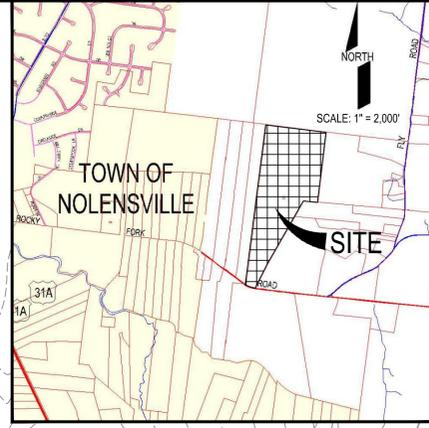


NOTES:
 1. THERE ARE NOT SLOPES ON SITE WHICH ARE 15% OR GREATER.
 2. THE EXISTING CEMETERY WILL BE PRESERVED WITHIN COMMON OPEN SPACE AND WILL BE ALLOWED PUBLIC ACCESS VIA A PEDESTRIAN TRAIL



VICINITY MAP



NOTE:
 THE LOCATIONS OF EXISTING TREES (EXCEEDING 12" DIA.), SPECIMEN TREES (EXCEEDING 24" DIA.) AND EXISTING SITE FEATURES SUCH AS ROCK WALLS, ETC. WILL BE VERIFIED AT THE TIME OF FINAL PUD PLAN SUBMITTAL. THE FINAL PUD PLAN WILL ATTEMPT TO PRESERVE HISTORIC SITE WALLS AND SPECIMEN TREES, WHEREVER POSSIBLE OR INDICATE THE RELOCATION AND RESTORATION OF THE ROCK WALLS IN ANOTHER AREA OF THE SITE.

CONCEPT PLAN – SITE FEATURES ROCKY FORK ROAD DEVELOPMENT

PREPARED FOR
CK DEVELOPMENT, LLC

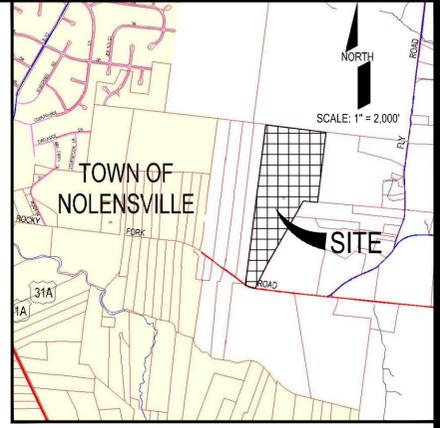
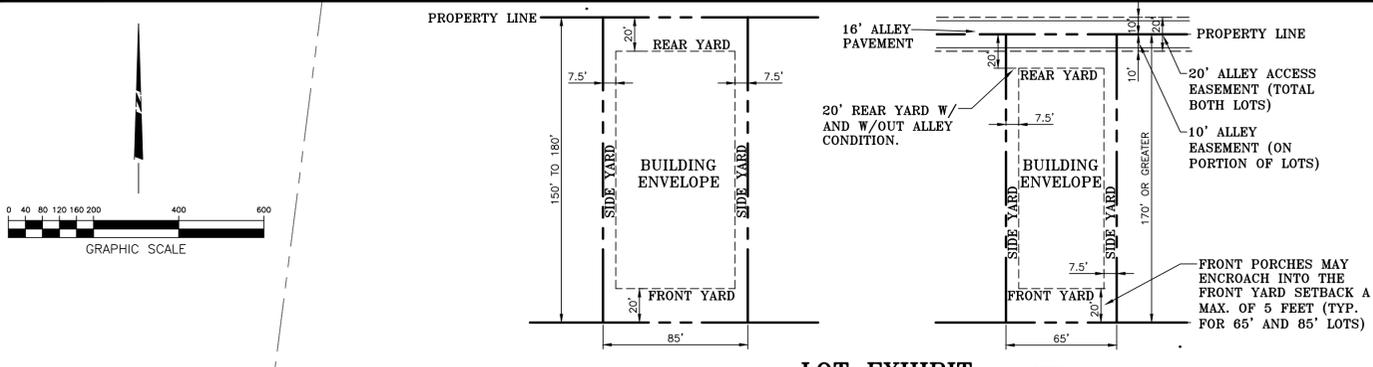
1612 WESTGATE CIRCLE
 BRENTWOOD, TN 37212

NOVEMBER 5, 2013
 REVISED: NOVEMBER 28, 2013



LITTLEJOHN ENGINEERING ASSOCIATES

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
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LOT EXHIBIT
SCALE: 1" = 50'

- NOTES:**
1. A MINIMUM OF 70% OF LOTS WILL HAVE EITHER SIDE OR REAR FACING GARAGES. LOTS THAT DO HAVE A FRONT YARD FACING GARAGE WILL HAVE THE GARAGE SET BACK A MINIMUM OF 4 FEET BEYOND THE FRONT FACADE PLANE.
 2. ALLEYS SHALL BE PRIVATE LANES AND PROVIDED WITHIN A 20' WIDE PUBLIC ACCESS EASEMENT.
 3. 85' FRONTAGE LOTS ARE ANTICIPATED TO PROVIDE A MINIMUM OF 2 GUEST PARKING SPACES WITHIN THE LOT BOUNDARY.
 4. FRONT PORCH STRUCTURE MAY ENCROACH A MAXIMUM OF 5 FEET INTO THE FRONT YARD SETBACK.

SITE DATA

PROJECT NAME: ROCKY FORK ROAD DEVELOPMENT PHASE 1, 2 & 3
TOWN OF NOLENSVILLE, TN
ADDRESS: 2398 ROCKY FORK ROAD, NOLENSVILLE, TENNESSEE 37212
CITY: NOLENSVILLE
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 17TH
MAP, GROUP AND PARCEL NUMBERS: TAX MAP 57, PARCEL 28
EXISTING ZONING: ANNEXED W/ SR ZONING 5,495,540 SF, 80.25 AC.
ACREAGE OF SITE: ANNEXED W/ SR ZONING 5,495,540 SF, 80.25 AC.

MINIMUM REQUIRED SETBACK LINES: 85' FRONTAGE LOTS: 85' FRONTAGE LOTS: 20' FRONT SETBACK; 20' (W/OUT ALLEY); 7.5' (W/OUT ALLEY); 7.5' (W/ ALLEY)
YARD FRONTING ANY STREET: 20' FRONT SETBACK
ALLOWANCE FOR PORCH ENCROACHMENT INTO FRONT YARD: 5' (TYP.)
SIDE YARD: 7.5' (TYP.)
REAR YARD: 20' (TYP.)

OWNER: CK DEVELOPMENT, LLC (UNDER CONTRACT AGREEMENT W/ JAMES R. SMITH FAMILY ET AL)
ADDRESS: 1612 WESTGATE CIRCLE, SUITE 220, BRENTWOOD, TN 37027
PHONE NO.: 615.370.4742
CONTACT NAME: STEVE CATES
E-MAIL ADDRESS: stevecates@ckdevelopment.com

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS: 1935 21ST AVE. SOUTH, NASHVILLE, TN 37212
PHONE NO.: (615) 385-4144
FAX NO.: (615) 385-4020
CONTACT NAME: JEFF HEINZE
E-MAIL ADDRESS: jheinze@ljohn.com

MINIMUM PARKING REQUIREMENT: 2 SP/LOT
PARKING PROVIDED: 282 SPACES

RESIDENTIAL DENSITY: 1.76 DU/AC.
OPEN SPACE REQUIRED: 30% REQUIRED 24.07 AC. TOTAL
OPEN SPACE PROVIDED: 1,050,162 S.F. / 24.1 AC.

OPEN SPACE AREAS

KEY	USE	SQ. FT OF OPEN SPACE	AC. OF OPEN SPACE
OPEN SPACE 'A'	NATURAL AREA W/ SELECT TREE PRESERVATION AND WALKING TRAIL CONNECTION	210,728 S.F.	4.84 AC.
OPEN SPACE 'B'	ROUNDABOUT W/ PLANTINGS	13,273 S.F.	0.30 AC.
OPEN SPACE 'C'	POCKET PARK/COMMUNITY GARDEN W/ SEATING AND COLOR BED PLANTINGS	43,044 S.F.	0.99 AC.
OPEN SPACE 'D'	LAKE AREA W/ WALKING TRAILS	111,283 S.F.	2.55 AC.
OPEN SPACE 'E'	COMMONS AREA W/ WALKWAYS AND BENCHES	98,385 S.F.	2.27 AC.
OPEN SPACE 'F'	TREE PRESERVATION AREA	56,940 S.F.	1.31 AC.
OPEN SPACE 'G'	TREE PRESERVATION AREA W/ NATURALIZED TRAILS	500,010 S.F.	11.48 AC.
OPEN SPACE 'H'	MEDIAN W/ PLANTINGS	15,899 S.F.	0.36 AC.
TOTAL		1,050,162 S.F.	24.1 AC.

Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area						
1	11929.06	37	11852.04	73	12750.00	109	12711.42
2	12149.03	38	11875.88	74	12750.00	110	11297.97
3	12320.11	39	11897.93	75	12750.00	111	13106.05
4	13001.68	40	11919.86	76	12750.00	112	11217.95
5	14060.55	41	11941.61	77	12750.00	113	11535.88
6	14296.80	42	11963.14	78	12801.43	114	11252.31
7	14703.69	43	13228.99	79	12750.00	115	11232.57
8	12910.96	44	12000.60	80	12750.00	116	12233.20
9	14264.19	45	12078.93	81	13333.27	117	12800.00
10	12945.04	46	12082.28	82	15115.90	118	13514.16
11	12703.33	47	12082.28	83	14481.74	119	11200.00
12	13319.83	48	12082.28	84	14746.65	120	11200.00
13	12750.00	49	12082.28	85	13893.05	121	13514.16
14	12750.00	50	11874.13	86	13175.00	122	12750.00
15	12750.00	51	11142.37	87	13175.00	123	12750.00
16	12750.00	52	11077.80	88	13465.87	124	14597.58
17	13085.78	53	11465.08	89	11200.00	125	15327.10
18	12750.00	54	11465.08	90	11200.00	126	14472.11
19	12750.00	55	11464.77	91	15779.43	127	13706.94
20	12750.00	56	11612.92	92	14293.94	128	11419.91
21	11141.10	57	14256.79	93	14558.48	129	11050.00
22	15555.59	58	13042.45	94	12595.19	130	12750.00
23	16826.48	59	13042.45	95	11634.40	131	18184.69
24	15845.04	60	15374.26	96	12426.35	132	16778.09
25	18063.76	61	11540.17	97	12325.46	133	16262.72
26	13736.15	62	12635.03	98	13175.00	134	18845.03
27	11701.11	63	12750.00	99	13175.00	135	16196.86
28	15616.47	64	12750.00	100	13175.00	136	12304.82
29	11613.83	65	12750.00	101	13175.00	137	11170.34
30	11613.83	66	12753.13	102	13175.00	138	11242.22
31	11613.83	67	15163.37	103	13170.41	139	11293.31
32	11613.83	68	18928.05	104	13175.00	140	11344.39
33	11613.83	69	17094.38	105	14077.54	141	22063.21
34	13249.84	70	13974.85	106	15663.35		
35	11415.85	71	14425.22	107	16720.95		
36	11620.78	72	14261.24	108	13198.32		

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CONCEPT PLAN - LOT AREAS
ROCKY FORK ROAD DEVELOPMENT

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