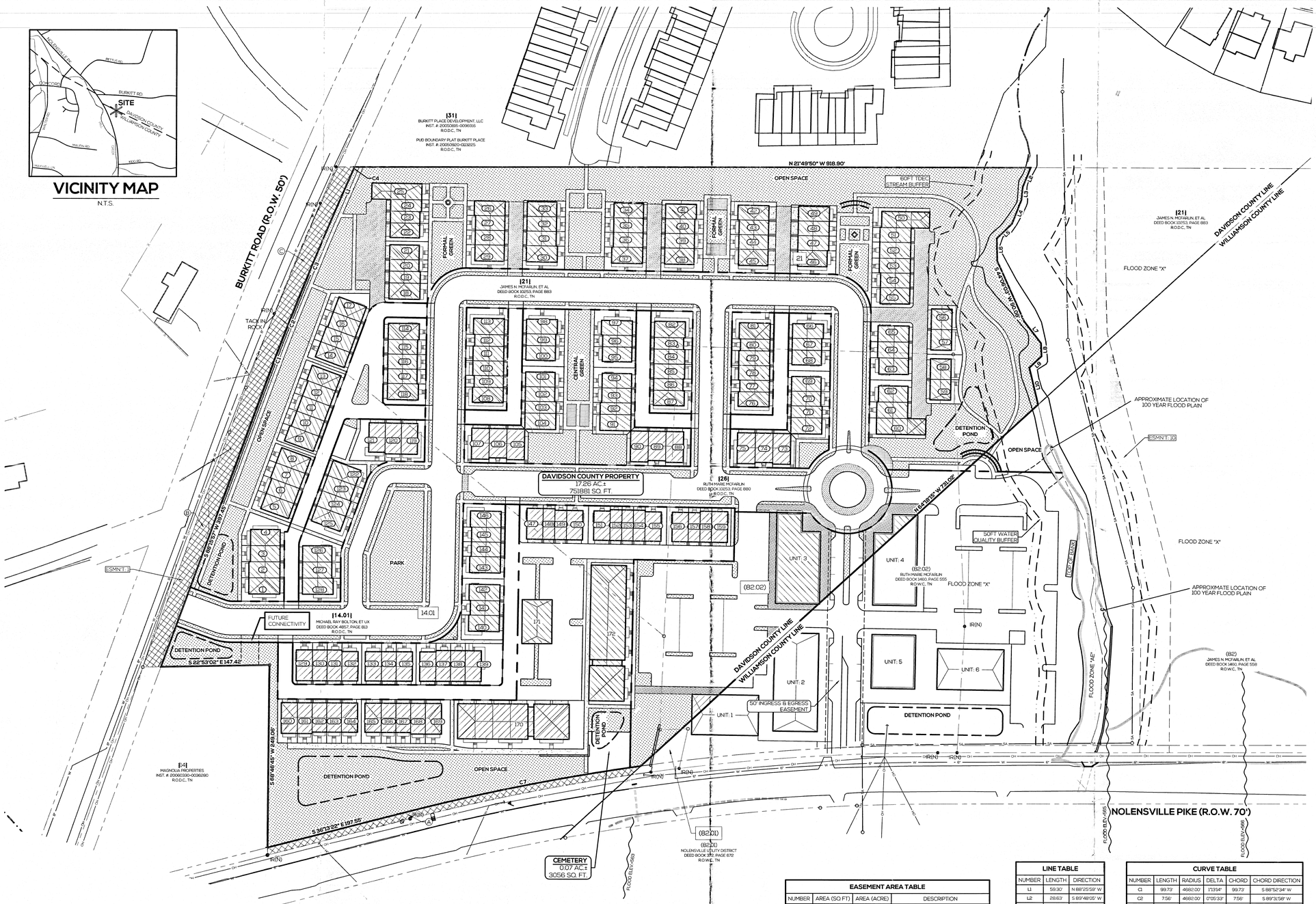
VICINITY MAP

N.T.S.



	DAVIDSON COUNTY
TOTAL ACREAGE	17.26
RESIDENTIAL:	13.52
NON-RESIDENTIAL:	1.44
INTERNAL PUBLIC R.O.W.:	1.79
R.O.W. DEDICATION	0.51

SITE DATA TABLE

TOTAL SITE ACREAGE	=	751,881 S.F. / 17.26 AC±
FLOOR AREA RATIO (FAR):		0.22
IMPERVIOUS SURFACE RATIO (ISR):		0.62
PUBLIC OPEN SPACE	=	204,784 S.F. / 4.70 AC ±
PRIVATE OPEN SPACE	=	84,148 S.F. / 1.93 AC ±
SIDEWALKS	=	55,680 S.F. / 1.28 AC ±
BUILDINGS	=	170,757 S.F. / 3.92 AC ±
CONCRETE	=	26,446 S.F. / 0.61 AC ±

RESIDENTIAL

2,100 L.F. OF OPEN PARALLEL PARKING	=	120 SPACES
176 RESIDENTIAL UNITS WITH		2 CAR GARAGES
19 RESIDENTIAL UNITS WITH		64 SPACES
DEDICATED GUEST PARKING (90', OFF ALLEY)	=	14 SPACES

NON-RESIDENTIAL

10,000 S.F. NON-RESIDENTIAL BUILDINGS WITH	100 SPACES

EASEMENT AREA TABLE

NUMBER	AREA (SQ FT)	AREA (ACRE)	DESCRIPTION
1	4561'	0.11	20' NES EASEMENT INST. #20060816-0060824 R.O.D.C., TN (814)

R.O.W. DEDICATION AREA TABLE

NAME	AREA (SQ FT)	AREA (ACRE)
Ⓐ	5140'	0.12
Ⓑ	11631'	0.27
Ⓒ	5181'	0.12

LINE TABLE

NUMBER	LENGTH	DIRECTION
L1	59.30'	N 88°25'59" W
L2	28.63'	S 89°48'05" W
L3	17.79'	S 73°44'12" W
L4	34.76'	S 89°37'56" W
L5	28.57'	N 66°15'30" W
L6	30.91'	S 66°51'01" W
L7	37.74'	S 30°44'41" W
L8	17.72'	S 65°43'37" W
L9	22.68'	N 65°05'55" W
L10	51.72'	S 54°52'05" W

CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	99.73'	4682.00'	1°31'14"	99.73'	S 88°52'34" W
C2	7.56'	4682.00'	0°05'33"	7.56'	S 89°31'58" W
C3	162.46'	4682.00'	1°59'17"	162.45'	N 89°25'37" W
C4	4.74'	4464.00'	0°03'39"	4.74'	N 88°24'09" W
C7	322.98'	2909.79'	6°21'35"	322.82'	S 33°02'35" E

SITE DEVELOPMENT PLAN (1 OF 2)

0' 25' 50' 100'

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Project Contact: Client Contact Name
Phone: xxx/xxx-xxxx

SGS Contact: Scott Morton
SGS Project Number: 15028.00

Project Address:
Project Address
Project Address
Project City, State 15028.00

BURKITT PLACE COMMONS
PRELIMINARY SP PLAN

Nashville & Davidson County
OCT 15 2015
Metropolitan Planning Commission

Notes:

PRELIMINARY NOT FOR CONSTRUCTION

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Drawing:

SP

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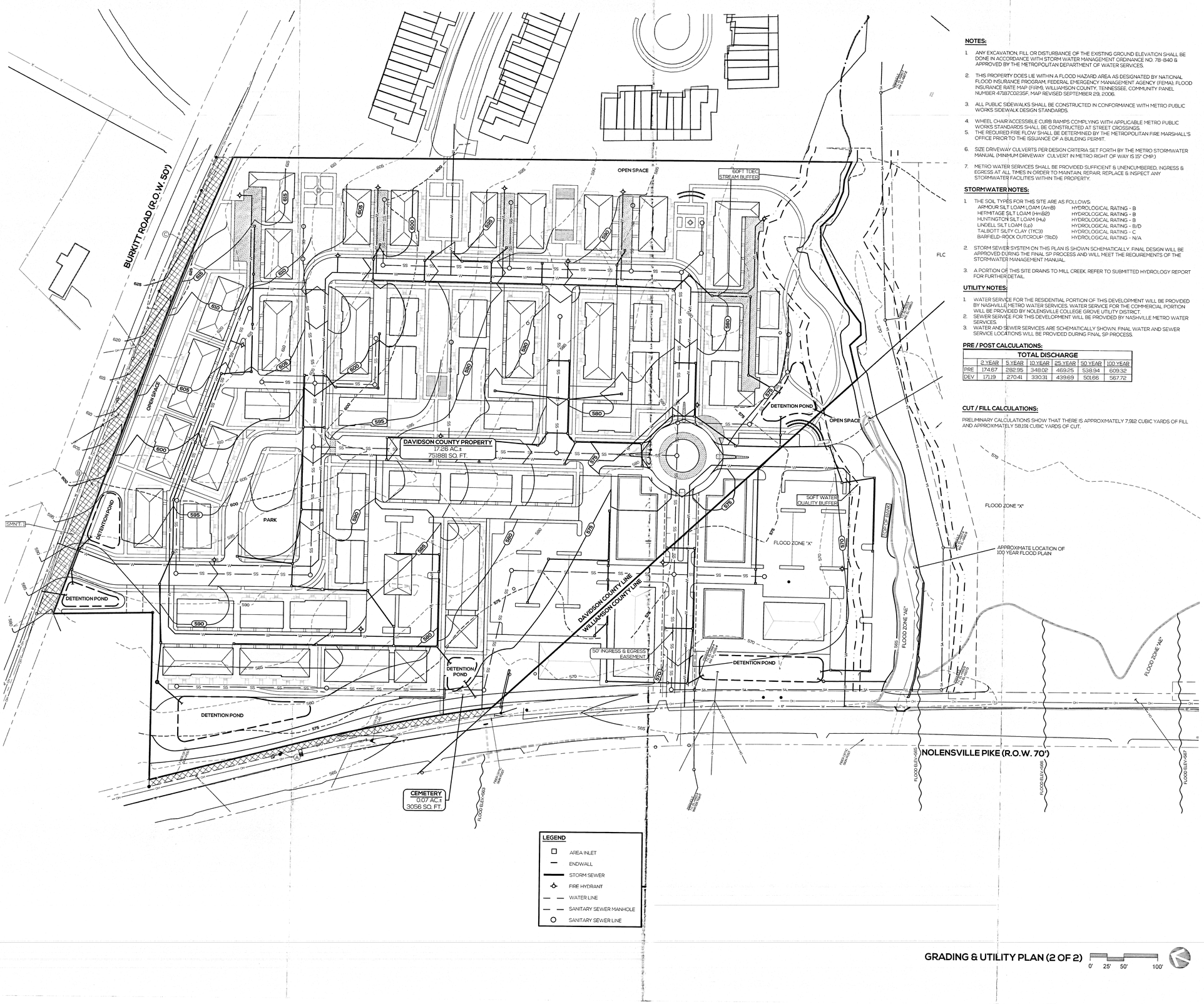

GRADING & UTILITY PLAN (2 OF 2)

0' 25' 50' 100'

NOTES:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION SHALL BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS DESIGNATED BY NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0235F. MAP REVISED SEPTEMBER 29, 2006.
3. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
4. WHEEL CHAIR ACCESSIBLE CURB RAMPS COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS SHALL BE CONSTRUCTED AT STREET CROSSINGS.
5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. SIZE DRIVEWAY CULVERTS PER DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP.)
7. 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.

STORMWATER NOTES:

1. THE SOIL TYPES FOR THIS SITE ARE AS FOLLOWS:

ARMOUR SILT LOAM LOAM (ArmB)	HYDROLOGICAL RATING - B
HERMITAGE SILT LOAM (HmB2)	HYDROLOGICAL RATING - B
HUNTINGTON SILT LOAM (Hu)	HYDROLOGICAL RATING - B
LINDELL SILT LOAM (Ll2)	HYDROLOGICAL RATING - B/D
TALBOTT SILTY CLAY (TfC3)	HYDROLOGICAL RATING - C
BARFIELD-ROCK OUTCROUP (9bD)	HYDROLOGICAL RATING - N/A

2. STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE APPROVED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
3. A PORTION OF THIS SITE DRAINS TO MILL CREEK. REFER TO SUBMITTED HYDROLOGY REPORT FOR FURTHER DETAIL.

UTILITY NOTES:

1. WATER SERVICE FOR THE RESIDENTIAL PORTION OF THIS DEVELOPMENT WILL BE PROVIDED BY NASHVILLE METRO WATER SERVICES. WATER SERVICE FOR THE COMMERCIAL PORTION WILL BE PROVIDED BY NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT.
2. SEWER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY NASHVILLE METRO WATER SERVICES.
3. WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

PRE / POST CALCULATIONS:

TOTAL DISCHARGE						
	2 YEAR	5 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR
PRE	174.67	282.95	348.02	469.25	538.94	609.32
DEV	171.19	270.41	330.31	439.69	501.66	567.72

CUT / FILL CALCULATIONS:

PRELIMINARY CALCULATIONS SHOW THAT THERE IS APPROXIMATELY 7,912 CUBIC YARDS OF FILL AND APPROXIMATELY 58,191 CUBIC YARDS OF CUT.

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Project Contact: Client Contact Name
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SGS Contact: Scott Morton
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Project City, State 15028.00

BURKITT PLACE COMMONS
PRELIMINARY SP PLAN

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Drawing:

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