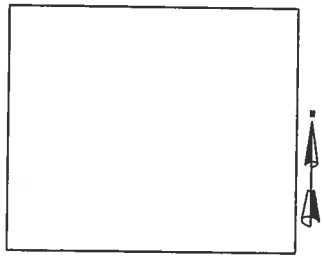


VICINITY MAP

SCALE: N.T.S.

SP DEVELOPMENT STANDARDS

DESCRIPTION: SP ZONE (OR20 EXISTING) REFER TO MAL

EXISTING USES: VACANT

PROPOSED USES: OFFICE, RETAIL, FINANCIAL INSTITUTION, MEDICAL OFFICE, RESTAURANT, GAS STATION

MAXIMUM # UNITS: 12 BUILDINGS 110,000 SQ. FT. OFFICE/COMMERCIAL

PROPOSED # UNITS: 11 BUILDINGS 103,808 SQ. FT.

SITE AREA: 15.89 ACRES±

OPEN AREA: 8.47 ACRES±

% OPEN AREA:

FAR: 1.00 MAX (0.15 PROPOSED)

FRONT SETBACK: ROBINSON RD – U8 (66 FT. FROM CENTERLINE OF R.O.W.)

REAR SETBACK: 20 FT.

SIDE SETBACK: NONE REQUIRED

ISR: 0.80 MAX / 0.65 PROPOSED

BUILDING AREA: 103,808 SQ. FT. BUILDING FOOTPRINTS

ROADS & PAVEMENT AREA: 6 ACRES±

COMMON AREA: 12.50 ACRES

BUILDING HEIGHT: 3 STORIES MAX, 50 FT. AT SETBACK

REQUIRED BUFFER YARDS: B BUFFER AT ADJACENT #R20
C BUFFER AT ADJACENT #I10

DEVELOPMENT SUMMARY

COUNCIL PERSON – DARAN JERNIGAN
COUNCILMANIC DISTRICT – 11
TAX MAP 44
PARCEL 28
ADDRESS:

OWNER OF RECORD:
CP CONSTRUCTION, LLC
163 BUSINESS PARK DRIVE, SUITE 5
LEBANON, TN 37087
(615) 347-4078

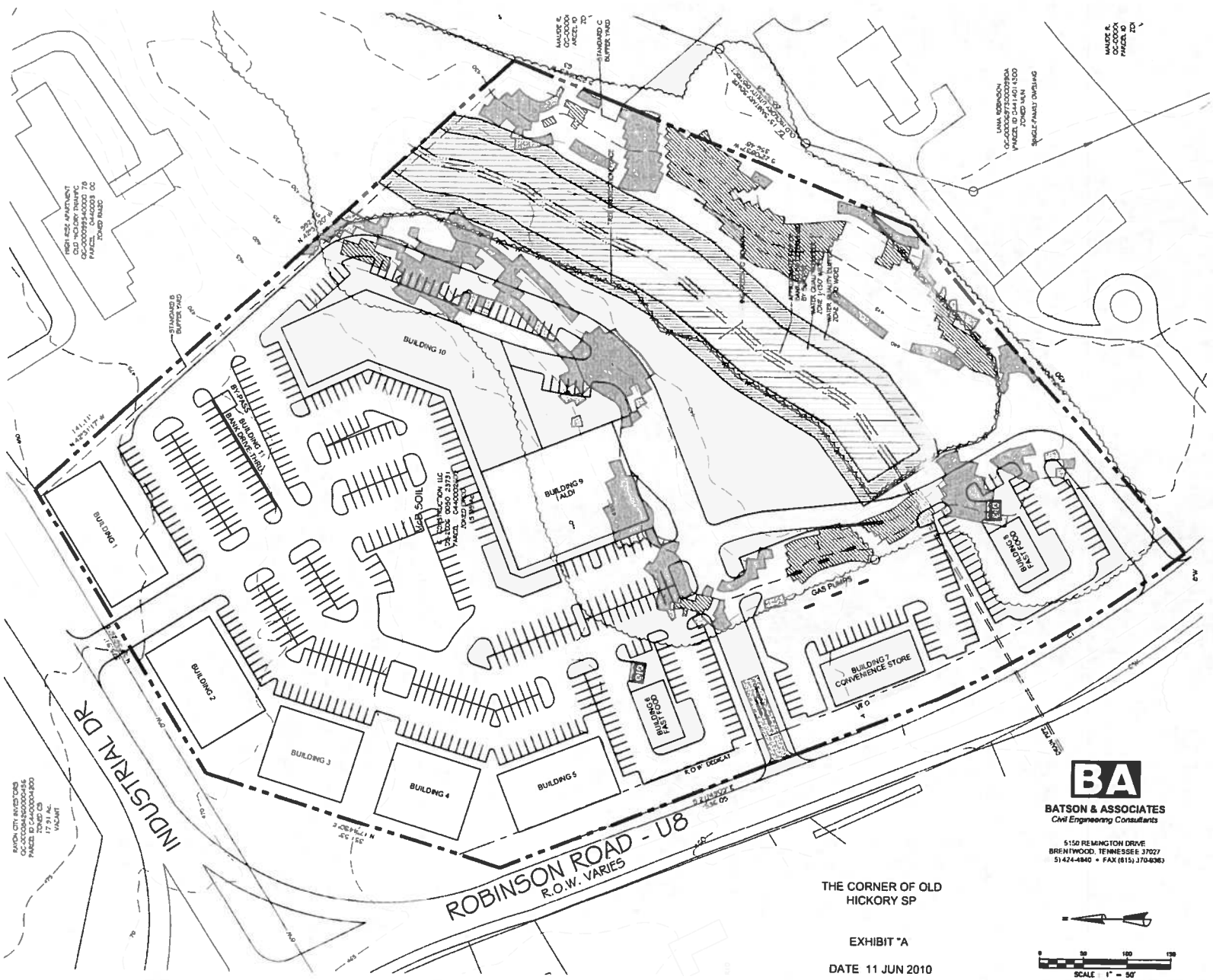
THIS PROPERTY IS SHOWN IN ZONE "X" AND OUTSIDE THE 500 YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0143F DATED APRIL 20, 2001.

BUILDING FOOTPRINTS

BUILDING 1	=11,250 SQ. FT
BUILDING 2	=10,625 SQ. FT
BUILDING 3	= 8,500 SQ. FT
BUILDING 4	= 8,500 SQ. FT.
BUILDING 5	= 8,750 SQ. FT.
BUILDING 6	= 2,800 SQ. FT
BUILDING 7	= 5,500 SQ. FT
BUILDING 8	= 2,800 SQ. FT
BUILDING 9	=19,200 SQ. FT
BUILDING 10	=25,483 SQ. FT
BUILDING 11	= 400 SQ. FT
TOTAL	=103,808 SQ. FT

PARKING SPACES DEDICATED FOR ALDI	= 89
PARKING SPACES	= 438
TOTAL PARKING SPACES	= 527

(APPROX. 1 PARKING SPACE PER 197 SQ. FT.)



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-6363

THE CORNER OF OLD HICKORY SP

EXHIBIT "A

DATE 11 JUN 2010

SCALE: 1" = 50'