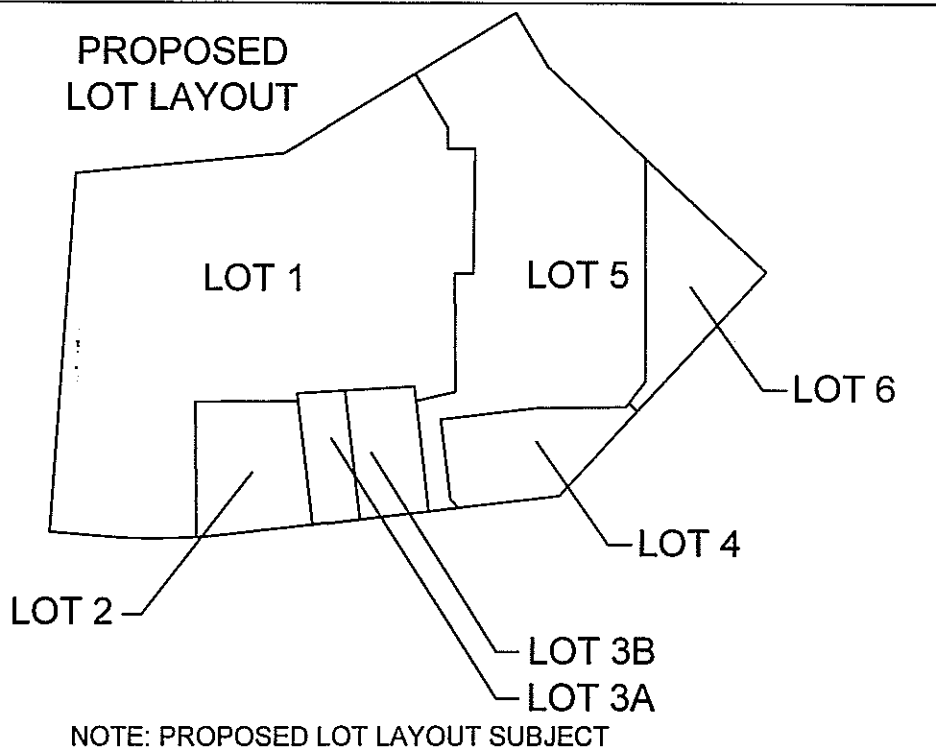
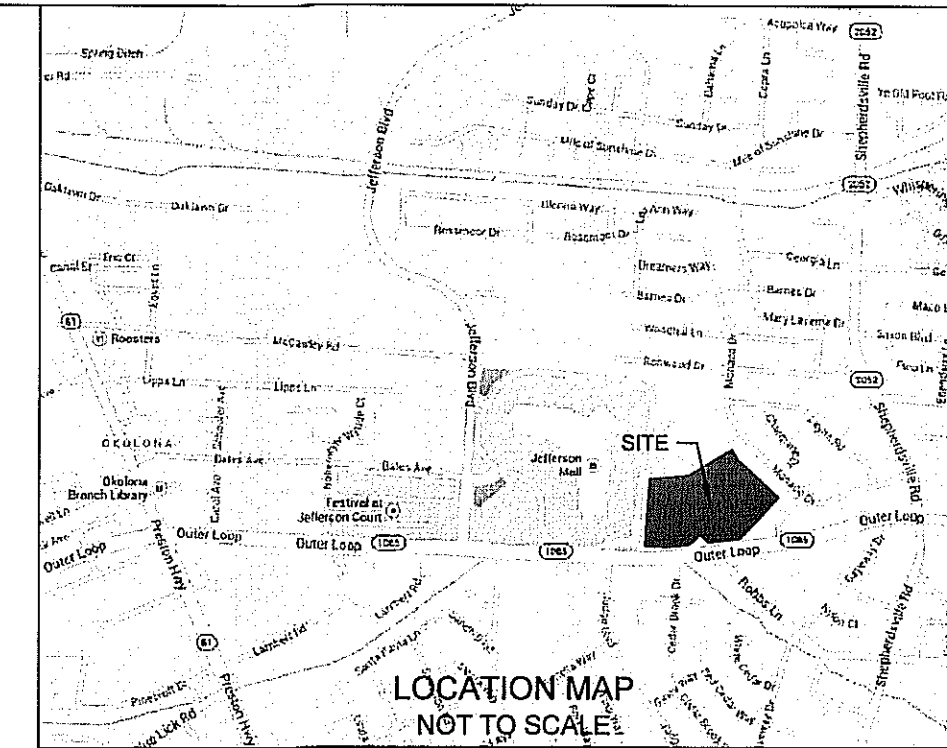
Revision table with columns: No., Date, Description. Includes entries for Agency Comments, Outlot Revisions, and Received status dated JUN 3 2014.

REVISED GENERAL / DETAILED DISTRICT DEVELOPMENT PLAN

CASE # 14DEVPLAN1076, RELATED CASE # 13DEVPLAN1052, 9893 & 15322

PROJECT: 28669.00, DATE: OCTOBER 7, 2013

WM #9750, 14DEVPLAN1076



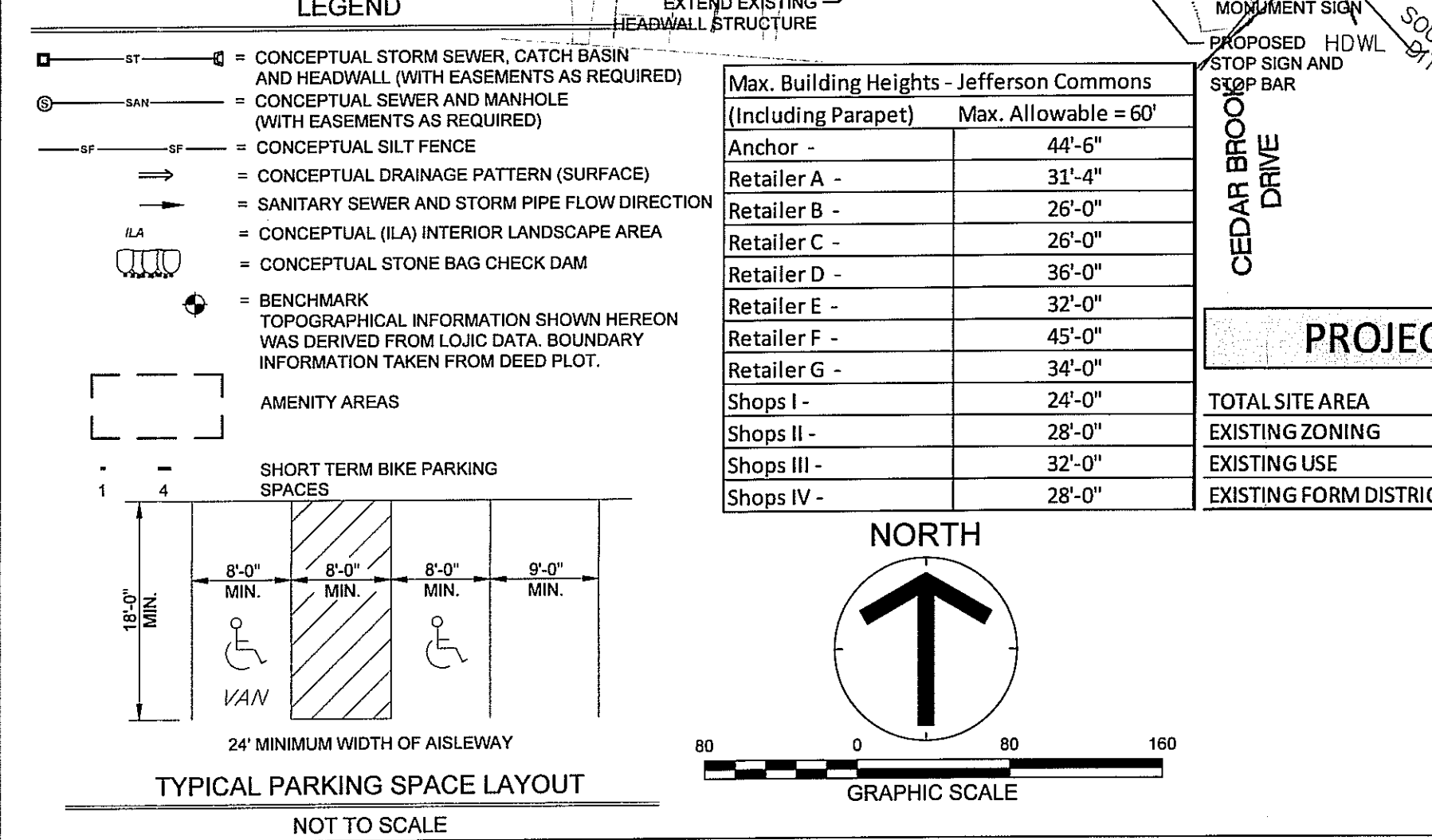
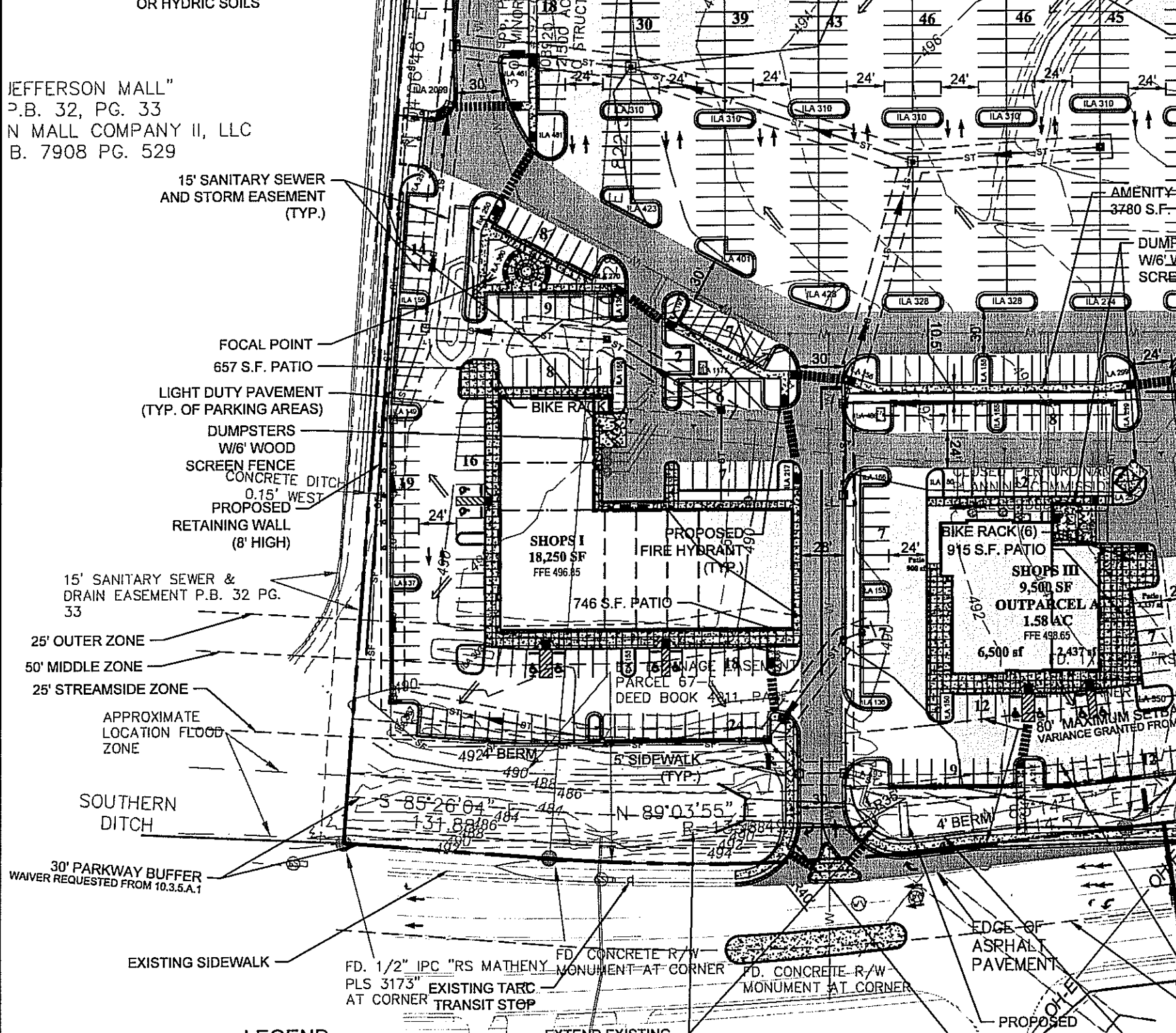
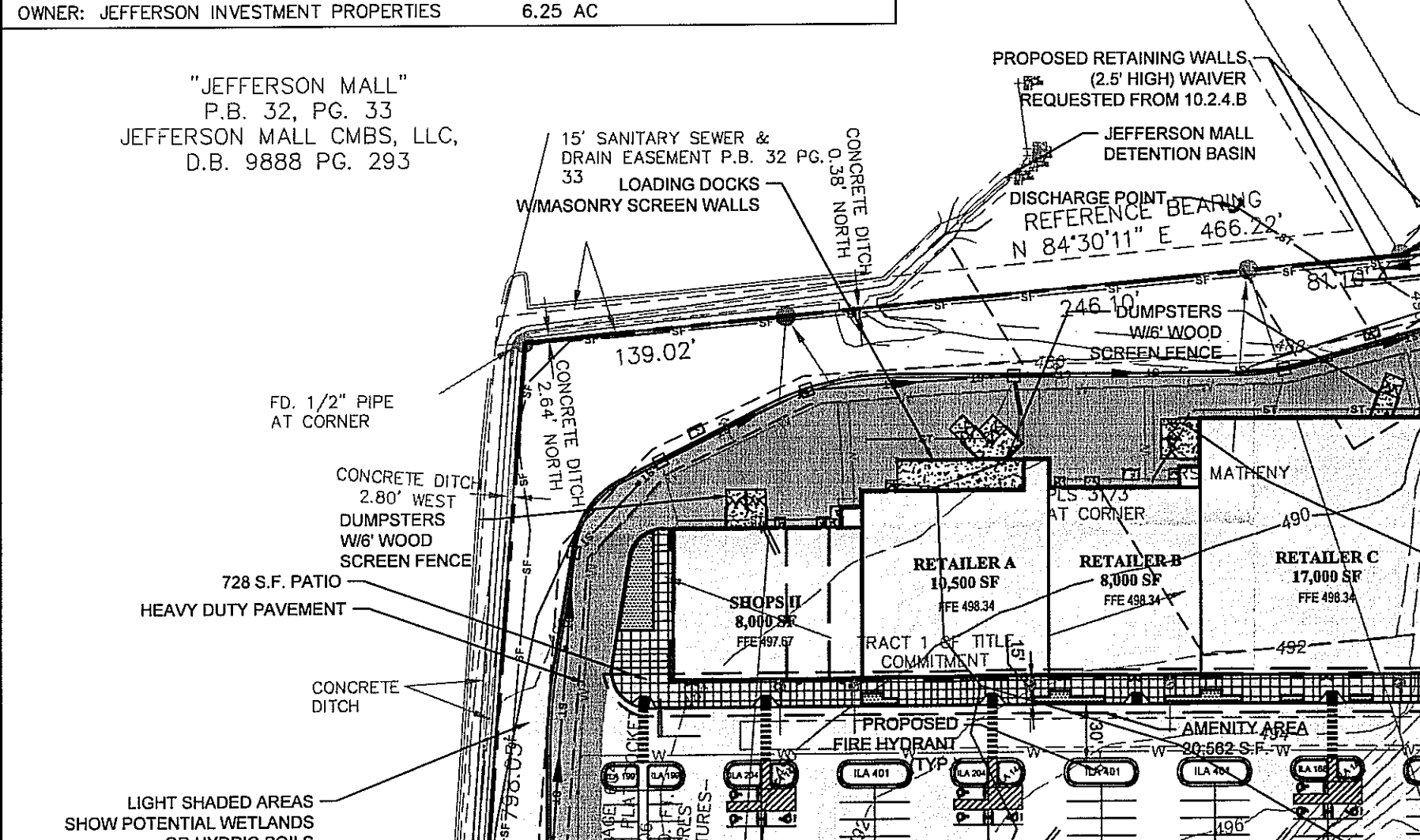
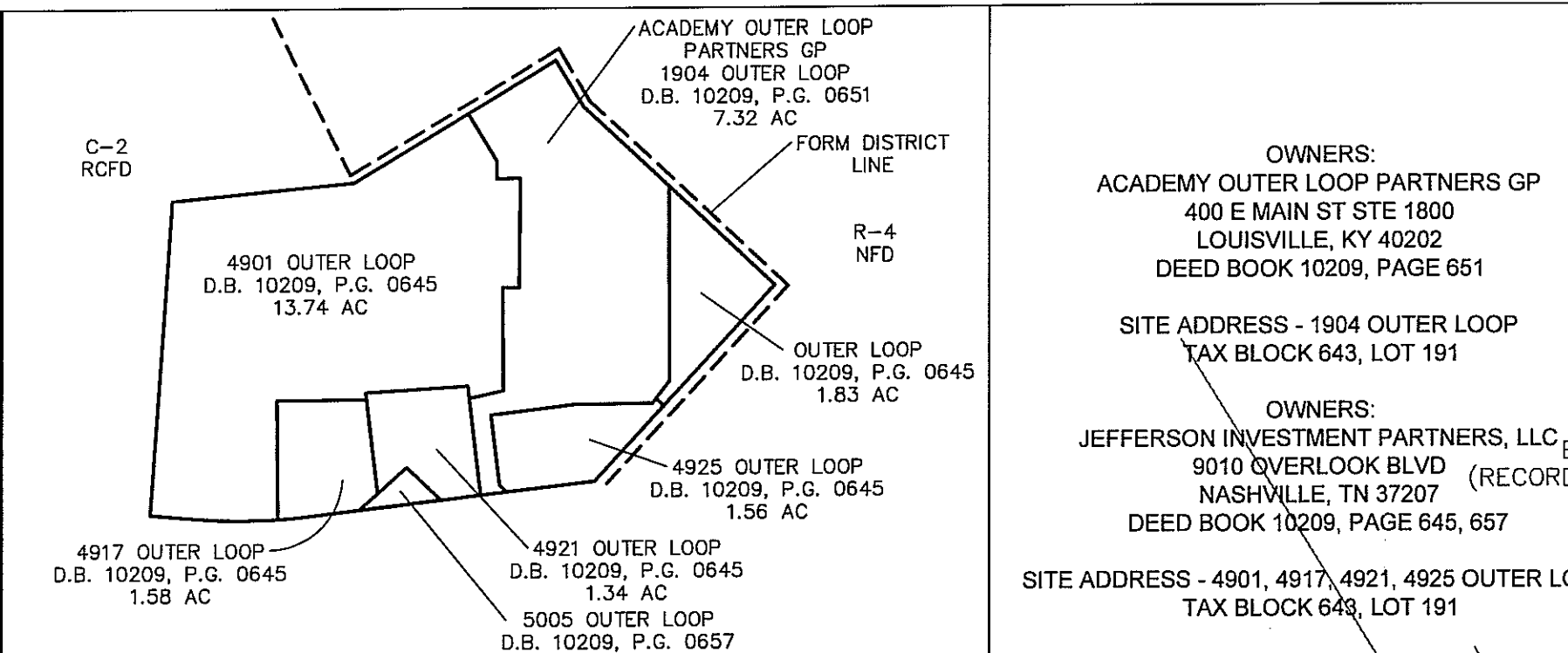
PROPOSED LOT LAYOUT SUBJECT TO MINOR PLAT APPROVAL. Includes a signature block for 'Development Review' and 'Date'.

- GENERAL NOTES: 1. A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN... 2. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL... 3. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10...

- VARIANCE AND WAIVER GRANTED: 1. A VARIANCE FROM SECTION 3.11.C.5 OF THE LAND DEVELOPMENT CODE TO ALLOW THE VEHICLE USE AREA TO ENCRUCH INTO THE 75 FEET SETBACK AREA... 2. A VARIANCE FROM SECTION 3.11.C.5 OF THE LAND DEVELOPMENT CODE TO ALLOW THE MAXIMUM BUILDING SETBACK TO EXCEED 80 FEET...

Table with columns: VEHICLE USE AREA REQUIREMENTS, TREE CANOPY REQUIREMENTS. Rows include Vehicle Use Area, Interior Landscape Area, and Canopy Coverage Class.

DETECTION BASIN CALCULATIONS: X=0.85, Y=0.30, A=1.197,028 SF, R=2.8 INCHES, X=(0.59)(1.197,028)(2.8)/12=153.619 CUBIC FEET...



PROJECT SUMMARY: TOTAL SITE AREA 27.74 ACRES, EXISTING ZONING C-2, EXISTING USE VACANT, EXISTING FORM DISTRICT REGIONAL CENTER.

GENERAL INFORMATION table with columns: LOT #, LAND AREA (ACRES), PROPOSED USE, BUILDING AREA (SF), FLOOR AREA RATIO.

VEHICLE PARKING REQUIREMENTS table with columns: MINIMUM REQUIRED, MAXIMUM ALLOWED, TOTAL PROVIDED.

BICYCLE PARKING REQUIREMENTS table with columns: SHORT TERM REQUIRED, LONG TERM REQUIRED.

VEHICLE USE AREA REQUIREMENTS table with columns: VEHICLE USE AREA, INTERIOR LANDSCAPE AREA REQUIRED, INTERIOR LANDSCAPE AREA PROVIDED.

TREE CANOPY REQUIREMENTS table with columns: CANOPY COVERAGE CLASS, PERCENTAGE OF EXISTING TREE CANOPY PRESERVED, PERCENT OF TREE CANOPY REQUIRED, PERCENT OF TREE CANOPY PLANTED.