

CLEAR CREEK

SUBDIVISION

DEVELOPER
PARKS DEVELOPMENT
 ATTN: BOB PARKS
 630 BROADMOAR ST, E140
 MURFREESBORO, TN. 37129
 615-896-4045



PLANNING & ENGINEERING
SEC, INC.
 ATTN: MATT TAYLOR
 850 MIDDLE TENNESSEE BLVD.
 MURFREESBORO, TN. 37129
 WORK: 615-890-7901
 FAX: 615-895-2567
 WEB: WWW.SEC-CIVIL.COM



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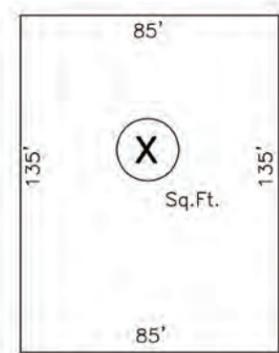
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PARKS DEVELOPMENT RESPECTIVELY REQUESTS TO REZONE THE EWING SMITH PROPERTY FROM R.M. TO P.U.D. THE AREA TO BE REZONED IS APPROXIMATELY 111.12 ACRES AND IS LOCATED ON TAX MAP 72 PARCEL 13.00 TO THE EAST OF ALMAYVILLE ROAD.

THE CONCEPT PLAN INCLUDES SINGLE FAMILY LOTS OF AT LEAST 11,000 S.F. THE PLAN CONSISTS OF A TOTAL OF 130 SINGLE FAMILY LOTS YIELDING AN OVERAL DENSITY OF 1.17 D.U./ACRE. ALL OF THE HOMES IN THE APPROVED P.U.D. WILL HAVE PROVIDED FOR 2 OR MORE BEDROOMS. ALL DWELLING UNITS WILL BE FOR PURCHASE. THE CONCEPT PLAN ALSO INCORPORAES AN AMENITIES PROGRAM, WHICH INCLUDES A NATURE TRAIL AND PLAYGROUND.





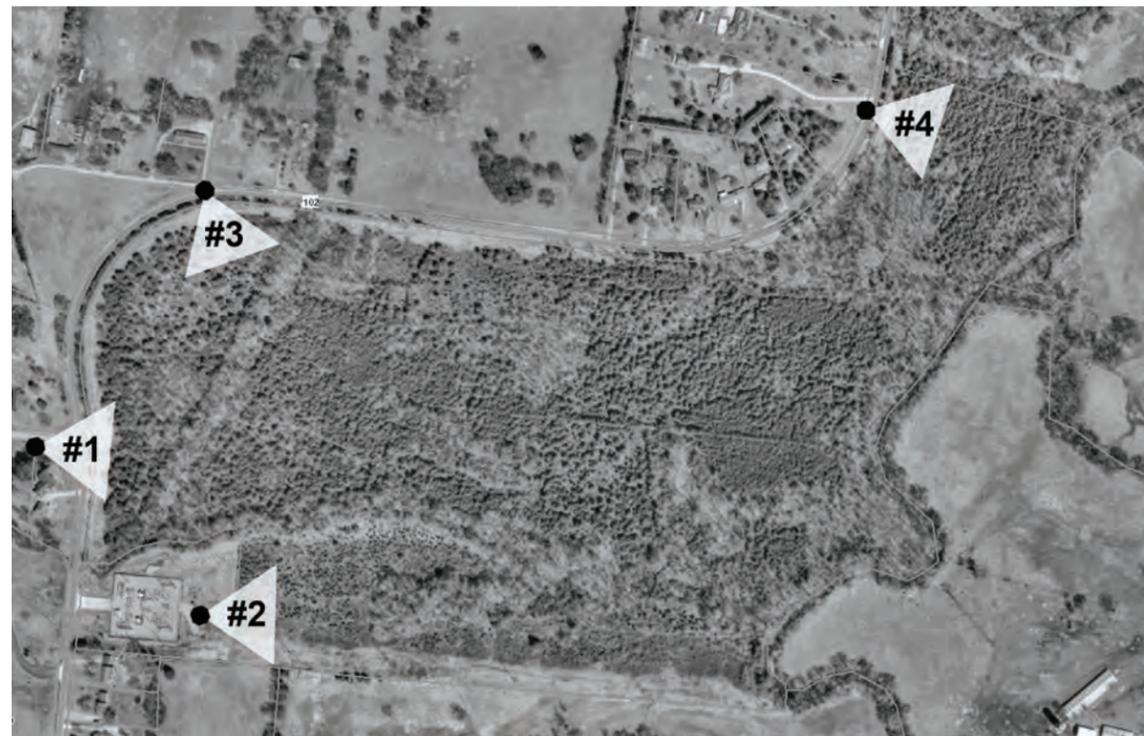
Typical Lot
N.T.S.

LAND USE DATA:

| | |
|---------------------------------------|-----------------------------|
| TOTAL LAND AREA: | ±111.12 ACRES |
| TOTAL NUMBER OF LOTS: | 130 |
| GROSS DENSITY: 130 LOTS/111.12 ACRES= | 1.17 UNITS/ACRE |
| TYPICAL LOT SIZE: | 85' x 135' (11,475 SQ. FT.) |
| TYPICAL LOT WIDTH AT FRONT SETBACK: | 85' |
| TOTAL OPEN SPACE: | ±17.31 ACRES (39.3%) |
| OPEN SPACE: | |
| REQUIRED (10% OF 111.12 AC) | ±11.12 ACRES |
| REQUIRED USABLE (5% OF 111.12 AC) | ±5.56 ACRES |
| PROVIDED= | ±9.28 (8.35%) ACRES |
| STORMWATER: (NOT USABLE) | ±8.03 ACRES (7.23%) |
| S.T.E.P. SYSTEM: (NOT USABLE) | |
| TOTAL STEP LOT AREA= | ±23.99 ACRES (21.59%) |
| TOTAL SOILS PROVIDED= | ±10.01 ACRES |

NOT TO SCALE

| | | | |
|--|----------------|--|----------------------------|
| | SOIL | | SURROUNDING DETENTION POND |
| | OPEN SPACE | | BUILDING LOT |
| | DETENTION POND | | ROADWAY |



NOT TO SCALE

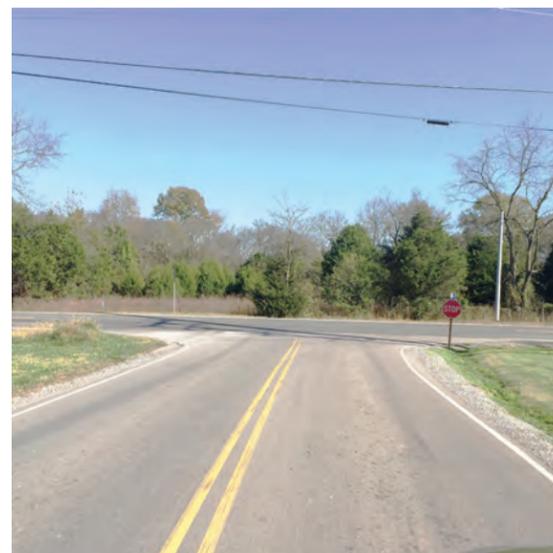


IMAGE #1

VIEWPORT ON ROCKY FORK - ALMAVILLE ROAD TOWARD SITE AND EXISTING INTERSECTION WITH ALMAVILLE ROAD.



IMAGE #2

VIEW EAST FROM 50B-STATIONS INTO THE SITE



IMAGE #3

VIEW SOUTHEAST FROM EXISTING DRIVEWAY ALONG ALMAVILLE ROAD INTO THE SITE.

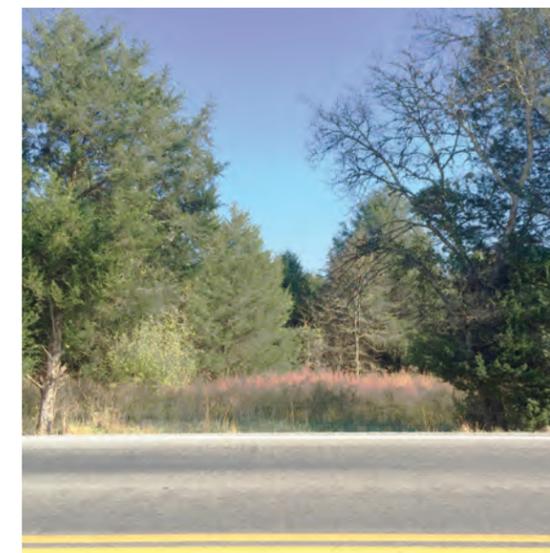
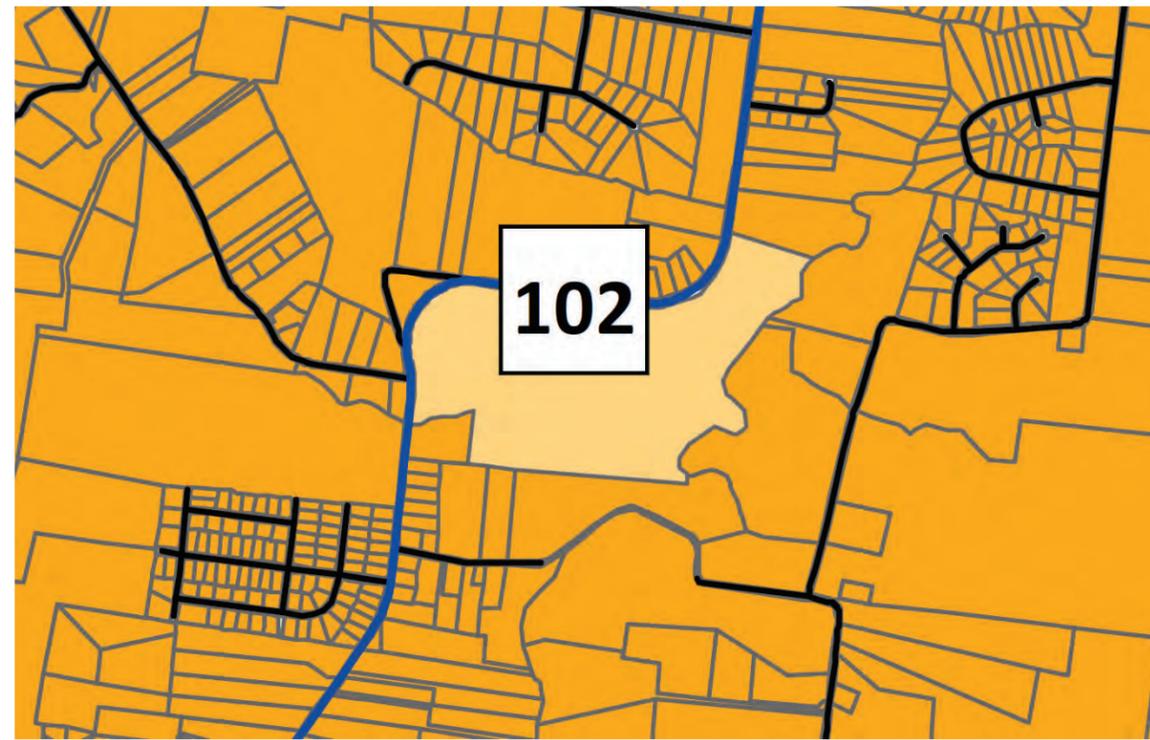


IMAGE #4

VIEW EAST INTO THE SITE FROM ALMAVILLE ROAD INTO THE NORTH PORTION OF THE SITE.



N
NOT TO SCALE



N
NOT TO SCALE
SITE
RM - MEDIUM DENSITY RESIDENTIAL



IMAGE #1
VIEW TO THE SOUTHWEST OF THE SITE TOWARD THE LIFEPOINT CHURCH PROPERTY



IMAGE #2
VIEW EAST INTO THE 50B-STATIONS ALONG ALMAVILLE ROAD



IMAGE #3
EXISTING SINGLE FAMILY RESIDENCE NORTH OF THE PROPERTY.



IMAGE #4
EXISTING SINGLE FAMILY RESIDENCE NORTH OF THE PROPERTY.



EXAMPLE OF ORNAMENTAL MAILBOX

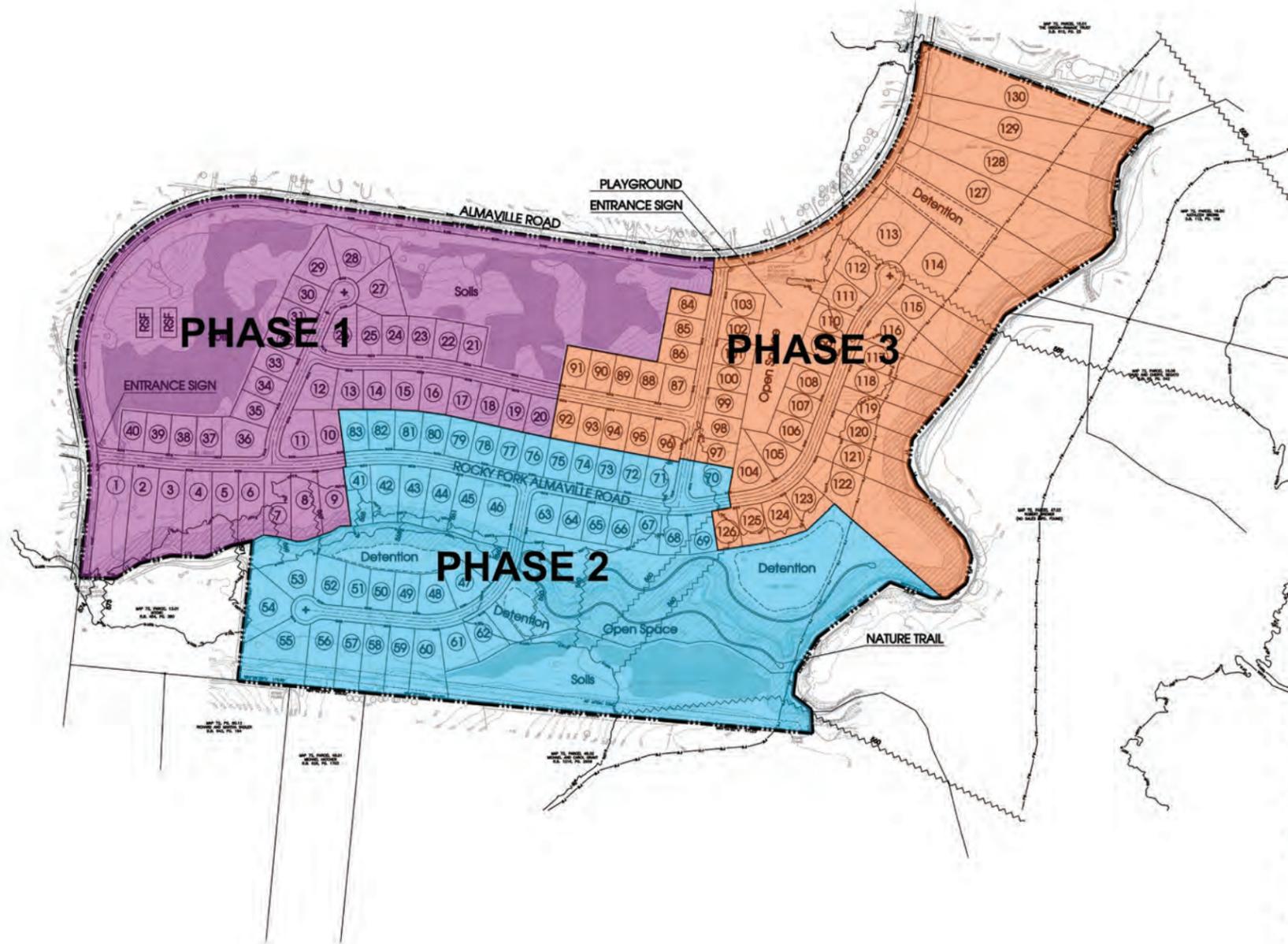


EXAMPLE OF ENTRANCE SIGNAGE AND LANDSCAPING

SYNOPSIS

CLEAR CREEK SUBDIVISION CONSISTS OF 130 DWELLING UNITS ON 111.12 ACRES FOR A DENSITY OF 1.17 D.U. PER ACRE. THE SITE PROVIDES OVER 10% OF USUABLE SPACE WITH A PLAYGROUND AND NATURE TRAIL. THE SITE ALSO PROVIDES UNUSABLE OPEN SPACE FOR STORMWATER MANAGEMENT AND STEPFIELDS. THE NATURE TRAIL IS PROPOSED TO BE LOCATED ALONG THE EXISTING CREEK LEADING TO STEWART CREEK. THIS WILL PROVIDE RESIDENTS WITH A GREAT OUTDOOR RECREATIONAL AMENITY.

- 130 DWELLING UNITS WITH 2 BEDROOMS OR MORE.
- LOTS RANGE FROM 11,000 S.F. TO 15,000+ S.F.
- TYPICAL LOT DIMENSIONS ARE 85' WIDE X 135' DEEP
- SETBACKS: (MINIMUM)
 - FRONT = 35 FEET
 - REAR = 20 FEET
 - SIDE = 5 FEET (15 FEET BETWEEN STRUCTURE)
- STREETS WILL ALL BE PUBLIC RIGHTS-OF-WAY.
- ENTRANCES OFF ALMAVILLE ROAD WILL HAVE A NEW ENTRANCE SIGN CONSTRUCTED OF MASONRY MATERIALS AND LANDSCAPING.
- ALL HOMES WILL BE REQUIRED TO BE CONSTRUCTED WITH A MIXTURE OF BRICK, STONE, AND CEMENT BOARD SIDING. REPRESENTATION OF MATERIAL MIXTURES ARE OUTLINED IN THE PROPOSED HOME PAGES.
- ALL UTILITIES WILL BE UNDERGROUND.
- ALL DRIVEWAYS WILL BE CONCRETE.
- ALL FRONT YARDS WILL BE SODDED.
- PRIOR TO PRELIMINARY PLAT REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED.
- ALL HOMES WILL HAVE A 2 CAR GARAGE.
- LOTS SHALL HAVE A MINIMUM WIDTH OF 42 FEET OR MORE AT THE RIGHTS-OF-WAY ON VULDE SAC LOTS TO PROVIDE ADEQUATE SPACE FOR UTILITY EASEMENTS AND DRIVEWAYS.
- THE SUBDIVISION WILL UTILIZE FIRE HYDRANTS FOR FIRE PROTECTION TO THE MAXIMUM EXTENT ALLOWED BY CUDRC AT THE TIME OF CONSTRUCTION OF EACH PHASE
- ALL STREETS HAVE BEEN DESIGNED TO COMPLY WITH THE RUTHERFORD COUNTY'S SUBDIVISION REGULATIONS.
- ALL HOMEOWNERS WILL BE REQUIRED TO BE A MEMBER OF THE H.O.A. WHICH WILL MAINTAIN THE STORMWATER AREAS AND THE OPEN SPACE AREAS.
- THE PLAN PROPOSES APPROXIMATELY 9.28 ACRE OF USUABLE OPEN AREA THAT WILL BE PERMANENT GREEN SPACE ALONG WITH AN ADDITIONAL 8.03 ACRES FOR DETENTION AREAS. ALSO, THE 23.99 ACRES OF CUD STEP SYSTEM WILL ALSO BE A PERMANENT GREEN SPACE.



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| PHASE # | LOTS | PHASE ACRES |
|---------|------|-------------|
| 1 | 40 | 37.54 AC |
| 2 | 44 | 37.40 AC |
| 3 | 46 | 36.18 AC |

- THE PROJECT IS ANTICIPATED TO BE BUILT IN THREE PHASES.
- CONSTRUCTION OF PHASE 1 IS ANTICIPATED TO START 90 DAYS AFTER ZONING COMPLETION.
- REMAINING SECTIONS CONSTRUCTION TIMING WILL BE MARKET DRIVEN AND DEPENDENT UPON THE ABSORPTION OF THE LOTS IN THE PREVIOUS PHASE.
- IN GENERAL, FOLLOWING PHASES CONSTRUCTION WILL BEGIN AFTER THE PREVIOUS SECTION IS 80%-85% SOLD.
- EACH PHASE IS ANTICIPATED TO BE APPROXIMATELY 40 DWELLING UNITS.
- PHASE 1 WILL INCLUDE THE ENTRANCE SIGNAGE ALMAVILLE ROAD.

ALL PROPOSED STREETS WITHIN THE DEVELOPMENT WILL BE 50 FEET WIDE PUBLIC RIGHTS-OF-WAY AND DEVELOPED IN CONFORMANCE WITH RUTHERFORD COUNTY'S STREET SPECIFICATIONS. EACH ENTRANCE WILL REQUIRE LEFT AND RIGHT TURN LANES TO BE CONSTRUCTED WITHIN ALMAYVILLE ROAD. THE APPROVAL OF THESE TURN LANES WILL BE REQUIRED FROM RUTHERFORD COUNTY AND TDOT.

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHT-OF-WAY AT TWO LOCATIONS. BOTH ACCESS POINTS ARE LOCATED ALONG ALMAYVILLE ROAD. THE MAIN ENTRANCE WILL INTERSECT WITH ALMAYVILLE ROAD AT THE EXISTING INTERSECTION WITH ROCK FORK - ALMAYVILLE ROAD. THIS WILL BE CREATED WITH PHASE 1. THE SECOND ACCESS POINT TO ALMAYVILLE ROAD WILL BE PART OF PHASE 3 AND WILL EXIT NORTH.

