

VICINITY MAP
N.T.S.



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SGS Project Number: 15025.00

Project Address:
Project Address:
Project City - State: 15025.00

BURKITT PLACE COMMONS
PRELIMINARY SP PLAN

October 15, 2015
Nashville & Davidson County
Metropolitan Planning Commission

Notes:

PRELIMINARY
NOT FOR
CONSTRUCTION

Drawing:

SP

	DAVIDSON COUNTY
TOTAL ACREAGE	17.26
RESIDENTIAL	13.52
NON-RESIDENTIAL	1.44
INTERNAL PUBLIC R.O.W.	1.79
R.O.W. DEDICATION	0.51

SITE DATA TABLE	
TOTAL SITE ACREAGE	17.26 AC ±
FLOOR AREA RATIO (FAR)	0.22
IMPERVIOUS SURFACE RATIO (ISR)	0.82
PUBLIC OPEN SPACE	204,784 SF / 4.70 AC ±
PRIVATE OPEN SPACE	84,145 SF / 1.93 AC ±
SIDEWALKS	55,680 SF / 1.28 AC ±
BUILDINGS	170,757 SF / 3.92 AC ±
CONCRETE	26,448 SF / 0.61 AC ±
RESIDENTIAL	
2,100 LF OF OPEN PARALLEL PARKING	120 SPACES
176 RESIDENTIAL UNITS WITH 2 CAR GARAGES	64 SPACES
19 RESIDENTIAL UNITS WITH DEDICATED GUEST PARKING (90' OFF ALLEY)	14 SPACES
NON-RESIDENTIAL	
10,000 SF NON-RESIDENTIAL BUILDINGS WITH	100 SPACES

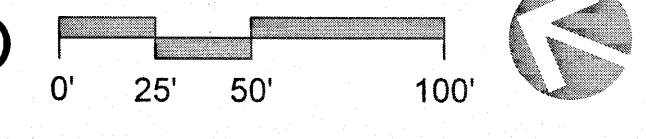
EASEMENT AREA TABLE			
NUMBER	AREA (SQ FT)	AREA (ACRE)	DESCRIPTION
1	4581	0.11	80' W/2 EASEMENT NET #0000081-0000804 R.O.D.C. TN (045)

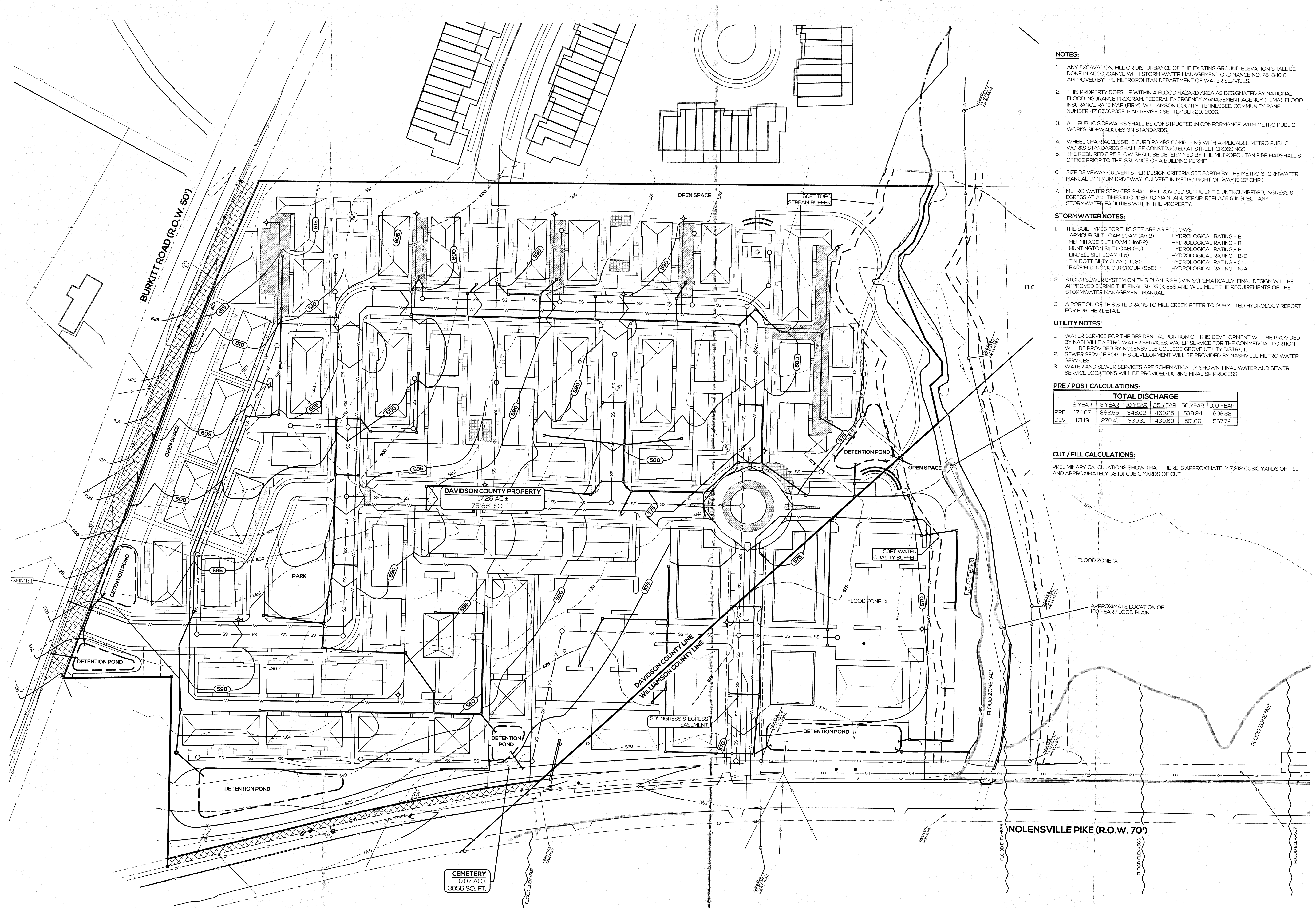
R.O.W. DEDICATION AREA TABLE		
NAME	AREA (SQ FT)	AREA (ACRE)
Ⓟ	5147	0.12
Ⓢ	1035	0.07
Ⓣ	5281	0.12

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L1	59.30'	N 88°25'59" W
L2	28.63'	S 89°48'05" W
L3	17.79'	S 73°54'13" W
L4	34.70'	S 89°37'56" W
L5	28.57'	N 69°35'30" W
L6	30.91'	S 66°31'01" W
L7	37.74'	S 35°54'41" W
L8	17.72'	S 62°42'37" W
L9	22.68'	N 62°35'52" W
L10	61.72'	S 54°52'05" W

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	99.73'	4983.00'	173.14°	99.73'	S 89°52'34" W
C2	7.56'	4983.00'	0°05'33"	7.56'	S 89°31'56" W
C3	365.46'	4983.00'	1°59'17"	362.45'	N 89°25'37" W
C4	4.74'	4983.00'	0°03'39"	4.74'	N 88°24'09" W
C7	325.98'	2909.79'	6°21'35"	322.80'	S 33°02'35" E

SITE DEVELOPMENT PLAN (1 OF 2)





- NOTES:**
1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION SHALL BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 2. THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS DESIGNATED BY NATIONAL FLOOD INSURANCE PROGRAM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0235F, 1547 REVISED SEPTEMBER 29, 2006.
 3. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
 4. WHEEL CHAIR ACCESSIBLE CURB RAMP COMPLIING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS SHALL BE CONSTRUCTED AT STREET CROSSINGS.
 5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 6. SIZE DRIVEWAY CULVERTS PER DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15' CMP).
 7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

- STORMWATER NOTES:**
1. THE SOIL TYPES FOR THIS SITE ARE AS FOLLOWS:
 ARMOUR SILT LOAM LOAM (AmB) HYDROLOGICAL RATING - B
 HERITAGE SILT LOAM (HmB2) HYDROLOGICAL RATING - B
 HUNTINGTON SILT LOAM (Hu) HYDROLOGICAL RATING - B
 UNDELL SILT LOAM (Lp) HYDROLOGICAL RATING - B/D
 TALBOTT SILTY CLAY (Tc3) HYDROLOGICAL RATING - C
 BARFIELD-ROCK OUTCROP (SbD) HYDROLOGICAL RATING - N/A
 2. STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE APPROVED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
 3. A PORTION OF THIS SITE DRAINS TO MILL CREEK. REFER TO SUBMITTED HYDROLOGY REPORT FOR FURTHER DETAIL.

- UTILITY NOTES:**
1. WATER SERVICE FOR THE RESIDENTIAL PORTION OF THIS DEVELOPMENT WILL BE PROVIDED BY NASHVILLE METRO WATER SERVICES. WATER SERVICE FOR THE COMMERCIAL PORTION WILL BE PROVIDED BY NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT.
 2. SEWER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY NASHVILLE METRO WATER SERVICES.
 3. WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

PRE / POST CALCULATIONS:

	2 YEAR	5 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR
TOTAL DISCHARGE						
PRE	174.67	282.95	348.02	469.25	538.94	609.32
DEV	17.19	270.41	330.31	439.69	501.66	567.72

CUT / FILL CALCULATIONS:
 PRELIMINARY CALCULATIONS SHOW THAT THERE IS APPROXIMATELY 7,982 CUBIC YARDS OF FILL AND APPROXIMATELY 59,191 CUBIC YARDS OF CUT.

- LEGEND**
- AREA INLET
 - ENDWALL
 - STORM SEWER
 - ⊕ FIRE HYDRANT
 - WATER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE

GRADING & UTILITY PLAN (2 OF 2) 0' 25' 50' 100'

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Project Contact: Client Contact Name
 Phone: xxxxxxxxxx
 SCS Contact: Scott Morton
 SCS Project Number: 15028.00

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 Project City, State 15028.00

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Drawing:

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