



PUD AMENDMENT - LAYOUT
HERMITAGE BUSINESS CENTER
PUD NO. 128-78G
OLD HICKORY, DAVIDSON COUNTY, TENNESSEE

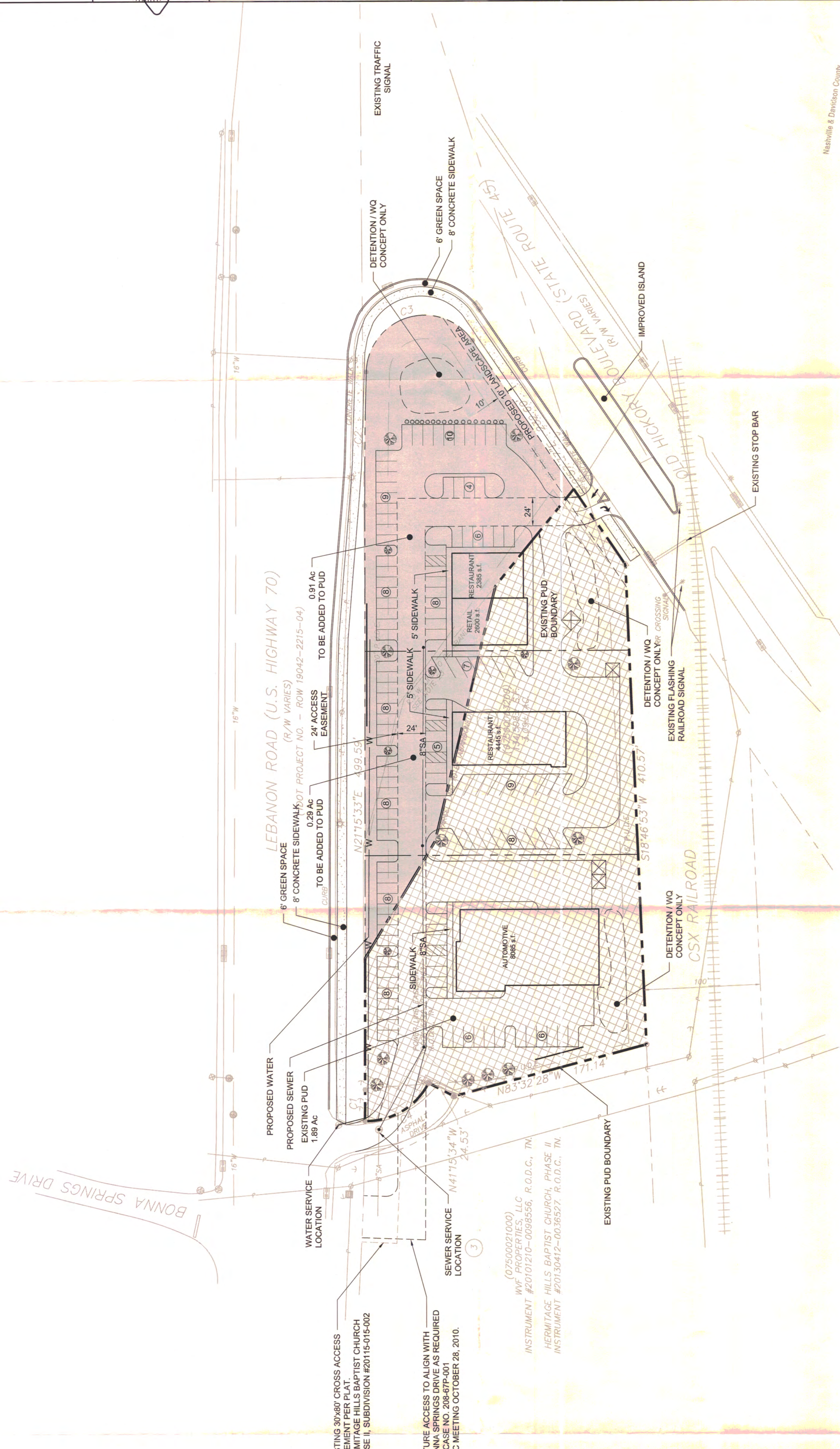
REV.	COMMENTS
	INITIAL SUBMITTAL
	RESUBMITTAL
	PUBLIC WORKS COMMENTS

C1.00
DRAWN BY: JTH
CHECKED BY: JTH
DATE: 04/21/15

JOB NO.: 11-058-01

PARCEL 07500003200

PROJECT BENCHMARK:
ELEVATION:
DESCRIPTION:



- NOTES:**
- The purpose of this P.U.D. amendment is to add 1.2 acres to the existing P.U.D. This is recently acquired land from TDOT and will be added to parcel 07500003200.
 - The property is currently zoned SCR.
 - No public water or sewer is being requested as part of this P.U.D. amendment.
 - No grading will occur as part of this P.U.D. amendment.
 - No construction will occur as part of this amendment.
 - By graphic plotting only, the property is not in a flood hazard area per F.E.M.A./F.I.R.M map number 47037C0253F, effective April 20, 2001.
 - Metro Water Services - Water and Sewer (Unknown commercial use); "Note to Prospective owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of the property."
 - Metro Water Services - Stormwater (78-840): "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."
 - Metro Water Services - (Culvert/Driveway): Where applicable, "Size driveway culverts per the design criteria set forth by the Metro Stormwater manual. (Minimum driveway culvert in Metro ROW is 15" CMP)"
 - Metro Water Services - Stormwater (Preliminary Plan/Plan): "This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application."
 - Metro Water Services - Stormwater (Access): "Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property."
 - Prior to submittal of final PUD along the South of the property, the developer shall work with the adjacent property owner to the South to evaluate relocating the existing driveway to provide better alignment with the intersection of Bonnasprings Drive.
 - Driveway ingress/egress shall be approved by Public Works.
 - The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
 - There are no dedications as part of this P.U.D. amendment.
 - The Developer's final construction plans shall comply with the Design Regulations established by the Department of Public Works. Final design may vary based on field conditions.
 - All sign permit applications shall be reviewed by Planning Staff. Signage shall follow zoning code requirements except as follows:
 - For this phase, on-premise ground signage will be limited to either 1 multi-tenant monument style sign of no more than 15 feet in height OR 1 monument sign per building (no more than 3' of no more than 8 feet in height. All ground signs shall be oriented toward Lebanon Pike.
 - No digital signs, LED signs, pole signs or billboards allowed.
 - Plan shall comply with MPW Traffic Conditions.
 - Entrance shall maintain 18' vertical clearance to down guys and electrical lines.
 - Developer / Engineer will meet with MES to determine electrical service options.
 - Development shall adhere to National Fire Protection rules. (NFPA 70 Article 450-27 and NESC Section 15-15Z.A.2)

SITE DATA TABLE

PARCEL ID	750003200
P.U.D. NAME	JUAREZ DRIVE COMMERCIAL DEVELOPMENT
OVERLAY DISTRICT NAME	JUAREZ DRIVE COMMERCIAL DEVELOPMENT
P.U.D. NUMBER	128-78G
COUNCIL DISTRICT	14
COUNCIL MEMBER	JAMES BRUCE STANLEY
BASE ZONING	SCR
EXISTING ACREAGE	1.89
ADDITIONAL ACREAGE	1.20
TOTAL ACREAGE	3.09
SETBACKS	
FRONT	20'
SIDE	0'
REAR	20'
HEIGHT	30'
FAR	0.13
ISR	0.62
PARKING	121
AUTOMOTIVE RESTAURANT	4 SPACES/EACH 4 BAYS = 16 SPACES
FAST FOOD	1/1000 S.F. = 45 SPACES
FULL SERVICE RETAIL	1/200 S.F. = 13 SPACES
USES	RETAIL, RESTAURANT (FAST FOOD, FULL SERVICE TAKE OUT), AUTOMOBILE REPAIR, AUTOMOTIVE CONVENIENCE, AUTOMOTIVE CONVENIENCE WITH GAS, GENERAL OFFICE

DEVELOPMENT NOTES:

Owner:
Richard Watts Family L.P.
303 Beacon Hill Drive
Mt. Juliet, TN, 37122

Engineer:
Jim Harrison
Civil Site Design Group, P.L.L.C.
630 Southgate Ave. Suite A
Nashville, TN, 37203
(615) 248-9999
jimh@civil-site.com