

VICINITY MAP - NOT TO SCALE

THE PURPOSE OF THIS SP SUBMITTAL IS TO PERMIT A SELF-STORAGE FACILITY, RETAIL AND RESTAURANT SPACE.

DEVELOPMENT SUMMARY

ALL PROPERTIES CONTAINED WITHIN THE SP ARE LOCATED IN THE 5TH METRO COUNCIL DISTRICT - SCOTT DAVIS

- PROPERTY OWNER: PARCEL ID: 08301045900
CK SPACEMAX NASHVILLE, LLC
CONTACT: GORDON BUCHMILLER
300 GALLERIA PARKWAY, SE
SUITE 200
ATLANTA, GA 30339
(P) 770 859 1200
gordon.buchmiller@childressklein.com
- DEVELOPER: CHILDRESS KLEIN
MITCHELL TAYLOR, PROJECT MANAGER
300 GALLERIA PARKWAY, SE
SUITE 200
ATLANTA, GA 30339
(P) 770 859 1223
mitchell.taylor@childressklein.com
- SP NAME: 1216 GALLATIN AVENUE
- SP CASE NUMBER: 2016SP-069-001
- PLAN PREPARATION DATE: 07/29/2016
- DESIGN PROFESSIONAL: GRESHAM, SMITH AND PARTNERS
JESSICA K. LUCYSHYN, P.E.
1400 NASHVILLE CITY CENTER, 511 UNION STREET
NASHVILLE, TN 37219
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- PROPERTIES CONTAINED WITHIN THE "SP" ARE LOCATED ON FEMA FIRM MAP NUMBER 47037C0228F, DATED APRIL 20, 2001, ZONE "X". ALL OF THE PROPERTIES ARE CLASSIFIED AS ZONE X AND ARE DETERMINED TO BE OUTSIDE OF THE FLOODPLAIN.

SITE DEVELOPMENT TABLE	PROPOSED LOT 1 CL - COMMERCIAL LIMITED	PROPOSED LOT 2 CL - COMMERCIAL LIMITED
FALLBACK ZONING	CL - COMMERCIAL LIMITED	CL - COMMERCIAL LIMITED
SETBACKS (PER CL ZONING)	FRONT: 15' / REAR: 20' / SIDE: N/A	FRONT: 15' / REAR: 20' / SIDE: N/A
SITE DATA		
AREA (AC)	3.27	1.19
AREA (SF)	142,441	51,836
DENSITY	N/A	N/A
DWELLING UNITS	N/A	N/A
EXISTING BLDG. AREA (SF)	39,852	0
PROPOSED BLDG. AREA (SF)	120,000	15,300
EXISTING FAR	0.28	0.00
PROPOSED FAR	0.84	0.30
MAXIMUM ISR	0.90	0.90
EXISTING ISR	0.83	0.85
PROPOSED ISR	0.85	0.85
EXISTING USE(S)	FORMER WAL-MART NEIGHBORHOOD MARKET	WAL-MART PARKING LOT
PROPOSED USES	SELF-STORAGE (120,000 SF)	RETAIL (9,800 SF) AND RESTAURANT (5,500 SF)
PARKING REQUIRED	4	104
PARKING PROVIDED	16 + 2 LOADING = 18	36 ONSITE + 81 BY EASEMENT = 117

*NOTE: REQUIRED PARKING BASED ON (4) SPACES FOR SELF-STORAGE, 1 SPACE PER 100 SF OF RESTAURANT SPACE (55), AND 1 SPACE PER 200 SF OF RETAIL SPACE (49)

GENERAL NOTES

- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT. ADA: <http://www.ada.gov/>
- IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE CL ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL APPROVED PLAN.
- TRIPS STATEMENT: RETAIL USE IS REDUCED BY 30,052 S.F. THE TRAFFIC TRIPS WILL ALSO BE REDUCED. AN UPDATED TIS HAS NOT BEEN PREPARED FOR THIS SITE.

PUBLIC WORKS NOTES:

- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- SOLID WASTE AND RECYCLING WILL BE PROVIDED PER CODE REQUIREMENTS. DETAILS WILL BE INCLUDED IN THE FINAL SP PLAN. AN EASEMENT WILL BE PROVIDED TO ALLOW THE LOT 2 DUMPSTER WITHIN THE LIMITS OF LOT 1.

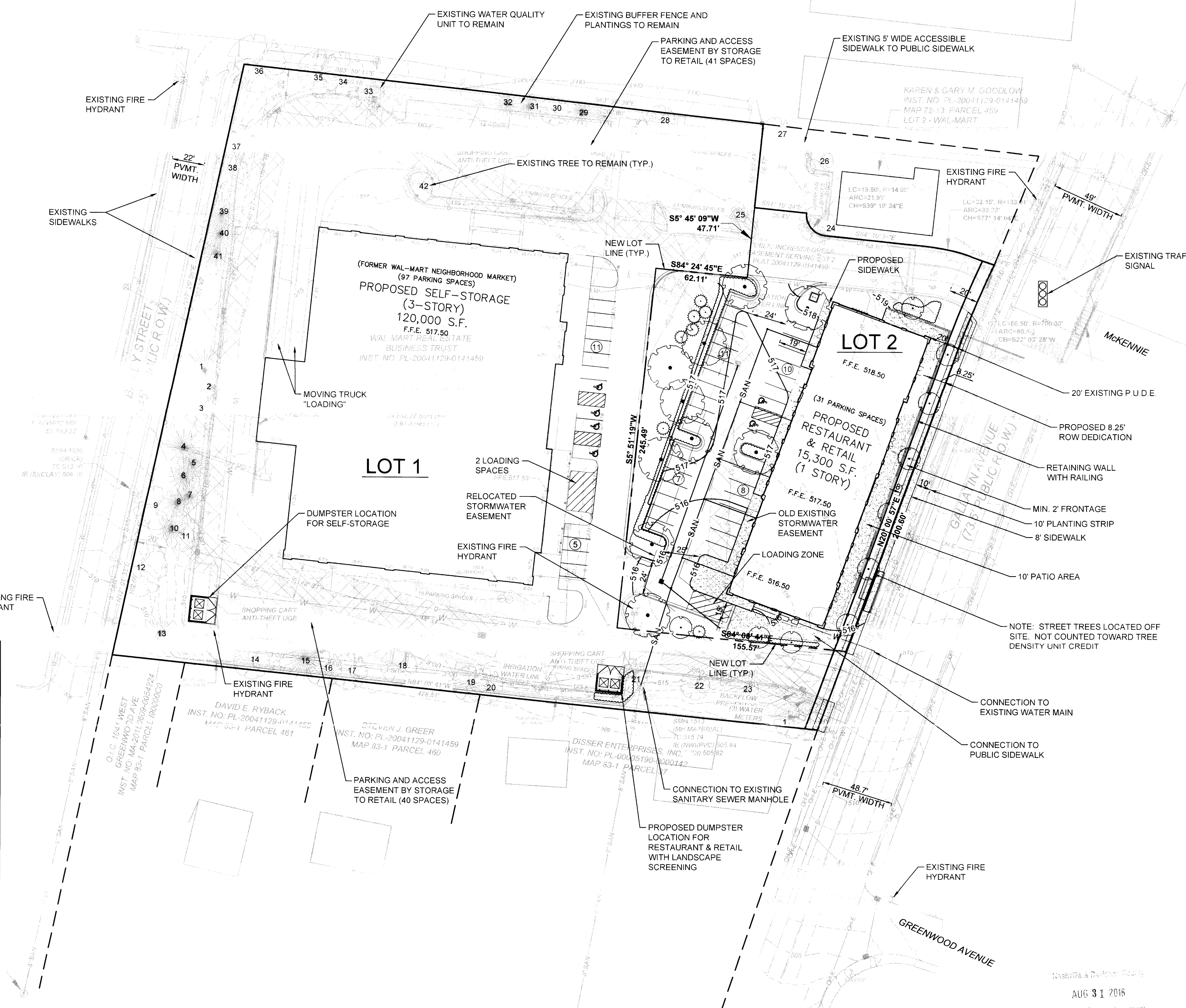
STORMWATER NOTES:

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78940 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS DRAWING INDICATES 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 SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. THE MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" C.M.P.

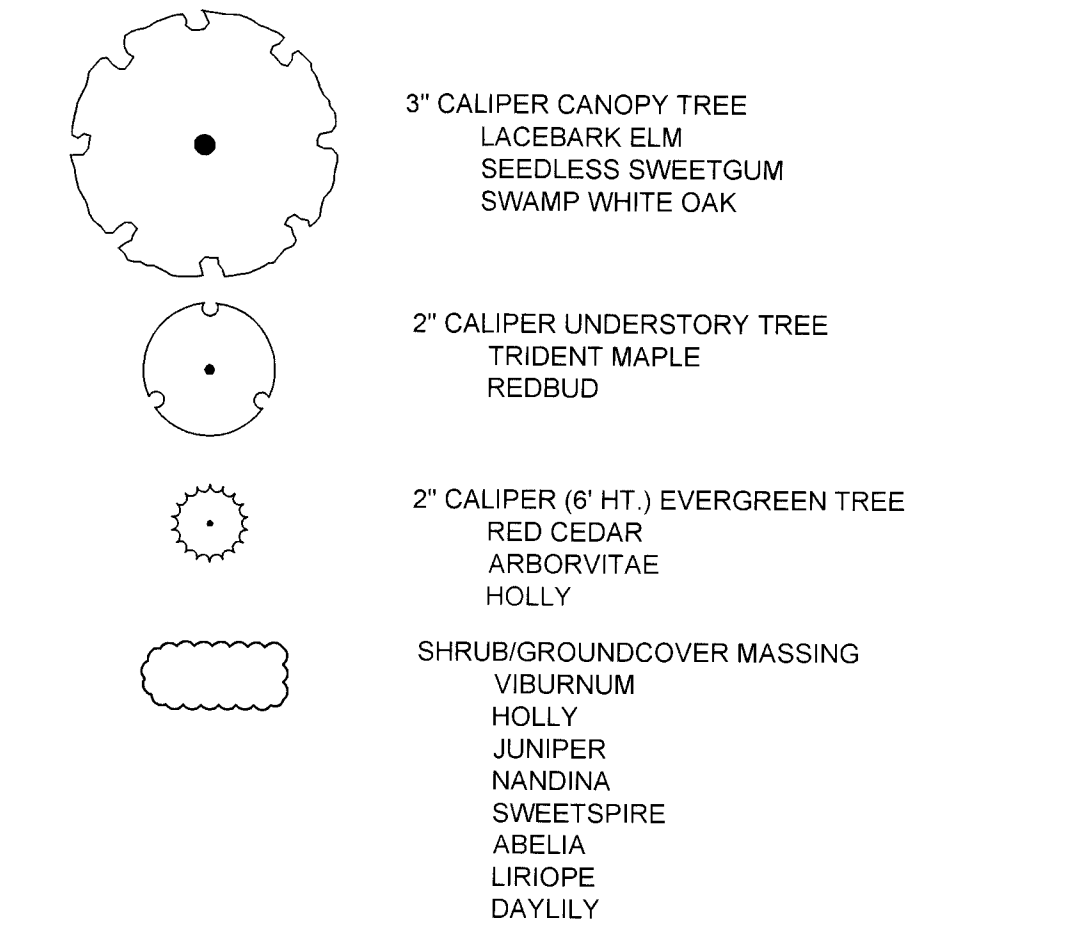
SOIL TYPE:

- 100% OF SITE CONSISTS OF M6B, MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES

DEVELOPMENT SCHEDULE	
PHASE	DATE
CONSTRUCTION START	4Q16
CONSTRUCTION COMPLETE	2Q17
GRAND OPENING	2Q17



LANDSCAPE LEGEND (LOT 2)



LANDSCAPE CALCULATIONS (LOT 1)

SITE AREA	3.27 AC.
LESS BUILDING COVERAGE	0.91 AC.
NET AREA	2.36 AC.
TREE DENSITY UNITS REQUIRED	33.04

TREE DENSITY UNITS PROVIDED (EXISTING TO REMAIN)

6-6" @ 1.2 =	7.2
4-7" @ 1.2 =	4.8
19-9" @ 1.4 =	26.6
2-9" @ 1.4 =	2.8
5-10" @ 1.8 =	9.0
2-18" @ 2.8 =	5.6
1-20" @ 4.3 =	4.3
1-22" @ 4.9 =	4.9
1-24" @ 5.7 =	5.7
TOTAL	70.9

LANDSCAPE CALCULATIONS (LOT 2)

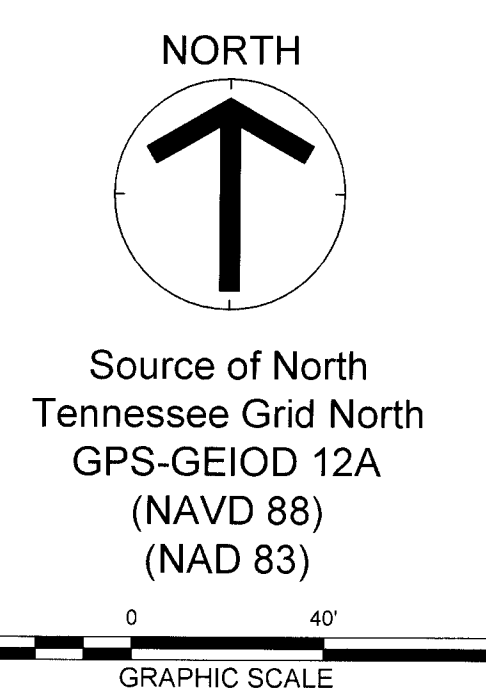
SITE AREA	1.19 AC.
LESS BUILDING COVERAGE	0.35 AC.
NET AREA	0.84 AC.
TREE DENSITY UNITS REQUIRED	11.8

TREE DENSITY UNITS PROVIDED

11-3" CALIPER CANOPY TREES @ 0.6 EACH	6.6
11-2" CALIPER UNDERSTORY & EVERGREEN TREES @ 0.5 EACH	5.5
TOTAL	12.1

EXISTING TREES TO REMAIN (LOT 1)

1-8" CEDAR	22-10" CHERRY
2-8" CEDAR	23-10" CHERRY
3-8" REDBUD	24-8" CHERRY
4-10" CEDAR	25-6" OAK
5-8" CEDAR	26-6" OAK
6-8" CEDAR	27-8" GOLDEN RAIN TREE
7-10" CEDAR	28-8" CHERRY
8-8" CEDAR	29-8" CEDAR
9-22" HACKBERRY	30-8" OAK
10-8" CEDAR	31-8" CEDAR
11-7" MAPLE	32-8" CEDAR
12-24" HACKBERRY	33-6" OAK
13-8" CEDAR	34-20" HACKBERRY
14-6" MAPLE	35-18" HACKBERRY
15-8" CEDAR	36-18" LOCUST
16-5" MAPLE	37-6" OAK
17-8" REDBUD	38-6" REDBUD
18-8" OAK	39-9" CEDAR
19-7" REDBUD	40-9" CEDAR
20-7" REDBUD	41-8" CEDAR
21-10" CHERRY	42-7" OAK



Design Services
For The Built Environment

- Atlanta GA
- Birmingham AL
- Charlotte NC
- Cincinnati OH
- Columbus OH
- Dallas TX
- Ft Lauderdale FL
- Houston TX
- Jackson MS
- Jacksonville FL
- Knoxville TN
- Louisville KY
- Memphis TN
- Miami FL
- Nashville TN
- Richmond VA
- Tallahassee FL
- Tampa FL

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JESSICA K. LUCYSHYN
TN REG. #117731

Revision		
No.	Date	Description

SP DEVELOPMENT PLAN

C1.0

PROJECT: 42065.00
DATE: AUGUST 30, 2016