

rev. date
 February 14, 2012
 March 12, 2012
 GCG Job No. 2012-02
 JANUARY 12, 2012

SPECIFIC PLAN

SPECIFIC PLAN DATA:

PROJECT NAME: CAR REQUEST
PROJECT NUMBER: 08
COUNCIL DISTRICT: KAREN BENNETT
COUNCIL MEMBER: 81
DATE: 72.00
PARCEL: 47037C0139F
OWNER: IBRAHIM SULLEIMAN
 BADEL SABAH
 MADISON, TENNESSEE 37118
CONTACT: ANTHONY CHERRY
 PHONE: 615.747.3764

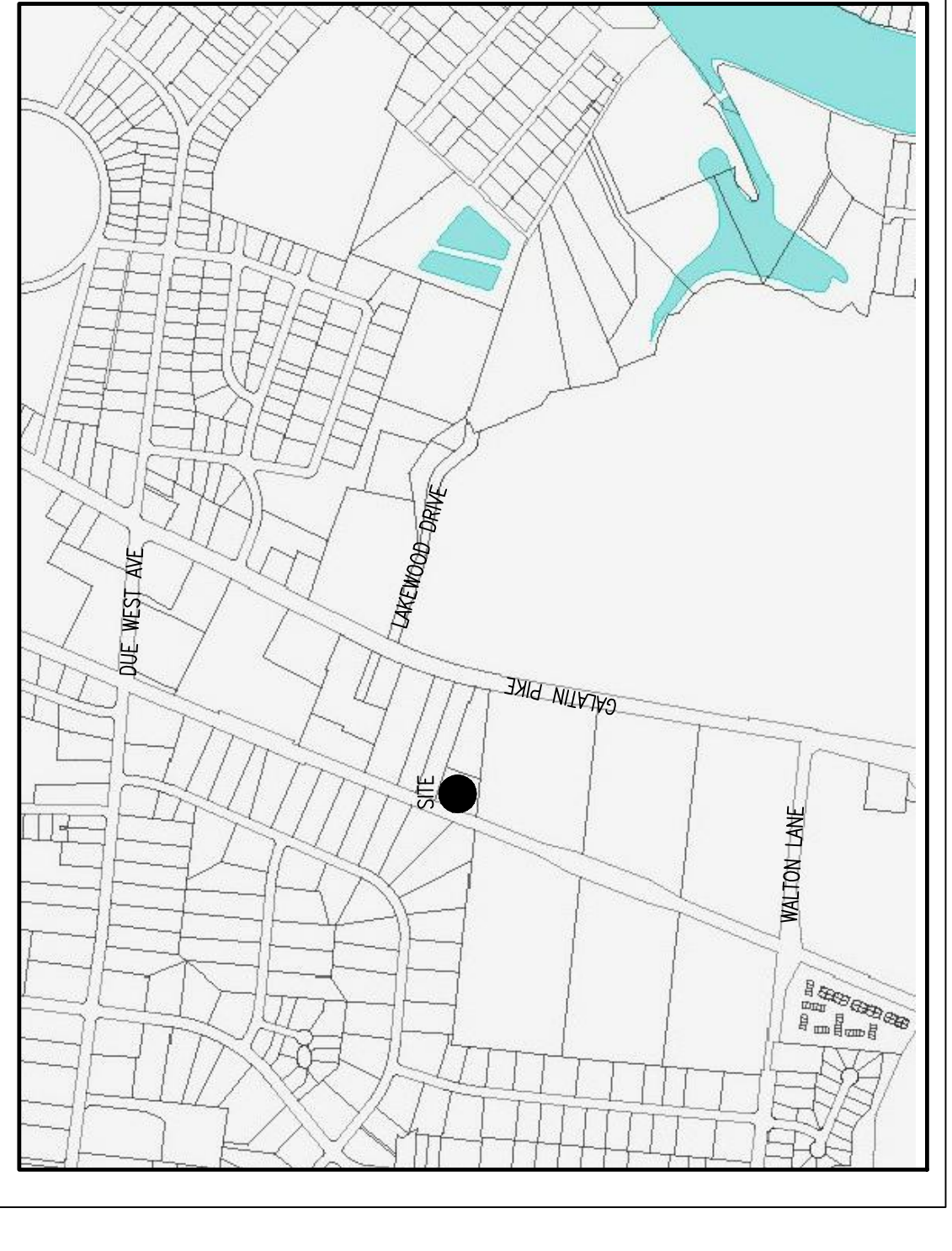
SP PURPOSE: THIS PLAN IS INTENDED TO ESTABLISH A DEVELOPMENT PLAN FOR THIS PROPERTY FOR USE AS AN AUTOMOTIVE RETAIL AND REPAIR BUSINESS CONSISTENT WITH THE ADJACENT PROPERTIES.

- 1. **SITE AREA:**
 ACRES: 0.91
 SQUARE FOOTAGE: 39,689.6 SF
 IMPERVIOUS: 206 SF
 SURFACE RATIO: 0.48 ISR
- 2. **SPACES REQUIRED:**
 (1 SPACE PER 250 SF OF SALES AREA PLUS 1 SPACE PER 1,000 SF OF OUTDOOR DISPLAY, PLUS 2 SPACES PER SERVICE)
- 3. **SPACES PROVIDED:** 30 SPACES PROVIDED
- 4. **USES:** AUTO SALES (USED) AND REPAIR AND USES PERMITTED IN CS ZONING

ZONING NOTES:
 1. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THIS PLAN, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CS ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 2. NO FREESTANDING SIGNAGE IS PERMITTED WITHIN THIS SP.
 3. PRIOR TO APPROVAL OF ANY FINAL SITE PLAN, THE APPLICANT SHALL PROVIDE LEGAL ACCESS FROM GALLATIN PIKE.
 4. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

- 5. **STORMWATER:**
 1. FEMA FIRM PANEL: 47037C0228F
 2. 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.
 3. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
 4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 5. WITH CONSTRUCTION DOCUMENTS, DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IS 18" CMP.
 6. WITH CONSTRUCTION DOCUMENTS, PLANS SHALL DEMONSTRATE WATER SHALL BE TREATMENT TRAIN PER METRO STORMWATER MANAGEMENT MANUAL.

VICINITY MAP



GENERAL NOTES

1. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTER OF HISTORIC PLACES.
2. NO PORTION OF THE SITE IS LOCATED WITHIN 100 YEAR FLOOD PLANE.
3. NO GEOLOGICAL FORMATIONS SUCH AS ROCK OUTCROPS, CLIFFS, AND KARST TOPOGRAPHY HAVE BEEN IDENTIFIED ON THE PROPERTY.
4. ALL PUBLIC IMPROVEMENTS TO BE LOCATED IN AN EASEMENT OR IN PUBLIC RIGHT OF WAY.
5. WATER AND SEWER FACILITIES WATER TO BE PROVIDED BY METRO WATER SERVICES.

LANDSCAPE NOTES

1. RETAINED TREES SHALL BE PROTECTED PER SECTION 17.24.110 OF THE METRO NASHVILLE ZONING ORDINANCE.
 Fencing of Tree Protection Zone. Prior to the commencement of construction, the developer shall enclose the entire tree protection zone within a fence or similar barrier as follows:
 1. The fence shall be a minimum of four feet in height and be constructed using appropriate posts spaced not more than ten feet apart.
 2. During construction, such tree protection zone shall be identified with a temporary sign or signs that are clearly visible to the public and shall include the name of the tree and the contractor. During the entire construction process and shall include details that is obtained by the contractor.
 2. REQUIRED PARKING LOT TREES SHALL BE AT LEAST SIX FEET IN HEIGHT AND TWO INCH CALIBER.

LANDSCAPE SPECIFICATIONS

QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
4	QUERCUS PHELLOX	WILLOW OAK	8" CALIBER 6'-7" HEIGHT

SPECIFIC PLAN

GRAPHIC SCALE 1"=50'
 50 0 50 100 150