

STEPHENS MILLWORK & LUMBER CO  
 PARCEL ID 0910602200  
 INST. NO. 200211010134193

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

PARCEL	MAP 91-6, PARCELS 194 AND 224
USE	MULTIFAMILY (TOWN HOMES)
PROPERTY ZONING	EXISTING CS, PROPOSED SP(RM20)
MINIMUM LOT SIZE	N/A
NUMBER OF UNITS/DENSITY	MAX 105 UNITS/6.07 ACRES = 17.3 UNITS PER ACRES
FAR	N/A
ISR	70% (70% MAX)
BUILD TO ZONE	3' MIN - 10' MAX OFF OF 57TH 5' MIN - 10' MAX OFF OF CALIFORNIA
SIDE YARD	5' FROM PROPERTY LINE
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	MAX 30' WITH 2:1 SLOPE PLANE, MIN 15' AT FRONT EAVE
<b>PARKING AND ACCESS</b>	
RAMP LOCATION AND NUMBER	(1) ACCESS ON 57TH AVE
DISTANCE TO NEAREST EXISTING RAMP	106' PENNSYLVANIA AVE
DISTANCE TO INTERSECTION	LOCATED AT INTERSECTION OF 57TH AVE AND PENNSYLVANIA AVE
PARKING REQUIRED BASED ON USE	TO MEET PARKING CODE FOR RESIDENTIAL, MULTIFAMILY

**NOTES:**

- ALL UNITS TO HAVE FRONT WALKWAY TO PUBLIC OR PRIVATE SIDEWALK
- FACADE MATERIALS TO BE BRICK, FIBER CEMENT, AND/OR CEDAR SHAKES
- PARKING AREA SCREENING AND LANDSCAPING TO MEET METRO CODES SECTION 17.24
- OPTION FOR ON STREET PARKING ON CALIFORNIA AVE TO BE REVIEWED AND APPROVED BY METRO PLANNING AND PUBLIC WORKS DEPARTMENTS
- ALL UNITS TO HAVE REAR PATIO WHERE POSSIBLE

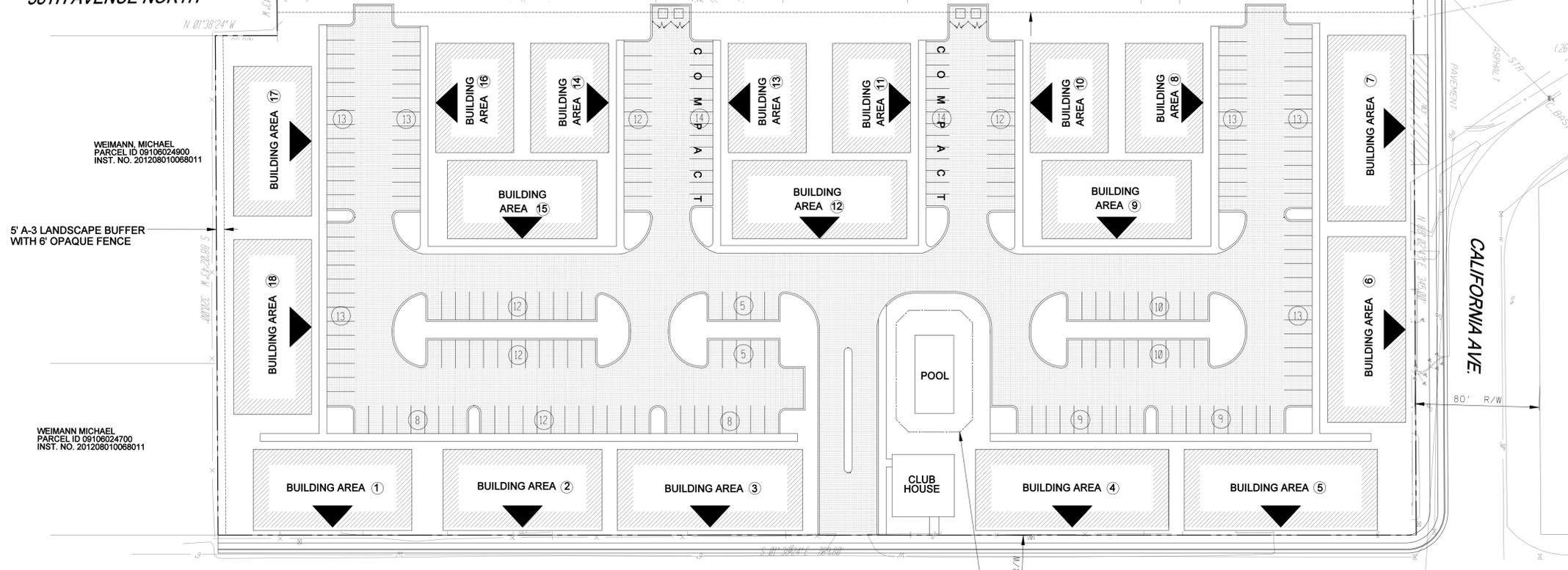
**SURVEYOR:**  
 PATRICK COODE AND COMPANY, LLC  
 144 SPRING VALLEY ROAD  
 NASHVILLE, TENNESSEE 37214  
 EMAIL: PSCOODE@COMCAST.NET  
 PHONE: 615 974 1814  
 FAX: 615 739 6484

**OWNER:**  
 NLC PARTNERS  
 5701 CALIFORNIA AVE  
 NASHVILLE, TN 37210

**DEVELOPER:**  
 CRAIGHEAD DEVELOPMENT  
 CONTACT: BILL HOSTETTLER  
 421 EAST IRIS DRIVE  
 SUITE 300  
 NASHVILLE, TN 37204  
 PHONE: 615 297 7711  
 FAX: 615 297 7184

**ENGINEER:**  
 SNYDER ENGINEERING, PLLC  
 CONTACT: ANTHONY SNYDER, P.E.  
 421 EAST IRIS DRIVE  
 SUITE 300  
 NASHVILLE, TN 37204  
 EMAIL: TONYSNYDER@COMCAST.NET  
 PHONE: 615 383 1699  
 FAX: 615 297 7184

58TH AVENUE NORTH



5' A-3 LANDSCAPE BUFFER WITH 6' OPAQUE FENCE

10' B-3 LANDSCAPE BUFFER WITH 6' OPAQUE FENCE

WEIMANN, MICHAEL  
 PARCEL ID 09106024700  
 INST. NO. 201208010068011

WEIMANN, MICHAEL  
 PARCEL ID 09106024900  
 INST. NO. 201208010068011



SCALE : FEET



**Snyder Engineering, PLLC**  
 CIVIL ENGINEERING SERVICES  
 Nashville, TN 37204  
 421 East Iris Drive - Suite 300  
 Phone 615-383-1699 tonynyder@comcast.net

**PRELIMINARY SP**  
 WEST NASHVILLE TOWNHOMES  
 5701 CALIFORNIA AVE  
 NASHVILLE, DAVIDSON COUNTY, TN

DR.	CHK.	DATE	DESCRIPTION

SHEET NO.  
**1 OF 1**  
 FILE NO. 1001-57