

EROSION CONTROL & GRADING NOTES

- 1) EXPOSED AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 MEASURES. SHIELD WITH TOLERABLE MATERIALS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS SHALL BE A MINIMUM OF 100' SQUARE FEET. AREAS OF 500' SQUARE FEET OR MORE SHALL RECEIVE 12" OF TOPSOIL COVER. AREAS OF 100' SQUARE FEET OR MORE OF OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS. 2" POUNDS OR MORE OF TOPSOIL SHALL BE APPLIED TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF 70%-80% COVERAGE APPROXIMATELY 1.25 POUNDS PER 1000 SQUARE FEET, UNLESS OTHERWISE NOTED IN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIERS IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-14. SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- 5) ALL EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- 6) ALL EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE SET IN THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT. SAND FILL MATERIAL IS TO BE FREE OF DEBRIS AND SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR. OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS OF ANY DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION. THESE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND OPEN THE LAYOUT OF THE SITE AND FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURFACE EROSION CONTROL MEASURES SHALL BE IN PLACE ON THE SITE AS APPROVED BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 11) THE CONTRACTOR SHALL PROTECT ALL NEARBY ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY OF THE EMPLOYEES.
- 13) ALL WORKS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE NOTICE TO THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS OF ANY DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION. THESE DAYS PRIOR TO BEGINNING THE WORK.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.
- 15) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.
- 16) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPREAD WITH ROUND-UP. CONTRACTORS OPTION TO STOP TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STAKES INDICATED FOR REMOVAL SHALL BE REMOVED. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL REMOVED ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 120/1000 S.F. OF 10/10/10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE A MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTING MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION. DALE & ASSOCIATES, PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO FINAL PAYMENT.
- 14) ALL PLANTING MATERIALS SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 15) GROUND IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANTONMENT TIES SHALL BE LOCATED WITHIN 12" OF ANY HEAD CUT. ALL MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE BUT ONLY IF INSTALLED WITHIN THE EASEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO FINAL PAYMENT.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

GENERAL PLAN CONSISTENCY

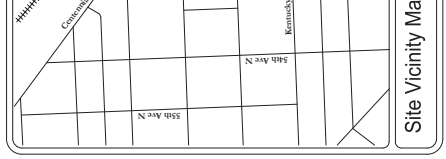
THE SUBJECT SITE IS LOCATED WITHIN THE SUBAREA 7 FURTHER DEFINED BY THE METROPOLITAN DAVIDSON COUNTY ZONING ORDINANCE. THE DESIGNATION OF INDUSTRIAL (IN) THE INDUSTRIAL POLICY SUPPORTS LAND USES SUCH AS HEAVY MANUFACTURING, STORAGE, DISTRIBUTION OR CONTRACTOR SUPPLY BUT FURTHER SUPPORTS OTHER USES THAT WILL SERVE AS SUPPORT TO THE AREA'S PRIMARY INDUSTRIAL USES. EXAMPLES INCLUDE FOOD SERVICE AND CONVENIENCE SERVICES WHICH ARE HEREBY PROHIBITED.

THE PRIMARY RETAIL STRUCTURE AND ITS ACCESSORY RETAIL STRUCTURE WILL PROVIDE FOR CONVENIENCE GOODS AND SERVICES FOR THE WORKERS AND PATRONS OF THE ADJACENT INDUSTRIAL ACTIVITIES. THE LARGER SHELL BUILDING WITH WIDER ACCESS DRIVES THAT ARE NECESSARY IN ORDER TO ACCOMMODATE DAILY TRUCK DELIVERIES WOULD ALLOW FOR AN EASY TRANSITION TO AN INDUSTRIAL USE SHOULD THE PROPERTY BE REDEVELOPED TO AN ALTERNATE USE IN THE FUTURE.

THEREFORE, THE APPLICANT FEELS STRONGLY THAT NOT ONLY DOES THE PROPOSAL MEET THE POLICY AS OUTLINED BUT THE DESIGN WILL PROVIDE FOR A SIGNIFICANT UPGRADE TO A CURRENTLY BLIGHTED YET BUSY INTERSECTION.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A RETAIL RESTAURANT, FULL OR PARTIAL USE OF EXISTING OR NEW ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-940 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 2) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 430702021F DATED APRIL 26, 2001.
- 3) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMP, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALS OFFICE. PROX TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIDE DRIVEWAY CURBS PER THE DESIGN CRITERIA SET FORTH BY THE METRO DAVIDSON COUNTY (MINIMUM DRIVEWAY CURB TO THE RIGHT OF TURN IS 10' CMP).
- 8) ALL UTILITIES SHALL BE PROVIDED BY THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO FINAL PAYMENT.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPISTER SHOWN ON THIS PLAN.
- 11) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE PROPOSED DEVELOPMENT. THE APPLICANT SHALL BE GOVERNED BY THE APPLICABLE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE PLAN. ANY MODIFICATIONS TO THE PRELIMINARY SP PLAN SHALL BE APPROVED BY THE PLANNING COMMISSION AND FURTHER THE OBJECTIVE OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLANS ADOPTED THROUGH THIS ZONING ORDINANCE, OR ADD VEHICULAR ACCESS POINT NOT CURRENTLY PRESENT ON APPROVED.
- 13) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY LISTED IN THIS SP, THE APPLICANT SHALL BE GOVERNED BY THE APPLICABLE REGULATIONS AND REQUIREMENTS OF THE MLC-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST ON APPLICATION.



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SEE STANDARDS SP NOTES (NOTE #1)
PROJECT AREA	1.9 AC (82,744 SQ. FT.)
PROPERTY ZONING	SP
MINIMUM LOT SIZE	SUBORDINATING ZONING CS, R
NUMBER OF UNITS/DENSITY	NA
FAR	0.89 MAXIMUM 0.617 PROPOSED
IRK	10' MEASURED FROM RIGHT OF WAY OF CENTENNIAL BOULEVARD & 5TH AVENUE
STREET YARD SETBACK	5' FROM WEST PROPERTY LINE
SIDE YARD	5' FROM NORTH PROPERTY LINE
REAR YARD	30'
HEIGHT STANDARDS	30'
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	(1) - ACCESS ON CENTENNIAL BLVD (1) - ACCESS ON 5TH AVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	(CENTENNIAL BLVD) EXCEEDS 30' TO WEST (5TH AVE) EXCEEDS 30' TO NORTH
DISTANCE TO INTERSECTION	PROPERTY IS LOCATED AT THE INTERSECTION OF 5TH AVE AND CENTENNIAL BLVD
PARKING SUMMARY	
8,100 SQ. FT. PRIMARY RETAIL	2,000 SQ. FT. EXEMPT, 1,020 THEREAFTER, 31 REQUIRED
8,150 SQ. FT. RETAIL SPACE	111,000
980 SQ. FT. INVENTORY STOCK	
4,800 SQ. FT. RETAIL RESTAURANT	
RETAIL RESTAURANT	
PARKING REQUIRED (ADJUSTED)	4,657 STALLS
STREET SIDE PARKING	41-51 STALLS ALONG METRO BUS ROUTE
TOTAL REQUIRED ADJUSTED	41-51 STALLS (60 PROVIDED)

*NOTE: (2) BICYCLE PARKING SPACES REQUIRED FOR EACH BUILDING. SEE SITE LAYOUT PLAN FOR APPROXIMATE LOCATIONS.



REVISIONS:
Staff Comments 11/13/13
Preparation Date: 8/29/13

51st & Centennial SP
Preliminary SP
Being Parcel 39 On Tax Map 91
Nashville, Davidson County, Tennessee



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
11313
2013SP-047-001
DWA Project No. 11309
51st & Centennial SP
Preliminary SP Drawings
C0.0
1 of 3
Site Address: 1848
Nashville, Tennessee 37204
(615) 257-5166

Sheet Schedule

- 1 C0.0 Cover Sheet
- 2 C1.0 Existing Conditions & Layout Plan
- 3 C2.0 Grading, Utilities, & Landscape Plan

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RBPB) OR DUAL CHECK WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

PROPERTY INFORMATION

1.9 Total Acres
Council District 20 (Buddy Baker)

Owner of Record

Brucewood Partners
5200 Old Harding Rd Attn R. Buck
Franklin, Tennessee 37064

Developer

Michael Turner
PO Box 150326
Nashville, Tennessee 37215
615-383-7878

Civil Engineer

Michael Turner
518 Hester Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.257.5166
Email: michael@daleandassociates.net



REVISIONS:
 Staff Comments 11/13/13

Preparation Date: 8/13/13
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 Nashville, Davidson County, Tennessee

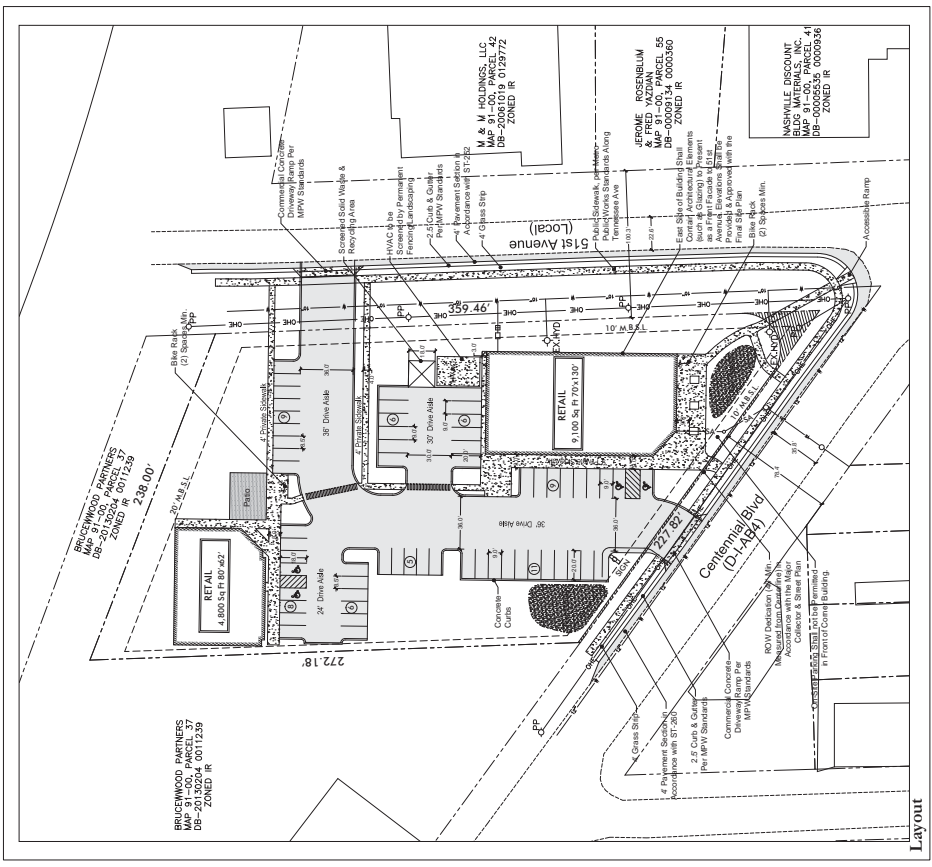


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 Consulting Civil Engineering
 Land Planning & Zoning
 Site Surveying
 Landscape Architecture

516 Heather Place
 Nashville, Tennessee 37204
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 Email: mickie@daleandassociates.com

2013 SP-047-001
 DWA Project No. 1109
 51st & Centennial SP
 Preliminary SP Drawings

C1.0
 2 of 3



Existing Conditions

Property Information
 1405 Centennial Blvd
 Nashville, Tennessee 37209
 1.9 Total Acres
 Council District 20 (Buddy Baker)

Owner of Record
 Brucewood Partners
 5200 Old Harding Road, R. Buck
 Franklin, Tennessee 37064

Developer
 Turner and Associates
 Contact: Monte Turner
 PO Box 1, 50326
 Nashville, Tennessee 37215
 615-383-7878

Civil Engineer
 Dale & Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Michael Garrigan, PE
 Phone: 615-297-5166
 Email: mickie@daleandassociates.com

SEI STANDARD SP NOTES (NOTE #1)

USE	SEE STANDARD SP NOTES (NOTE #1)
PROJECT AREA	1.9 AC (82,794 SQ FT)
PROPERTY ZONING	SP
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	NA
FAR	0.60 MAXIMUM / 0.17 PROPOSED
SR	0.50 MAXIMUM / 0.67 PROPOSED
STREET YARD SETBACK	10' MEASURED FROM RIGHT OF WAY OF CENTENNIAL BLVD
REAR YARD	15' MINIMUM
HEIGHT STANDARDS	20' FROM PROPERTY LINE

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	(1) - ACCESS ON CENTENNIAL BLVD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	(1) - ACCESS ON 51ST AVE
DISTANCE TO INTERSECTION	(1) - ACCESS ON 51ST AVE
PROPERTY IS LOCATED AT THE INTERSECTION	OF 51ST AVENUE AND CENTENNIAL BLVD

*NOTE: (2) BICYCLE PARKING SPACES REQUIRED FOR EACH BUILDING. SEE SITE LAYOUT PLAN FOR APPROXIMATE LOCATIONS.



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PROPERTY IS LOCATED AT THE INTERSECTION	OF 51ST AVENUE AND CENTENNIAL BLVD

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SPECIFIC PLAN DEVELOPMENT SUMMARY

9,100 SQ. FT. PRIMARY RETAIL	2,000 SQ. FT. EXEMPT, 1,200 THEREAFTER; 31 REQUIRED
8,100 SQ. FT. RETAIL SPACE	1,120 SQ. FT. EXEMPT, 1,000 THEREAFTER; 14 STALLS REQUIRED
4,800 SQ. FT. RESTAURANT	1,000 SQ. FT. EXEMPT, 1,150 THEREAFTER; 25 STALLS REQUIRED
4,800 SQ. FT. RESTAURANT	1,000 SQ. FT. EXEMPT, 1,150 THEREAFTER; 25 STALLS REQUIRED
RETAIL	46-59 STALLS
RESTAURANT	41-51 STALLS (60 PROVIDED)
PARKING REQUIRED (ADJUSTED)	
UZO ADJUSTMENT 10% FOR TRANSIT	
TOTAL REQUIRED (ADJUSTED)	

SCALE: 1" = 40'
 TOTAL AREA = 1.9 ACRES ±
 = 82,764 S.F. ±
 LESS ROW DEDICATION = 0.02 ACRES ±
 = 932.39 S.F. ±
 NET AREA = 1.86 ACRES ±
 = 81,073.23 S.F. ±



Existing Conditions & Layout Plan

PARKING SUMMARY

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PARKING REQUIRED (ADJUSTED)	
UZO ADJUSTMENT 10% FOR TRANSIT	
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Existing Conditions & Layout Plan

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166



REVISIONS:
 Staff Comments 10/13/13

Preparation Date: 09/29/13

51st & Centennial SP
 Preliminary SP
 Being Parcel 39 On Tax Map 91
 Nashville, Davidson County, Tennessee

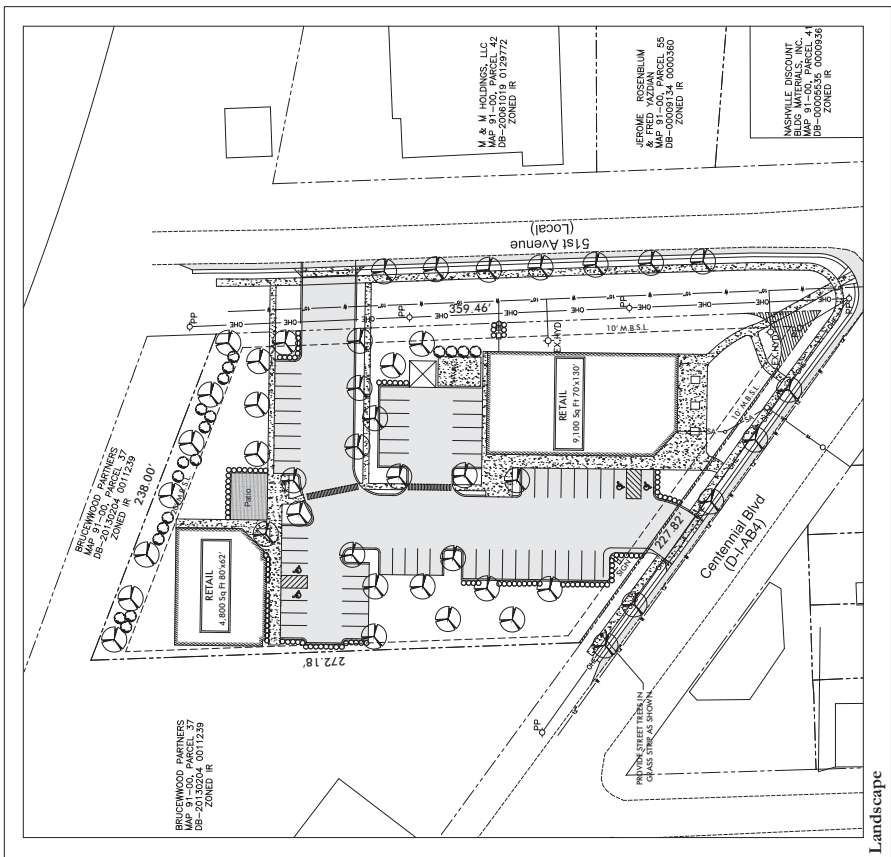


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 Land Planning & Zoning
 Site Planning Architecture

2013SP-047-001
 DWA Project No. 1109
 51st & Centennial SP
 Preliminary SP Drawings

C2.0
 3 of 3

Site: Heather Place
 Nashville, Tennessee 37204
 (615) 251-7006



Landscape

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER AND SEWER WILL BE TIED TO EXISTING SERVICES FOUND IN THE FIELD.

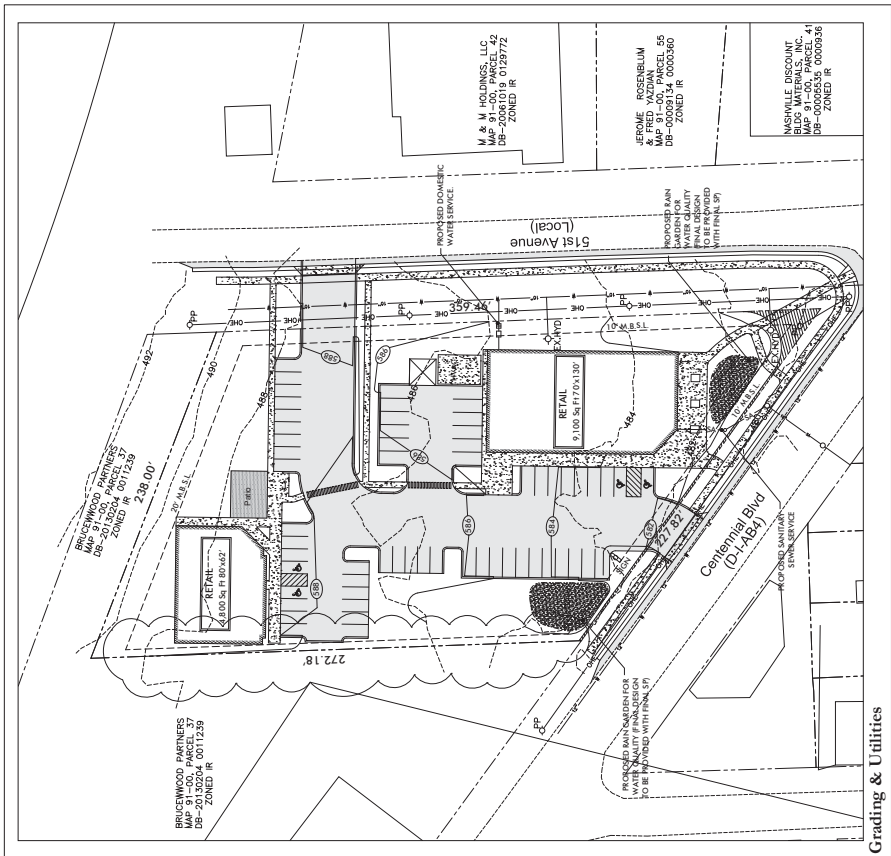
ADJACENT HYDRANT TEST

EXISTING FIRE HYDRANTS TAG NUMBERS 3533 & 3534 BOTH LOCATED ALONG CENTENNIAL BOULEVARD WERE TESTED ON OCTOBER 16, 2013 BY METRO WATER SERVICES.

BELOW IS A SUMMARY OF THE FLOW RESULTS:

STATIC PRESSURE:	81 PSI
FLOW @ 20 PSI:	1,245 GPM
FLOW @ 20 PSI:	3,335 GPM
TOTAL AREA = 1.9 ACRES ±	82,764 S.F. ±
LESS ROW DEDICATION = 0.02 ACRES ±	932.39 S.F. ±
NET AREA = 1.88 ACRES ±	81,072.20 S.F. ±

BASED ON TABLE H.5.1 OF THE CURRENT NFPA, NEITHER PROPOSED STRUCTURE IS REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM.



Grading & Utilities

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS H40 (MIMOSA) WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR THE QUALITY ONLY AS THE EXISTING INFILTRATION BASINS (80% TSS BMP) WILL BE MAINTAINED AND REDEVELOPED. IN ORDER TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL A WATER QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE PROPOSED DESIGN.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
- 4) THE DETENTION BASINS SHOWN ON THIS PLAN SHALL PROVIDE A PIPED DISCHARGE INTO THE EXISTING ROADSIDE DITCH OR SHOW THROUGH INFILTRATION TESTING THAT RATES AS OUTLINED IN THE STORMWATER MANAGEMENT MANUAL CAN BE ACHIEVED BY THE IN-SITU SOILS.

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL SP. TREE DENSITY REQUIREMENTS FOR THE PRIMARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

THIS PROJECT IS NOT A PLANNED UNIT DEVELOPMENT
 1.88 AC @ 32 AC = 1.56 AC, 144 - 214.8 TDUs RECD
 44 @ 0.5' (2' CAL TREE) = 22.0 TDUs RECD

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 4,300 CF OF VOLUME STORAGE IN THE PROPOSED RAIN GARDEN INFILTRATION BASINS (80% TSS BMP). PRELIMINARY DESIGN PROPOSES POCKET TRAIN GARDENS TO PROVIDE OVERALL VOLUME.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT	1.108 ACRES
TOTAL PRE-DEVELOPED IMPERVIOUS	= 1.19 AC @ 86.0
COMPOSITE CN=0.517	= 0.689 AC @ 89.0
POST-DEVELOPMENT	1.88 ACRES
TOTAL SITE AREA	= 1.14 AC @ 86.0
POST-DEVELOPED GRASS	= 0.74 AC @ 70.0
COMPOSITE CN=0.505	

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL DECREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE BY INCREASING GREEN SPACE. THE PROPOSED RAIN GARDENS ARE FOR WATER QUALITY ONLY.