

DESIGN TEAM

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UNIT TYPES

TYPE A: ATTACHED 2-3 CAR GARAGES
 3,000 - 5,800 sf EACH (livable square footage)

TYPE B: DETACHED 2-3 CAR GARAGES
 3,000 - 6,000 sf EACH (livable square footage)

UNIT MIX DEPICTED ON THE PLAN SHOWN FOR REPRESENTATION ONLY.

DEVELOPMENT SCHEDULE

PHASE 1
 AREA: ATTACHED 2-3 CAR GARAGES
 DENSITY: 3.33 UNITS PER ACRE, 10 UNITS
 SCHEDULE: SPRING 2014 - WINTER 2015

PHASE 2
 AREA: ATTACHED 2-3 CAR GARAGES
 DENSITY: 3.22 UNITS PER ACRE, 18 UNITS
 SCHEDULE: WINTER 2015 - FALL 2015

LANDSCAPE

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF METRO ZONING CODE 17.24 TREE PROTECTION AND REPLACEMENT AND WITH CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES. LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.

COURTYARD STANDARDS

REFER TO SITE PLAN FOR MINIMUM COURTYARD WIDTH. 5FT SIDEWALKS TO BE PROVIDED WITH FINAL ALIGNMENT TO BE DETERMINED TO WORK WITH EXISTING TREE LOCATIONS.

PROPERTY INFORMATION

COUNCIL DISTRICT: (25) SEAN MCGUIRE

PARCEL 31: MAP 117-11, PARCEL 31
 1808 GRAYBAR LANE
 NASHVILLE, TN 37215
 OSCAR T. NELSON, JR.
 R40
 1.84 ACRES

PARCEL 32: MAP 117-11, PARCEL 32
 1921 WOODMONT BLVD
 NASHVILLE, TN 37215
 OSCAR T. NELSON, JR.
 R40
 2.55 ACRES

PARCEL 33: MAP 117-11, PARCEL 33
 1919 WOODMONT BLVD
 NASHVILLE, TN 37215
 OSCAR T. NELSON, JR.
 R40
 1.17 ACRES

PARCEL 34: MAP 117-11, PARCEL 34
 3505 HOPKINS STREET
 NASHVILLE, TN 37215
 OSCAR T. NELSON, JR.
 R40
 1.38 ACRES

PARCEL 35: MAP 117-11, PARCEL 35
 1804 GRAYBAR LANE
 NASHVILLE, TN 37215
 OSCAR T. NELSON, JR.
 R40
 1.84 ACRES

SOIL CLASSIFICATIONS

MIMOSA-URBAN LAND COMPLEX (5-25%)

STREET CLASSIFICATIONS

WOODMONT: T3 - R - AB4 (85ft w/ Bike Lane)
 HOPKINS STREET/ GRAYBAR LANE: LOCAL

ENCROACHMENTS

COVERED OR ENCLOSED PORCHES EXTENDING INTO SIDE SETBACKS OR COMMON SPACE NOT EXCEEDING 6FT INTO COMMON SPACE OR 3FT FROM PRIVATE LOT PROPERTY LINE.

REFER TO 17.12.040 - Other setbacks FOR ALL OTHER ALLOWABLE ENCROACHMENTS NOT IDENTIFIED ABOVE.

SITE DATA

TOTAL SITE AREA: ±8.75 ACRES (381,282 sf)
 RESIDENTIAL (Private Space): 4.53 ACRES (197,321sf)
 COMMON OPEN SPACE (Public Space): 3.24 ACRES (141,356 sf)

PROPOSED LAND USE: SINGLE FAMILY DETACHED, RESIDENTIAL
 PROPOSED RESIDENCES: 28 UNITS (168,000 sf TOTAL)
 PROPOSED DENSITY: 3.20 UNITS PER ACRE
 PROPOSED FLOOR AREA: .44 (168,000 sf BUILDING/ 381, 282 sf SITE)
 PRE-DEVELOPMENT ISR: 0.13 (49,868 sf)
 PROPOSED ISR: 0.41 (157,451 sf)
 47,065 sf (IMPERVIOUS PAVING-WALKS/ DRIVES)
 110,386 sf (HOUSES/GARAGES/ PORCHES, ETC)
 5,320 sf (PERVIOUS PAVING)

PARKING REQUIREMENT: 56 (2 SPACES PER UNIT)
 PARKING PROVIDED: 112 TOTAL
 84 (3 SPACES PER LOT PROVIDED)
 12 (GUEST PARKING @ ALLEY)
 16 (HOPKINS ON-STREET PKG)

LANDSCAPE BUFFER YARD: NONE REQUIRED

BUILDING STANDARDS

MAXIMUM HEIGHT: 3 STORIES OR 45 FEET
 FOR ALL BUILDINGS THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET AT THE BOTTOM OF THE EAVE AND 45 FEET TO THE TOP OF THE ROOF.

STREET SETBACK: 0-5 FEET @ DEDICATED COMMON SPACE
 SIDE SETBACK: 0-5 FEET (10 FEET MIN. BETWEEN BUILDINGS)
 SIDE SETBACK (CORNER LOT): 0-5 FEET @ DEDICATED COMMON SPACE
 REAR SETBACK: 5 FEET MINIMUM

FALLBACK ZONING:

RS5 FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF THE COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

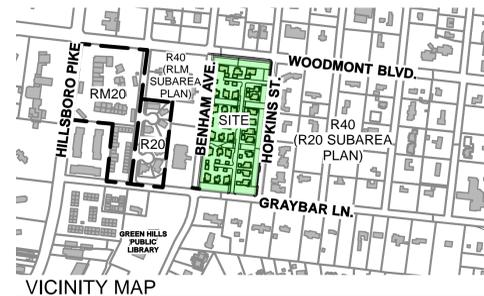
LOT SIZE INFORMATION

#1	7,500 sf *	#11	7,500 sf *	#21	6,000 sf *
#2	7,410 sf	#12	6,840 sf	#22	6,500 sf
#3	6,840 sf	#13	6,840 sf	#23	7,440 sf
#4	6,000 sf *	#14	6,000 sf *	#24	7,440 sf
#5	6,500 sf	#15	6,500 sf	#25	8,100 sf *
#6	6,500 sf	#16	6,500 sf	#26	9,440 sf
#7	6,000 sf *	#17	6,000 sf *	#27	8,200 sf
#8	6,840 sf	#18	6,840 sf	#28	8,890 sf
#9	6,840 sf	#19	6,840 sf		
#10	7,500 sf *	#20	7,500 sf *		

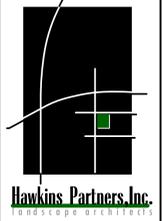
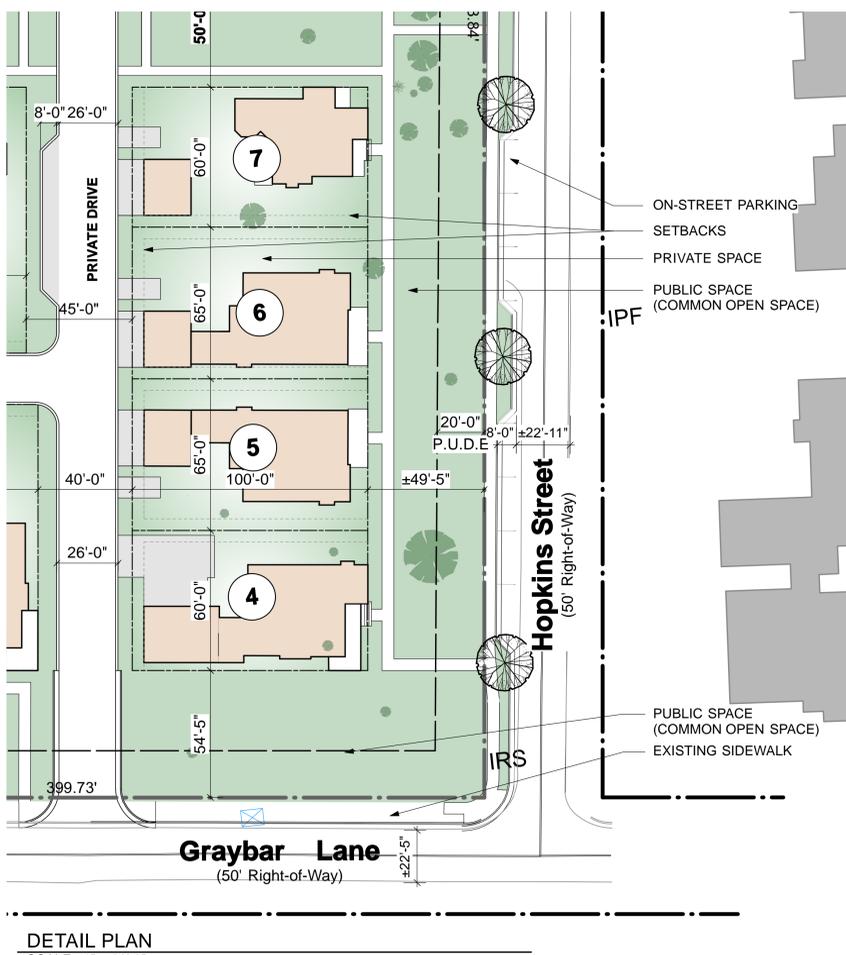
* DENOTES CORNER LOT

NOTES

- The purpose of this plan is the development of 28 detached, single family homes on Parcels 31-35, Map 117-11 in Davidson County.
- All existing structures on these parcels to be demolished.
- Building footprints shown are representative of dwelling units and are subject to change following detailed design.
- Dwelling units on a corner lot with a front and side facing common open space shall provide a wrap-around porch condition or other approved treatment to address the common space.
- Dwelling units with a side facing common open space shall provide a garden wall or fence adjacent to the common open space.
- All development within these boundaries of this plan meets the requirements of the Americans with Disabilities Act and Fair Housing Act.
- Existing Trees proposed to remain are indicated on the plan and are subject to development of final grading and drainage plans.
- Stormwater plans for this development to be provided consistent with Stormwater Volume 5 LID Manual.
- All private drives/ alleys may be paved with pervious pavement with material and cross-section to be approved by Metro Public Works. No front-loaded garages are permitted.
- All sidewalks located within public ROW to meet Metro Public Works and ADA standards.
- Allowable Materials: Acceptable materials for the residences and secondary structures include brick, cast stone, stone, cultured stone, stucco, and cementitious siding. Wood, vinyl and metal siding, and chain-link fencing are prohibited.
- USPS Mail Delivery will be provided by individual mailboxes serviced from the Private Drive/ Alleys.
- Refer to Civil Dwg. for all other Utilities/ Easements and Private Drive Cross-section.
- Developer/ HOA to submit long term agreement with a Private Hauler for solid waste and recycling collection.
- Ownership for units may be divided by a Horizontal Property Regime or a subdivision with minimum lot sizes shown on the plan.
- With the final site plan approval, the Executive Director may approve a reduction in width of the multi-use path to a minimum of 10ft, with sufficient information detailing why a 12ft wide path cannot physically be constructed.



CASE NUMBER: 2013SP-039-001



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SPECIFIC PLAN APPLICATION FOR
WOODMONT/ HOPKINS
 NASHVILLE, TENNESSEE

JOB NO.: 13-221
 DATE: 2013-10-3
 REV: 2013-10-22
 REV: 2013-10-30
 REV: 2014-02-25

SCALE: AS NOTED
 SHEET:
LC1.0
 SP Plan