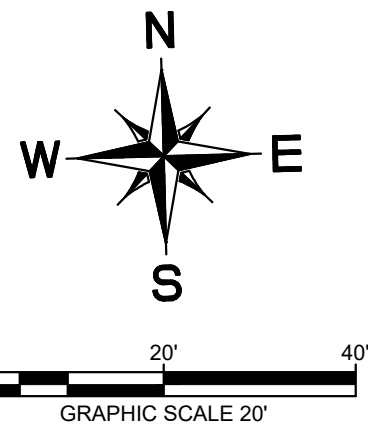
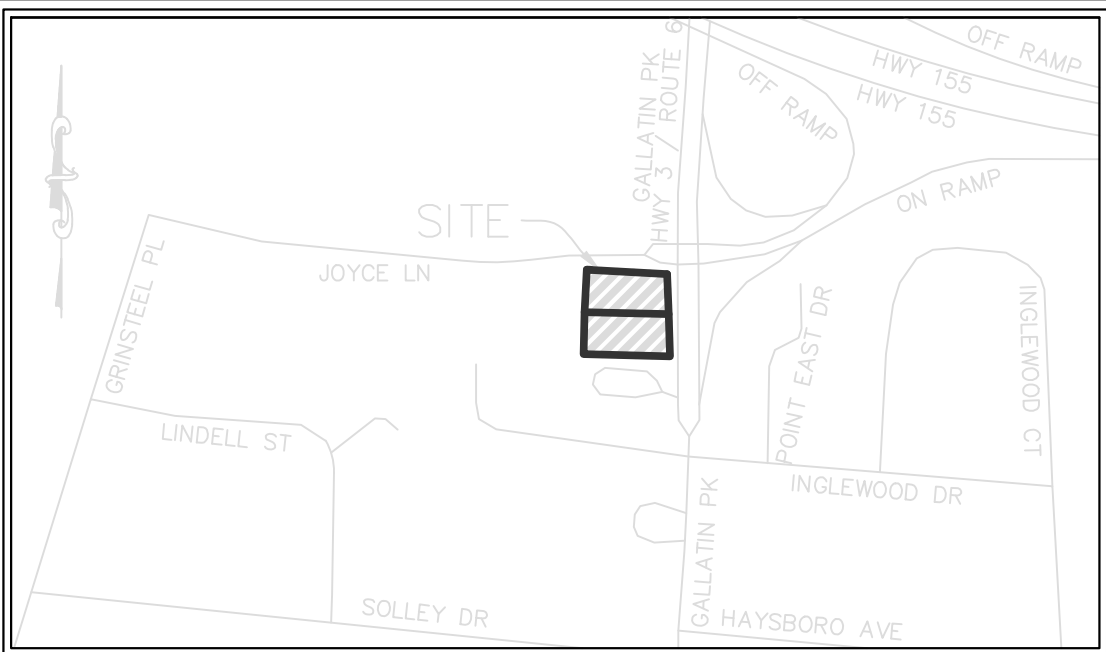




LEGEND

- | | |
|---|----------------------------|
|  | PROPOSED FIRE LANE |
|  | EXISTING PAVEMENT |
|  | PROPOSED BUILDING |
|  | PROPOSED DECORATIVE SCREEN |
|  | BARRIER FREE RAMP (BFR) |
|  | ACCESSIBLE PARKING SYMBOL |
|  | NUMBER OF PARKING SPACES |
|  | WATER METER (AND VAULT) |
|  | FIRE HYDRANT |
|  | FIRE DEPARTMENT CONNECTION |
|  | SANITARY SEWER MANHOLE |
|  | TRANSFORMER PAD |
|  | CURB INLET |
|  | GRATE INLET |
|  | JUNCTION BOX OR WYE INLET |
|  | TYPICAL |
|  | SANITARY SEWER EASEMENT |
|  | WATER EASEMENT |
|  | DRAINAGE EASEMENT |
|  | BARRIER FREE RAMP |
|  | SIDEWALK |
|  | BUILDING LINE/SETBACK |
|  | CURB INLET |
|  | GRATE INLET |
|  | WYE INLET |
|  | JUNCTION BOX |
|  | MANHOLE |
|  | EXISTING |
|  | PROPOSED |

SITE DATA TABLE	
PARCEL(S)	6103015000 06103014900
EXISTING ZONING	MUL-A
GOSS SITE ACREAGE	0.907 ACRES
ACREAGE IN OPEN SPACE	
TOTAL PARKING STALLS	41 SPACES
ADA PARKING STALLS	2 SPACES
PROPOSED LOT NUMBERS	1 LOT
PROPOSED NUMBER OF UNITS/LOTS	2 UNITS
BUILDING COVERAGE	±6250 SQFT
GROSS DENSITY	±6250 SQFT PER UNIT
FAR	±6250 BLDG SF/ SITE ACREAGE
ISR	
GROSS FLOOR AREA BY STRUCTURE	±6250 SQFT

BULK STANDARDS TABLE	
PROPOSED BUILDING AND/OR FRONTAGE TYPE(S)	ARTERIAL BOULEVARD
BUILDING MATERIALS	
GLAZING REQUIREMENTS	
PROPOSED MAXIMUM BUILDING HEIGHT	
HEIGHT REGULATIONS SET IN UDO AND SETBACKS	

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



Know what's **below**.
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[illegible]

Kimley»»Horn

26 KIMLEY-HORN AND ASSOCIATES, INC.
100 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-617-0535

WWW.KIMLEY-HORN.COM TX F-928

07/29/2026

KHA PROJECT 060015612	DATE JULY 2026	SCALE	AS SHOWN	DESIGNED BY	RC	DRAWN BY	RC	CHECKED BY	LM
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GALLATIN PIKE DUTCH BROS

NASHVILLE, TENNESSEE

SITE PLAN

SHEET NUMBER
FSP