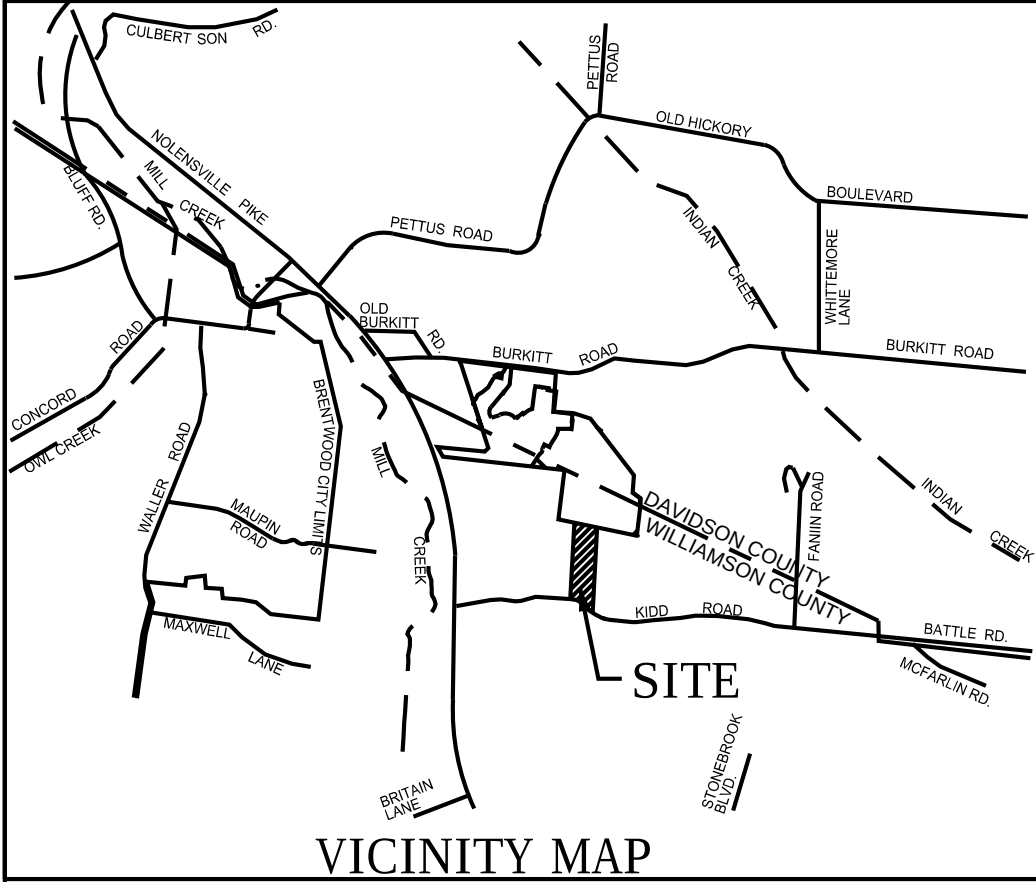




Site Data:

Project Name: Burkitt South Phases 1 and 2
Town: Nolensville
County: Williamson
State: Tennessee
Civil District: 17th
Map, Parcels: 33, Parcels 88.00, 89.00, 90.00, p/o 92.01
Existing Zoning: Suburban Residential (SR)
Site Area: 1,524,667 sf / 35.00 ac.

Minimum Building Setbacks:
Front - 20'
Side - 5'
Side (corner lot) - 20'
Rear - 20'

Owner/Applicant: CPS Land, LLC (under contract agreements with Lancaster, Himebaugh, Holt, and Stockmaster)
213 Overlook Circle
Suite B-2
Brentwood, TN 37027
Contact: Rob Pease
rob.pease@cpsland.com

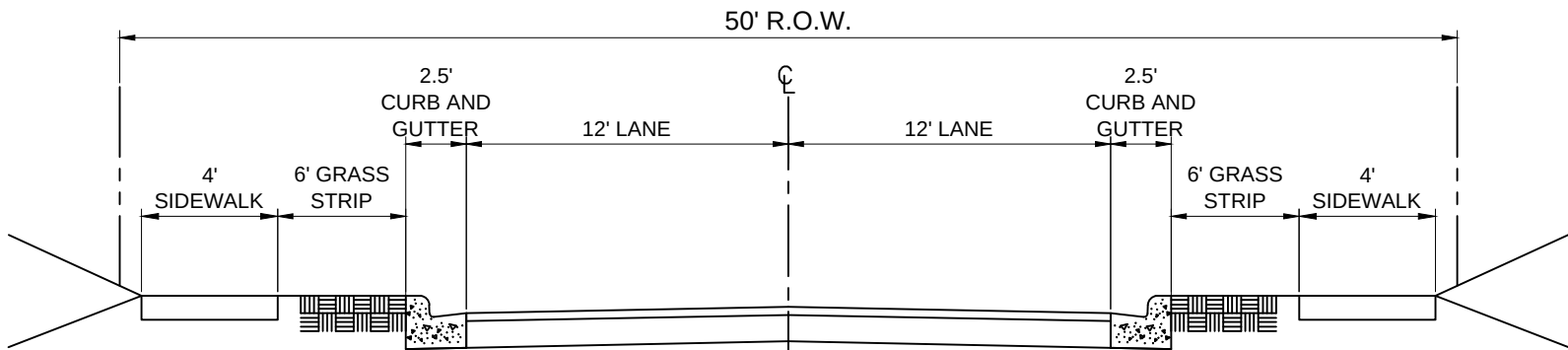
Engineer: Civil Site Design Gorup, PLLC
630 Southgate Ave, Suite A
Nashville, TN 37203
Contact: Sean K. DeCoster
seand@civil-site.com

Proposed Lots: 63 (62 new lots, 1 lot containing existing residence)
Minimum Parking Required: 2 spaces/lot
Parking Proposed: 126 spaces

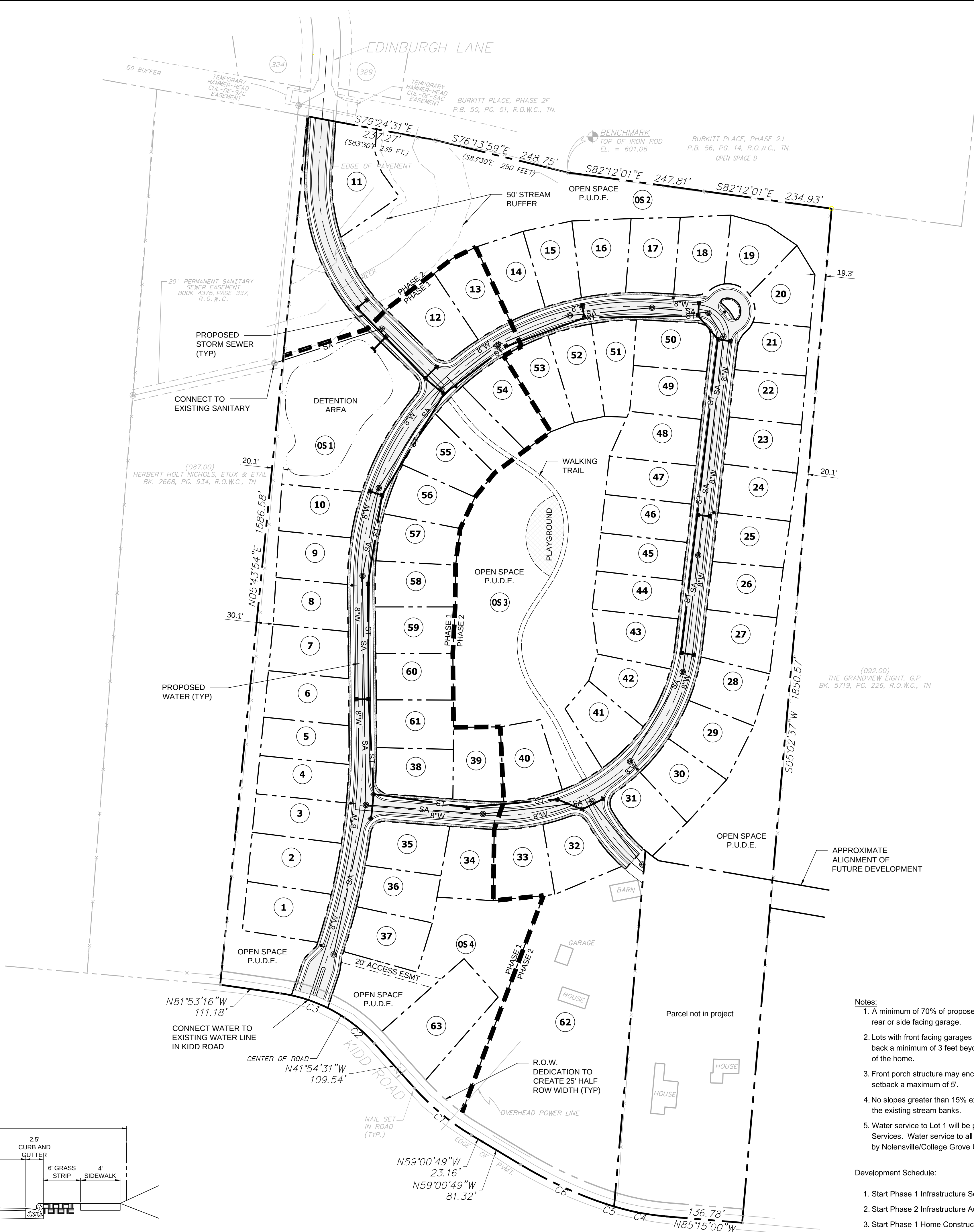
Residential Density: 1.8 DUA (63 lots/35.00 ac.)

Open Space
Required: 457,400 sf (30.0%)
Provided: 459,788 sf (30.2%)

Open SpaceTable		
Open Space Parcel #	Area (Sq. Ft.)	Area (Ac.)
OS 1	102,340	2.35
OS 2	160,614	3.69
OS 3	145,439	3.34
OS 4	51,395	1.18



ROADWAY SECTION
N.T.S.



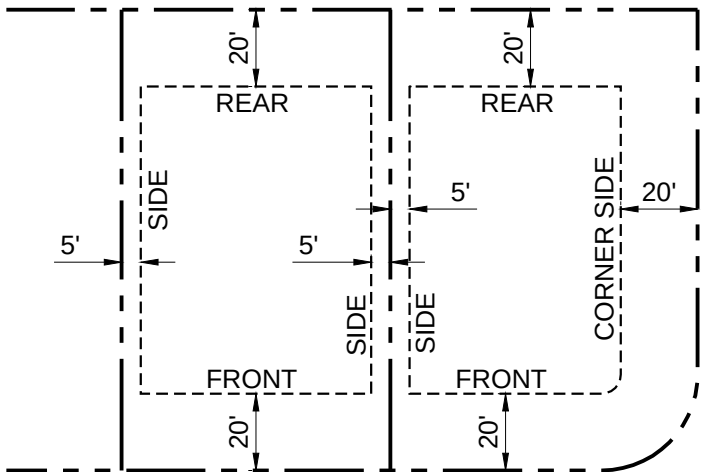
- Notes:
- A minimum of 70% of proposed lots will have either a rear or side facing garage.
 - Lots with front facing garages shall have the garage set back a minimum of 3 feet beyond the front façade plane of the home.
 - Front porch structure may encroach the front yard setback a maximum of 5'.
 - No slopes greater than 15% exist on the site outside of the existing stream banks.
 - Water service to Lot 1 will be provided by Metro Water Services. Water service to all other lots will be provided by Nolensville/College Grove Utility District.

Development Schedule:

- Start Phase 1 Infrastructure Sept. 2014
- Start Phase 2 Infrastructure Aug. 2015
- Start Phase 1 Home Construction Jan. 2015
- Start Phase 2 Home Construction Jan. 2016

Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	13,208	0.30
2	14,666	0.34
3	11,891	0.27
4	11,487	0.26
5	11,158	0.26
6	12,843	0.29
7	12,045	0.28
8	11,389	0.26
9	11,065	0.25
10	11,716	0.27
11	15,964	0.37
12	13,314	0.31
13	11,663	0.27
14	11,534	0.26
15	11,183	0.26
16	12,833	0.29
17	12,055	0.28
18	12,545	0.29
19	11,215	0.26
20	11,634	0.27
21	11,011	0.25
22	11,533	0.26
23	11,616	0.27
24	11,855	0.27
25	11,395	0.26
26	11,544	0.27
27	12,104	0.28
28	11,418	0.26
29	11,853	0.27
30	11,676	0.27
31	11,301	0.26
32	11,950	0.27

Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
33	12,817	0.29
34	11,870	0.27
35	11,989	0.28
36	11,382	0.26
37	12,441	0.29
38	12,000	0.28
39	11,887	0.27
40	12,547	0.29
41	11,221	0.26
42	11,113	0.26
43	12,602	0.29
44	11,014	0.25
45	11,028	0.25
46	11,040	0.25
47	11,053	0.25
48	12,286	0.28
49	11,323	0.26
50	11,455	0.26
51	11,087	0.25
52	11,623	0.27
53	11,090	0.25
54	12,248	0.28
55	12,321	0.28
56	11,324	0.26
57	11,105	0.25
58	11,630	0.27
59	12,032	0.28
60	11,859	0.27
61	12,335	0.28
62	120,789	2.77
63	21,112	0.48



TYPICAL LOT SETBACKS

MAP 33 PARCEL 88.00, 89.00, 90.00 & P/O 92.01

PROJECT BENCHMARK:
DESCRIPTION: TOP OF IRON ROD
ELEVATION: 601.06'

SITE LAYOUT AND UTILITY PLAN

CONCEPT PLAN BURKITT SOUTH

KIDD ROAD
NOLANSVILLE, WILLIAMSON COUNTY, TENNESSEE

REV.

COMMENTS

CONCEPT PLAN SUBMITTAL

DATE

01/07/2014

CHKD BY: SKD

DRWN BY: LEB

C1.00

JOB NO.: 04-070-07

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVE, SUITE 200
NOLANSVILLE, TN 37058