SPECIFIC PLAN DATA:

PROJECT NAME: CAR REQUEST
PROJECT NUMBER: -----

COUNCIL DISTRICT: 08
COUNCIL MEMBER: KAREN BENNETT

MAP: 51
PARCEL: 72.00
FEMA PANEL: 47037C0139F

OWNER: IBRAHIM SULEIMAN
BADEL SABAH
1320 GALLATIN PIKE
MADISON, TENNESSEE 37115

CONTACT: ANTHONY CHERRY
PHONE: 615.424.9784

SP PURPOSE:
THIS PLAN IS INTENDED TO ESTABLISH A DEVELOPMENT PLAN FOR THIS PROPERTY FOR USE AS AN AUTOMOTIVE RETAIL AND REPAIR BUISINESS CONSITENT WITH THE ADJACENT PROPERTIES.

1. SITE AREA:
   ACREAGE: 0.91 ACRES
   SQUARE FOOTAGE: 39,639.6 SF
2. FLOOR AREA: 208 SF
3. IMPERVIOUS SUFACE RATIO: 0.46 ISR
4. PARKING:
   REQUIRED: 3 SPACES REQUIRED
   (1 SPACE PER 280 SF OF SALES AREA PLUS 1 SPACE PER 1,000 SF OF OUTDOOR DISPLAY, PLUS 2 SPACES PER SERVICE)
   PROVIDED: 30 SPACES PROVIDED
5. USES: AUTO SALES (USED)
   AUTO REPAIR
   AND USES PERMITTED IN CS ZONING

2 ZONING NOTES:
1. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CS ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

2. NO FREESTANDING SIGNAGE IS PERMITTED WITHIN THIS SP.

3. PRIOR TO APPROVAL OF ANY FINAL SITE PLAN, THE APPLICANT SHALL PROVIDE LEGAL ACCESS FROM GALLATIN PIKE.

4. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

6. STORMWATER:
1. FEMA FIRM PANEL: 47037C0226F

2. 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.

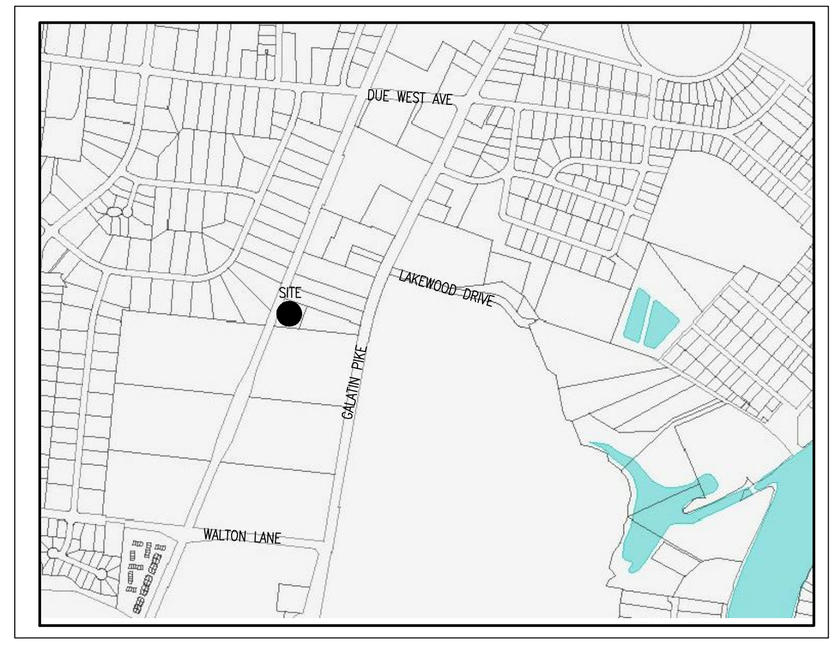
3. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETIALS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

5. WITH CONSTRUCTION DOCUMENTS, DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IS 15" CMP.

6. WITH CONSTRUCTION DOCUMENTS, PLANS SHALL DEMONSTRAIT A WATER QUALITY TREATMENT TRAIN PER METRO STORMWATER MANAGEMENT MANUAL.

VICINITY MAP



SPECIFIC PLAN

GRAPHIC SCALE 1"=50'
50 0 50 100 150

LANDSCAPE SPECIFICATIONS

QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
4	QUERCUS PHELLOS	WILLOW OAK	2" CALIPER; 6'-7' HEIGHT

LANDSCAPE NOTES

1. RETAINED TREES SHALL BE PROTECTED PER SECTION 17.24.110 OF THE METRO NASHVILLE ZONING ORDINANCE.

Fencing of Tree Protection Zone. Prior to the commencement of construction, the developer shall enclose the entire tree protection zone within a fence or similar barrier as follows:
1. Chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart.
2. During construction, each tree protection zone shall be identified with a temporary sign or signs to clearly demarcate the extent of the zone. The developer shall maintain the protective barrier during the entire construction process and shall make certain that it is observed by the contractor.

2. REQUIRED PARKING LOT TREES SHALL BE AT LEASE SIX FEET IN HEIGHT AND TWO INCH CALIPER.

GENERAL NOTES

1. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTERY OF HISTORIC PLACES.

2. NO PORTION OF THE SITE IS LOCATED WITHIN 100 YEAR FLOOD PLANE.

3. NO GEOLOGICAL FORMATIONS SUCH AS ROCK OUTCROPS, CLIFFS, AND KARST TOPOGRAPHY HAVE BEEN IDENTIFIED ON THE PROPERTY.

4. ALL PUBLIC IMPROVEMENTS TO BE LOCATED IN AN EASEMENT OR IN PUBLIC RIGHT OF WAY.

5. WATER AND SEWER FACILITIES
WATER TO BE PROVIDED BY METRO WATER SERVICES.

GREG GAMBLE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FRANKLIN
TENNESSEE
615.975.5765
greggamble209@gmail.com

SPECIFIC PLAN

CAR REQUEST
GALLITON PIKE
MAP 51, PARCEL 72.00

MADISON, DAVIDSON COUNTY, TENNESSEE
2012SP-004-001

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
2715
LANDSCAPE ARCHITECT

rev.	date
1	February 14, 2012
2	March 12, 2012

GCG Job No. 2012-02
JANUARY 12, 2012

SHEET
C1.0