

SP ZONE CHANGE SUBMITTAL VF IMAGEWEAR

ADDITION TO EXISTING FACILITY

554 HICKORY HILLS BLVD
WHITE CREEK, TN 37189

LOCATION MAP



SITE DEVELOPMENT DATA

- COUNCIL DISTRICT NUMBER: #3
- COUNCILMAN: WALTER HUNT
- OWNER OF RECORD:
RED KAP INDUSTRIES / VF IMAGEWEAR
554 HICKORY HILLS BLVD
WHITES CREEK, TN 37189
PHONE: 615.299.1308
- OVERLAY DISTRICT NAME: OR20 PUD
- PUD NAME: ORIGINALLY NAMED HICKORY HILLS IN 1981, CHANGED TO RED KAP INDUSTRIES IN 1982, CHANGED TO VF WORKWEAR IN 2000 AND CHANGED TO VF IMAGEWEAR IN 2006.
- CASE NUMBER: 96-81P-002 / 2012SP-003-001
- PLAN PREPARATION DATE: DECEMBER 20, 2011
- SCALE: 1" = 50'-0"
- DESIGN PROFESSIONAL:
KEVIN TUCKER GROUP, INC.
KEVIN TUCKER, RLA WITH SHANE MCNEILL, P.E.
BRENTWOOD, TN 37027 & COOKEVILLE, TN 38501
PHONE: 615.866.9672

LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT TO REMAIN
- EXISTING CONTOUR
- PROPOSED BUFFER YARD
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT POLE TO BE RELOCATED
- EXISTING UTILITY POLE TO REMAIN
- EXISTING MANHOLE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING FIRE MAIN LINE TO REMAIN
- EXISTING WATER LINE TO REMAIN
- EXISTING SEWER LINE TO REMAIN
- EXISTING GAS LINE TO REMAIN
- EXISTING FENCE TO REMAIN
- PROPOSED FENCE (6' HEIGHT)
- EXISTING BUILDING AREA
- PROPOSED BUILDING AREA
- PROPOSED ASPHALT PAVEMENT

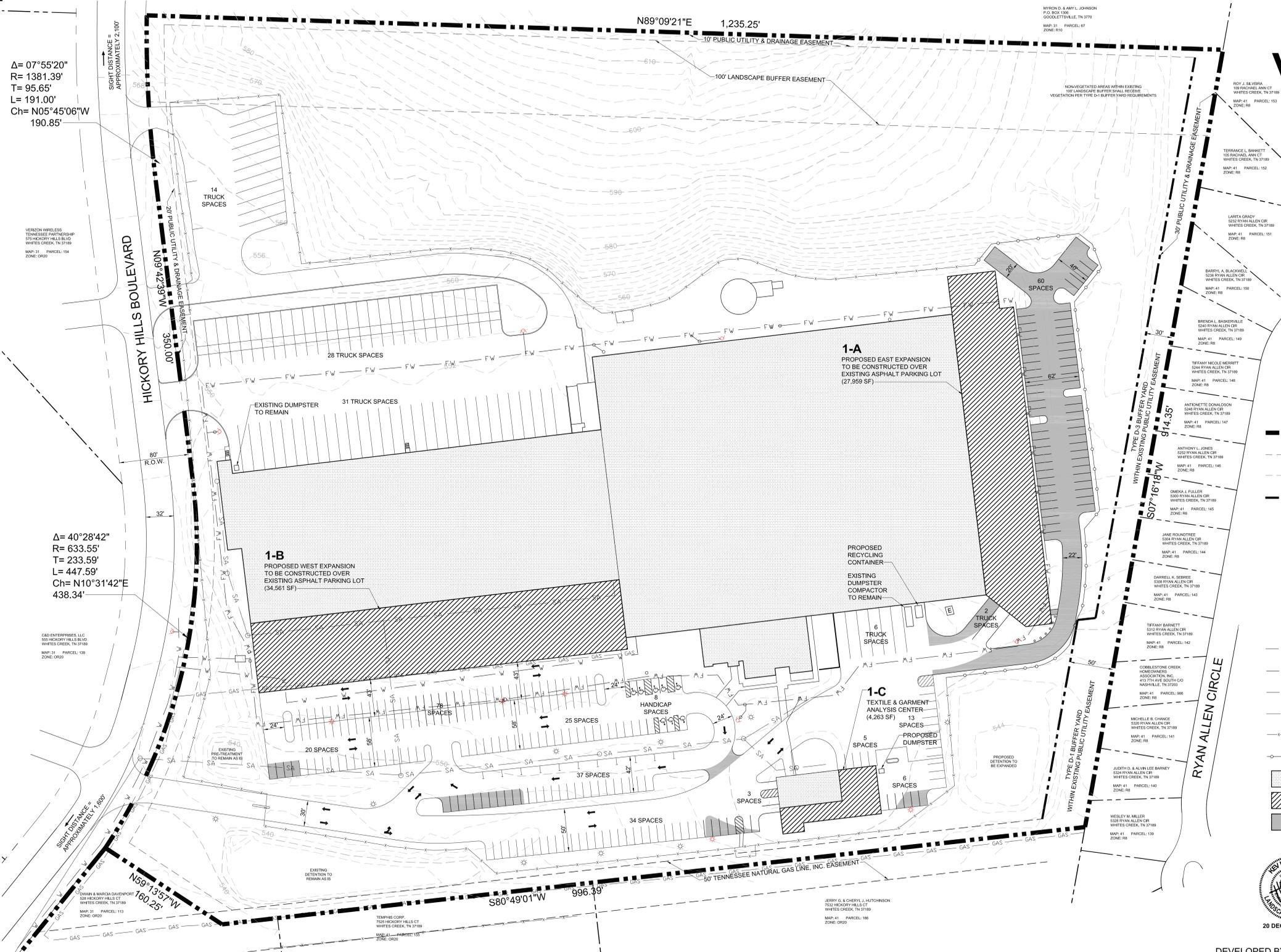
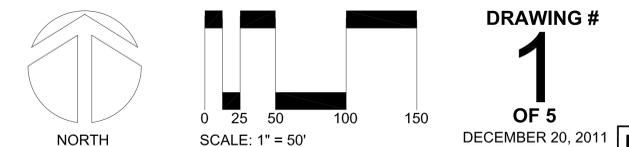
SITE DATA TABLE

PROPERTY OWNER NAME:	VF IMAGEWEAR
EXISTING PROPERTY ZONING:	OR20 WITH PUD OVERLAY
PROPOSED PROPERTY ZONING:	SP
TOTAL SITE AREA:	25 ACRES
TAX MAP / PARCEL NUMBER:	MAP 31 / PARCEL # 112
SITE ADDRESS:	554 HICKORY HILLS BLVD WHITES CREEK, TN 37189
COUNCIL DISTRICT:	DISTRICT #3
COUNCILMAN:	WALTER HUNT
EXISTING LAND USE:	OFFICE / RESIDENTIAL (OR20)
PROPOSED LAND USE:	DISTRIBUTION WAREHOUSE / LIGHT MANUFACTURING
PROPOSED LAND USE:	SPECIFIC PLAN (SP)
PROPOSED LAND USE:	SEE SPECIFIC USES PERMITTED, THIS DRAWING
MINIMUM LOT AREA:	NONE
MAXIMUM FLOOR AREA RATIO:	0.50
EXISTING FLOOR AREA RATIO:	0.20
PROPOSED FLOOR AREA RATIO:	0.26
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.90
EXISTING IMPERVIOUS SURFACE AREA:	513,002 SF
EXISTING IMPERVIOUS SURFACE RATIO:	0.47
PROPOSED IMPERVIOUS SURFACE AREA:	610,815 SF
PROPOSED IMPERVIOUS SURFACE RATIO:	0.56
MINIMUM REAR SETBACK:	20 FEET
MINIMUM SIDE SETBACK:	N/A
MAXIMUM HEIGHT AT SETBACK LINE:	60 FEET
SLOPE OF HEIGHT CONTROL PLANE (V TO H):	1.5 TO 1
STREET SETBACK:	5 FEET
MINIMUM NUMBER OF PARKING SPACES:	1 SPACE PER 1,000 SF
EXISTING NUMBER OF AUTO SPACES:	274
EXISTING NUMBER OF TRUCK SPACES:	79
PROPOSED NUMBER OF AUTO SPACES:	289
PROPOSED NUMBER OF TRUCK SPACES:	81
MINIMUM NUMBER OF ACCESSIBLE SPACES:	8
PROPOSED NUMBER OF ACCESSIBLE SPACES:	8

PROPOSED LAND USE TABULATION

DESCRIPTION	SQUARE FEET	ACRES	% TOTAL
EXISTING BUILDINGS	219,425	5.04	20.16
TOTAL BUILDINGS AREA	219,425	5.04	20.16
PROPOSED BUILDINGS			
1-A: EAST EXPANSION FLOOR AREA	27,959	0.64	2.56
EAST EXPANSION MEZZANINE (18,300 SF)			
1-B: WEST EXPANSION FLOOR AREA	34,561	0.79	3.16
WAREHOUSE MEZZANINE (15,487 SF)			
1-C: TEXTILE & GARMENT ANALYSIS CENTER	4,263	0.10	0.40
TOTAL BUILDINGS EXPANSION AREA	66,783	1.53	6.12
EXISTING IMPERVIOUS SURFACE AREA (NOT INCLUDING BUILDINGS)	293,577	6.74	26.96
PROPOSED IMPERVIOUS SURFACE AREA (NOT INCLUDING BUILDINGS)	324,607	7.45	29.80
TOTAL IMPERVIOUS SURFACE AREA	324,607	7.45	29.80
EXISTING PERVIOUS SURFACE AREA	575,998	13.22	52.88
PROPOSED PERVIOUS SURFACE AREA	478,185	10.98	43.92
TOTAL PERVIOUS SURFACE AREA	478,185	10.98	43.92
TOTAL SITE AREA	1,089,000	25.00	100

PROPOSED MASTER PLAN



LAND USES:

- PERMITTED LAND USES:
 - RETAIL TRADE
 - SMALL SCALE CUSTOM ASSEMBLY
 - WHOLESALE
 - WAREHOUSING AND BULK DISTRIBUTION USES
 - LIGHT MANUFACTURING
 - TEMPORARY TRAILER STORAGE
 - GENERAL OFFICE
 - LEASING/SALES OFFICE
 - BUSINESS SERVICE
 - CUSTOM ASSEMBLY
 - INVENTORY STOCK
 - LAUNDRY PLANTS
 - MULTI-MEDIA PRODUCTION
 - PRINTING & PUBLISHING
- PROHIBITED LAND USES:
 - ROCK QUARRIES
 - MINING OR DIRT FOR RESALE
 - HEAVY MANUFACTURING

DEVELOPMENT INFORMATION:

- THERE ARE NO HISTORICALLY REGISTERED BUILDINGS OR STRUCTURES WITHIN THIS PROPERTY.
- THERE IS NO CEMETERY WITHIN THIS PROPERTY.
- THERE ARE NO CRITICAL LOTS WITHIN THIS PROPERTY.
- THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
- PROPOSED DESIGN SHALL ADHERE TO ENGINEERING DIVISION OF PUBLIC WORKS DETAILS AND SPECIFICATIONS.
- THERE ARE NO INTERSECTIONS WITHIN 150 FEET OF THIS PROPERTY BOUNDARY.
- PROPOSED DESIGN SHALL NOT CONSTRUCT OR ABANDON A RIGHT-OF-WAY.
- THERE ARE NO TRAFFIC SIGNALS WITHIN 150 FEET OF THIS PROPERTY.
- THERE ARE NO WETLANDS WITHIN THIS PROPERTY.
- PER METRO CODES DEPARTMENT STATEMENT ON NOVEMBER 23, 2011 A BUFFER IS NOT REQUIRED ALONG THE EXISTING SOUTHERN BOUNDARY OF THIS PROPERTY.

DEVELOPMENT NOTES:

- THE PURPOSE OF THIS PROPOSED PROJECT IS TO ESTABLISH A BASE ZONE CLASSIFICATION OF SPECIFIC PLAN (SP) WITH A FLOOR AREA RATIO NOT TO EXCEED 0.50. THE MANUFACTURING OF THIS FACILITY SHALL REMAIN THE SAME. FOLLOWING THIS EXPANSION, DEVELOPMENT IS PROHIBITED TO THE EAST AND WEST ENDS OF THE BUILDING.
- EXCEPT AS AUTHORIZED BY APPROVED CONSTRUCTION PLANS, NO GRADING, CUTTING OF TREES, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN EASEMENTS.
- REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- BUILDING SETBACKS SHALL BE PER THE METRO ZONING CODE.
- APPROVAL OF ANY PRELIMINARY OR FINAL ZONING AND PLANS DOES NOT EXEMPT ANY LOT SHOWN ON THIS PLAN, OR ANY DEVELOPMENT ON SUCH LOT, FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A LOT DESIGNATED AS A CRITICAL LOT ON THIS PLAN, A GRADING PLAN, KNOWN AS A "CRITICAL LOT PLAN" MUST BE SUBMITTED TO THE METRO PLANNING DEPARTMENT AS REQUIRED BY APPENDIX C OF THE METRO SUBDIVISION REGULATIONS. THE CRITICAL LOT PLAN WILL BE EVALUATED FOR CONSISTENCY WITH THE REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE DEGREE TO WHICH GRADING IS MINIMIZED TO PRESERVE THE NATURAL FEATURES OF THE LOT AND THE AMOUNT OF CUT/FILL REQUIRED TO PREPARE THE LOT FOR CONSTRUCTION. IT IS EMPHASIZED THAT A TYPICAL HOUSE DESIGN MAY NOT BE SUITABLE FOR A CRITICAL LOT.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATIONS MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 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.
- FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED UPON FIELD CONDITIONS.
- A LEFT TURN LANE SHALL BE CONSTRUCTED ON THE EASTBOUND LANE OF OLD HICKORY BLVD. A TRAFFIC ACCESS STUDY HAS BEEN SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS.
- UNDERGROUND PRIMARY ELECTRICAL POWER FROM EXISTING RISER POLE TO PAD MOUNTED TRANSFORMER LOCATED AT THE SOUTH-EAST CORNER OF THE BUILDING SHALL BE RELOCATED.
- NASHVILLE ELECTRIC SERVICE SHALL FOLLOW THE NATIONAL FIRE PROTECTION ASSOCIATION RULES PERTAINING TO NFPA 70 ARTICLE 450-27, AND NESC SECTION 15-15 A.2.

DEVELOPED BY:
vf We Fit Your Life
www.vfc.com

DESIGN-BUILD CONTRACTOR:
J&S CONSTRUCTION
Richard Dorland, Vice President - Contracts
J&S Construction Company, Inc.
1843 Foreman Drive
Cookeville, TN 38501
Phone: 931.528.7475
teambuild@jconstruction.com

FACILITY PLANNING & CIVIL ENGINEERING BY:
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Facility Planning - Environmental Consulting - Landscape Architecture
Brentwood, TN 37027 - Cookeville, TN 38501
Phone 615.866.9672 - Fax 615.866.9673

$\Delta = 07^{\circ}55'20''$
 $R = 1381.39'$
 $T = 95.65'$
 $L = 191.00'$
 $Ch = N05^{\circ}45'06''W$
 $190.85'$

$\Delta = 40^{\circ}28'42''$
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- EXISTING CATCH BASIN
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- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- FW EXISTING FIRE MAIN LINE
- W EXISTING WATER LINE
- SA EXISTING SEWER LINE
- GAS EXISTING GAS LINE
- EXISTING FENCE
- EXISTING VEGETATION
- EXISTING YOSHINO CHERRY
- EXISTING SUGAR MAPLE
- EXISTING RIVER BIRCH
- EXISTING RED OAK
- EXISTING BRADFORD PEAR
- EXISTING EASTERN WHITE CEDAR
- EXISTING WHITE PINE
- EXISTING AMERICAN ELM
- EXISTING BUILDING AREA
- EXISTING CONCRETE PAVEMENT

NOTES:

1. PARCEL ID: 03100011200
2. COUNCIL DISTRICT: #3
3. COUNCILMAN: WALTER HUNT
4. OWNER: RED KAP INDUSTRIES / VF IMAGEWEAR
554 HICKORY HILLS BLVD.
WHITE CREEK, TN 37189
PHONE: 615.299.1308
5. ADDRESS: 554 HICKORY HILLS BLVD
WHITE CREEK, TN 37189
6. TOTAL SITE: 25.00 ACRES
7. EXISTING ZONING: OR20 PUD
8. EXISTING LAND USE: TERMINAL/
DISTRIBUTION WAREHOUSE /
LIGHT MANUFACTURING
9. EXISTING FLOOR AREA RATIO: 0.20
10. EXISTING IMPERVIOUS SURFACE RATIO: 0.47
11. EXISTING VEHICULAR PARKING: 274 SPACES
12. EXISTING TRUCK PARKING: 79 SPACES

DEVELOPED BY:



DESIGN-BUILD CONTRACTOR:



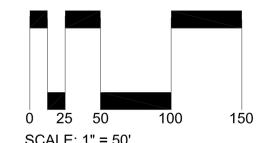
Richard Dorland, Vice President - Contracts

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EXISTING CONDITIONS



DRAWING #

2
OF 5

DECEMBER 20, 2011

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MYRON D. & AMY L. JOHNSON
P.O. BOX 106
GOODLETTSVILLE, TN 37070
MAP-41 PARCEL-67
ZONE: R10

ROY J. SILVERIA
100 RACHES AVE CT
WHITES CREEK, TN 37189
MAP-41 PARCEL-153
ZONE: R8

TERRANCE L. BANNETT
100 RACHES AVE CT
WHITES CREEK, TN 37189
MAP-41 PARCEL-152
ZONE: R8

LARITA GRADY
502 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-151
ZONE: R8

BARRY A. BLACKWELL
504 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-150
ZONE: R8

BRENDA L. BASKERVILLE
504 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-149
ZONE: R8

TIFFANY NICOLE BERRITT
504 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-148
ZONE: R8

ANTHETTE DONALDSON
504 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-147
ZONE: R8

ANTHONY L. JONES
502 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-146
ZONE: R8

CHERRYL J. ELLER
500 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-145
ZONE: R8

JANE ROUNDTREE
502 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-144
ZONE: R8

DARRRELL W. SEEBEE
500 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-143
ZONE: R8

TIFFANY BANNETT
502 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-142
ZONE: R8

CORBEL STONE CREEK
HOMESOWNERS
ASSOCIATION, INC.
413 7TH AVE SOUTH CO
HARRISVILLE, TN 37053
MAP-41 PARCEL-998
ZONE: R8

MOHELLE B. CHANCE
502 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-141
ZONE: R8

MURTHA D. & ALVIN LEE BARNEY
504 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-140
ZONE: R8

WESLEY W. MILLER
502 RYAN ALLEN CIR
WHITES CREEK, TN 37189
MAP-41 PARCEL-139
ZONE: R8

JERRY D. & CHERYL L. HUTCHINSON
1022 HICKORY HILLS CT
WHITES CREEK, TN 37189
MAP-41 PARCEL-116
ZONE: R8

TEMPHIS CORP.
7055 HICKORY HILLS CT
WHITES CREEK, TN 37189
MAP-41 PARCEL-155
ZONE: OR20

CAD ENTERPRISES, LLC
554 HICKORY HILLS BLVD
WHITES CREEK, TN 37189
MAP-31 PARCEL-139
ZONE: OR20

VERDON WIRELESS
TENNESSEE PARTNERSHIP
271 HICKORY HILLS BLVD
WHITES CREEK, TN 37189
MAP-31 PARCEL-154
ZONE: OR20

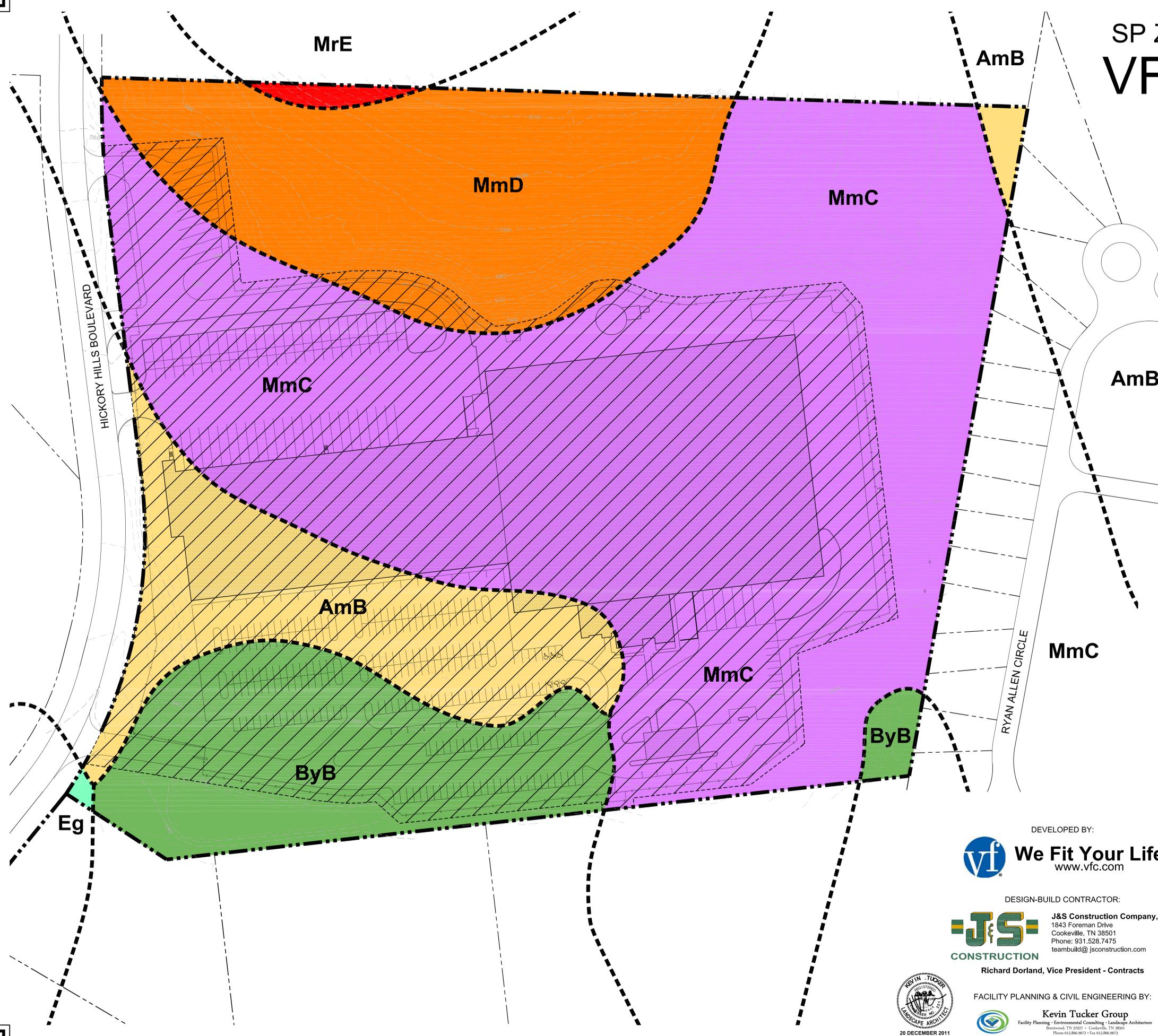


20 DECEMBER 2011

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LEGEND

- EXISTING BOUNDARY
- EXISTING CONTOUR
- EXISTING SOIL DELINEATION
- EXISTING FENCE
- EXISTING BUILDING AREA

PRE-DEVELOPMENT SOIL & SLOPE SURVEY

UNIT SYMBOL	UNIT NAME	SLOPE	ACRES
AmB	ARMOUR SILT LOAM	0 - 5 %	2.86
ByB	BYLER SILT LOAM	0 - 5 %	3.23
Eg	EGAM SILTY CLAY LOAM	6 - 10 %	0.03
MmC	MIMOSA SILT LOAM	11 - 15 %	14.40
MmD	MIMOSA SILT LOAM	16 - 20 %	4.36
MrE	MIMOSA-ROCK OUTCROP COMPLEX	21 - 35 %	0.12
TOTAL			25.00
	EXISTING ALTERED SITE AREA	0 - 3 %	15.92

DEVELOPED BY:

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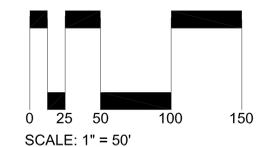
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EXISTING SOILS & SLOPES



DRAWING #
3
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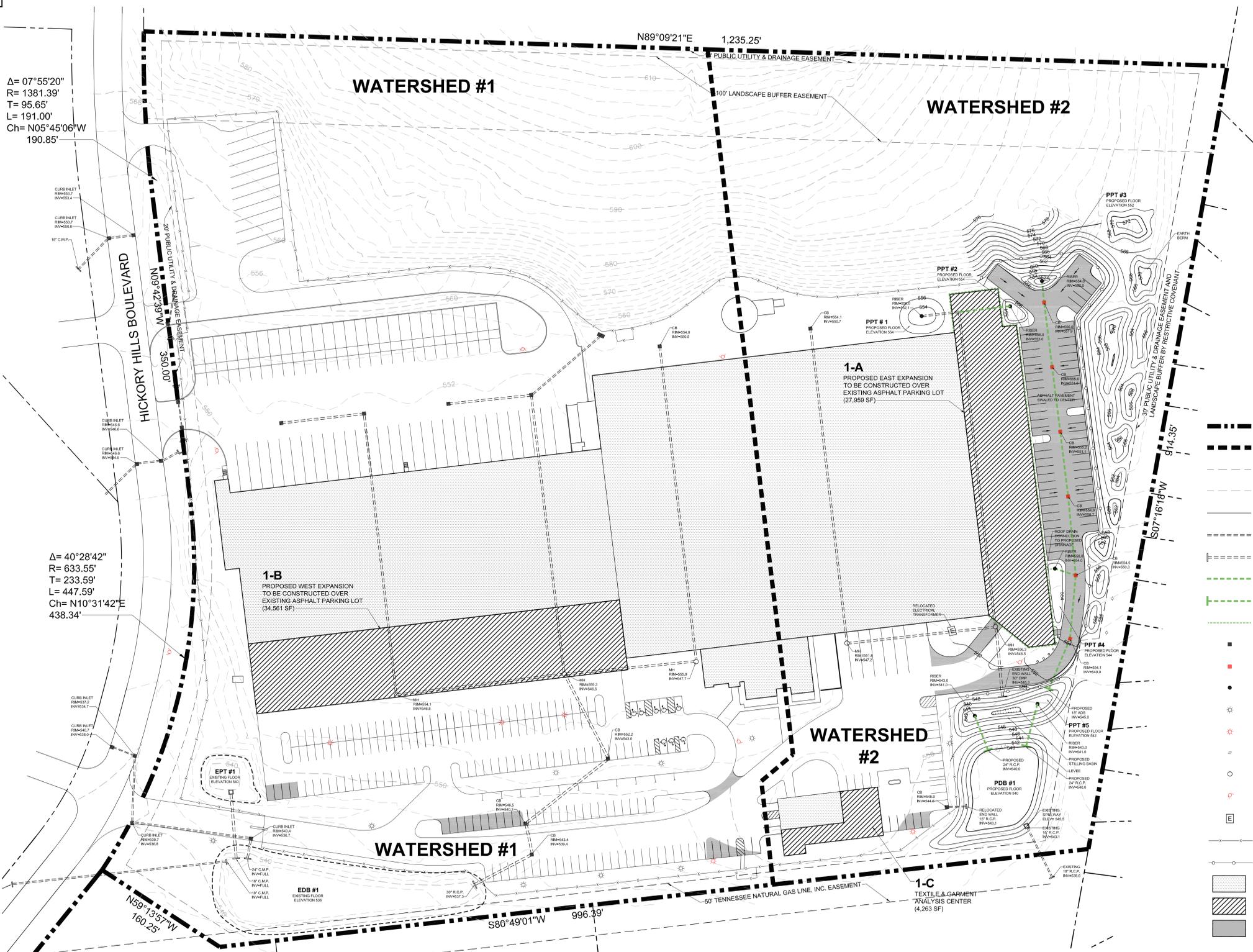
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438.34'



WATERSHED #1

DESCRIPTION	SQUARE FEET	ACRES	PERCENT
EXISTING IMPERVIOUS SURFACE AREA	371,329	8.53	
PROPOSED IMPERVIOUS SURFACE AREA	374,875	8.61	1% INCREASE
EXISTING PERVIOUS SURFACE AREA	305,513	7.01	
PROPOSED PERVIOUS SURFACE AREA	301,967	6.93	1% DECREASE
TOTAL AREA	676,842	15.54	

EXISTING STORMWATER MANAGEMENT IMPROVEMENTS

DESCRIPTION	SQUARE FEET	ACRE FEET
EPT #1 EXISTING PRE-TREATMENT BASIN	2,896	0.27
EDB #1 EXISTING DETENTION BASIN	21,791	2.00

NOTES:
1. THERE WILL BE NO NET CHANGE WITH THE EXISTING STORM MANAGEMENT IMPROVEMENTS.
2. PROPOSED ROOF AREA FOR BUILDING ADDITION 1-B WILL BE CONSTRUCTED OVER EXISTING ASPHALT PAVEMENT.

WATERSHED #2

DESCRIPTION	SQUARE FEET	ACRES	PERCENT
EXISTING IMPERVIOUS SURFACE AREA	150,429	3.45	
PROPOSED IMPERVIOUS SURFACE AREA	177,912	4.08	15% INCREASE
EXISTING PERVIOUS SURFACE AREA	261,729	6.01	
PROPOSED PERVIOUS SURFACE AREA	234,246	5.38	15% DECREASE
TOTAL AREA	412,158	9.46	
EXISTING DETENTION BASIN	15,950	0.37	

PROPOSED STORMWATER MANAGEMENT IMPROVEMENTS

DESCRIPTION	SQUARE FEET	ACRE FEET
PPT #1 PROPOSED PRE-TREATMENT BASIN	1,700	0.10
PPT #2 PROPOSED PRE-TREATMENT BASIN	590	0.03
PPT #3 PROPOSED PRE-TREATMENT BASIN	600	0.06
PPT #4 PROPOSED PRE-TREATMENT BASIN	850	0.04
PPT #5 PROPOSED PRE-TREATMENT BASIN	4,920	0.51
PDB #1 PROPOSED DETENTION BASIN	9,350	1.18
EXISTING DETENTION BASIN	15,950	0.92

NOTES:
1. THIS EXISTING WATERSHED SHALL BE MODIFIED TO INCLUDE FIVE PRE-TREATMENT BASINS (SEDIMENTATION FORE BAYS) AND INCREASE VOLUME TO PDB #1.
2. THERE WILL BE A NET INCREASE OF 27,483 SF (15%) OF IMPERVIOUS SURFACE AREA (ASPHALT PARKING) TO THIS WATERSHED.
3. THERE WILL BE A NET DECREASE OF 27,483 SF (15%) OF PERVIOUS SURFACE AREA TO THIS WATERSHED.
4. THE PROPOSED ASPHALT PAVEMENT (27,483 SF) IS BEING REQUIRED BY THE CITY OF NASHVILLE GOVERNING BODY RELATIVE TO CIRCULATION, FIRE PROTECTION, ACCESS AND AUTOMOBILE PARKING.
5. BUILDING ADDITION 1-A (27,959 SF) IS BEING CONSTRUCTED OVER EXISTING ASPHALT PAVEMENT.
6. BUILDING ADDITION 1-B (34,651 SF) IS BEING CONSTRUCTED OVER EXISTING ASPHALT PAVEMENT.
7. BUILDING ADDITION 1-C (4,263 SF) IS BEING CONSTRUCTED OVER EXISTING ASPHALT PAVEMENT.
8. THE FUNCTIONAL OBJECTIVE FOR THE PDB #1 RELATIVE TO ADDITIONAL VOLUME IS TO INCREASE CAPACITY BY APPROXIMATELY 20% WHILE THE ADDITIONAL IMPERVIOUS AREA ONLY INCREASES BY APPROXIMATELY 15%. THIS DOES NOT ACCOUNT FOR ADDITIONAL VOLUME ASSOCIATED WITH THE FIVE PRE-TREATMENT BASINS AND THE VALLEY CONFIGURATION OF THE PROPOSED ASPHALT PAVEMENT PARKING LOT LOCATED EAST OF BUILDING ADDITION 1-A.
9. APPROVED CONSTRUCTION DRAWINGS FOR GRADING & DRAINAGE ARE REQUIRED BY METRO STORMWATER DIVISION PRIOR TO FINAL ZONE CHANGE.

LEGEND

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- - - EXISTING EASEMENT TO REMAIN
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - EXISTING DRAINAGE PIPE
- - - EXISTING HEAD WALL / END WALL
- - - PROPOSED DRAINAGE PIPE
- - - PROPOSED HEAD / END WALL
- - - PROPOSED ROOF DRAIN
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED PRE-TREATMENT RISER
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- EXISTING UTILITY POLE TO REMAIN
- EXISTING MANHOLE TO REMAIN
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Facility Planning • Environmental Consulting • Landscape Architecture
Brentwood, TN 37027 • Cookeville, TN 38501
Phone 615.866.9673 • Fax 615.866.9673

**GRADING, DRAINAGE,
& STORMWATER MANAGEMENT**

DRAWING #
4
OF 5
DECEMBER 20, 2011

NORTH

SCALE: 1" = 50'

20 DECEMBER 2011
20 DECEMBER 2011

SP ZONE CHANGE SUBMITTAL

VF IMAGEWEAR

ADDITION TO EXISTING FACILITY

554 HICKORY HILLS BLVD
WHITE CREEK, TN 37189

LANDSCAPE REQUIREMENTS

BUFFER YARD	REQUIREMENTS
SP ABUTTING R8 & R10 (TYPE D-1 BUFFER YARD)	STANDARD TYPE D-1 BUFFER YARD. MINIMUM YARD WIDTH OF 50' ALONG ENTIRE LOT FRONTAGE. MINIMUM DENSITY OF PLANT MATERIAL SHALL BE 8 CANOPY TREES, 4 UNDERSTORY TREES, AND 24 SHRUBS FOR EVERY 100 LINEAR FOOT OF YARD.
SP ABUTTING R8 (TYPE D-3 BUFFER YARD)	STANDARD TYPE D-3 BUFFER YARD. MINIMUM YARD WIDTH OF 30' ALONG ENTIRE LOT FRONTAGE. MINIMUM DENSITY OF PLANT MATERIAL SHALL BE 10 CANOPY TREES, 5 UNDERSTORY TREES, AND 30 SHRUBS FOR EVERY 100 LINEAR FOOT OF YARD.
ADDITIONAL REQUIREMENTS	
TREES	TREES SHALL BE DISTRIBUTED THROUGHOUT THE YARDS SO THAT THERE ARE NO HORIZONTAL GAPS BETWEEN TREES GREATER THAN THIRTY FEET AS MEASURED PARALLEL TO THE PROPERTY LINE. CANOPY TREES SHALL HAVE AN EXPECTED MATURE HEIGHT OF THIRTY FEET OR GREATER. UNDERSTORY TREES SHALL HAVE AN EXPECTED MATURE HEIGHT OF AT LEAST FIFTEEN FEET.
SHRUBS	SHRUBS SHALL BE A MINIMUM OF ONE AND ONE-HALF FEET IN HEIGHT WHEN PLANTED AND AT LEAST ONE-HALF SHALL BE EXPECTED TO REACH FIVE FEET OR GREATER IN HEIGHT WITHIN FIVE YEARS OF PLANTING. AT LEAST ONE-HALF OF THE REQUIRED SHRUBS SHALL BE LOCALLY ADAPTED EVERGREEN SPECIES. SHRUBS SHALL BE PLANTED IN SUCH A WAY AS TO FORM CONTINUOUS COVERAGE WITH NO SHRUB BEING GREATER THAN FIVE FEET FROM ANOTHER A MEASURED PARALLEL TO THE PROPERTY LINE. AT LEAST FIVE PERCENT OF SHRUBS INSTALLED SHALL BE CAPABLE OF ATTAINING FIVE FEET IN HEIGHT AT MATURITY.
IRRIGATION	NEWLY PLANTED VEGETATION WITHIN THE YARDS SHALL RECEIVE IRRIGATION VIA HOSE BIBBS. HOSE BIBBS SHALL BE INSTALLED ALONG YARD BOUNDARY AT A MINIMUM OF 100' FROM ALL NEWLY PLANTED VEGETATION.

LEGEND

QUANTITY	SYMBOL	COMMON NAME	LEGEND
4		EXISTING YOSHINO CHERRY	EXISTING BOUNDARY
1		EXISTING SUGAR MAPLE	EXISTING EASEMENT TO REMAIN
5		EXISTING RIVER BIRCH	PROPOSED BUFFER YARD
8		EXISTING RED OAK	EXISTING TREE TO BE REMOVED
3		EXISTING BRADFORD PEAR	PROPOSED TREE PROTECTION
8		EXISTING EASTERN WHITE CEDAR	EXISTING LIGHT POLE TO REMAIN
21		EXISTING WHITE PINE	EXISTING LIGHT POLE TO BE RELOCATED
8		EXISTING AMERICAN ELM	EXISTING UTILITY POLE TO REMAIN
12		PROPOSED CRAPE MYRTLE	EXISTING FIRE HYDRANT TO REMAIN
12		PROPOSED SWEETBAY MAGNOLIA	EXISTING ELECTRICAL TRANSFORMER
			EXISTING FENCE TO REMAIN
			PROPOSED FENCE (6' HEIGHT)
			EXISTING BUILDING AREA
			PROPOSED BUILDING AREA
			PROPOSED ASPHALT PAVEMENT

PROPOSED MATERIAL SCHEDULE

CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS
TREES				
T 1	12	LAGERSTROEMIA INDICA	CRAPE MYRTLE - RED	B&B OR CONTAINER, 8' HT., 5 TRUNKS EA., 5" CLEAR TRUNK, 4" CALIPER, SPECIMEN, MATCHED. TREES SHALL BE SPACED 15' MINIMUM O.C., THREE YEAR ANTICIPATED GROWTH RATE SHALL BE 12' HT.
T 2	12	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B OR CONTAINER, 10' HT., 5 TRUNKS EA., 6" CLEAR TRUNK, 6" CALIPER, SPECIMEN, MATCHED. TREES SHALL BE SPACED 60' MINIMUM O.C., THREE YEAR ANTICIPATED GROWTH RATE SHALL BE 15' HT.

TREE INVENTORY ANALYSIS:

- REQUIRED TREE DENSITY UNITS FOR PROJECT: 153.72
- TOTAL DENSITY UNITS FOR PROTECTED TREES: 137.90
- TOTAL DENSITY UNITS FOR NEW TREES: 16.20
- TOTAL DENSITY UNITS PROVIDED: 154.10

DEVELOPED BY:



DESIGN-BUILD CONTRACTOR:

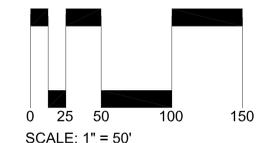


Richard Dorland, Vice President - Contracts

FACILITY PLANNING & CIVIL ENGINEERING BY:



LANDSCAPE & TREE SURVEY



DRAWING #

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