

(P) 770.859.1223 mitchell.taylor@childressklein.com • SP NAME: 1216 GALLATIN AVENUE • SP CASE NUMBER: 2016SP-069-001

PLAN PREPARATION DATE: 07/28/2016

• DESIGN PROFESSIONAL GRESHAM, SMITH AND PARTNERS JESSICA K. LUCYSHYN, P.E. 1400 NASHVILLE CITY CENTER, 511 UNION STREET NASHVILLE, TN 37219 (P) 615.770.8559

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 PROPERTIES CONTAINED WITHIN THE "SP" ARE LOCATED ON FEMA FIRM MAP EXISTING FIRE -NUMBER 47037C0228F, DATED APRIL 20, 2001, ZONE "X". ALL OF THE PROPERTIES HYDRANT ARE CLASSIFIED AS ZONE X AND ARE DETERMINED TO BE OUTSIDE OF THE FLOODPLAIN. SITE DEVELOPMENT TABLE PROPOSED LOT 1 PROPOSED LOT 2 FALLBACK ZONING CL -COMMERCIAL LIMITED CL -COMMERCIAL LIMITED SETBACKS (PER CL ZONING) SITE DATA AREA (AC) 1.19 AREA (SF) 142,441 51,836 DENSITY N/Α DWELLING UNITS N/A N/Α EXISTING BLDG. AREA (SF) 39,852 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 EXISTING USE(S) FORMER WAL-MART NEIGHBORHOOD MARKET

*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)

16 + 2 LOADING = 18

SELF-STORAGE (120,000 SF)

GENERAL NOTES.

PROPOSED USES

PARKING REQUIRED

PARKING PROVIDED

1 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/

2. 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.

3. 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

PUBLIC WORKS NOTES

1. 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.

2. 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

1 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.

- 2. 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.
- 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. THE MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" C.M.P.

SOIL TYPE:

1. 100% OF SITE CONSISTS OF McB, MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES.

LANDSCAPE LEGEND (LOT 2)

DEVELOPMENT SCHEDULE

4Q16

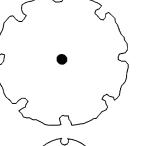
2Q17

2Q17

CONSTRUCTION START

GRAND OPENING

CONSTRUCTION COMPLETE



3" CALIPER CANOPY TREE LACEBARK ELM SEEDLESS SWEETGUM SWAMP WHITE OAK

2" CALIPER UNDERSTORY TREE TRIDENT MAPLE REDBUD



2" CALIPER (6' HT.) EVERGREEN TREE RED CEDAR ARBORVITAE

WAL-MART PARKING LOT

RETAIL (9,800 SF) AND RESTAURANT (5,500 SF)

36 ONSITE + 81 BY EASEMENT = 117



HOLLY SHRUB/GROUNDCOVER MASSING VIBURNUM HOLLY JUNIPER NANDINA **SWEETSPIRE** ABELIA

LIRIOPE

DAYLILY

LANDSCAPE CALCULATIONS (LOT 1) SITE AREA. ..3.27 AC. LESS BUILDING COVERAGE NET AREA.. .2.36 AC. TREE DENSITY UNITS REQUIRED TREE DENSITY UNITS PROVIDED (EXISTING TO REMAIN) 6-6" @1.2 =.....7.2

EXISTING FIRE -

PVMT.

HYDRANT

EXISTING -

IE (S)(CLAY):509

SIDEWALKS

4-7" @ 1.2 =.....4.8 19-8" @ 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 <u>1-24" @ 5.7 =.....5.7</u>

LANDSCAPE CALCULATIONS (LOT 2) SITE AREA.. LESS BUILDING COVERAGE TREE DENSITY UNITS REQUIRED

..0.35 AC. ..0.84 AC. X 14 11.8

TREE DENSITY UNITS PROVIDED 11-3" CALIPER CANOPY TREES @ 0.6 EACH... EXISTING TREES TO REMAIN (LOT 1)

EVEN J. GREER (NST. NO: PL-20041129-0141459

MAP 83-1 PARCEL 460

PARKING AND ACCESS

EASEMENT BY STORAGE

TO RETAIL (40 SPACES)

- EXISTING WATER QUALITY

UNIT TO REMAIN

(FORMER WAL-MART NEIGHBORHOOD MARKET)

(97 PARKING SPACES)

PROPOSED SELF-STORAGE

(3-STORY)

120,000 S.F.

2 LOADING -

SPACES

RELOCATED -STORMWATER

EASEMENT

EXISTING FIRE -

HYDRANT

F.F.E. 517.50

BUSINESS TRUST

INST. NO. PL-20041129-0141459

LOT 1

727-37271

- MOVING TRUCK

∠ DUMPSTER LOCATION

FOR SELF-STORAGE

"LOADING"

ANTI-THEFT UGE

- EXISTING FIRE

HYDRANT

DAVID E RYBACK

INST. NO: PL-20041129-0141450

MAT 33-1 PARCEL 461

13

- EXISTING BUFFER FENCE AND

- PARKING AND ACCESS

EASEMENT BY STORAGE

TO RETAIL (41 SPACES)

S5° 45' 09"W

S84° 24' 45"E

47.71'

- EXISTING 5' WIDE ACCESSIBLE

LC=19.80', R=14.60'

CH=939° 10° 34"E

SIDEWALK

PROPOSED

RESTAURANT

& RETAIL

15,300 S.F

" STORY)

- OLD EXISTING

STORMWATER

EASEMENT

- LOADING ZONE

LINE (TYP.)

CONNECTION TO EXISTING

SANITARY SEWER MANHOLE /

INC 100:505|82

PROPOSED DUMPSTER

RESTAURANT & RETAIL WITH LANDSCAPE

LOCATION FOR

SCREENING

00142

ARC=21.991

SIDEWALK TO PUBLIC SIDEWALK

KAREN & GARY M. GOODLOW

MAP 72-13 FARCEL 469

INST. NO PL-20041129-0141459

EXISTING FIRE -HYDRANT

LC=32.15', R=10

CH=S77° 14' 04

CH=522" 03' 28"W

- ARC=32.23'

PLANTINGS TO REMAIN

NEW LOT -

LINE (TYP.)

40

DISSER ENT

INST. NO. PL-00

MAP 83-1 F

- EXISTING TREE TO REMAIN (TYP.)

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

16-6" MAPLE 38-6' REDBUD 17-8" REDBUD 39-9" CEDAR 18-8" OAK 40-9" CEDAR 19-7" REDBUD 20-7" REDBUD 41-8" CEDAR 21-10" CHERRY 42-7" OAK

11-2" CALIPER UNDERSTORY & EVERGREEN TREES @ 0.5 EACH...5.5



Design Services

Environment

For The Built

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

- EXISTING TRAFFIC

- 20' EXISTING P.U.D.E

- PROPOSED 8.25'

- RETAINING WALL

WITH RAILING

- MIN. 2' FRONTAGE

─ 10' PLANTING STRIP

- NOTE: STREET TREES LOCATED OFF

SITE. NOT COUNTED TOWARD TREE

Nashville & Davidado Courtig

AUG 3 1 2016

Metropolitan Planticity department

NORTH

Source of North

Tennessee Grid North

GPS-GEIOD 12A

(NAVD 88)

(NAD 83)

GRAPHIC SCALE

- 8' SIDEWALK

- 10' PATIO AREA

DENSITY UNIT CREDIT.

CONNECTION TO

- CONNECTION TO

PUBLIC SIDEWALK

- EXISTING FIRE HYDRANT

EXISTING WATER MAIN

ROW DEDICATION

GRESHAM SMITH AND PARTNERS

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JESSICA K. LUCYSHYN TN REG. #117731

Revision		
No.	Date	Description
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SP DEVELOPMENT PLAN

PROJECT: 42085.00

DATE: AUGUST 30, 2016