U. S. BANK
Lots 1, 2, & 23
Broadmoor - Section 2

Formerly ~~SP # 2007SP-122-003~~

4601 Gallatin Pike

Being Parcels 50, 51, & 52 on Tax Map 61-7

Nashville, Davidson County, Tennessee

Development Summary

Address:
4601 Gallatin Pike
Nashville, TN 37115

Owner of Record:
R.V. Smith etux
1403 Winding Way
Nashville, TN 37216

Applicant:
U.S. Bank
c/o Bill Northcut
3706 Woodmont Park Lane
Louisville, KY 40245

Engineer:
Huddleston-Steele Engineering, Inc.
2115 NW Broad St.
Murfreesboro, TN 37129
Phone: (615) 893-4084
Fax: (615) 893-0080
Contact: Enoch Jarrell
Email: ejarrell@bellsouth.net

Architect:
PCA Architecture, P.S.C.
14 East Eighth Street, Suite 2
Covington, KY 41011
Phone: (859) 431-8612
Contact: Jim Kaiser
Email: jkaiser@pca-arch.com

Tax Map 61-7, Parcels 50, 51, & 52
Councilperson: Karen Bennett
Councilmatic District: 8

This property does not lie in a Flood Hazard Zone as identified by FEMA Map 47037 C 0226 F (dated April 20, 2001).

Plan Preparation Date: February 2010
Drawing Scale: 1"=20'

Boundary & Topographic Survey Provided by:
Huddleston-Steele Engineering, Inc.

LOCATION MAP
N.T.S.

STANDARD NOTES:

1. THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN SITE PLAN APPROVAL FROM THE METRO PLANNING COMMISSION TO PERMIT CONSTRUCTION OF A U.S. BANK ON 0.70 ACRES.
2. ANY EXCAVATION, FILL, OR DISTRUBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE AS IDENTIFIED BY FEMA MAP 47037 C 0226 F (DATED April 20, 2001).
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN COMPLIANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.
5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. DRIVEWAY CULVERTS ARE TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 15" CMP).
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT, UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

SITE DATA	
SITE AREA: 0.70± Acres	0.70± Acres
PROPOSED BUILDING:	3,245 SQ.FT.
PROPOSED USE:	BANK (Financial Services)
OPEN AREA:	0.30 ACRES
% OPEN AREA:	43%
FRONT SETBACK:	5' MINIMUM / 10' MAXIMUM
REAR SETBACK:	20' MINIMUM
SIDE SETBACK:	0' MINIMUM (PRIMARY STRUCT.) / 6' MIN. (PARKING)
PARKING REQUIRED:	1 SPACE / 200 SQ.FT. BLDG AREA = 17
PARKING PROVIDED:	24 + 1 H.C.
PROPOSED BUILDING COVERAGE:	11%
QUEUEING REQUIREMENTS:	5 SPACES (DRIVE-UP TELLER) / 3 SPACES (ATM)

INDEX

C0.0 EXISTING CONDITIONS
C0.1 DRAINAGE AREAS
C2.0 SITE PLAN
C3.0 GRADING & DRAINAGE PLAN
C3.1 INITIAL EROSION CONTROL PLAN
C3.2 INTERMEDIATE EROSION CONTROL PLAN
C3.3 EROSION CONTROL DETAILS
L1.0 LANDSCAPE PLAN
~~A1 ELEVATION RENDERINGS~~
A2 BUILDING ELEVATIONS

ENOCH E. JARRELL JR. NATIONAL REGISTERED ENGINEER 22652 STATE OF TENNESSEE 12/16/09

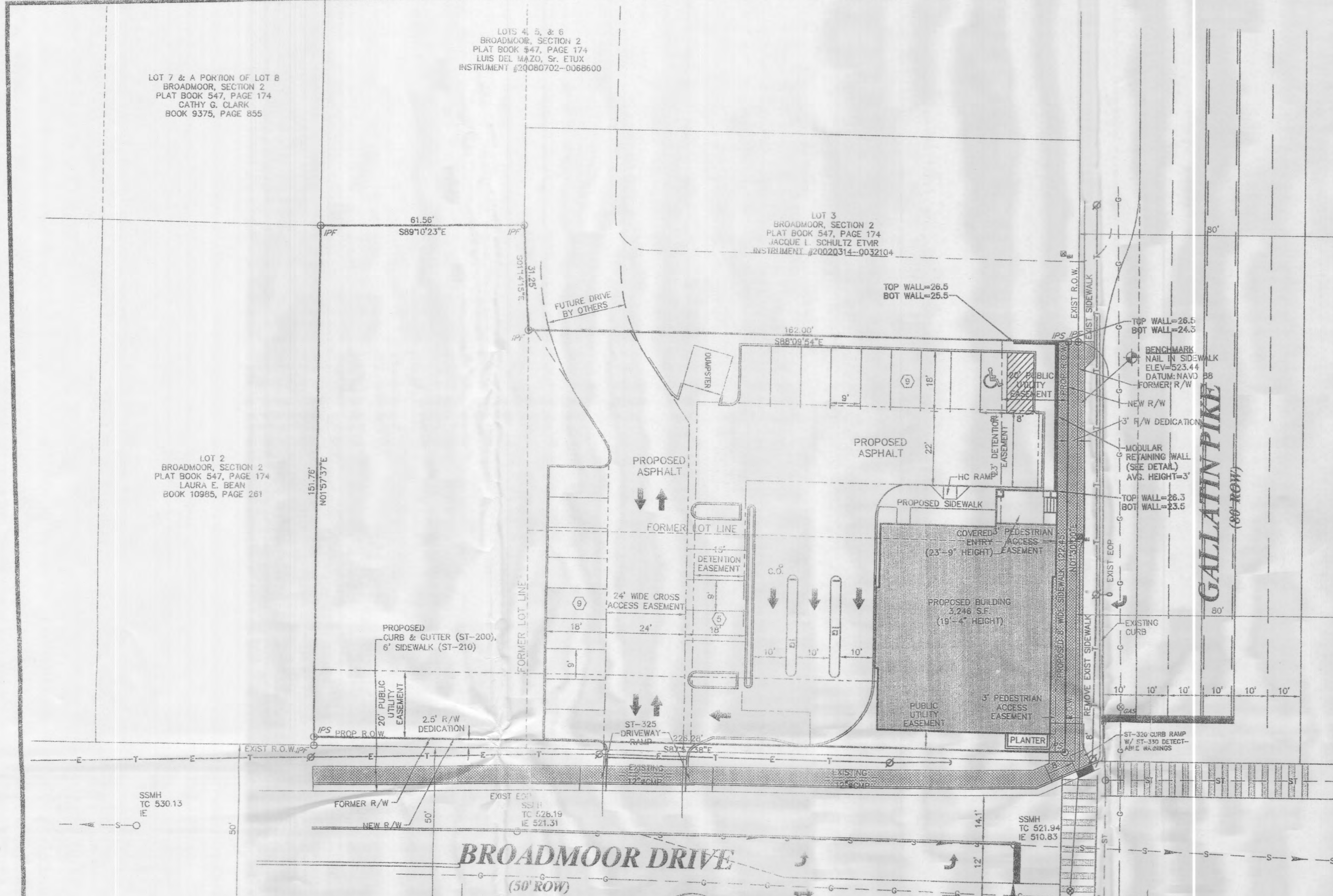
NASHVILLE & DAVIDSON COUNTY
MAR 4 2010
METROPOLITAN PLANNING DEPARTMENT

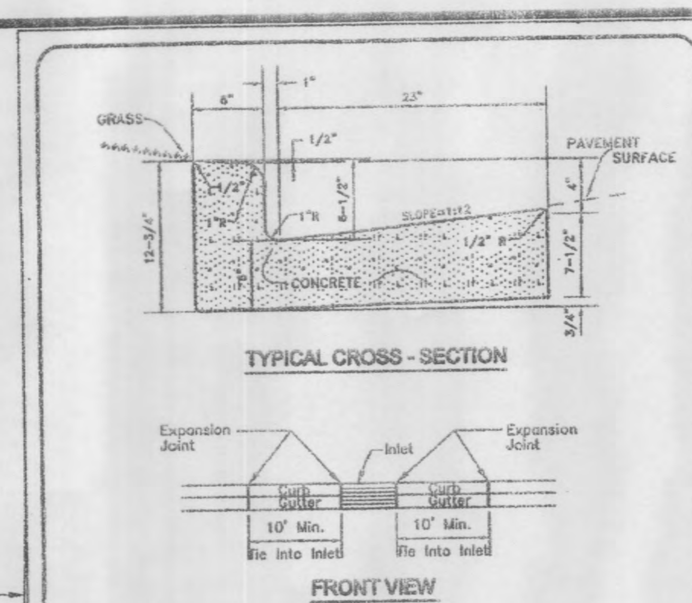
Tennessee811 Know what's below. Call before you dig.

PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT TENNESSEE ONE-CALL FOR THE LOCATION OF ALL UTILITIES.

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

U.S. Bank, Gallatin Pike
Cover Sheet

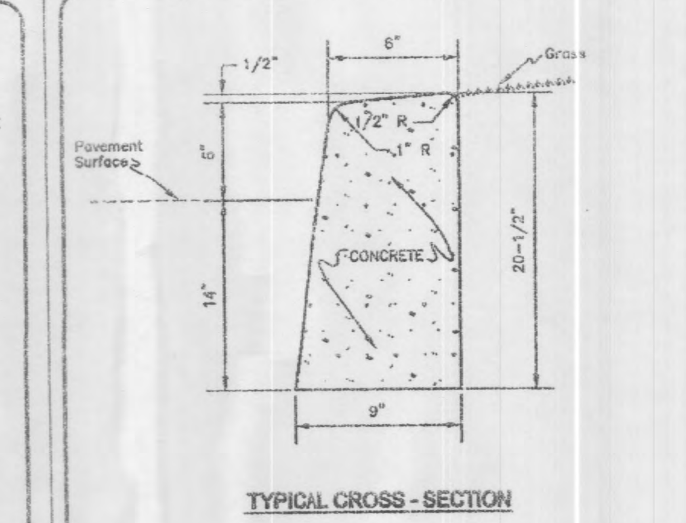




GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

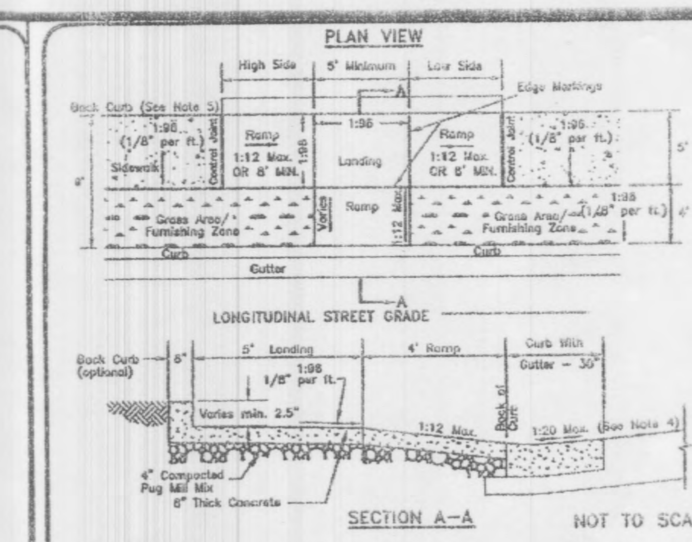
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: Mark Macy DATE: 5/12/03		REVISED: 07/21/00 REVISED: 05/02/03 REVISED:



GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb shall be less than 10 feet.
4. Cost of contraction joints to be included in the unit bid price for concrete curb.

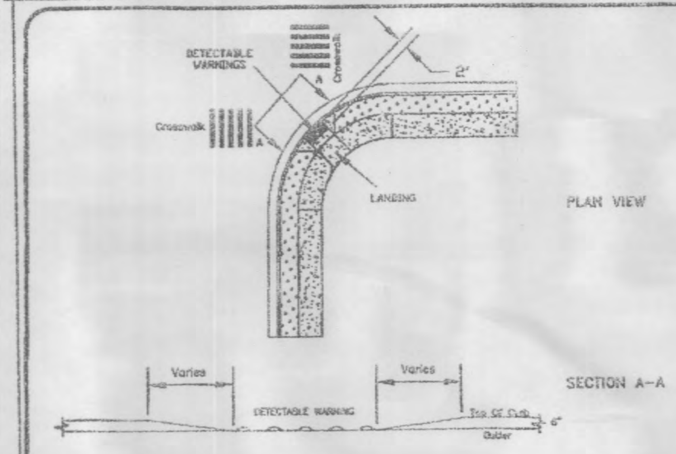
NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	CONCRETE POST CURB	DWG. NO. ST-201
DIR. OF ENG.: Mark Macy DATE: 5/12/03		REVISED: 07/24/00 REVISED: 05/02/03 REVISED:



GENERAL NOTES
1. Ramp shall be flush with the gutter or edge of pavement.
2. Cross-slope of landing and of sidewalk shall not exceed 1:48 (vertical:horizontal).
3. Surface texture of the curb ramp shall be stable, firm, and slip-resistant. The surface shall be coarse broomed "white" concrete finish transverse to the slope of the ramp.
4. The normal gutter slope of 1:12 (vertical:horizontal) shall be reduced to 1:20 (vertical:horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and repoured when the ramp is poured.
5. Back curb shall be constructed at the direction of Public Works, and if required, back curb height along ramp shall transition from 0 inches at expansion joints to the proposed height of back curb at landing and shall be a constant height through landing. Deletion of back curb requires approval of Inspector. Removal to be noted in project file and on inspection report.
6. High side and low side ramps shall have a maximum slope of 1:12 (vertical:horizontal) or shall be 8 feet (96 inches) minimum in length.

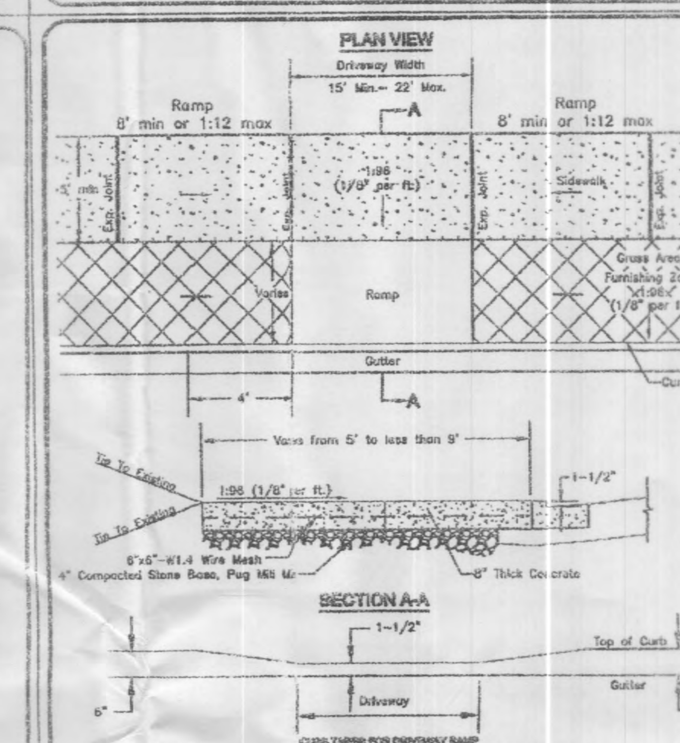
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION CURB RAMP	DWG. NO. ST-320
DIR. OF ENG.: Mark Macy DATE: 5/12/03		REVISED: 07/18/02 REVISED: 05/05/03 REVISED:



GENERAL NOTES
1. FOR CURB RADIUS GREATER THAN 25'.
2. SEE CURB RAMP STANDARD DRAWINGS FOR CONSTRUCTION DETAILS.
3. ALL MARKINGS TO CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE LAYOUT, SIZE, DIMENSIONS, HEIGHT OF THE DETECTABLE WARNINGS SHALL MEET THE LATEST DESIGN STANDARDS AS ISSUED BY THE ACCESS BOARD.
5. THE DETECTABLE WARNINGS AND INSTALLATIONS SHALL MEET THE MPW SPECIFICATION 02523.
6. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.
7. THE COLOR OF THE DETECTABLE WARNING STRIP SHALL BE "SAFETY YELLOW".

NOT TO SCALE

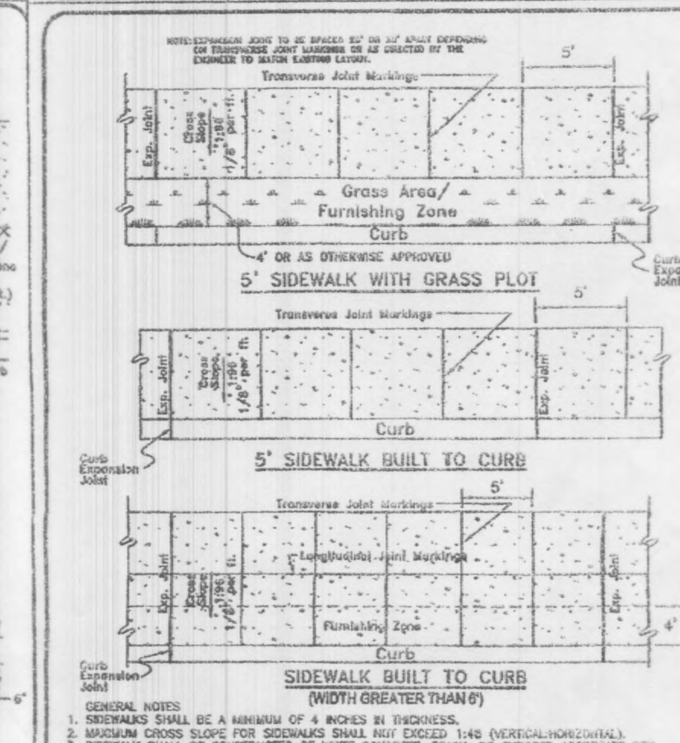
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNINGS AT CURB RETURNS WITH RADIUS GREATER THAN 25'	DWG. NO. ST-330
DIR. OF ENG.: Mark Macy DATE: 6/17/05		REVISED: 06/17/05 REVISED: 08/13/04 REVISED:



NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	ALTERATION CONSTRUCTION COMMERCIAL DRIVEWAY RAMP WITH SIDEWALK LESS THAN 9 FEET	DWG. NO. ST-325
DIR. OF ENG.: Mark Macy DATE: 5/12/03		REVISED: 01/27/03 REVISED: 05/08/03 REVISED:

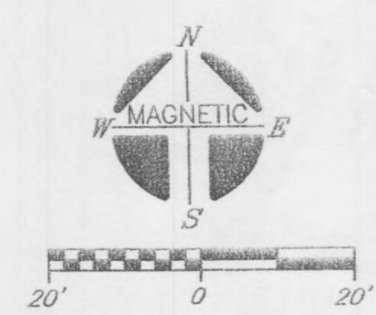


GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDRD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

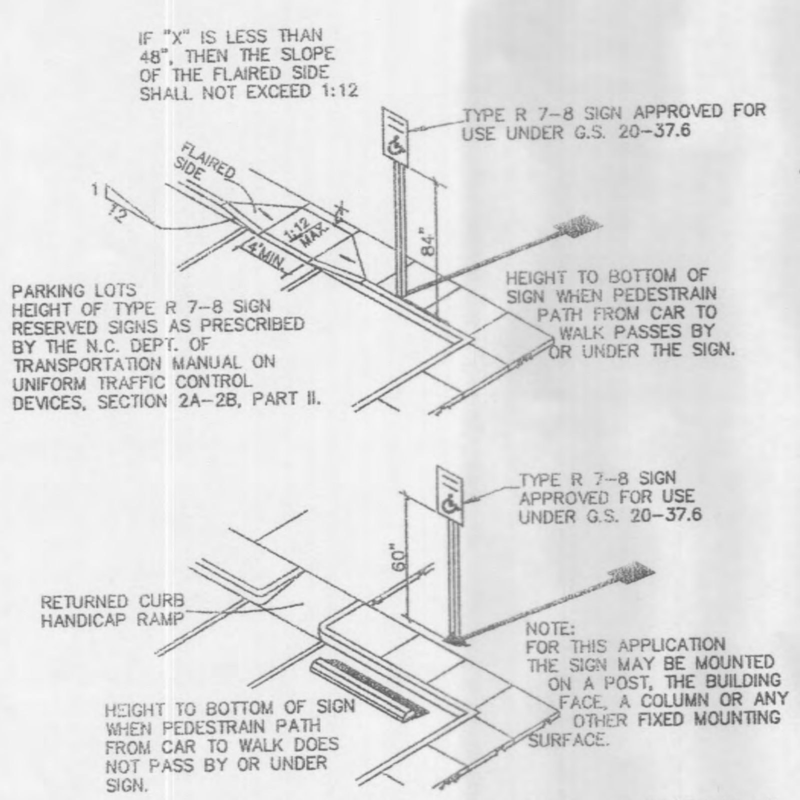
NTS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: Mark Macy DATE: 7/15/04		REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 08/23/04

NOTES:
1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
3. BUILDING MATERIALS ARE BRICK, EIFS, AND CAST STONE WALLS. EXTERIOR BUILDING MATERIALS (I.E. UNFINISHED CONCRETE, PLASTICS, PLYWOOD, AND METAL) PROHIBITED BY THE GALLATIN PIKE SP WILL NOT BE USED ON THIS DEVELOPMENT.
4. THERE SHALL BE NO ENCROACHMENT INTO THE PUBLIC EASEMENT WITHOUT APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.



LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
—x— FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.



H.C. SIGN AND RAMP DETAILS

N.T.S.

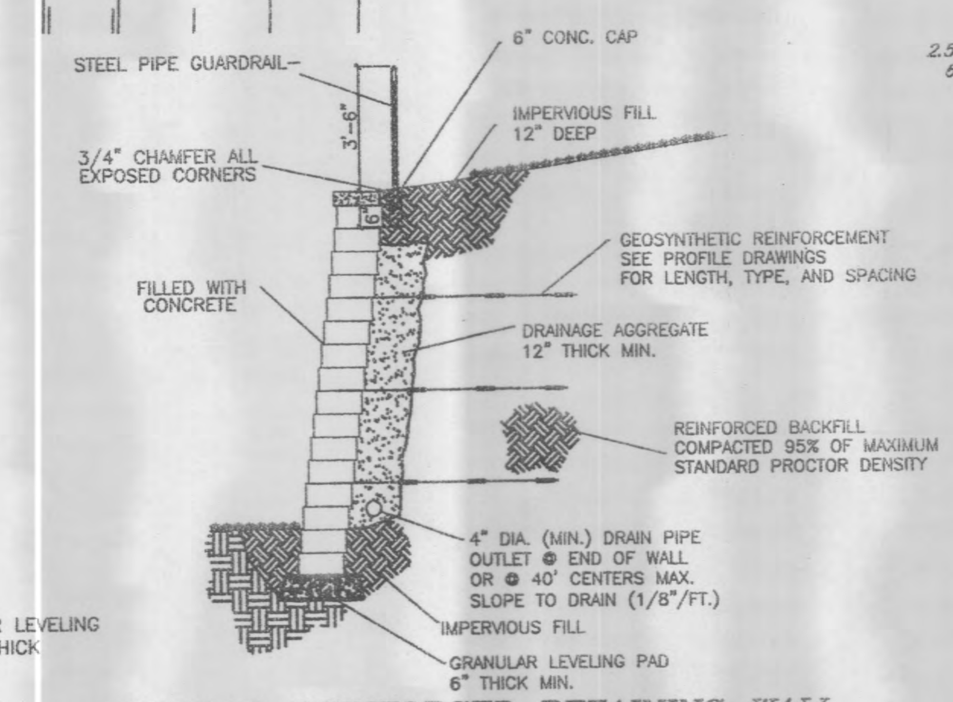
LEGEND

Ø	Power Pole
-◇-	Existing Fire Hydrant
◆	Proposed Fire Hydrant
△	Reducer
⊗	Proposed Gate Valve & Box
▲	Concrete Thrust Block
— —W— —	Existing Water Line
——W——	Proposed Water Line
— —S— —	Existing Sanitary Sewer Line
——S——	Proposed Sanitary Sewer Line
○	Existing Manhole
●	Proposed Manhole
CD	Sewer Line Check Dam
— —00— —	Existing Contours
——(00)——	Proposed Contours
00.0	Existing Spot Elevations
00.0	Proposed Spot Elevations
▫▫▫▫▫▫	Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
	Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

NOTES:
- LIMIT CHANGES IN BASE ELEVATION TO 6" PER STEP TO AVOID DIFFERENTIAL SETTLEMENT.
- STEP AS NEEDED TO MINIMIZE BURIED UNITS AND MAINTAIN MINIMUM REQUIRED EMBEDMENT.
- ACTUAL CONFIGURATION OF BLOCK UNITS MAY VARY.

RETAINING WALL ELEVATION

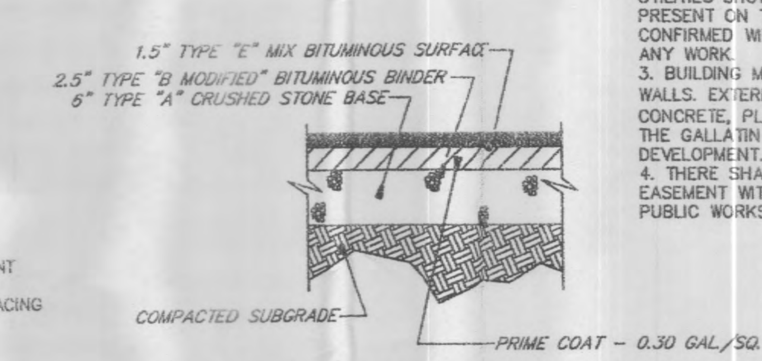
SCALE: NONE



MODULAR-REINFORCED RETAINING WALL

(N.T.S.)

SCALE: NONE
* SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER
* A GLOBAL STABILITY ANALYSIS IS REQUIRED TO BE PREFORMED
* CONTRACTOR SHALL FOLLOW GEOTECHNICAL RECOMMENDATION FOR MODULAR WALL INSTALLATION
* CONTRACTOR SHALL PROVIDE A SLOPE STABILITY ANALYSIS TO OWNER PRIOR TO INSTALLATION

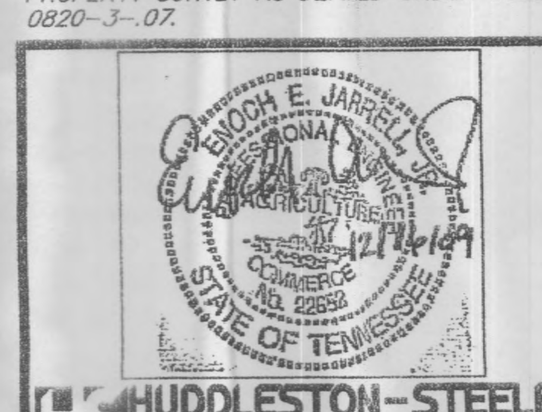


LIGHT DUTY PAVING SECTION

N.T.S.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

NO.	DATE	DESCRIPTION
0	12-16-09	ORIGINAL ISSUE
1	1-7-10	REVISED PER METRO WATER SERVICES
2	2-2-10	REVISED PER METRO REVIEW
3	2-23-10	REVISED PER METRO REVIEW
4	3-2-10	REVISED PER METRO REVIEW
5	3-16-10	REVISED SIDEWALK PER METRO
6	3-23-10	REVISED PER METRO REVIEW
7	4-5-10	REVISED PER METRO REVIEW



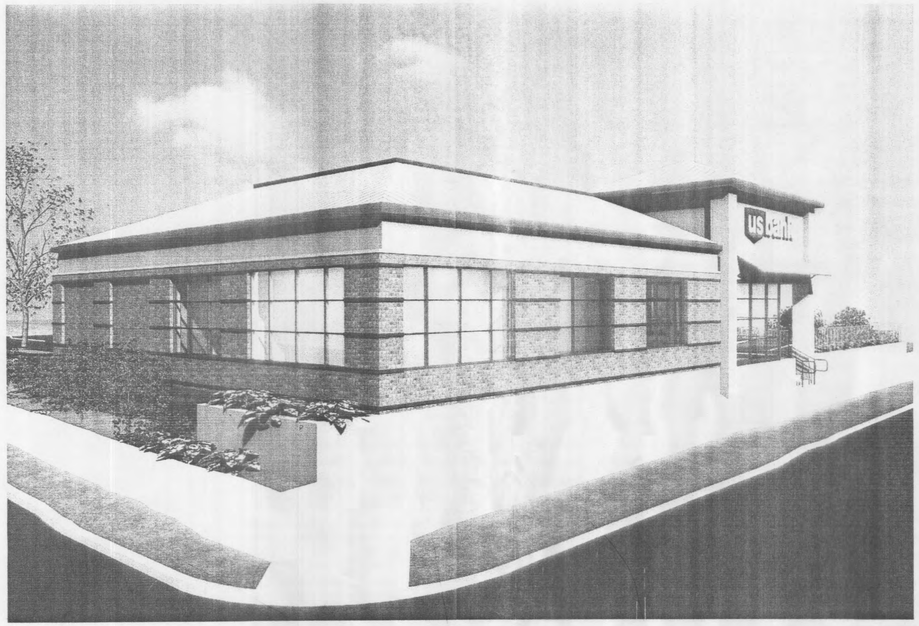
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

SITE PLAN

US BANK

LOTS 1, 2, & 23
BROADMOOR - SECTION 2
DAVIDSON COUNTY - TN.

DATE: DECEMBER 2009	SCALE: 1"=20'	C 2.0



PCA
ARCHITECTURE
PSC

☐ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, in
☐ FULL, ☐ CONDITIONAL, compliance with the
P.U.D. provisions of the Metropolitan Zoning Ordinance.
Conditions Approved Administratively
By Planning Staff with Conditions
By B. Sexton on 4/12/13 Date 4/12/13
Metropolitan Planning Commission

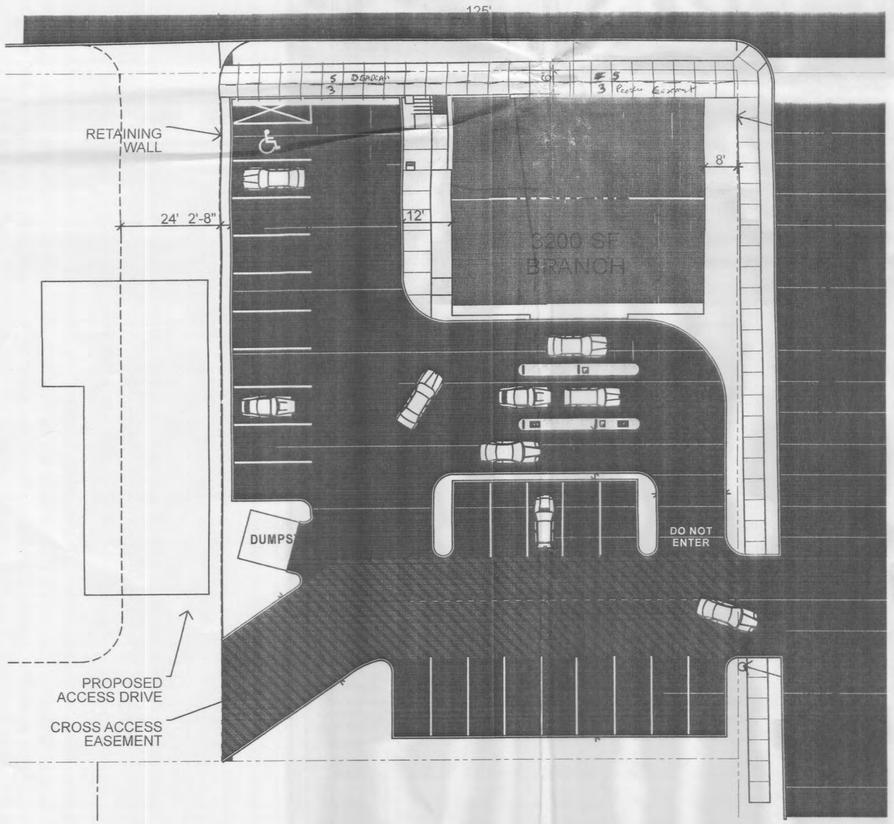
us bank

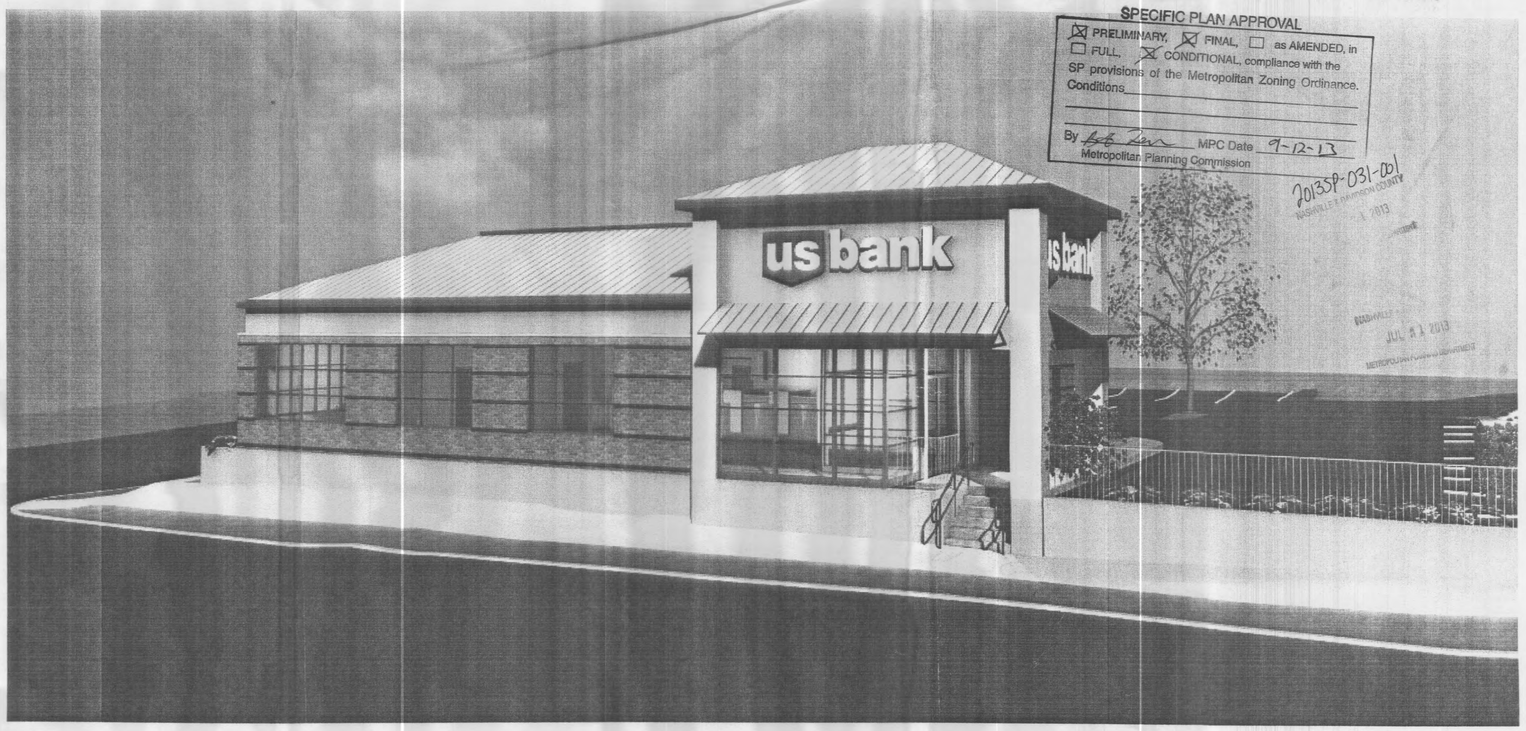
NASHVILLE, TENNESSEE

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, in
☐ FULL, ☒ CONDITIONAL, compliance with the
SP provisions of the Metropolitan Zoning Ordinance.
Conditions
By [signature] MPC Date 9-12-13
Metropolitan Planning Commission

2013SP-031-001
NASHVILLE & DAVIDSON COUNTY
JUL 11 2013
METROPOLITAN PLANNING DEPARTMENT

GALLATIN PIKE



SITE PLAN

0 5 10 20