

DESIGN TEAM
 ARCHITECT: LANDMARK REALTY SERVICES
 CONTACT: STEVE EZZEL
 ADDRESS: 4205 HILSBORO ROAD, Suite 208
 NASHVILLE, TN 37215
 PHONE: 615.392.1040
 EMAIL: steve.ezzel@landmark.com

LANDSCAPE ARCHITECT: HAWKINS PARTNERS, INC.
 ADDRESS: 105 BROADWAY, Suite 100
 NASHVILLE, TN 37201
 PHONE: 615.259.1100
 EMAIL: hawks@hawkinspartners.com

OWNER: WALTER DAVIDSON & ASSOCIATES
 ADDRESS: 5127 MARC COURT
 NASHVILLE, TN 37211
 PHONE: 615.313.1156
 EMAIL: wda@wda.com

PROPERTY INFORMATION
 COUNCIL DISTRICT: (25) SEAN MCGLUIRE
 PARCEL 31: MAP 117-11, PARCEL 31
 4205 HILSBORO ROAD, Suite 208
 NASHVILLE, TN 37215
 OWNER: COCAAT, NELSON, JR.
 ACREAGE: 1.84
 CURRENT ZONING: R40
 PARCEL 32: MAP 117-11, PARCEL 32
 1921 WOODMONT BLVD
 NASHVILLE, TN 37215
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 3,050 - 4,800 SF (Make every room?)
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DEVELOPMENT SCHEDULE
 PHASE 2: ATTACHED 2.5 CAR GARAGES
 AREA: 3.32 UNITS PER ACRE, 18 UNITS
 DENSITY: 50-RES/AC
 SCHEDULE: WINTER 2015 - FALL 2015

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COURTYARD STANDARDS
 REFER TO SITE PLAN FOR ALL OTHERS. COURTYARD ALIGNMENT TO BE DETERMINED TO WORK WITH EXISTING TREE LOCATIONS.

SOIL CLASSIFICATIONS
 MANUM-URBAN LAND COMPLEX (S-27N)

STREET CLASSIFICATIONS
 WOODMONT: 100' (84' MIN OF Side Walk)
 HOPKINS STREET: GRAVEL/LANE
 LOCAL

ENCROACHMENTS
 CONCRETE OR ENCLOSED PORCHES EXTENDING INTO SIDE SETBACKS OR COMMON SPACE NOT EXCEEDING 8 FT INTO COMMON SPACE OR 3 FT FROM PRIVATE LOT PROPERTY LINE.

REFER TO T171240 - OTHER PERMITS FOR ALL OTHERS. ALLOWABLE ENCROACHMENT NOT IDENTIFIED ABOVE.

NOTES

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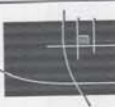
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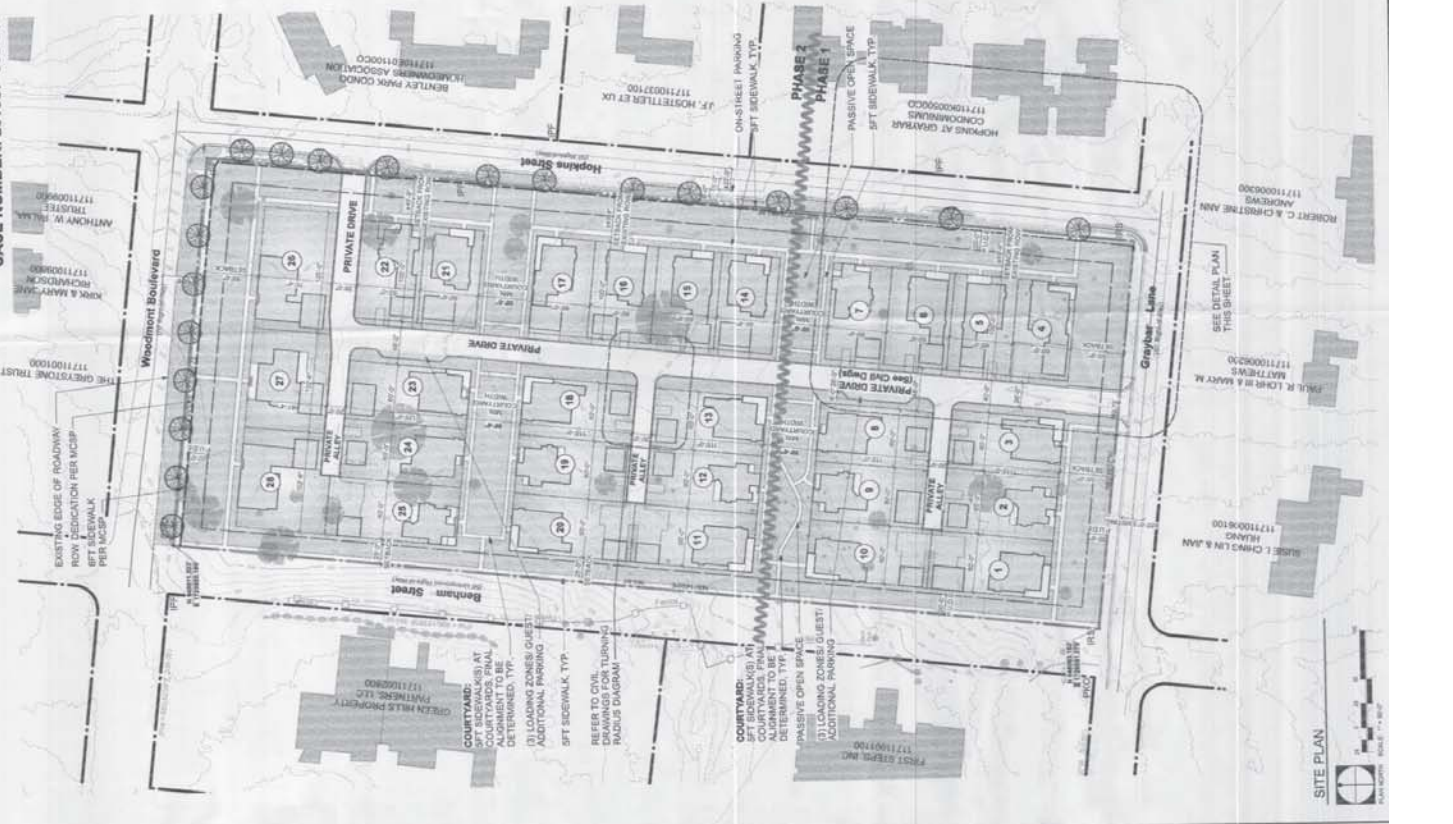
111 Broadway
 Suite 100
 Nashville, TN 37203
 615.392.1040
 Fax: 615.392.1040
 www.landmark.com



WOODMONT/HOPKINS
 SPECIFIC PLAN APPLICATION for
 NASHVILLE, TENNESSEE

DATE: 11/15/17
 JOB NO: 13441
 REV: 2017.04.22

SCALE: AS NOTED
 SHEET:
LC1.0
 SP PLAN



SITE DATA
 TOTAL SITE AREA: 48.19 ACRES (261,281 sf)
 RESIDENT (Private Space): 4.54 ACRES (198,028 sf)
 COMMON OPEN SPACE (Public Space): 3.17 ACRES (138,028 sf)
 PROPOSED LAND USE: SINGLE FAMILY RESIDENCES, RESIDENTIAL
 PROPOSED DENSITY: 3.20 UNITS PER ACRE
 PROPOSED FLOOR AREA: 41,198,000 SF (TOTAL)
 PROPOSED LOT AREA: 4.1 (19,745 sf)
 PROPOSED LOT COVERAGE: 47.98% (PREVIOUS GARAGES, PORCHES, ETC)
 PROPOSED GARAGE: 1,330 SF (PREVIOUS PARKING)
 PARKING REQUIREMENT: 100 TOTAL
 # OF SPACES PER LOT: 10 SPACES PER LOT (10 SPACES PER UNIT)
 PARKING PROVIDED: NONE REQUIRED
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BUILDING STANDARDS
 3 STORIES OR 45 FEET MAXIMUM HEIGHT
 THE MAXIMUM BUILDING HEIGHT SHALL BE 30 FEET AT THE BOTTOM OF THE EASE AND 45 FEET TO THE TOP OF THE ROOF
 0.5 FEET @ DEDICATED COMMON SPACE
 0.5 FEET (70 FEET MIN. BETWEEN BUILDINGS)
 0.5 FEET @ DEDICATED COMMON SPACE
 5 FEET MINIMUM
 NONE REQUIRED

LOT SIZE INFORMATION

#11	7,500 SF	#21	6,000 SF
#12	6,500 SF	#22	5,000 SF
#13	6,000 SF	#23	4,500 SF
#14	6,500 SF	#24	7,000 SF
#15	6,500 SF	#25	5,100 SF
#16	6,500 SF	#26	5,000 SF
#17	6,500 SF	#27	5,000 SF
#18	6,500 SF	#28	5,000 SF
#19	6,500 SF	#29	5,000 SF
#20	7,500 SF	#30	7,500 SF

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