



**USE - CHAPTER 17.08 & 17.16**

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

**SITE CRITERIA (Bulk Standards based upon CS Zoning)**

SUBDIVISION PLAN: FT LOT 3 BRANFORD

|                  |                                       |
|------------------|---------------------------------------|
| MINIMUM LOT SIZE | None Req'd                            |
| FAR              | N/A                                   |
| ISR              | 0.90 MAX, 0.67 Proposed               |
| STREET SETBACKS  | 45' FROM CENTERLINE OF HIGHWAY 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

|                    |                      |                             |
|--------------------|----------------------|-----------------------------|
| 90' HIGHWAY STREET | 180' ARTERIAL STREET | 250' CONTROLLED ACCESS RAMP |
| 100' COLLECTOR     |                      |                             |

**REQUIRED PARKING BASED ON USES**

|  |                            |
|--|----------------------------|
| REQUIRED LOADING BASED ON USES         | N/A (No Building Proposed) |
| SUBRACING OVER 5 SPACES: 1,200 SQ. FT. | None Required              |
| SPACE SIZES, AISLE WIDTHS, ANGLE DATA  | Provided                   |
| QUEUING LANES                          | Provided                   |
| OVER 10 SPACES 20' QUEUING AT EXIT     | Provided                   |
| NUMBER OF CONTACT SPACES: 7%           | N/A                        |
| NUMBER OF ACCESSIBLE SPACES            | N/A                        |
| SIDEWALKS REQUIRED                     | N/A                        |

**LANDSCAPING STANDARDS - CHAPTER 17.24**

|   |                                |
|---|--------------------------------|
| REQUIRED BUFFERBAYS   | C-3                            |
| BUFFERBAY ADJUSTMENT  | N/A                            |
| PERMETER 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/<br>COMMON NAME                     | HEIGHT  | SPREAD  | TRUNK  | REMARKS   |
|----------------------|----------|---|---------|---------|--------|---|
| <b>TREES</b>         |          |   |         |         |        |   |
| LS                   | 17       | Liquidambar styraciflua/<br>Sweetgum                | 12'-14' | 6'-7'   | 2"     |   |
| PO                   | 15       | Platanus occidentalis/<br>American Sycamore         | 12'-14' | 6'-7'   | 2"     | 4' Clear Trunk  |
| CC                   | 24       | Carya cordulata/<br>Eastern Redbud                  | 7'-9'   | 3'-4'   | 2"     | 3' Clear Trunk  |
| AB                   | 16       | Acer balsamifolium/<br>Trident Maple                | 8'-10'  | 4'-5'   | 2"     | 4' Clear Trunk  |
| <b>SHRUBS</b>        |          |   |         |         |        |   |
| HQ                   | 48       | Hydrangea quercifolia/<br>Oak Leaf Hydrangea        | 24"     | 18"-24" | F.1.8. |   |
| VA                   | 21       | Viburnum acerifolium/<br>Magnolia Viburnum          | 24"     | 18"-24" | F.1.8. |   |
| VE                   | 24       | Viburnum x progressif/<br>Morris x Douglas Viburnum | 24"     | 18"-24" | F.1.8. |   |
| IK                   | 42       | Ilex glabra/<br>Holly                               | 24"     | 12"-18" | F.1.8. |   |
| <b>TURF</b>          |          |   |         |         |        |   |
| SEED                 |          | Turf Mixture  |         |         |        | 80% Rebel Supreme, 20% Merion Bluegrass.<br>Seed all disturbed areas @ 5#/1,000 sq. ft. |
| SOO                  |          | Fine Bladed Fescue Sod                              |         |         |        | Rebel II. Install where shown   |
| <b>MISCELLANEOUS</b> |          |   |         |         |        |   |
|                      |          | Shielded Hardwood Bark Mulch                        |         |         |        | Minimum 3" depth throughout.<br>Min. 4" deep on slopes greater than 3:1.                |

**TREE DENSITY REQUIREMENTS**

PARCEL 264 ON TAX MAP 60-02  
 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: 2.607 ACRES  
 BUILDING COVERAGE: 0.00 ACRES  
 AREA OF REQUIRED COMPLIANCE: 2.607 ACRES

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

REMARKS  
 ON-SITE IRRIGATION SHALL BE PROVIDED BY IRRIGATION SYSTEM  
 IRRIGATION SHALL BE DESIGNED/BUILT BY LANDSCAPE CONTRACTOR  
 OR ASSOCIATE.

**STORMWATER NOTES**

- 1) THE SOIL TYPE FOR THIS SITE IS MID (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 6,898 CF OF WQ STORAGE IN THE PROPOSED STORMWATER RESERVATION AREA CF ON THIS PLAN.

THIS DESIGNATED 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 BMP'S & THEIR ADEQUACY TO REMOVE 80% TSS & TO PROVIDE FULL WATER QUANTITY AS REQUIRED BY THE STORM WATER MANAGEMENT MANUAL.

**DD & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture

Fleetco, Inc (Brick Church Pike)  
 PROJECT # 1218  
 Preliminary SP