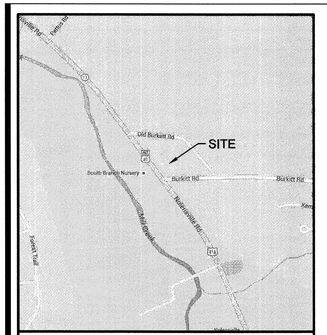


VICINITY MAP

DEVELOPMENT SCHEDULE	
PHASE	DATE
LAND CLOSING	2Q16
CONSTRUCTION START	4Q16
CONSTRUCTION COMPLETE	1Q17
GRAND OPENING	1Q17

THE PURPOSE OF THIS SP SUBMITTAL IS TO PERMIT AN AUTOMOBILE CONVENIENCE MARKET WITH RESTAURANT.

DEVELOPMENT SUMMARY:

ALL PROPERTIES CONTAINED WITHIN THE SP ARE LOCATED IN METRO COUNCIL DISTRICT 31 - FABIAN BEDNE

- PROPERTY OWNER:
  18600001100 - 6968 NOLENSVILLE ROAD, LLC
  18600001200 - 6968 NOLENSVILLE ROAD, LLC
  18600001300 - 6968 NOLENSVILLE ROAD, LLC
  18600001301 - 6968 NOLENSVILLE ROAD, LLC
- DEVELOPER:
  CEDARWOOD DEVELOPMENT
  RICK DILSAVOR, DIRECTOR OF DEVELOPMENT
  1765 MERRIMAN ROAD
  AKRON, OH 44313
  (P) 330.869.2260
  RDILSAVOR@CEDARWOODD.COM
- SP NAME: SUNOCO/A-PLUS NOLENSVILLE
- SP CASE NUMBER: 2015SP-098-001
- PLAN PREPARATION DATE: 10/1/2015
- DESIGN PROFESSIONAL
  GRESHAM, SMITH AND PARTNERS
  JESSICA K. LUCYSHYN, P.E.
  1400 NASHVILLE CITY CENTER, 511 UNION STREET
  NASHVILLE, TN 37219
  (P) 615.770.8559
  JESSICA_LUCYSHYN@GSPNET.COM
- PROPERTIES CONTAINED WITHIN THE SP ARE LOCATED ON FEMA FIRM MAP NUMBER 47037C0431F. ALL OF THE PROPERTIES ARE CLASSIFIED AS ZONE X AND ARE DETERMINED TO BE OUTSIDE OF ALL FLOODPLAINS.

SITE DEVELOPMENT TABLE - 7203 BURKITT ROAD	
FALLBACK ZONING	CL
SETBACKS (PER CL ZONING)	FRONT: 15' / REAR: 20' / SIDE: N/A
SITE DATA	
AREA (AC)	5.34
AREA (SF)	232,610
DENSITY	N/A
DWELLING UNITS	N/A
MAXIMUM BLDG. AREA (SF)	5,200
EXISTING BLDG. AREA (SF)	0
PROPOSED BLDG. AREA (SF)	5,200
MAXIMUM FAR	0.025
EXISTING FAR	0.00
PROPOSED FAR	0.025
MAXIMUM ISR	0.90
EXISTING ISR	0.00
PROPOSED ISR	0.84
EXISTING USE(S)	N/A
PROPOSED USES	AUTOMOBILE CONVENIENCE (3,350 SF), AND RESTAURANT (1,850 SF)
PARKING REQUIRED	51
PARKING PROVIDED	68

*NOTE: REQUIRED PARKING BASED ON 1 SPACE PER PUMP (10), 1 SPACE PER 100 SF OF RESTAURANT SPACE (24), AND 1 SPACE PER 200 SF OF CONVENIENCE SPACE (17) - 51 TOTAL SPACES REQUIRED.

*NOTE: CAR SALES AND CAR REPAIR USES ARE PROHIBITED

GENERAL NOTES:

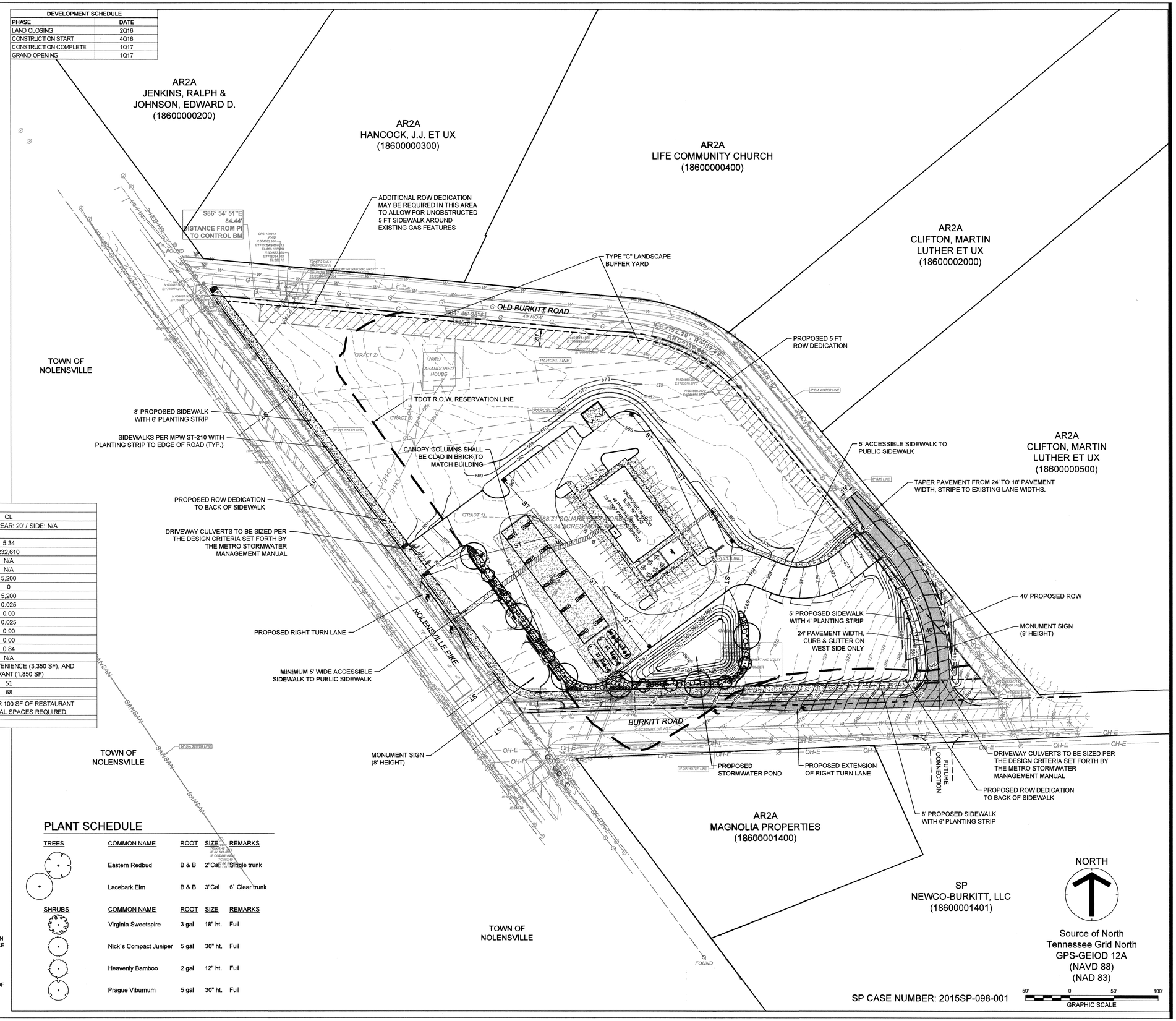
1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
2. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE CL ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL APPROVED PLAN.

PUBLIC WORKS NOTES:

1. 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.
2. SOLID WASTE AND RECYCLING WILL BE PROVIDED PER CODE REQUIREMENTS. DETAILS WILL BE INCLUDED IN THE FINAL SP PLAN.

STORMWATER NOTES:

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. 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.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.



PLANT SCHEDULE

TREES	COMMON NAME	ROOT	SIZE	REMARKS
	Eastern Redbud	B & B	2"Cal	Single trunk
	Lacebark Elm	B & B	3"Cal	6' Clear trunk

SHRUBS	COMMON NAME	ROOT	SIZE	REMARKS
	Virginia Sweetspire	3 gal	18" ht.	Full
	Nick`s Compact Juniper	5 gal	30" ht.	Full
	Heavenly Bamboo	2 gal	12" ht.	Full
	Prague Viburnum	5 gal	30" ht.	Full

SP CASE NUMBER: 2015SP-098-001

G S & P

Design Services For The Built Environment

Atlanta GA, Birmingham AL, Cincinnati OH, Columbus OH, Dallas TX, Ft Lauderdale FL, Jackson MS, Jacksonville FL, Knoxville TN, Louisville KY, Memphis TN, Nashville TN, Richmond VA, Tallahassee FL, Tampa FL

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100

WWW.GSPNET.COM

CEDARWOOD DEVELOPMENT
7203 BURKITT ROAD SP REZONING

7203 BURKITT ROAD
NASHVILLE, TN 37207

JESSICA K. LUCYSHYN, P.E.
TN REG. # 117731

Revision		
No.	Date	Description
1	11.17.15	METRO COMMENTS
2	12.21.15	REVISED FOR ONE-LOT LAYOUT
3	01.18.16	METRO COMMENTS
4	02.03.16	OLD BURKITT RE-ALIGNMENT
5	02.10.16	METRO COMMENTS

FINAL SP DEVELOPMENT PLAN

C1.0

PROJECT: 40624.03
DATE: OCTOBER 1, 2015

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