SP(SPECIFIC PLAN) PRELIMINARY DEVELOPMENT PLANS

GLENDALE & SCENIC

PURPOSE NOTE

The purpose of this SP is to receive preliminary approval for 31 lot single family development [Residential phase] or a community education use of up to 200 persons, a religious institution, an orphanage, or a day care center (over 75)[Institutional Phase] within the T3-NM Land Use Policy District. Within the institutional phase, only one of the three institutional uses shall be permitted at any one time with the residential phase.

PROPERTY INFORMATION

APPLICATION DATE: JUNE 5, 2018 2018SP-017-001 SP NUMBER:

COUNCIL DISTRICT NUMBER: DISTRICT COUNCIL MEMBER: RUSS PULLEY

PROPERTY OWNERS: MONROE HARDING CHILDRENS HOME (SP) PARCEL ACREAGE: 19.93± AC [868,098± SF]

EX. BUILDING SF: 7,291± SF TAX MAPS: 131-08 PARCELS:

METRO GIS ID: 13108001800 STREET ADDRESSES: 1120 GLENDALE LANE

DEVELOPMENT SUMMARY [Institutional Phase Only]

EX ZONING:

RM20; OV-FLD LAND USE: NON-PROFIT CHARITABLE SERVICE COMMUNITY PLAN: **GREEN HILLS-MIDTOWN**

POLICY AREA: CO LAND USE OVERLAY:

PROPOSED ZONING: LAND USE(S):

SP [MIXED USE] COMMUNITY EDUCATION USE OF UP TO 200 PERSONS A RELIGIOUS INSTITUTION, AN ORPHANAGE, A DAY CARECENTER (OVER 75), AND/OR SINGLE-FAMILY RESIDENTIAL (SEE BELOW, RES. PHASE ONLY) 983,786± SF (BASED ON LAND, NOT BUILDING)

LAND USE SF: TOTAL OPEN SPACE: FEMA: **BULK REGUALTIONS:**

9.06± AC (409,201± SF) 3.95± AC (172,028± SF) CONSISTENT WITH RS10 ZONING DISTRICT

DEVELOPMENT SUMMARY [Residential Phase Only]

EX ZONING: RM20; OV-FLD NON-PROFIT CHARITABLE SERVICE LAND USE: COMMUNITY PLAN: **GREEN HILLS-MIDTOWN** T3-NM

POLICY AREA: CO LAND USE OVERLAY:

2.18± AC. (AREA TO BE FINALIZED WITH FINAL SP PLANS) R.O.W. DEDICATION:

ADJ. SITE ACREAGE: 17.75± AC. (AREA TO BE FINALIZED WITH FINAL SP PLANS) ZONING: SP [RESIDENTIAL]

LAND USE(S): SINGLE FAMILY LAND USE SF 868,098± SF (BASED ON LAND, NOT BUILDING)

.55 (EACH LOT)

9.39± AC (409,201± SF) APPRX. OPEN SPACE: FEMA AREA: 3.95± AC (172,028± SF)

FAR: N/A

MAX. BLDG. COVERAGE:

DENSITY: 1.6 LOTS/ AC SINGLE FAMILY:

BUILDING SETBACKS: FRONT SIDE **REAR**

40' FROM F.F.E. / 3 STORIES MAX BUILDING HT: MIN. LOT WIDTH AT R.O.W.: 40' OR 50' AT FRONT MBSL MINIMUM LOT SIZE: 7,500 SF

NOTE: ANY BULK REGULATION NOT IDENTIFIED WITH THIS PLAN SHALL MEET MINIMUM REGULATIONS OF THE RS10 ZONING DISTRICT

PARKING SUMMARY [Residential Phase]

REQUIRED PARKING STATEMENT: BASED ON METRO REQUIREMENTS FOR USES [17.20.030]

PARKING REQUIREMENTS: SINGLE FAMILY: 62 (2 SPACES PER UNIT) **TOTAL 62 SPACES**

PROPOSED PARKING: DRIVEWAY: 62± SPACES GARAGE: 62± SPACES

REQUIRED BICYCLE PARKING: BASED ON METRO REQUIREMENT [17.20.135] ***NOTE: BICYCLE & VEHICULAR PARKING REQUIREMENT SHALL BE BASED ON USE AT FINAL SP

124± SPACES

PLANNING NOTE

TOTAL

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. Prior to 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

DEVELOPMENT STANDARDS

Architectural Standards for Residential Phase Only (Single Family)

Building walls shall be finished in fiber cement shakes/siding, vertical and/or lap siding, or masonry product. Roofs shall be clad in asphalt dimensional shingles, metal, or TPO. Structures shall have a complementary design with regards to color and architectural design elements. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers. EIFS, vinyl siding, aluminum siding, and untreated wood shall be prohibited. Porches shall provide a minimum of six feet of depth. A raised foundation of

Architectural Standards for Institutional Phase Only

EIFS, vinyl siding, aluminum siding, and untreated wood shall be prohibited.

GENERAL NOTES

- 1. Federal Compliance: all development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: US Justice Dept: http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html
- 2. 78-840 Note: Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management Ordinance No. 78/840 and approved by the Metropolitan Dept. of Water Services.
- 3. Access Note: Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
- 4. Fire Dept. Note: Fire-flow shall meet the requirements of the International Fire Code -2012 Edition; as amended.
- Preliminary SP Plan Note: Minor modifications to this 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, 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.
- 6. Stormwater Preliminary Plan Note: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final unit/lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application
- 7. Development Schedule: It is anticipated that the residential phase of the project will be constructed in one phase, and will begin in the 1st quarter of 2019 and will take 24-36 8. FEMA Note: This parcel described hereon lies within flood hazard area in accordance
- with "Insurance Rate Map Panel No. 47037C0356H", dated: 04/05/2017. Flood zone "X" outside of 100 year flood plain and flood zone "AE" within the 100 year flood plain. 9. Survey Note: Boundary information taken from survey prepared by Cherry Land

Surveying, Inc. dated 09/26/2017. Topographic information taken from Metro Nashville

- 10. Stream Buffer Note: Stream buffers shall be provided per state/local requirements.
- 11. Culvert/Driveway Note: Size driveway culverts per the design criteria set forth by the
- Metro Stormwater Manual. (Minimum Driveway culvert in Metro ROW is 15" CMP). 12. Sidewalk Note: A minimum 5' sidewalk and 4' planting strip shall be provided along all
- 13. Glendale Lane Sidewalk Notes:
 - 1. A minimum 5' sidewalk and 4' planting strip shall be provided along Glendale Lane
 - 2. Modifications to the proposed sidewalk may occur to work-around environmental features with approval from staff.
 - 3. R.O.W. dedication to be finalized at Final SP.

GENERAL PLAN CONSISTENCY

LAND USE POLICY

The proposed development is located within the Green Hills-Midtown Community and is consistent with the principles, policies, and objectives of the general plan T3 Suburban Neighborhood Maintenance (T3-NM). The proposed development adds housing diversity compatible with the general character of the suburban neighborhood and future development of this corridor.

COMMUNITY PLAN COMPLIANCE

The proposed SP to permit an institutional use along with single-family lots is consistent with the goals of the Suburban Neighborhood Maintenance policy. Within areas of NM policy, there may be large, infill sites such as this that can accommodate non-residential uses, with an appropriate design, appropriate infrastructure and appropriate transitions to the surrounding single-family neighborhood. As well, a regulatory SP such as this one that preserves sensitive environmental features like the floodplain and associated buffers is consistent with the goals of the Conservation policy that covers a portion of this site.

TRAFFIC IMPACT STUDY NOTES

With the submittal of the final site plan for institutional phase, a traffic impact study (TIS) shall be submitted. Recommendations of the TIS, as approved by Metro Public Works and Metro Planning staff, shall be constructed prior to the issuance of use and occupancy

PUBLIC STREET CONNECTIONS

Public street connections consistent with the attached concept plan shall be provided for the final site plan for single-family lots (residential phase). The road and associated public sidewalks shall be bonded or constructed prior to the recordation of the final plat.

TREE SURVEY NOTE

A Tree Survey shall be completed and used to save as many trees as possible prior to Final SP submittal. Tree inventory shall include tree size, species, and tree health. Final SP plans shall comply with the TDU requirement set forth by the Metro Nashville tree ordinance. The developer is to engage with a certified arborist to evaluate tree health prior to Final SP Submittal. A field located tree survey to be provided within proximity of proposed disturbance on healthy trees of 24" DBH or greater. Developer and/or landscape architect to coordinate specimen trees to be maintained with Urban Forester. Healthy perimeter trees within 20' of property line to remain where there are no roadway/utility conflicts. Metro Urban Forester shall review and approve all tree removals where roadway/utility conflicts exists. Grading within existing tree dripline shall receive root pruning by a certified arborist before grading occurs. Urban Forester to inspect tree protection fencing installation prior to grading.

Metro Urban Forester to approve any tree removal on site based on a Certified Arborist Evaluation, Requirements set forth by each Metro Department, and the Proposed Plan.

CONSTRUCTION TRAFFIC NOTE

All construction traffic ingress/egress shall be required via Glendale Lane. Any deviations of the construction traffic from Glendale shall be approved in advance by Metro Public Works.

A construction traffic plan shall be submitted with Final SP construction plans identifying construction sequencing & phasing to meet this requirement.

A hydrological determination shall be provided on the wet weather conveyance running west to east prior to Final SP approval.

A 30' potential stream buffer is being shown on the Preliminary SP concept plan. Lots have been adjusted to honor the potential stream buffer. Results of a Hydrological Determination confirming this feature is a wet weather conveyance would eliminate buffer requirements.

This preliminary SP shows stormwater management practices for conceptual purposes only. All metro water services stormwater requirements will be met at the time of final approval. In addition to the standard low impact development requirements of green infrastructure practices (GIP) to achieve an overall weighted volumetric runoff coefficient, RV, that is equal to or less than 0.20, this development will reduce the runoff volume an additional 0.025 to achieve an overall weighted volumetric runoff coefficient, RV= 0.175. This is above and beyond the regulatory requirement and will result in stormwater runoff that is less than the existing stormwater runoff from the site.

Stormwater quality and quantity requirement including the location and sizing of permanent stormwater management practices will be in compliance with applicable regulations at the time of Final SP and construction plan submittal.

ENHANCED PLANTING NOTE

Magnolia (all species allowed)

- Developer to install (28) 2" Native Canopy Trees and (14) 1.5" Native Understory Trees to be planted between lot 19-24 and Glendale Lane or as approved with Metro Water
- Enhanced plantings shall have a 100% survivability rate for 2 years after initial installation (Plantings above the minimum quantity specified with the Preliminary SP are excluded from survivability requirement).
- 3. In addition to Native Trees, the following evergreen genus shall be permitted to prevent a monoculture of deciduous tree plantings and to support additional evergreen species that grow in the middle Tennessee region:
- Ornamental and/or evergreen screening trees in addition to the Enhanced Planting quantities/native species noted above shall be permitted (excluded from survivability
- 5. Mulch shall be utilized as noted and detailed on the Final SP Planting Plan
- 6. Install trees per notes and details on the Final SP Planting Plan. 7. Tree staking shall not be utilized unless approved by the Landscape Architect and the Metro Urban Forester.
- All proposed plantings that meet the minimum planting size standards may be utilized towards meeting the Metro Nashville TDU requirement.
- 9. Developer to install (300) Bare Root Native Tree Seedlings to be planted as specified on the Final SP plans (excluded from survivability/irrigation requirements). Bare root
- plantings shall be installed before the last U and O during the dormant season. 10. The first 50% of the minimum required enhanced plantings shall be installed prior to the 15th house obtaining a U and O, and the remainder minimum required enhanced
- plantings shall be installed before the last house obtains the U and O. Enhanced Plantings to be irrigated as needed during the first two growing seasons. Irrigation of the enhanced plantings can occur via water truck/wagon, automated irrigation system, hose bib, or other approved system. Xeriscape plantings/species may be utilized in lieu of irrigation as approved by the landscape architect and MWS.

PUBLIC WORKS NOTES

Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not

TOWN GREEN BROOKMEADE DR. DUNCANWOOD SCHOOL FOR DUNCANWOOD DR. EXCEPTIONAL & CHILDREN __ | J. T. MOORE MIDDLE SCHOOL A DOWER **GLENDALE** LOCATION: 1120 GLENDALE LANE

INDEX OF SHEETS

DESCRIPTION

CVR COVER SHEET

CIVIL PLANS

EXISTING CONDITIONS PLAN RENDERED SITE PLAN

CONTACTS

APPLICANT

COUNCILMAN RUSS PULLEY ONE PUBLIC SQUARE, SUITE204 P.O. BOX 196300 NASHVILLE, TN 37219 (615) 862-6780 russ.pulley@nashville.gov

LANDSCAPE ARCHITECTURE

SCOTTY BERNICK, RLA RAGAN SMITH & ASSOCIATES, INC. 315 WOODLAND STREET NASHVILLE, TN 37206 (615) 244-8591 sbernick@ragansmith.com

SURVEYOR

CHERRY LAND SURVEYING, INC. 622 WEST IRIS DRIVE NASHVILLE, TN 37204 (615) 269-3972 cherryls@comcast.net

Call before you dig.

ENIC

∞

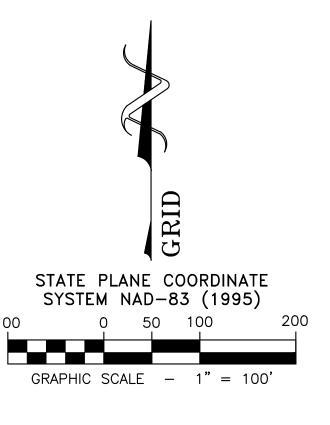
(J

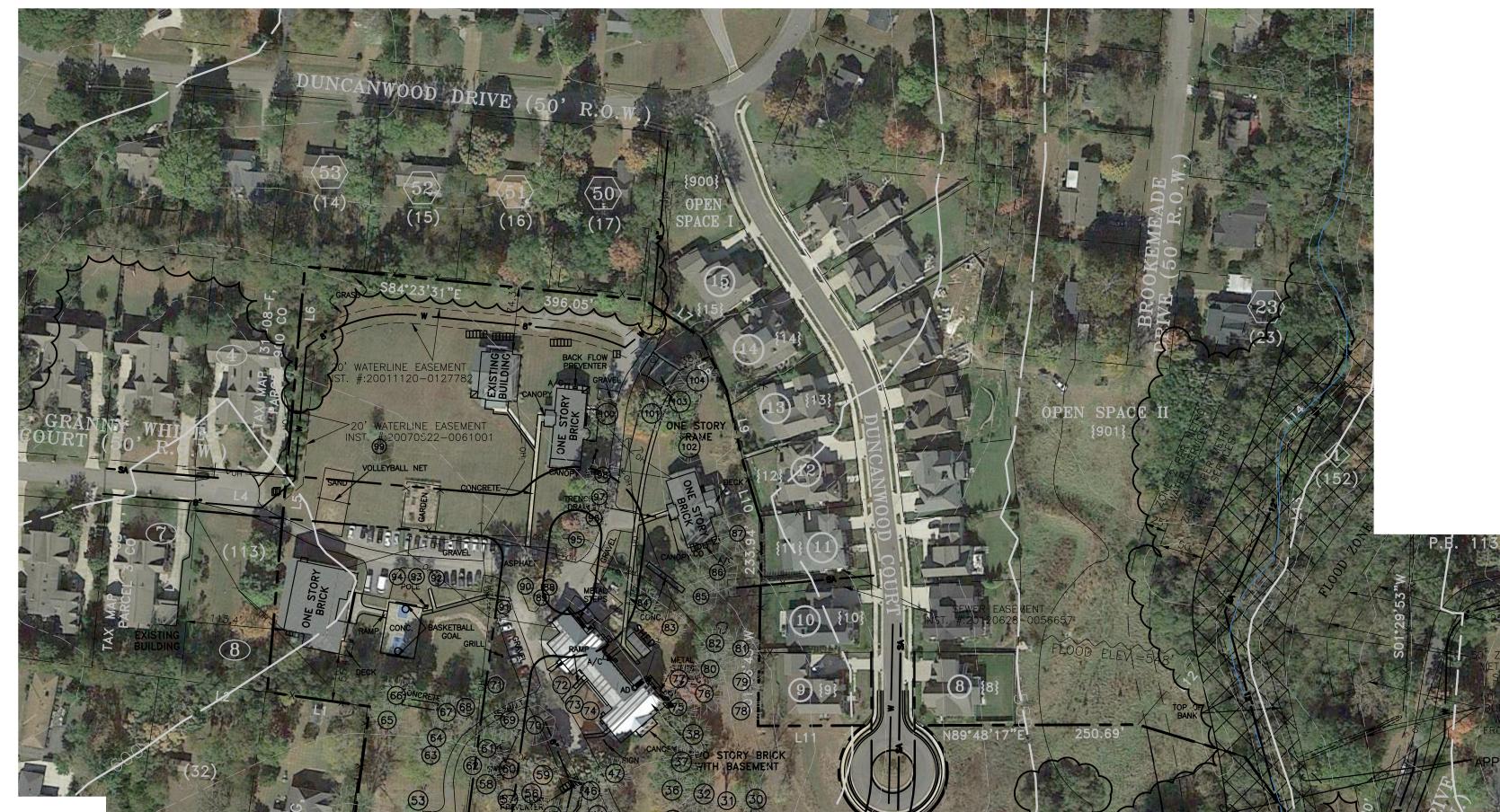
CASE #: 2018SP-017-001

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 6) THIS PROPERTY IS CURRENTLY ZONED "R20" (ONE & TWO FAMILY 20,000 SQUARE FOOT LOT).
- 7) THIS PARCEL DESCRIBED HEREIN LIES WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0356H' DATED: APRIL 05. 2017. FLOOD ELEVATION 548' - 558' ±. FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN AND FLOOD ZONE "AE" WITHIN 100 YEAR FLOOD PLAIN.
- 8) PARCEL NUMBERS SHOWN AS THUS (18) REFERS TO DAVIDSON COUNTY TAX MAP 131-08.
- 9) LOT NUMBERS SHOWN AS THUS (3) REFERS TO DUNCANWOOD, AS OF RECORD IN PLAT BOOK 1424, PAGE 139, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 10) THE SEWER LINE LOCATED ON SITE WAS DEDICATED TO THE CITY OF NASHVILLE, AS OF RECORD IN DEED BOOK 4593, PAGE 936, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 11) THE WATER LINE LOCATED ON SITE WAS DEDICATED TO THE CITY OF NASHVILLE, AS OF RECORD IN DEED BOOK 4664, PAGE 24, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 12) LOT NUMBERS SHOWN AS THUS (1) REFERS TO DUNCANWOOD, PHASE II, AS OF RECORD IN INSTRUMENT NUMBER: 20121018-0095689, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 13) LOT NUMBERS SHOWN AS THUS (1) REFERS TO MONROE HARDING CHILDRENS HOME, AS OF RECORD IN INSTRUMENT NUMBER: 20160309-0022463, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 14) LOT NUMBERS SHOWN AS THUS ④ REFERS TO HARDING HEIGHTS, AS OF RECORD IN PLAT BOOK 4300, PAGE 95, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 15) LAND LOCATED BETWEEN ZONES AND BUFFERS ARE TO BE NO DISTURBANCE AREA, AS PER METRO WATER SERVICES.

LEGEND WATER VALVE → □ PROPERTY LINE -------WATER METER ---EDGE OF PAVEMENT -----FIRE HYDRANT -> \(\nabla \) GAS METER → □ EDGE OF GRAVEL → GAS VALVE → ⊗ TELEPHONE BOX — > A TOP OF BANK ------CONCRETE MONUMENT OLD \longrightarrow \square CM(O) IRON ROD NEW — → IR(N) IRON ROD OLD → OIR(O) IRON PIPE OLD → O IP(0) CLEAN-OUT - O CO AREA DRAIN ------ O AD GUARD POST → O GP ELECTRIC BOX — → □EB 100 YEAR FLOOD PLAIN—> SEWER VALVE → □SV MANHOLE ----UTILITY POLE ----





FLOOD ZONE "X'

OWNERS TABLE

TAX MAP	PARCEL	OWNER	INSTRUMENT #
131-08 F	3 CO	O.I.C. HARDING HEIGHTS CONDOS	20040521-0059693
131-08 G	3 CO	O.I.C. GLENDALE WOODS TOWNHOMES	20041230-0154870
131-08 M	8 CO	JAMES & SARA GRANBERRY	20130702-0068502
131-08 M	9 CO	SHARON MIDDENDORF	20150120-0005259
131-08 M	10 CO	RYAN KOCHER	20121109-0103891
131-08 M	11 CO	GEORGE E. MOCK, JR. & KATHLEEN MOCK	20150420-0035132
131-08 M	12 CO	JAMES L. MURPHY, III & MARIE A. MURPHY	20150105-0000570
131-08 M	13 CO	MICHELLE & DAVID E. HALL	20131227-0130304
131-08	14	GILBERT E. & MEGHAN NICOLE LEWIS	20160526-0053067
131-08 M	14 CO	JOSEPH & ISABEL CRISTINA SAOUD	20161018-0110008
131-08	15	RICHARD E. & LORI A. GRAVES	20140324-0024111
131-08 M	15 CO	WILLIAM W. BURTON, III & MELISSA M. BURTON	20140225-0016121
131-08	16	JOSEPH M. & MOLLIE K. LACHER	20130909-0094801
131-08	17	FREDDY L. & ELIZABETH MURILLO	20071130-0139330
131-08	18	MONROE HARDING CHILDRENS HOME	D.B. 1339, PG. 282
131-08	23	BETHANY GALLAGHER	20140424-0034340
131-08	28	ROBERT M. & ELAINE COLLIER	D.B. 11619, PG. 864
131-08	29	ROBERT M. & ELAINE COLLIER	D.B. 11619, PG. 864
131-08	32	MICHAEL J. SCHLACTER, ET UX	D.B. 8983, PG. 522
131-08	113	MONROE HARDING CHILDRENS HOME	D.B. 844, PG. 255
131-08	152	MONROE HARDING CHILDRENS HOME	D.B. 1339, PG. 282
131-08 F	900 CO	O.I.C. HARDING HEIGHTS CONDOMINIUMS	20101119-0092636
131-08 M	900 CO	DUNCANWOOD RESERVE OWNER'S ASSOCIATION	20121114-0104836
131-08 M	901 CO	DUNCANWOOD RESERVE OWNER'S ASSOCIATION	20121114-0104836

HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

CHERRY LAND SURVEYING, INC.

622 WEST IRIS DRIVE NASHVILLE, TENNESSEE 37204 (615)269-3972 FAX:(615)269-9345 E-MAIL: cherryls@comcast.net

CURVE TABLE CURVE LENGTH RADIUS BEARING CHORD DELTA C1 326.29' 63.00' N89'48'17"F 66.07' 296'44'51'

SP Site Area: 868,098 Sq. Ft. (19.93 Ac. \pm)

- 1. SURVEY CONDUCTED BY CHERRY LAND SURVEYING, INC.
- 2. TOPOGRAPHY IS FROM METRO NASHVILLE GIS
- 3. APPROXIMATE TREE LOCATION SHOWN IS BASED FROM AERIAL PHOTOGRAPHY. LOCATION MAY VARY DEPENDING ON FIELD RUN SURVEY.

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 8 of the Harding Heights, as of record in Plat Book 4300, Page 95, at the Register's Office for Davidson County, Tennessee, and being Lot 1 of Monroe Harding Childrens Home, as of record in Instrument Number: 20160309-0022463, at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Glendale Lane, 50 feet in width and the westerly right-of-way line of Scenic Drive, 50

Thence leaving the westerly right-of-way line of Scenic Drive with the northerly right—of—way line of Glendale Lane, North 81 deg 16 min 27 sec West, 1025.87 feet to an existing iron rod at a corner common with O.I.C. Glendale Woods Townhomes, as of record in Instrument Number: 20041230-0154870, at the Register's Office for Davidson County,

Thence leaving the northerly right-of-way line of Glendale Lane with the easterly property line of O.I.C. Glendale Woods Townhomes, North 07 deg 41 min 39 sec East, 509.12 feet to an existing iron rod;

Thence with the northerly property line of O.I.C. Glendale Woods Townhomes, North 81 deg 59 min 10 sec West, 119.90 feet to an iron rod set at a corner common with the property of Michael J. Schlacter, Et Ux, as of record in Deed Book 8983, Page 522, at the Register's Office for Davidson

Thence with the northerly property line of Michael J. Schlacter, Et Ux, North 82 deg 08 min 55 sec West, 100.88 feet to an existing iron rod, at a corner common with Lot 7 of said Harding Heights, also being the same property conveyed to O.I.C. Harding Heights Condos, as of record in Instrument Number: 20040521—0059693, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 7, North 05 deg 01 min 21 sec East, 197.23 feet to an iron rod set in the southerly right-of-way line of Granny White Court,

Thence with the southerly right-of-way line of Granny White Court, South 84 deg 57 min 40 sec East, 100.76 feet to an existing concrete monument at the intersection with the easterly terminus of Granny White Court;

Thence leaving the southerly right—of—way line of Granny White Court with the easterly terminus of Granny White Court, North 05 deg 01 min 21 sec East, 49.97 feet to an iron rod set, at a corner common with Lot 4 of the Harding Heights, also being the property of O.I.C. Harding Heights Condominiums, as of record in Instrument Number: 20101119-0092636, at the Register's Office for Davidson County,

Thence leaving the easterly terminus of Granny White Court, with the easterly property line of said Lot 4, North 05 deg 04 min 40 East, 243.20 feet to an iron rod set in the southerly property line of Lot 53 of Duncanwood, as of record in Plat Book 1424, Page 139, at the Register's Office for Davidson County, Tennessee, also being the property of Gilbert E. & Meghan Nicole Lewis, as of record in Instrument Number: 20160526-0053067, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 53. South 84 deg 23 min 31 sec East, 396.05 feet to an existing concrete monument at a corner common with Lot 50 of said Duncanwood, also being the property of Freddy L. & Elizabeth Murillo, as of record in Instrument Number: 20071130-0139330, at the Register's Office for Davidson County, Tennessee an at a corner common with Open Space I, of Duncanwood, Phase II, as of record in Instrument Number: 20121018-0095689, at the Register's Office for Davidson County, Tennessee, also being the property of Duncanwood Reserve Owner's Association, as of record in Instrument Number: 20121114-0104836, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Open Space I, South 55 deg 58 min 25 sec East, 78.95 feet to an existing iron rod at a corner common with Lot 15 of said Duncanwood, Phase II, also being the property of William W. Burton, III & Melissa M. Burton, as of record in Instrument Number: 20140225-0016121, at the Register's Office for Davidson County, Tennessee, and Lot 14 of said Duncanwood, Phase II, also being the property of Joseph & Isabel Cristina Saoud, as of record in Instrument Number: 20161018-0110008, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 14, South 25 deg 31 min 51 sec East, 67.02 feet to an iron rod

Thence with the westerly property line of said Lot 14, South 13 deg 02 min 23 sec East, 82.37 feet to an existing iron rod at a corner common with Lot 13 of Duncanwood, Phase II, also being the property of Michelle & David E. Hall, as of record in Instrument Number: 20131227-0130304, at the Register's Office for Davidson County, Tennessee, and at a corner common with Lot 12 of Duncanwood. Phase II. also being the property of James L. Murphy, II & Marie A. Murphy, as of record in Instrument Number: 20150105-0000570, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 12 South 16 deg 37 min 59 sec East, 78.42 feet to an iron rod set, at a corner common with Lot 11 of Duncanwood, Phase II, also being the property of George E. Mock, Jr. & Kathleen Mock, as of record in Instrument Number: 20150420-0035132, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 11, South 01 deg 06 min 45 sec West, 233.94 feet to an existina iron rod, at a corner common with Lot 9 of said Duncanwood. Phase II, also being the property of Sharon Middendorf, as of record in Instrument Number: 20150120-0005259, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 9 North 89 deg 48 min 17 sec East, 123.59 feet to an existing iron rod in the southerly cul-de-sac of Duncanwood Court;

Thence with the southerly cul—de—sac of Duncanwood Court, with a curve to the left, with an arc length of 326.29 feet, the central angle of which is 296 deg 44 min 51 sec, the radius of which is 63.00 feet, the chord of which is North 89 deg 48 min 17 sec East, 66.07 feet to an existing iron rod, at a corner common with Lot 8 of said Duncanwood, Phase II, also being the property of James & Sara Granberry, as of record in Instrument Number: 20130702-0068502, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 8, North 89 deg 48 min 17 sec East, 250.69 feet to an existing iron rod, at a corner common with Open Space II of said Duncanwood, Phase II, also being the property of Duncanwood Reserve Owner's Association, as of record in Instrument Number: 20121114-0104836, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Open Space II, North 40 deg 27 min 48 sec East, 245.68 feet to an point;

Thence North 02 deg 31 min 21 sec East, 143.82 feet to a

Thence North 46 deg 34 min 03 sec East, 91.92 feet to a point, in the southerly property line of Lot 23 of said Duncanwood, also being the property of Bethany Gallagher, as of record in Instrument Number: 20140424-0034340, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 23, South 84 deg 34 min 38 sec East, 79.54 feet to an existing concrete monument, at a corner common with Robert M. & Elaine Collier, as of record in Deed Book 11619, Page 864, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Robert M. & Elaine Collier, North 70 deg Ó6 min 21 sec East, 9.42 feet to an existing iron rod, at a corner common with the property of Robert M. & Elaine Collier, as of record in Deed Book 11619, Page 864, at the Register's Office for Davidson County,

Thence with the westerly property line of Robert M. & Elaine Collier, South 01 deg 29 min 53 sec West, 395.00 feet to an iron rod set in the westerly right-of-way line of Scenic Drive;

Thence with the westerly right-of-way line of Scenic Drive, South 21 deg 01 min 06 sec West, 385.80 feet to an

Thence South 23 deg 00 min 24 sec West, 297.30 feet to the POINT OF BEGINNING. Containing 983,786 square feet or 22.585 acres more or less.

Being part of the same property conveyed to Monroe Harding Childrens Home, as of record in Deed Book 1339, Page 282 and Deed Book 844, Page 255, at the Register's Office for Davidson County, Tennessee.

CASE #: 2018SP-017-001



LINE TABLE

LINE BEARING DISTANCE

100.88

197.23

245.68

143.82

91.92

N82°08'55"W

N05°01'21"E

S84°57'40"E N05°01'21"E

N05°04'40"I

S55°58'25"

S25°31'51"E S13°02'23"I

S16°37'59"I

N89°48'17"E

S73°12'35"I

S36°25'39"I

N40°27'48"E

N02°31'21"E

S84°34'38"E

N46°34'03"I

L16 I N70°06'21"E

BOUNDARY SURVEY

MONROE HARDING CHILDRENS HOME TAX MAP 131-08, PARCELS 18 & 113

DEED BOOK 1339, PAGE 282 DEED BOOK 844, PAGE 255 1120 GLENDALE LANE 1121 GRANNY WHITE COURT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE SCALE: 1"=100' DATED: SEPTEMBER 06, 2017

