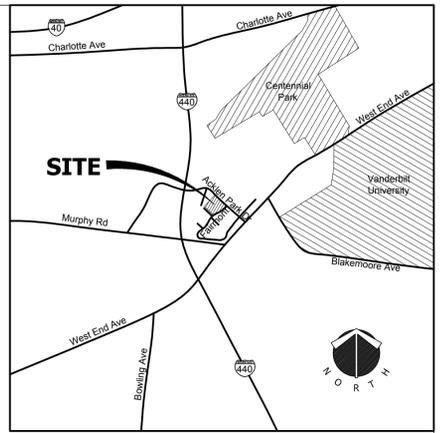


SITE DATA TABLE	
SP Name	Westmont Apartments
SP Number	2012SP-011-001
Council District	21 - Edith Langster
Owner	Westmont Property Holdings, LLC 138 2nd Ave. N., Suite 300 Nashville, TN 37201 Contact: Dirk Melton dmelton@marketequities.com P: (615) 846-4916
Applicant	Civil Site Design Group, PLLC 630 Southgate Ave., Suite A Nashville, TN 37203 Contact: Kevin Gangaware, PE keving@civil-site.com P: (615) 248-9999 F: (615) 251-9575
Property Map / Parcel	104-06 / 413
Property Acreage	161,145.99 SF (3.70 AC)
Proposed Use	Multi-Family Apartments • 347 Units Total • Leasing Office (2,500 sq. ft.) • Amenity Space (2,500 sq. ft.) • Pool, Courtyard, Lawn
Building Height (Max Allowable)	5 Stories (70') (Limited Sections) 4 Stories (58')
Yard Setbacks	Street: 5' Min - 15' Max Side: 5' Min
ISR (Maximum Allowed)	0.90
Parking Required	1 space per bedroom = 451 Total Parking Parking to be in parking deck
Parking Proposed	467 in parking Deck +10 on Acklen Park Drive = 477 Total Proposed
For all other requirements or regulations not specified above or depicted on the Preliminary SP Plan, use the 31st Ave & Long Blvd. detailed Neighborhood Development Plan, (and RM40 fall back zone).	



- Notes:**
- The purpose of this plan is to rezone the property to SP to allow for the re-development of an existing residential apartment complex to provide an updated apartment building that addresses the needs of the community. This new apartment development will be a more pedestrian oriented facility that will take advantage of nearby commercial development as well as the existing and improving mass transit on West End Avenue.
 - According to FEMA FIRM Panel No. 4700400214, effective date of 04-21-01, this property is not within the 100-year floodplain of a FEMA studied stream.
 - 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 Department of Water Services.
 - This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the appropriate regulations at the time of the final application.
 - Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities on this site.
 - All development within the boundaries of this plan shall meet the requirements of the American with Disabilities Act and the Fair Housing Act.
 - This proposed development is generally consistent with the goals of the Green Hills - Midtown Community Plan and the more detailed 31st Avenue / Long Blvd. Urban Design Overlay plan related to land use and intensity. The Structure Plan indicates this area to be Neighborhood General (NG). The goals for both the Community Plan and the DNDP indicate the encouragement of pedestrian oriented developments with existing and proposed high intensity zoning which is offset with design standards that create a consistent streetscape without sacrificing variety in housing type and design.
 - This proposed apartment complex is planned to be developed in one single phase.
 - For any zoning items not specifically addressed in the site data table on this sheet, the requirement of the 31st Avenue / Long Blvd. UDO shall govern. The fall back zone shall be RM40.
 - The apartment complex that currently exists on this property has 121 apartment units.
 - The proposed parking for this development will be interior to the property and will not be visible from the surrounding properties except at the access points from the street into the garage (and from overhead).
 - The property will have a compactor / dumpster and will be maintained by a private garbage hauler.
 - The owner of the property intends to dedicate property (variable width) for public right-of-way along the west side Fairmont Drive.
 - Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro R.O.W. is 15-inch CMP).

CONCEPTUAL SITE PLAN
 PRELIMINARY SPECIFIC PLAN (SP)
WESTMONT APARTMENTS
 Nashville, Davidson County, Tennessee



PERSPECTIVE

WESTMONT APARTMENTS . NASHVILLE, TENNESSEE

05-22-2012
SCALE NTS

