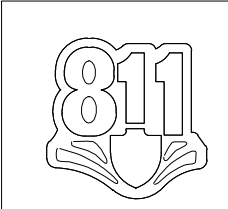


CALL BEFORE YOU DIG



CALL
811
NATIONWIDE

Know what's below.
Call before you dig.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

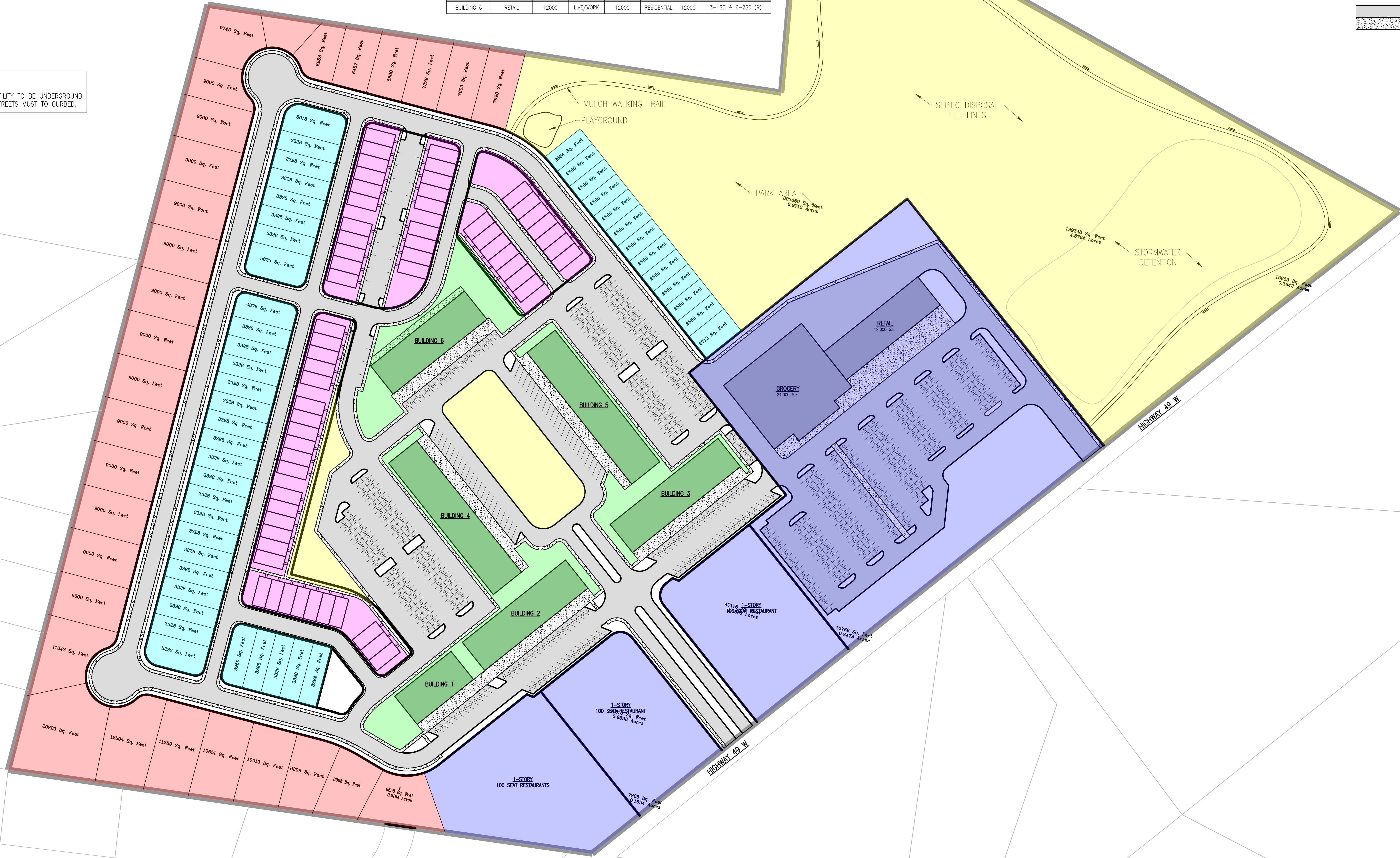
- NOTES:
1. ALL UTILITY TO BE UNDERGROUND.
 2. ALL STREETS MUST TO CURBED.

	1ST FLOOR		2ND FLOOR		3RD FLOOR		
	USE	SQ FT	USE	SQ FT	USE	SQ FT	UNITS (TOTAL)
BUILDING 1	RETAIL	7200	LIVE/WORK	7200	RESIDENTIAL	7200	2-1BD & 4-2BD (6)
BUILDING 2	RETAIL	13200	LIVE/WORK	13200	RESIDENTIAL	13200	4-1BD & 7-2BD (11)
BUILDING 3	RETAIL	13800	LIVE/WORK	13800	RESIDENTIAL	13800	4-1BD & 7-2BD (11)
BUILDING 4	RESTAURANT	3000	LIVE/WORK	16800	RESIDENTIAL	16800	6-1BD & 9-2BD (15)
	RESTAURANT	3000					
BUILDING 5	RETAIL	13800	LIVE/WORK	16800	RESIDENTIAL	16800	6-1BD & 9-2BD (15)
BUILDING 6	RETAIL	12000	LIVE/WORK	12000	RESIDENTIAL	12000	3-1BD & 6-2BD (9)

LAND USE TABLE				
		SQUARE FEET	ACRES	HEIGHT RESTRICTIONS
	SINGLE FAMILY A	269926.61	6.20	2-STORY
	SINGLE FAMILY B	146385.89	3.36	3-STORY
	ATTACHED SINGLE FAMILY	103814.95	2.52	3-STORY
	MIXED USE COMMERCIAL	124783.30	2.86	40 FT
	COMMERCIAL	421121.37	9.67	40 FT
	OPEN SPACE	612701.94	14.07	N/A

PAVED AREAS	
	ASPHALT PARKING & ROADS
	CONCRETE SIDEWALK

KACE DR





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**THE VILLAGES
OF COOPERTOWN**

HIGHWAY 49W
COOPERTOWN, TENNESSEE
ROBERTSON COUNTY

**PRELIMINARY
MASTER PLAN**

OWNER
MICHAEL CRAWLEY
100 MOORELAND DR
SPRINGFIELD, TN 37172

PARCEL DATA
MAP: 120
PARCEL: 002.00

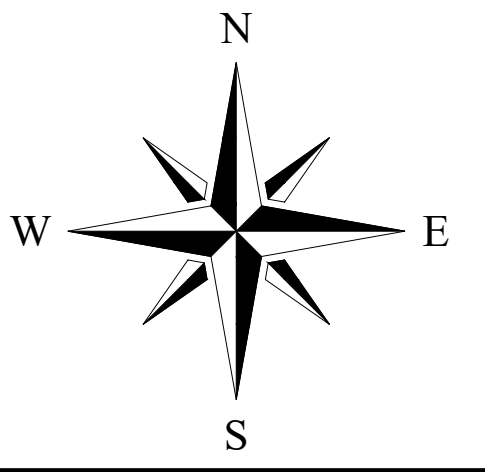
LOT COVERAGE
SITE AREA = 2,133,538 S.F., 48.98 ACRES
EXISTING BUILDING AREA = 0 S.F.
NEW BUILDING AREA = SEE PLAN

ZONING
EXISTING ZONING - AGRICULTURAL (A)
PROPOSED ZONING - MIXED USE RES/COMM (MURC)

REVISIONS			
NO.	BY	DATE	DESCRIPTION

8000160

SCALE IN FEET



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W E
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