

**EROSION CONTROL & GRADING NOTES**

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

**PUBLIC WORKS NOTES**

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

**Property Information**  
 1405 Centennial Blvd  
 Nashville, Tennessee 37209  
 1.9 Total Acres  
 Council District 20 (Buddy Baker)

**Owner of Record**  
 Brucewood Partners  
 5200 Old Harding Rd Attn R Buck  
 Franklin, Tennessee 37064

**Developer**  
 Turner and Associates  
 Contact: Monte Turner  
 PO Box 150326  
 Nashville, Tennessee 37215  
 615.383.7878

**Civil Engineer**  
 Dale & Associates  
 516 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Michael Garrigan, PE  
 Phone: 615.297.5166  
 Email: michael@daleandassociates.net

**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
  - 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
  - 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
  - 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
  - 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
  - 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
  - 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
  - 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
  - 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
  - 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
  - 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
  - 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
  - 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
  - 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
  - 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
  - 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
  - 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.
- WATER & SEWER NOTES**
- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
  - 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
  - 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
  - 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
  - 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
  - 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
  - 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
  - 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

**GENERAL PLAN CONSISTANCY**

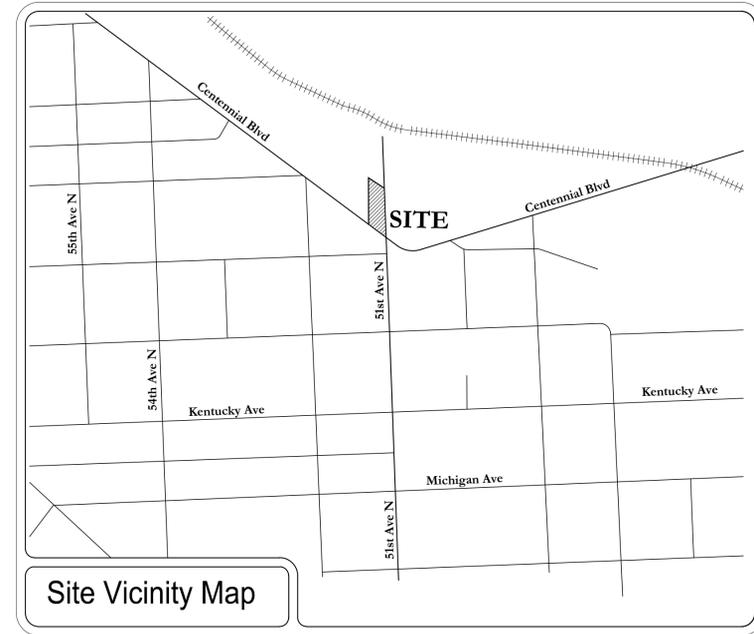
THE SUBJECT SITE IS LOCATED WITHIN THE SUBAREA 7 FURTHER DEFINED AS THE WEST NASHVILLE COMMUNITY PLAN WITH A LAND USE DESIGNATION OF INDUSTRIAL (IN). THE INDUSTRIAL POLICY SUPPORTS LAND USES SUCH AS HEAVY MANUFACTURING, STORAGE, DISTRIBUTION OR CONTRACTOR SUPPLY BUT FURTHER SUPPORTS OTHER USES THAT WILL SERVE AS SUPPORT TO THE AREA'S PRIMARY INDUSTRIAL USES. EXAMPLES INCLUDE FOOD SERVICE AND CONVENIENCE SERVICES WHICH ARE HEREBY PROPOSED.

THE PRIMARY RETAIL STRUCTURE AND ITS ACCESSORY RETAIL STRUCTURE WILL PROVIDE FOR CONVENIENCE GOODS AND SERVICES FOR THE WORKERS AND PATRONS OF THE ADJACENT INDUSTRIAL ACTIVITIES. FURTHER MORE, THE NATURE OF THE RETAIL DESIGN (SPECIFICALLY LARGER SHELL BUILDING WITH WIDER ACCESS DRIVES THAT ARE NECESSARY IN ORDER TO ACCOMMODATE DAILY TRUCK DELIVERIES) WOULD ALLOW FOR AN EASY TRANSITION TO AN INDUSTRIAL USE SHOULD THE PROPERTY BE REDEVELOPED TO AN ALTERNATE USE IN THE FUTURE.

THEREFORE, THE APPLICANT FEELS STRONGLY THAT NOT ONLY DOES THE PROPOSAL MEET THE POLICY AS OUTLINED BUT THE DESIGN WILL PROVIDE FOR A SIGNIFICANT UPGRADE TO A CURRENTLY BLIGHTED, YET BUSY INTERSECTION.

**STANDARD SP NOTES**

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT A DEVELOPMENT CONSISTING OF RETAIL, RESTAURANT (FULL-SERVICE), GENERAL OFFICE, INVENTORY STOCK & WAREHOUSE USES AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0211F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.
- 11) 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.
- 12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 13) 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 MUL-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.



Site Vicinity Map

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	SEE STANDARD SP NOTES (NOTE #1)
PROJECT AREA	1.9 AC (82,764 SQ FT)
PROPERTY ZONING SP	SURROUNDING ZONING CS, IR
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	N/A
FAR	0.60 MAXIMUM / 0.17 PROPOSED
ISR	0.90 MAXIMUM / 0.61 PROPOSED
STREET YARD SETBACK:	10' MEASURED FROM RIGHT OF WAY OF CENTENNIAL BOULEVARD & 51st AVENUE
SIDE YARD	5' FROM WEST PROPERTY LINE
REAR YARD	20' FROM NORTH PROPERTY LINE
HEIGHT STANDARDS	30'

**PARKING AND ACCESS**

RAMP LOCATION AND NUMBER	(1) - ACCESS ON CENTENNIAL B LVD (1) - ACCESS ON 51ST AVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	(CENTENNIAL BLVD) EXCEEDS 30' TO WEST (51ST AVE) EXCEEDS 30' TO NORTH
DISTANCE TO INTERSECTION	PROPERTY IS LOCATED AT THE INTERSECTION OF 51ST AVE AND CENTENNIAL BLVD

**PARKING SUMMARY**

9,100 SQ. FT. PRIMARY RETAIL	
8,150 SQ. FT. RETAIL SPACE	2,000 SQ. FT. EXEMPT, 1/200 THEREAFTER: 31 REQUIRED
950 SQ. FT. INVENTORY STOCK	1/1,000: 1 REQUIRED
4,800 SQ. FT. RETAIL/RESTAURANT	
RETAIL	2,000 SQ. FT. EXEMPT, 1/200 THEREAFTER: 14 STALLS REQ'D
RESTAURANT	1,000 SQ. FT. EXEMPT, 1/150 THEREAFTER: 25 STALLS REQ'D
PARKING REQUIRED (ADJUSTED)	46-57 STALLS
UZO ADJUSTMENT 10% FOR TRANSIT	SITE LOCATED ALONG MTA BUS ROUTE
TOTAL REQUIRED ADJUSTED	41-51 STALLS (60 PROVIDED)

\*NOTE: (2) BICYCLE PARKING SPACES REQUIRED FOR EACH BUILDING. SEE SITE LAYOUT PLAN FOR APPROXIMATE LOCATIONS.



**REVISIONS:**  
 Staff Comments 11-13-13

Preparation Date: 10/31/13

**51st & Centennial SP**  
 Preliminary SP  
 Being Parcel 39 On Tax Map 91  
 Nashville, Davidson County, Tennessee



**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture  
 Surveying

MPC Case Number  
 2013SP-047-001

D&A Project No 13109  
 51st & Centennial SP  
 Preliminary SP Drawings

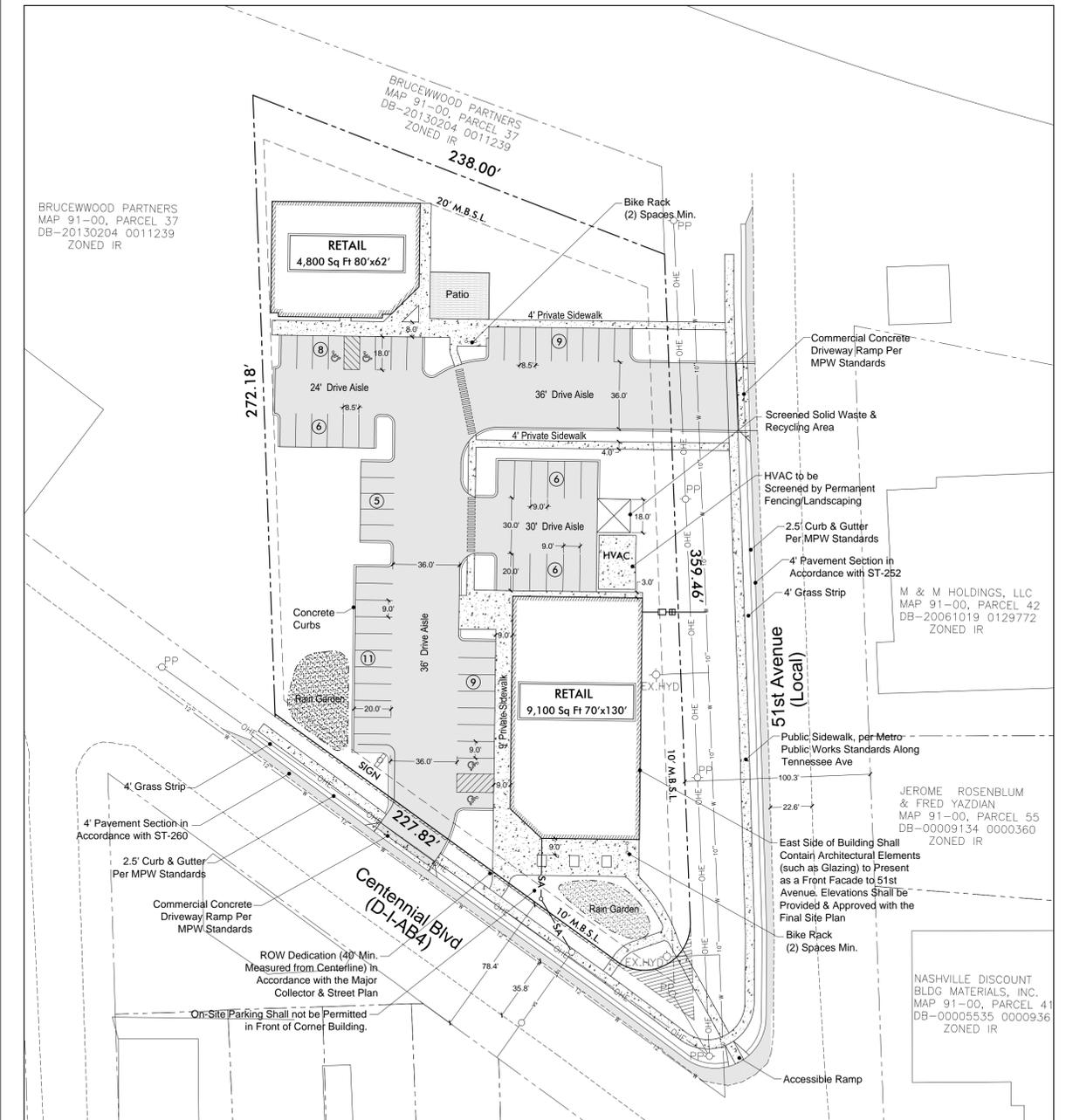
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**Sheet Schedule**

- 1 C0.0 Cover Sheet
- 2 C1.0 Existing Conditions & Layout Plan
- 3 C2.0 Grading, Utilities, & Landscape Plan



Existing Conditions



Layout

**Property Information**  
 1405 Centennial Blvd  
 Nashville, Tennessee 37209  
 1.9 Total Acres  
 Council District 20 (Buddy Baker)

**Owner of Record**  
 Brucewood Partners  
 5200 Old Harding Rd Attn R Buck  
 Franklin, Tennessee 37064

**Developer**  
 Turner and Associates  
 Contact: Monte Turner  
 PO Box 150326  
 Nashville, Tennessee 37215  
 615.383.7878

**Civil Engineer**  
 Dale & Associates  
 516 Heather Place  
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 Contact: Michael Garrigan, PE  
 Phone: 615.297.5166  
 Email: michael@daleandassociates.net

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	SEE STANDARD SP NOTES (NOTE #1)
PROJECT AREA	1.9 AC (82,764 SQ FT)
PROPERTY ZONING	SP
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	N/A
FAR	0.60 MAXIMUM / 0.17 PROPOSED
ISR	0.90 MAXIMUM / 0.61 PROPOSED
STREET YARD SETBACK:	10' MEASURED FROM RIGHT OF WAY OF CENTENNIAL BLVD 51ST AVE
SIDE YARD	5' MIN. PERIMETER
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	30'

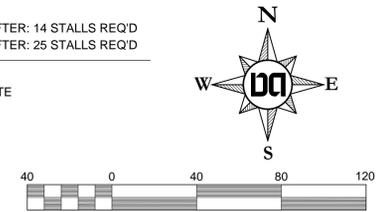
**PARKING AND ACCESS**

RAMP LOCATION AND NUMBER	(1) - ACCESS ON CENTENNIAL B LVD (1) - ACCESS ON 51ST AVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	(CENTENNIAL BLVD) EXCEEDS 30' TO WEST (51ST AVE) EXCEEDS 30' TO NORTH
DISTANCE TO INTERSECTION	PROPERTY IS LOCATED AT THE INTERSECTION OF 51ST AVE AND CENTENNIAL BLVD

\*NOTE: (2) BICYCLE PARKING SPACES REQUIRED FOR EACH BUILDING. SEE SITE LAYOUT PLAN FOR APPROXIMATE LOCATIONS.

**PARKING SUMMARY**

9,100 SQ. FT. PRIMARY RETAIL	2,000 SQ. FT. EXEMPT, 1/200 THEREAFTER: 31 REQUIRED
8,150 SQ. FT. RETAIL SPACE	1/1,000: 1 REQUIRED
950 SQ. FT. INVENTORY STOCK	
4,800 SQ. FT. RETAIL/RESTAURANT	2,000 SQ. FT. EXEMPT, 1/200 THEREAFTER: 14 STALLS REQ'D
RESTAURANT	1,000 SQ. FT. EXEMPT, 1/150 THEREAFTER: 25 STALLS REQ'D
PARKING REQUIRED (ADJUSTED)	46-57 STALLS
UZO ADJUSTMENT 10% FOR TRANSIT	SITE LOCATED ALONG MTA BUS ROUTE
TOTAL REQUIRED ADJUSTED	41-51 STALLS (60 PROVIDED)



SCALE: 1" = 40'  
 TOTAL AREA = 1.9 ACRES ±  
 = 82,764 S.F. ±  
 LESS ROW DEDICATION = 0.02 ACRES ±  
 = 932.39 S.F. ±  
 NET AREA = 1.86 ACRES ±  
 = 81,073.23 S.F. ±

**Existing Conditions & Layout Plan**



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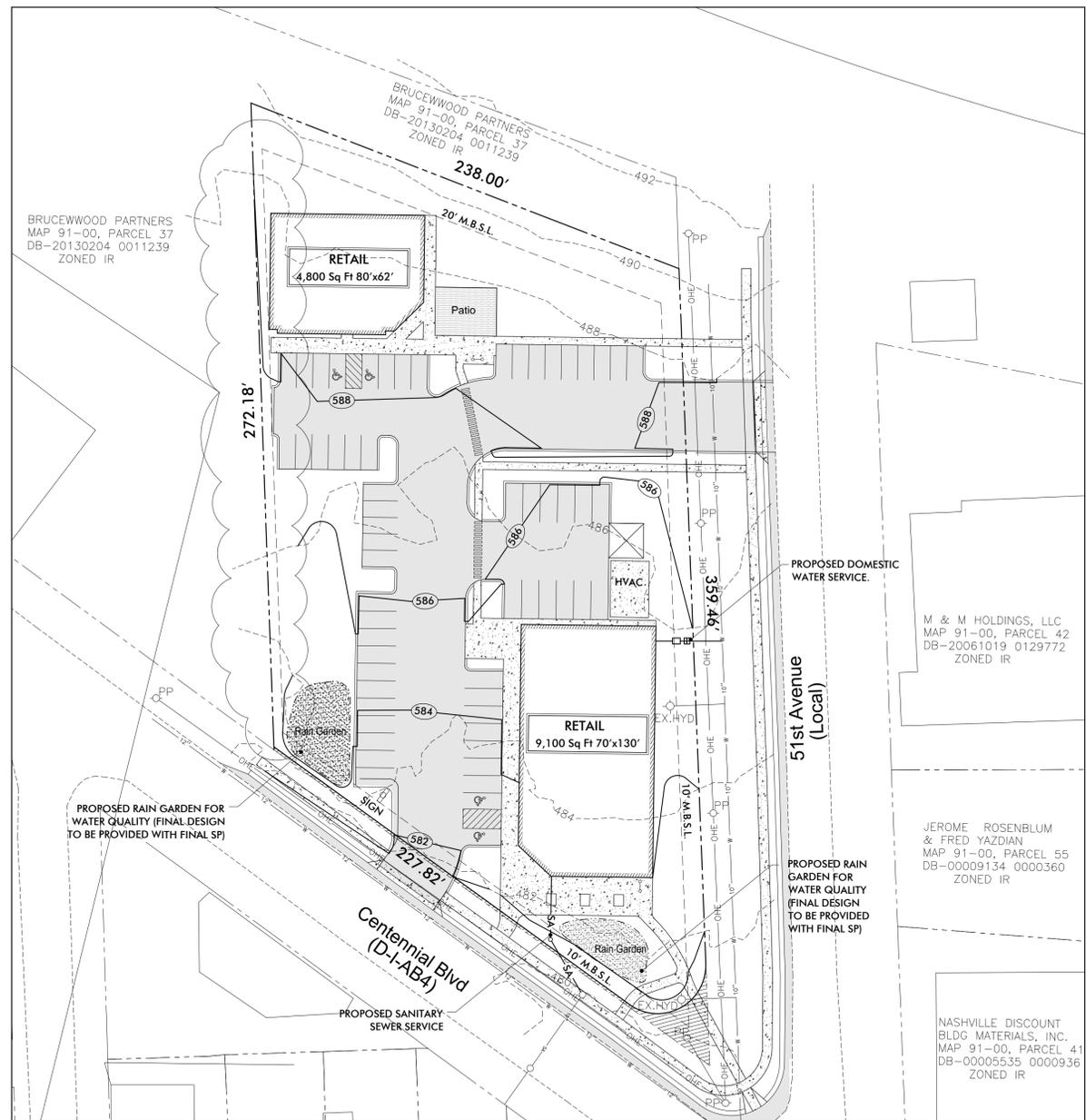


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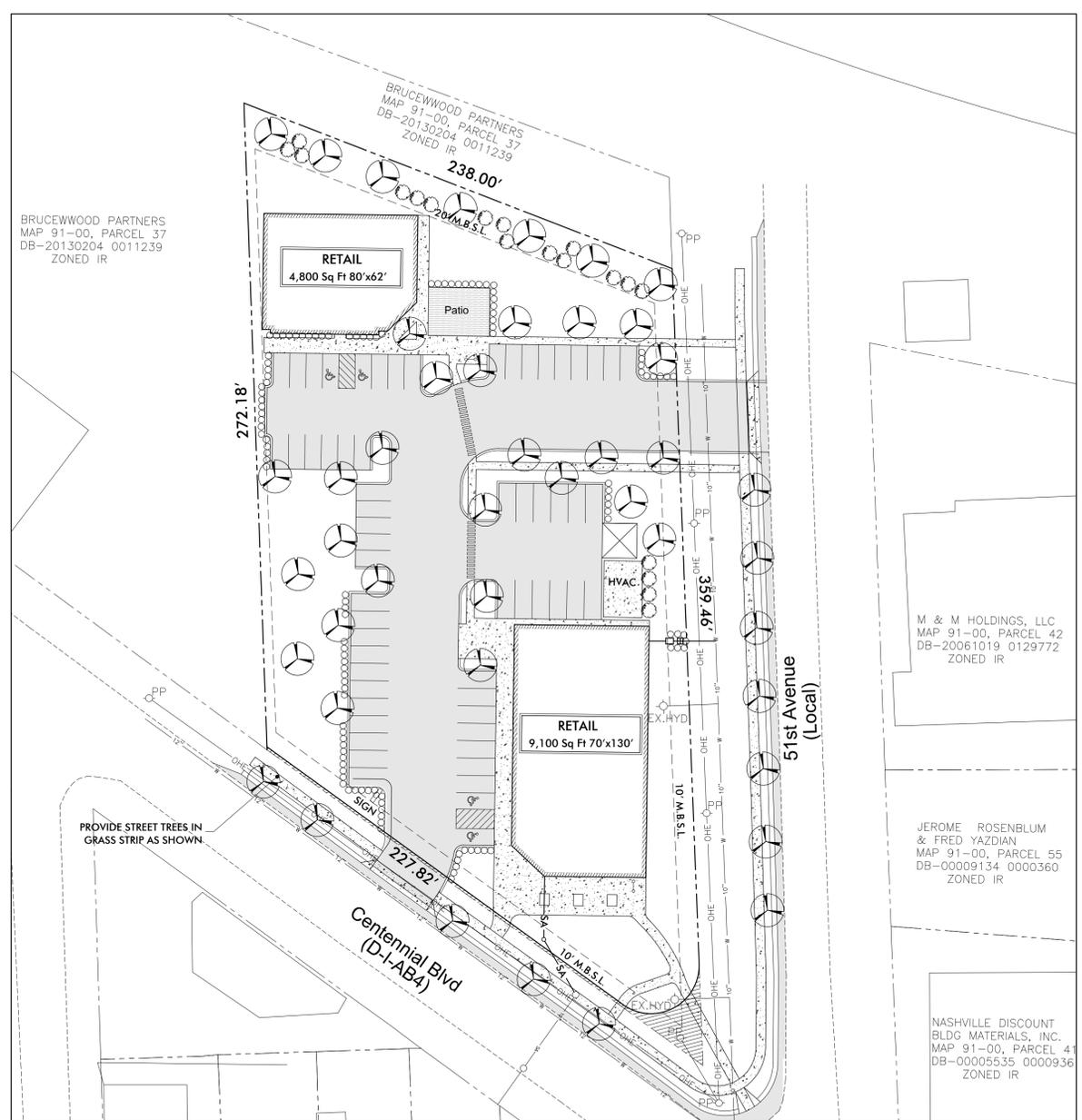
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**C1.0**  
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516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166



Grading & Utilities



Landscape

### WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 4,300 CF OF WQV STORAGE IN THE PROPOSED RAIN GARDEN/INFILTRATION BASINS (80% TSS BMP). PRELIMINARY DESIGN PROPOSES POCKET RAIN GARDENS TO PROVIDE OVERALL VOLUME.

### PRE/POST CALCULATIONS

**PRE-DEVELOPMENT**  
 TOTAL SITE AREA = 1.88 ACRES  
 PRE-DEVELOPED IMPERVIOUS = 1.19 AC @ 98.0  
 PRE-DEVELOPED GRAVEL = 0.69 AC @ 89.0  
 COMPOSITE CN = 94.7

**POST-DEVELOPMENT**  
 TOTAL SITE AREA = 1.88 ACRES  
 POST-DEVELOPED IMPERVIOUS = 1.14 AC @ 98.0  
 POST-DEVELOPED GRASS = 0.74 AC @ 79.0  
 COMPOSITE CN = 90.5

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL DECREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE BY INCREASING GREEN SPACE. THE PROPOSED RAIN GARDENS ARE FOR WATER QUALITY ONLY

### STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS M6D (MIMOSA) WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY ONLY AS THE EXISTING SITE RUNOFF WILL BE DECREASED SIMPLY BY THE SITE'S REDEVELOPMENT. IN ORDER TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
- 4) THE BIORETENTION BASINS SHOWN ON THIS PLAN SHALL PROVIDE A PIPED DISCHARGE INTO THE EXISTING ROADSIDE DITCH OR SHOW THROUGH INFILTRATION TESTING THAT RATES AS OUTLINED IN THE STORM WATER MANAGEMENT MANUAL CAN BE ACHIEVED BY THE IN-SITU SOILS.

### TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

THIS PROJECT IS NOT A PLANNED UNIT DEVELOPMENT

1.88 AC-0.32 AC = 1.56 AC x 14 = 21.8 TDU's REQ'D  
 44 @ 0.5" (2" CAL TREE) = 22.0 TDU's PROP

### UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER AND SEWER WILL BE TIED TO EXISTING SERVICES FOUND IN THE FIELD.

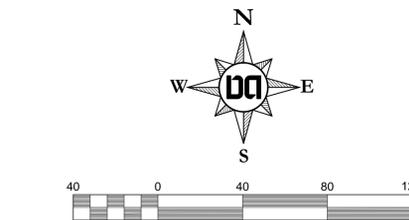
### ADJACENT HYDRANT TEST

EXISTING FIRE HYDRANTS TAG BOLT NUMBERS 3533 & 3534 BOTH LOCATED ALONG CENTENNIAL BOULEVARD WERE FLOW TESTED ON OCTOBER 18, 2013 BY METRO WATER SERVICES.

BELOW IS A SUMMARY OF THE FLOW RESULTS:

STATIC PRESSURE: 81 PSI  
 RESIDUAL PRESSURE: 71 PSI  
 FLOW: 1,256 GPM  
 FLOW @ 20 PSI: 3,335 GPM

BASED ON TABLE H.5.1 OF THE CURRENT NFPA, NEITHER PROPOSED STRUCTURE IS REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM.



SCALE: 1" = 40'  
 TOTAL AREA = 1.9 ACRES ±  
 = 82,764 S.F. ±  
 LESS ROW DEDICATION = 0.02 ACRES ±  
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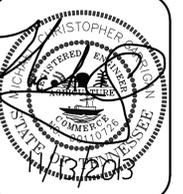
## Grading, Utilities, & Landscape Plan



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