

USE - CHAPTER 17.08 & 17.16

DETERMINE THE USE	TRAILER SALES (RETAIL)
PROPERTY ZONING	CS SURROUNDING ZONING R8, CS
USE CHARTS: P, PC, SE, A	PERMITTED

SITE CRITERIA (Bulk Standards based upon CS Zoning)

SUBDIVISION PLAT: FT LOT 3 BRANSFORD	
MINIMUM LOT SIZE	None Req'd
FAR	N/A
ISR	0.90 MAX, 0.67 Proposed
STREET SETBACKS:	45' FROM CENTERLINE OF MINOR STREET
SIDE YARD	None Req'd
REAR YARD	20 Feet
HEIGHT STANDARDS	N/A

PARKING AND ACCESS - CHAPTER 17.20

RAMP LOCATION AND NUMBER	One Private Drive
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	Not Applicable
DISTANCE TO INTERSECTION	300' to Brick Church Pike

	50' MINOR STREET	185' ARTERIAL STREET
	100' COLLECTOR	250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	N/A (No Building Proposed)	
REQUIRED LOADING BASED ON USES	None Required	
SURFACING OVER 5 SPACES 1,750 SQ. FT.	Provided	
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	Provided	
QUEUING LANES	Provided	
OVER 10 SPACES 20' QUEUING AT EXIT	Provided	
NUMBER OF COMPACT SPACES / %	N/A	
NUMBER OF ACCESSIBLE SPACES	N/A	
SIDEWALKS REQUIRED	N/A	

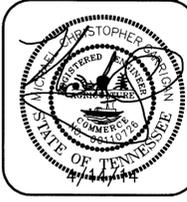
LANDSCAPING STANDARDS - CHAPTER 17.24

REQUIRED BUFFERYARDS	C-3
BUFFERYARD ADJUSTMENT	N/A
PERIMETER LANDSCAPING	Provided
STANDARD FOR 4 OR MORE LANES	N/A
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS	Provided
INTERIOR LANDSCAPING MINIMUM 8% AREA	Provided
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA	Provided
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)	Provided
TREE DENSITY	See Landscape Compliance Table

REVISIONS:

DATE: March, 2014

Fleetco, Inc (Brick Church Pike)
 Preliminary SP
 Parcel 264 on Tax Map 60-2 & Parcel 3 on Tax Map 60-6
 Nashville, Davidson County, Tennessee



MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
LS	17	Liquidambar styraciflua/ Sweetgum	12'-14'	6'-7'	2"	
PO	15	Platanus occidentalis/ American Sycamore	12'-14'	6'-7'	2"	4' Clear Trunk
CC	24	Cercis canadensis/ Eastern Redbud	7'-9'	3'-4'	2"	3' Clear Trunk
AB	16	Acer bergerianum/ Trident Maple	8'-10'	4'-5'	2"	4' Clear Trunk
SHRUBS						
HQ	48	Hydrangea quercifolia/ Oak Leaf Hydrangea	24"	18"-24"	F.T.B.	
VA	21	Viburnum acerifolium/ Mapleleaf Viburnum	24"	18"-24"	F.T.B.	
VR	24	Viburnum x pragnense/ Marie's Doublefile Viburnum	24"	18"-24"	F.T.B.	
IK	42	Ilex glabra/ Inkberry	24"	12"-18"	F.T.B.	
TURF						
SEED		Turf Mixture	80% Rebel Supreme, 20% Marion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
SOD		Fine Bladed Fescue Sod	Rebel II. Install where shown			
MISCELLANEOUS						
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			

TREE DENSITY REQUIREMENTS

PARCEL 264 ON TAX MAP 60-02	SP
PROPERTY ZONE:	SP
PARKING AREA	
INTERIOR	70,657.21 SQ. FT.
INTERIOR PLANTING AREA REQUIRED:	627 SQ. FT.
INTERIOR PLANTING AREA PROVIDED:	5,173 SQ. FT.
SITE AREA	
BUILDING COVERAGE:	2.607 ACRES
AREA OF REQUIRED COMPLIANCE:	0.00 ACRES
	2.607 ACRES
	14.0
REQUIRED TREE DENSITY UNITS:	36.5
PROPOSED NEW TREES	
2" CAL @ 0.5	73 x 0.5 = 36.5
CREDIT FOR NEW TREES:	36.5
TOTAL TREE DENSITY UNITS PROVIDED:	36.5

ONSITE IRRIGATION SHALL BE PROVIDED BY IRRIGATION SYSTEM. IRRIGATION SHALL BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR OR ASSOCIATE.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS Msd (MIMOSA-URBAN LAND COMPLEX, 5 TO 25 PERCENT SLOPES) WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
 - 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY TREATMENT IN ACCORDANCE WITH THE METRO STORM WATER MANAGEMENT MANUAL. IN ORDER TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE(S) 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.
- 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 SERVICE SHALL BE PROVIDED BY A NEW TAP ON THE EXISTING 8" WATER MAIN. A BANK OF METERS SHALL BE PROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METRIC.
 - 4) SEWER SERVICE SHALL BE PROVIDED VIA A NEW 6" LATERAL SERVICE LINE WITH 4" WYES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE EXISTING 8" SEWER MAIN AS SHOWN.

PRE/POST CALCULATIONS

EXISTING CONDITIONS

TOTAL SITE AREA	= 2.66 ACRES
EXISTING IMPERVIOUS	= 0.00 AC @ 98
PRE-DEVELOPED GRASS	= 2.66 AC @ 74
COMPOSITE CN =	74

POST-DEVELOPMENT

TOTAL SITE AREA =	2.66 ACRES
POST-DEVELOPED IMPERVIOUS	= 1.78 AC @ 98
POST-DEVELOPED GRASS	= 0.88 AC @ 74
COMPOSITE CN =	90

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. THEREFORE, WATER QUANTITY OR DETENTION IS REQUIRED AND PROPOSED THROUGH POCKET RAIN GARDENS.

PRELIMINARY CALCULATIONS SHOW THAT 6,698 CF OF WQv STORAGE IN THE PROPOSED STORMWATER RESERVATION AREA SHOWN ON THIS PLAN.

THIS PROPOSED SP HAS DESIGNATED TWO AREAS AT THE SITES LOWEST ELEVATIONS THAT SHALL BE RESERVED & UTILIZED SOLELY FOR STORMWATER MANAGEMENT. FINAL SP SHALL SHOW IN DETAIL, THE PROPOSED BMPs & THEIR ADEQUACY TO REMOVE 80% TSS & TO PROVIDE FULL WATER QUANTITY AS REQUIRED BY THE STORM WATER MANAGEMENT MANUAL.

Steele & Steele & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture