LOT CONTAINS 2.850 ACRES

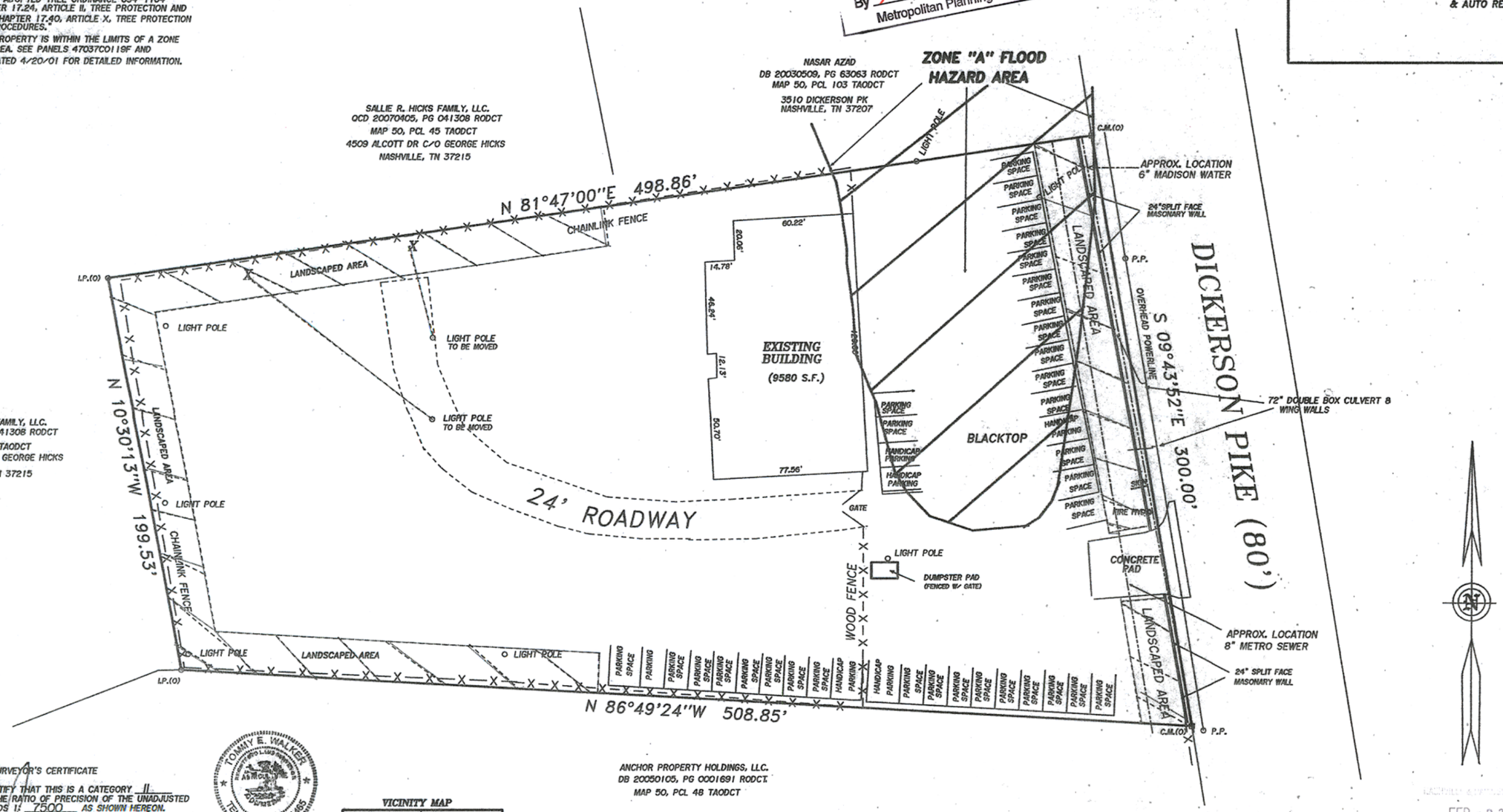
GENERAL PURPOSE NOTES

1) THE PURPOSE OF THIS SP IS TO PERMIT A WRECKER SERVICE AND AUTO REPAIR SHOP.
2) THIS SP IS LIMITED TO WRECKER SERVISE AND AUTO REPAIR.
3) ALL BUILDING SETBACKS TO BE DETERMINED BY METRO ZONING REGULATIONS.
4) 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.
5) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES."
6) A PORTION OF THIS PROPERTY IS WITHIN THE LIMITS OF A ZONE "A" FLOOD HAZARD AREA. SEE PANELS 47037C0119F AND 470370207F BOTH DATED 4/20/01 FOR DETAILED INFORMATION.

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ RECOMMENDED, in
☐ FULL, ☒ CONDITIONAL compliance with the
SP provisions of the Zoning Ordinance.
Conditions AWC SEE MINUTES
By B. Sexton MPC Date 2/27/09
Metropolitan Planning Commission

SITE DATA TABLE

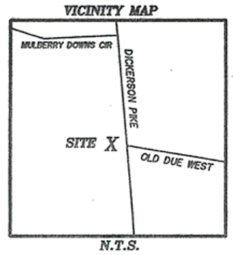
ACREAGE	2.850 ACRES
SQUARE FOOTAGES	
BUILDING	9,580 S.F.
LOT	124,146 S.F.
PARKING	
REQUIRED	48 SPACES TOTAL
HANDICAP	5 SPACES
STANDARD	44 SPACES
FLOOR RATIO	1/12.958
IMPERVIOUS RATIO	1/6.897
LAND USES	WRECKER SERVICE & AUTO REPAIR



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.
2/16/09
TOMMY E. WALKER, R.L.S. TN. LIC. NO. 1465

TOMMY E. WALKER TENNESSEE NO. 1465

VICINITY MAP



N.T.S.

TOMMY E. WALKER, R.L.S.
P.O. BOX 495
RIDGETOP TENNESSEE 37152
615/859-0198

40 0 40 80 120
GRAPHIC SCALE - FEET

PROPERTY REFERENCE
ANCHOR PROPERTY HOLDINGS, LLC.
DB 20031210, PG 0176926 RODCT
MAP 50, PCL 86 TAODCT
CENSUS TRACT 10903
ZONED CS
REQUESTING SP

DEVELOPER
ANCHOR PROPERTY HOLDINGS, LLC.
3106 BLEVINS RD
WHITES CREEK, TN 37189

FEB 19 2009

SP NUMBER -- 2009SP-003-001

ANCHOR TOWING AND RECOVERY SP
3502 DICKERSON PIKE

SCALE	DRAWN BY	APPROVED	DATE
1" = 40'	A.T.B.	A.T.B.	11/12/08

3RD COUNCILMANIC DISTRICT
COUNCILMAN WALTER HUNT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO. NTRDICK

050-00-0 088.

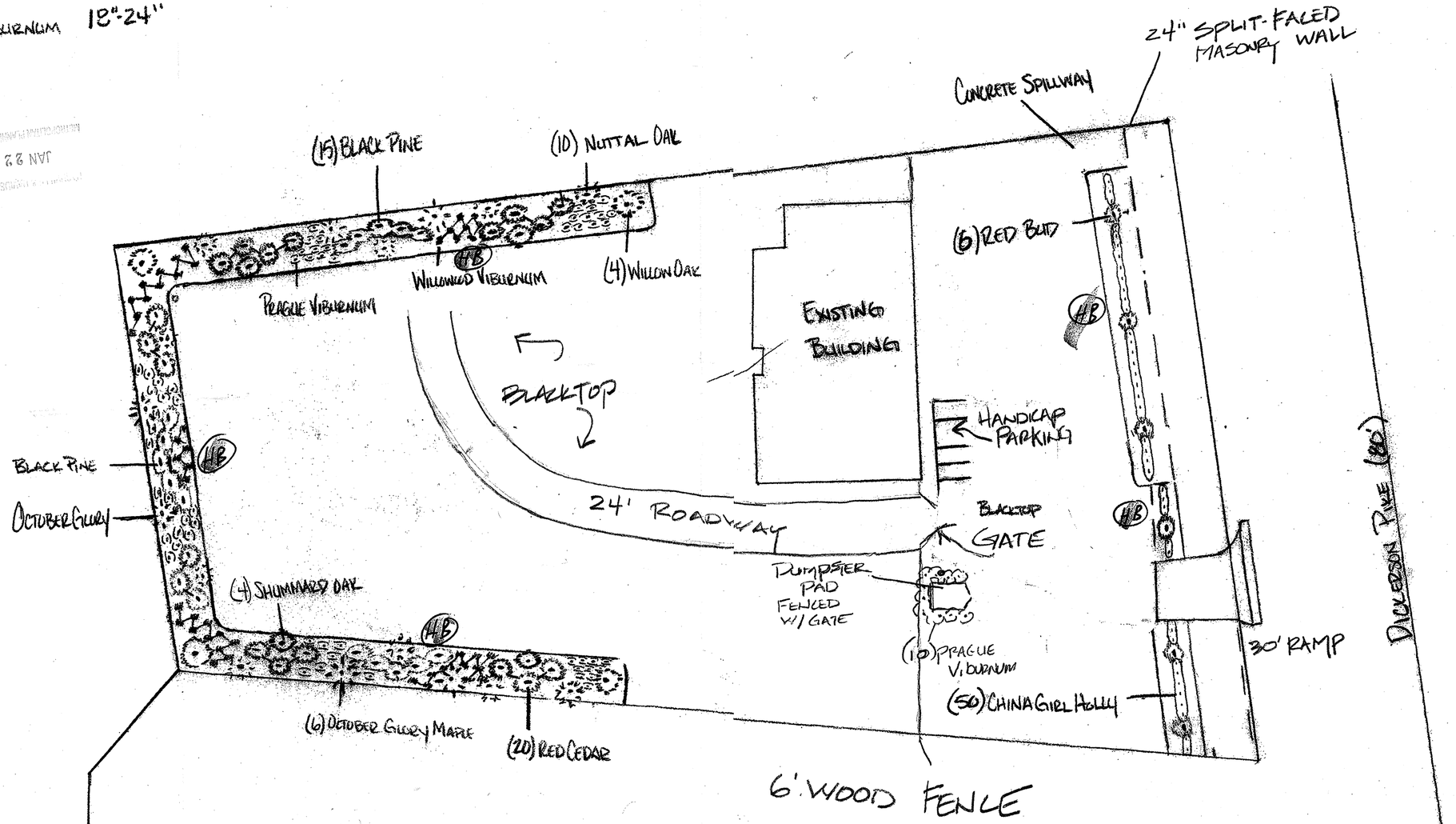
MATERIAL LIST - BACK

6- OCTOBER GLORY MAPLE 2" CALIPER
4- WILLOW OAK 2" CALIPER
4- SHUMMARD OAK 2" CALIPER

10- NUTTAL OAK 2" CALIPER
15- BLACK PINE 2" CALIPER
20- RED CEDAR 2" CALIPER
88 PRAGUE VIBURNUM 18"-24"
78- WILLOWWOOD VIBURNUM 18"-24"

MATERIAL LIST - FRONT

6- RED BUD 2" CALIPER
50- CHINA GIRL HOLLY 18"-24"



C CLASS BUFFER PROVIDED
20' WIDE @ 660' LONG
6.0 CANOPY x660 = 39
3.0 UNDERSTORY x660 = 20
24.0 SHRUBS x660 = 156

06125 04

Tree Review
Approved Stephen Kwall
Urban Forester 12-17-08

ANCHOR PROPERTY HOLDINGS, LLC.
3502 DICKERSON PIKE

SCALE: 1"=40	APPROVED BY:	DRAWN BY S.I
DATE: 12/09/08		REVISED

3rd COUNCILMANIC DISTRICT
DAVIDSON COUNTY TENNESSEE
DRAWING NUMBE

2009SP-003-001