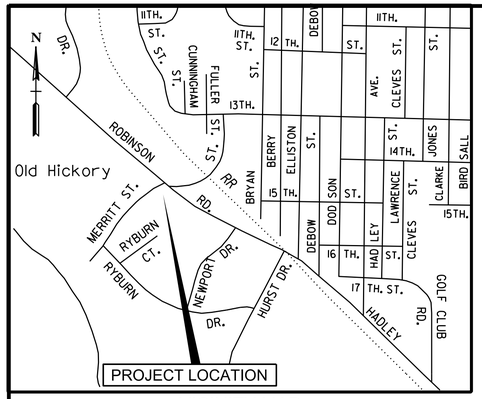
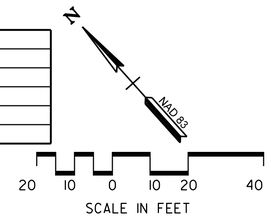
DEVELOPMENT SUMMARY:

SP NAME: MAPCO MART AT ROBINSON RD.	OWNER'S REPRESENTATIVE: JAY FULMER, P.E.
CASE NUMBER: 2015SP-036-001	COMPANY: FULMER ENGINEERING, LLC.
PLAN DATE: 2/12/15	ADDRESS: 2612 SUNSET PL
REVISIONS:	ADDRESS: NASHVILLE, TN 37212
COUNCIL DISTRICT: 11 - LARRY HAGAR	PHONE: (615) 516-8477
OWNER INFO: NTI INVESTMENTS, LLC.	EMAIL: JAY@FULMERENG.COM
NAME: NEIL WEBER	
ADDRESS: 7102 COMMERCE WAY	
ADDRESS: BRENTWOOD, TN 37027	
FEMA FIRM MAP: ZONE X ON 47037C0144F (4/20/2001)	
ENGINEER: JAMIE GILLESPIE, P.E.	
COMPANY: JAMES + ASSOCIATES, INC.	
ADDRESS: 1 VANTAGE WAY, SUITE E-220	
ADDRESS: NASHVILLE, TN 37212	
PHONE: (615) 726-4848	
EMAIL: JAMIE.GILLESPIE@JAMESPLUS.NET	



VICINITY MAP
N.T.S.



LEGEND

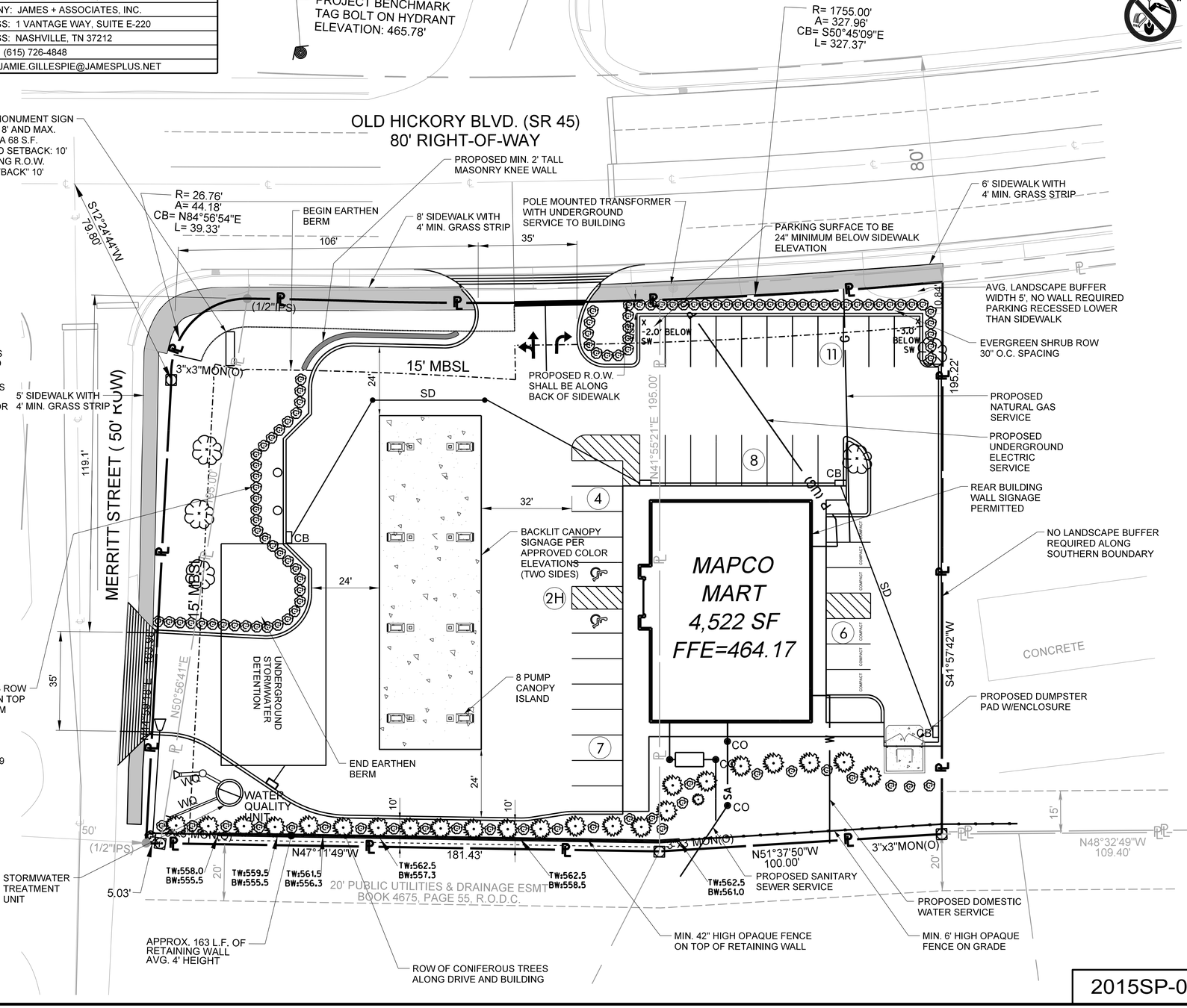
PL — PROPERTY LINE	LP LIGHT POLE	IPO IRON PIN	CB CATCHBASIN
ST — STORM LINE	EB ELECTRIC BOX	IPS IRON PIN SET	GM GAS METER
SA — SEWER LINE	EM ELECTRIC METER	FH FIRE HYDRANT	SIGN
W — WATER LINE	SS SANITARY SEWER	PP POWER POLE	TMH TELE. MANHOLE
G — GAS LINE	CB CATCH BASIN	CONCRETE	MB MAILBOX
X — X — FENCE LINE	WV WATER VALVE	FLOW PATH	BM BENCHMARK
P/T — POWER OR TELE.	WM WATER METER	RD ROOF DRAINAGE	CO CLEAN-OUT
U/G FOC — U/G FIBER OPTIC	GV GAS VALVE	SD STORM DRAIN PIPE	
589 — CONTOUR LINE			
MON. CONC. MONUMENT			

PROJECT BENCHMARK
TAG BOLT ON HYDRANT
ELEVATION: 465.78'

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

NOTES:

1. THE PURPOSE OF THIS SP IS TO PERMIT AUTOMOBILE CONVENIENCE.
2. 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.
3. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING /FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
4. WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE AS SHOWN.
5. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING STAFF OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND OBJECTIVES OF THE APPROVED PLAN.
6. EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, MODIFICATIONS SHALL NOT BE PERMITTED 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.
7. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THIS SP AND ANY APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION NOT IN CONFLICT WITH THE TERM HEREOF.
10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
12. PER THE USDA WSS, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MCB - MAURY URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES (HYDROLOGIC SOIL GROUP 'B').



SITE DATA:

COMMUNITY PLAN: DONELSON/HERMITAGE /OLD HICKORY

EX LAND USE POLICY: T4CC-URBAN COMMUNITY CENTER

PROP LAND USE POLICY: T4CC-URBAN COMMUNITY CENTER

ACREAGE: 1.23 TOTAL
0.07 - MERRITT STREET
0.71 - 1500 ROBINSON ROAD
0.45 - 1504 ROBINSON ROAD

EXISTING ZONING: CN

PROPOSED ZONING: SP

LOTS: 3

EX. USE: OFFICE, LAUNDROMAT

PROPOSED USE: AUTOMOBILE CONVENIENCE AND RETAIL

MAXIMUM BUILDING HEIGHT: 30'

MAX FLOOR AREA RATIO: 0.60

MAX IMPERVIOUS SURFACE RATIO: 0.9

PARCEL ID: 05302010800
05302008200
05302008300

REQUIRED PARKING:
RETAIL: ONE SPACE PER EACH 200 SF OF BLDG.
AUTOMOBILE CONVENIENCE: ONE SPACE FOR EACH PUMP PLUS ONE SPACE FOR EACH 200 SF: 8 PUMPS = 8 SPACES AND 4,522 S.F./200 S.F. = 23 SPACES.
TOTAL REQUIRED = 31

PARKING PROVIDED:
REGULAR PARKING - 30 SPACES
HANDICAP PARKING - 2 SPACES
COMPACT PARKING - 6 SPACES
PUMP SPACES - 8 SPACES
TOTAL PARKING PROVIDED - 46 SPACES

JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615-726-4848

JAMES R. GILLESPIE
REGISTERED
PROFESSIONAL ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 102580
STATE OF TENNESSEE
07/23/15

DR.	CHK.	DATE	DESCRIPTION
MBO	JRG	1.15.15	PRELIMINARY
AYS	JRG	2.24.15	SP PLAN
AYS	JRG	3.02.15	PLANNING COMMISSION
AYS	JRG	3.17.15	PLANNING COMMISSION
AYS	JRG	3.23.15	PLANNING COMMISSION

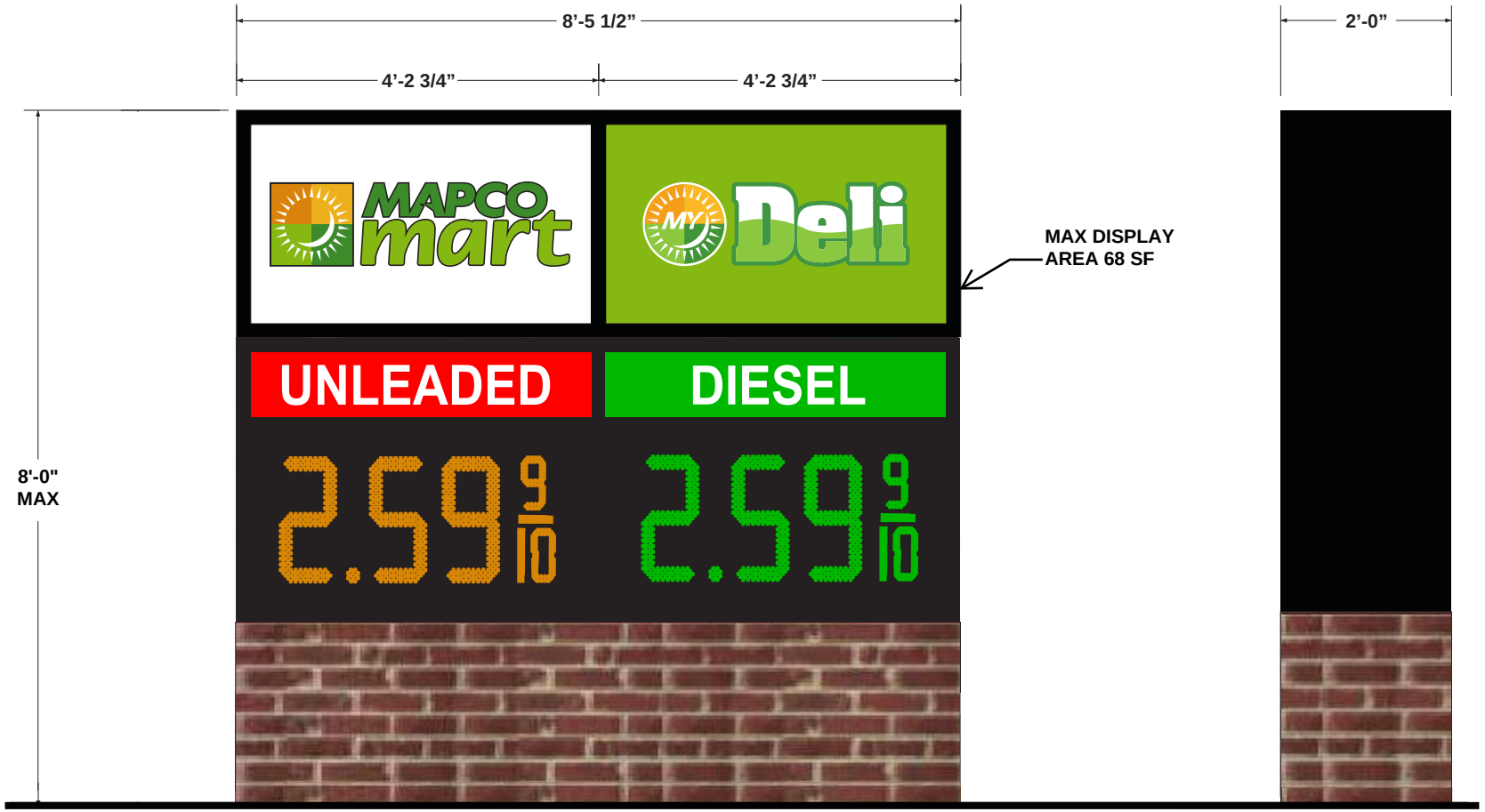
PROPOSED PRELIMINARY SP SITE PLAN

MAPCO EXPRESS, INC.
ROBINSON ROAD AND MERRITT STREET
DAVIDSON COUNTY
NASHVILLE, TENNESSEE

SP1

FILE NO. 1701-02

2015SP-036-001



Mapco Mart Monument Sign Elevation

2015SP-036-001