SPECIFIC PLAN
FOR
1330 DICKERSON PIKE
DAVIDSON COUNTY, NASHVILLE, TENNESSEE
METRO NASHVILLE

CASE NO.: 2019SP-002-001

CONTACTS

OWNER/DEVELOPER: SCOTT BLACK
1330 DICKERSON PIKE
NASHVILLE, TN 37210
CONTACT: SCOTT BLACK,AIA (615-394-3054)

CIVIL ENGINEER: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH, SUITE 700
NASHVILLE, TENNESSEE 37210
CONTACT: MICHAEL TOWLES, PE (615-252-4392)

ARCHITECT: SMITH GEE STUDIO, LLC
209 10TH AVENUE SOUTH, SUITE 425
NASHVILLE, TENNESSEE 37203
CONTACT: JESSE WILMOTH, AIA (615-739-5555)

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DEVELOPMENT SUMMARY	
PROJECT NAME	1330 DICKERSON PIKE
COUNCIL DISTRICT	5TH DISTRICT, SCOTT DAVIS

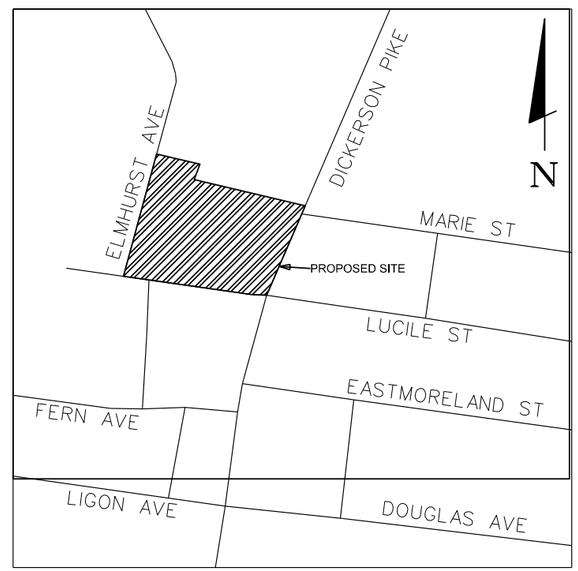
FEMA NOTE:

THIS PROPERTY IS LOCATED IN A ZONE X (OTHER FLOOD AREAS) AREA OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47037C0234H, DATED APRIL 5, 2017. (ZONE "X")

PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO RECEIVE PRELIMINARY APPROVAL OF A 221-UNIT MULTIFAMILY DEVELOPMENT. THIS PROJECT IS ELIGIBLE FOR A 10% TRANSIT REDUCTION (24 SPACES) AND FOR A 10 % PEDESTRIAN REDUCTION (24 SPACES). THE CURRENT DESIGN ACCOMMODATES A MAXIMUM OF 243 PARKING SPACES TO PROVIDE 1.5 PARKING SPACES PER EACH 2 BR UNIT, AND 1 PARKING SPACE PER 1 BR UNIT.

FEDERAL COMPLIANCE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: *http://www.ada.gov/*
U.S. JUSTICE DEPT: *http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm*

PUBLIC WORKS PROJECTS SHALL BE DESIGNED AND CONSTRUCTED USING THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED JANUARY 1, 2015 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS THEREOF. ADDITIONAL SPECIFICATIONS SHALL TAKE PRECEDENCE OVER APPLICABLE TDOT STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS. ALSO REFERENCE PW 02225, 02500, 02520, 02522, 02720.
(http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specificaitons.aspx)



VICINITY MAP
NOT TO SCALE

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C0.21	EXISTING CONDITIONS
C0.41	DEMOLITION PLAN
C1.00	SITE LAYOUT PLAN
C2.00	GRADING AND DRAINAGE PLAN
C2.01	GRADING AND DRAINAGE PLAN - DICKERSON PIKE
C3.00	SITE UTILITY PLAN
C8.01	LUCILE STREET ELEVATION
C8.02	DICKERSON PIKE ELEVATION
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C8.04	CHARACTER IMAGERY - DICKERSON PIKE ELEVATION
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L0.01	SITE LANDSCAPE PLAN
L1.00	SITE LANDSCAPE PLAN

DEVELOPMENT SUMMARY

SP NAME:	1330 DICKERSON PIKE
SP NUMBER:	2019SP-002-001
OWNER:	BRISTOL DICKERSON PIKE PARTNERS, LLC
ADDRESS:	381 MALLORY STATION ROAD, STE 204 FRANKLIN, TN 37067
CONTACT:	SCOTT BLACK
PHONE:	615-394-3054
PLAN PREPARATION DATE:	02/19/2019
DESIGN PROFESSIONAL:	MICHAEL TOWLES, PE
COMPANY:	BARGE DESIGN SOLUTIONS
ADDRESS:	615 3RD AVE. SOUTH NASHVILLE, TN 37210
PHONE:	(615) 254-4392
FAX:	(615) 255-6572
COUNCIL DISTRICT:	5TH
COUNCIL MEMBER:	SCOTT DAVIS
FEMA PANEL:	THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0234H (EFFECTIVE DATE: 04-05-2017)
BUILD TO:	
DICKERSON PIKE BUILD-TO:	14' MIN-20' MAX FROM THE BACK OF SIDEWALK. BALCONIES AND STOOPS MAY PROJECT 6' INTO THE SETBACK.
LUCILE STREET BUILD-TO:	6' MIN-42' MAX FROM THE BACK OF SIDEWALK. BALCONIES AND STOOPS MAY PROJECT 6' INTO THE SETBACK.
ELMHURST AVENUE BUILD-TO:	6.5' MIN-10' MAX FROM THE BACK OF SIDEWALK. BALCONIES AND STOOPS MAY PROJECT 6' INTO THE SET BACK.
HEIGHT STANDARDS:	5 STORIES OR 75 FEET AT DICKERSON PIKE AND CORNER OF LUCILE AND DICKERSON; 3 STORIES OR 45 FEET AT LUCILE STREET AND ELMHURST AVENUE.
ACCESS:	PRIVATE DRIVE FROM LUCILE STREET AND ELMHURST AVENUE.
DEVELOPMENT SCHEDULE:	PROJECT IS EXPECTED TO BREAK GROUND SUMMER 2019 AND TAKE 18 MONTHS TO COMPLETE

GENERAL PLAN CONSISTENCY:

THE SPECIFIC PLAN IS LOCATED WITHIN THE EAST NASHVILLE COMMUNITY PLAN. THE PARCELS FRONTING DICKERSON PIKE AND LOCATED IN THE URBAN MIXED USE CORRIDOR POLICY AND COMPRISE APPROXIMATELY TWO-THIRDS OF THE PROPERTY. THE PARCELS FRONTING ON ELMHURST AVENUE, THE REMAINING ONE-THIRD OF THE SITE ARE LOCATED WITHIN THE URBAN NEIGHBORHOOOD EVOLVING POLICY (OR T4 NE). THE PRIMARY GOALS OF THE URBAN MIXED USE CORRIDOR POLICY IS TO ENHANCE THE CORRIDORS BY ENCOURAGING A GREATER MIX OF HIGHER-DENSITYAND RESIDENTIAL DEVELOPMENT THAT IS BOTH ORIENTED TO THE STREET AND THE PEDESTRIAN. THE PRIMARY GOAL OF URBAN NEIGHBORHOOD EVOLVING POLICY IS TO ENCOURAGE DENSER HOUSING TYPES THAT ARE INTERGRATED INTO THE FABRIC OF THE EXISTING NEIGHBORHOOD. NEIGHBORHOOD EVOLVING ENCOURAGES A DIVERSE VARIETY OF HOUSING TYPES IN INTERIOR NEIGHBORHOODS. THIS PLAN IS CONSISTENT WITH THE GOALS ESTABLISHED THROUGHOUT THE POLICY AND IS ALSO CONSISTENT WITH THE CURRENT EMPHASIS ON TRANSFORMING DICKERSON PIKE INTO A TRANSIT FOCUSED CORRIDOR. DICKERSON PIKE HAS LONG BEEN A COMMERCIAL ORIENTED CORRIDOR, AND THIS DEVELOPMENT WILL HELP IMPLEMENT THE POLICY'S GOAL OF CREATING A MORE BALANCED MIX OF RESIDENTIAL AND COMMERCIAL LAND USES ALONG THE CORRIDOR. THIS PROJECT WILL PROVIDE RESIDENTIAL OPPORTUNITIES AT A KEY TRANSIT STOP ALONG THE CORRIDOR, MAKING TRANSIT RIDERSHIP THE EASY CHOICE FOR COMMUTING.

DEVELOPMENT SITE DATA

PARCEL ID.:	07111001000, 07115000100, 07115000200, 07110018100, 07110018200, 07110018300, 07110018400, 07110018500, 07114026900, 07114027000, 07114027100, 07114027200
SITE ADDRESS:	1330 Dickerson Pike NASHVILLE, TN 37210
SITE ACREAGE:	4.54 AC
R.O.W. DEDICATION:	ELMHURST AVENUE: 7 FT LUCILE STREET: 7 FT DICKERSON PIKE: 11 FT
PROPOSED DENSITY:	48.68 UNITS/ACRE
DWELLING UNITS:	
TOTAL:	221 UNITS
TWO BR:	43 UNITS
ONE BR:	178 UNITS
FLOOR AREA RATIO (FAR):	N/A
LOTS:	1
IMPERVIOUS SURFACE RATIO (ISR):	
BUILDINGS:	24.67% (1.12 AC/48,877 SF)
ROADS/SIDEWALKS/DRIVES:	53.30% (2.42 AC/105,270 SF)
OPEN SPACE:	22.03% (1.00 AC/43,560 SF)
PARKING:	PROVIDED PARKING SHALL MEET THE REQUIRMENTS OF THE UZO PAKRING STANDARDS OF THE ZONING CODE (17.20)
REQUIRED:	1.5 SPACES PER 2 BR UNIT 1 SPACE PER 1 BR UNIT
REDUCTIONS:	10% TRANSIT AND 10% PEDESTRIAN REDUCTION (ELIGIBLE FOR 48 SPACE REDUCTION)
REQUIRED ADA:	7 SPACES
TOTAL REQUIRED:	(1.5*43)+(1*178)=243 - 44 = 199 SPACES
PROVIDED:	
ON-SITE:	232 SPACES
ON-STREET:	22 SPACES (1/2 THE NUMBER OF SPACES USED FOR TOTAL PARKING COUNT)
TOTAL:	243 SPACES (INCLUDING 7 ADA SPACES)
BICYCLE PARKING	
ON-STREET:	12 ON-STREET AT THE CORNER OF DICKERSON PIKE AND LUCILE STREET
ON-SITE:	38 MINIMUM LOCATED IN BUILDING B ON SITE
PROVIDED:	50 MINIMUM
EXISTING LAND USE:	MOBILE HOME PARK RESTURANT/CAFETERIA AUTO REPAIR/BODY SHOP VACANT RESIDENTAL LAND SINGLE FAMILY
PROPOSED LAND USE:	ALL USES PERMITTED BY RESIDENTIAL MULTI-FAMILY 60 UNITS AN ACRE (RM60-A) BASE ZONING DESIGNATION

BARGE DESIGN SOLUTIONS
615 3rd Avenue South, Suite 700 Nashville, Tennessee 37210
PHONE (615) 254-1500 FAX (615) 255-6572

SMITH GEE STUDIO
209 10th Avenue South . Suite 425
Nashville, Tennessee 37203
615.739.5555 p
info@smithgeestudio.com

BARGE DESIGN SOLUTIONS
PROJECT No. 36767-00

NOVEMBER 28, 2018
ISSUED FOR PERMITTING

FEBRUARY 19, 2019
ISSUED FOR SP SUBMITTAL

IMPROVEMENTS
FOR
1330 DICKERSON PIKE
DAVIDSON COUNTY, NASHVILLE, TENNESSEE
METRO NASHVILLE

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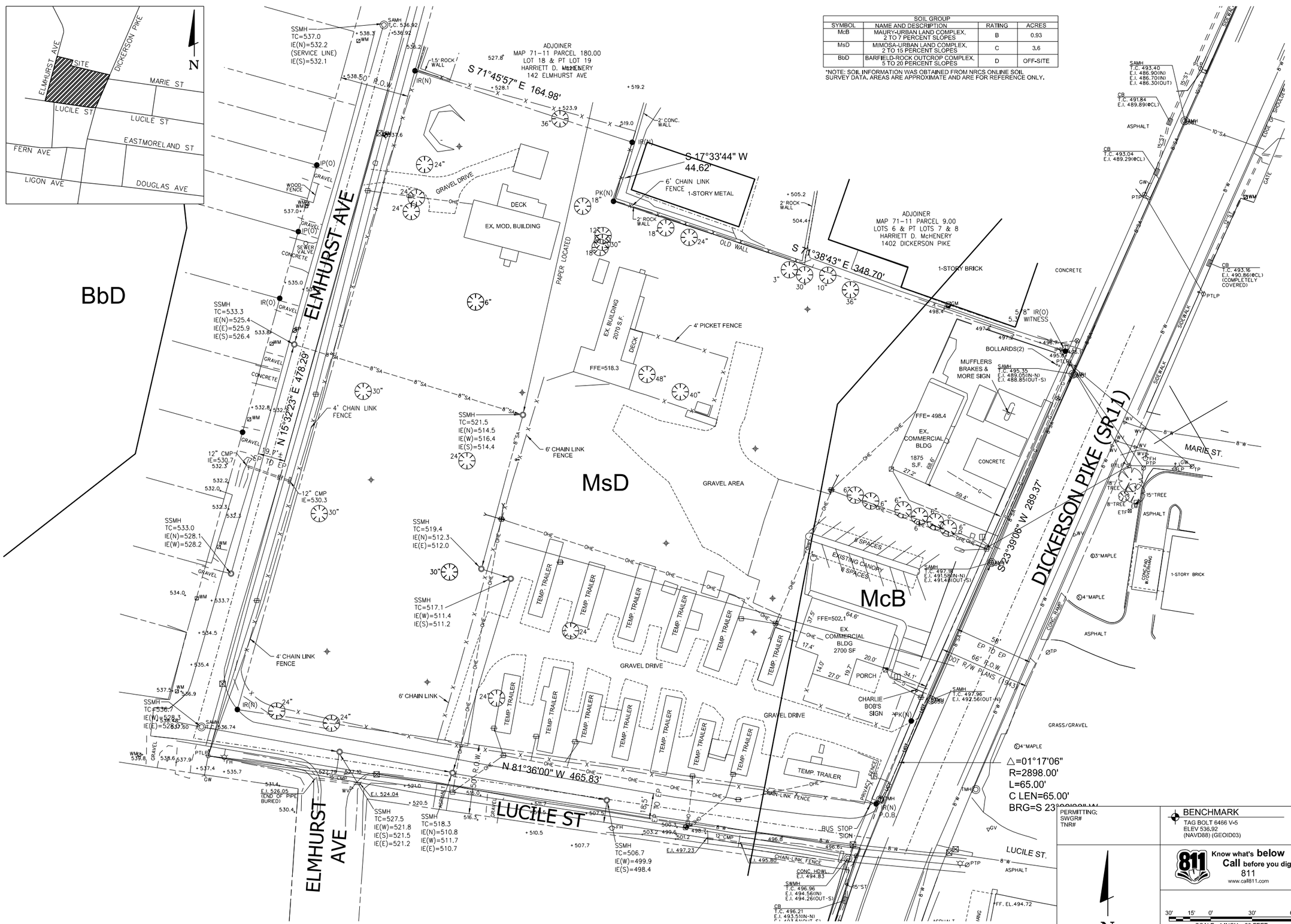
SOIL GROUP			
SYMBOL	NAME AND DESCRIPTION	RATING	ACRES
McB	MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES	B	0.93
MsD	MIMOSA-URBAN LAND COMPLEX, 2 TO 15 PERCENT SLOPES	C	3.6
BbD	BARFIELD-ROCK OUTCROP COMPLEX, 5 TO 20 PERCENT SLOPES	D	OFF-SITE

*NOTE: SOIL INFORMATION WAS OBTAINED FROM NRCS ONLINE SOIL SURVEY DATA. AREAS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.



BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

NICHOLAS GREGORY TOWNSEND
REGISTERED ENGINEER
No. 110774
STATE OF TENNESSEE
02-19-19

EXISTING CONDITIONS

1330 DICKERSON PIKE

NASHVILLE, TENNESSEE

REVISION INFORMATION			
REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	1-25-18	SP SUBMITTAL
	DSR	MT	02-15-19	SP SUBMITTAL

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FILE NO. 36767-00

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VICINITY MAP
NOT TO SCALE

PARKING TABLE

REQUIRED:
1.5 SPACES PER 2 BEDROOM UNIT
1 SPACE PER 1 BEDROOM UNIT

43 (2BR UNITS) * 1.5 = 65 SPACES
178 (1BR UNITS) * 1 = 178 SPACES
REDUCTIONS: 10% TRANSIT AND 10% PEDESTRIAN REDUCTION
(44 SPACE REDUCTION)

REQUIRED ADA:
7 SPACES
TOTAL REQUIRED: 199 SPACES

PROVIDED:
ON-STREET: 22 (1/2 THE NUMBER OF SPACES USED FOR TOTAL PARKING COUNT)
ON-SITE: 232
TOTAL: 243 SPACES (INCLUDING 7 ADA SPACES)

LEGEND:

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- CENTERLINE OF R.O.W.
- SP BOUNDARY

NOTES:

1. CONCRETE SIDEWALK AND POST CURB ALONG PROPERTY FRONT SHALL REMAIN IN PLACE UNTIL NEW SIDEWALK, CURB, AND GUTTER IS READY TO BE INSTALLED IN ORDER TO MAINTAIN CURRENT DRAINAGE PATTERNS.
2. ALL CONSTRUCTION WITHIN THE R.O.W. IS TO BE PER ADA AND MPW STANDARDS AND SPECIFICATIONS.
3. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

DEVELOPMENT SITE DATA

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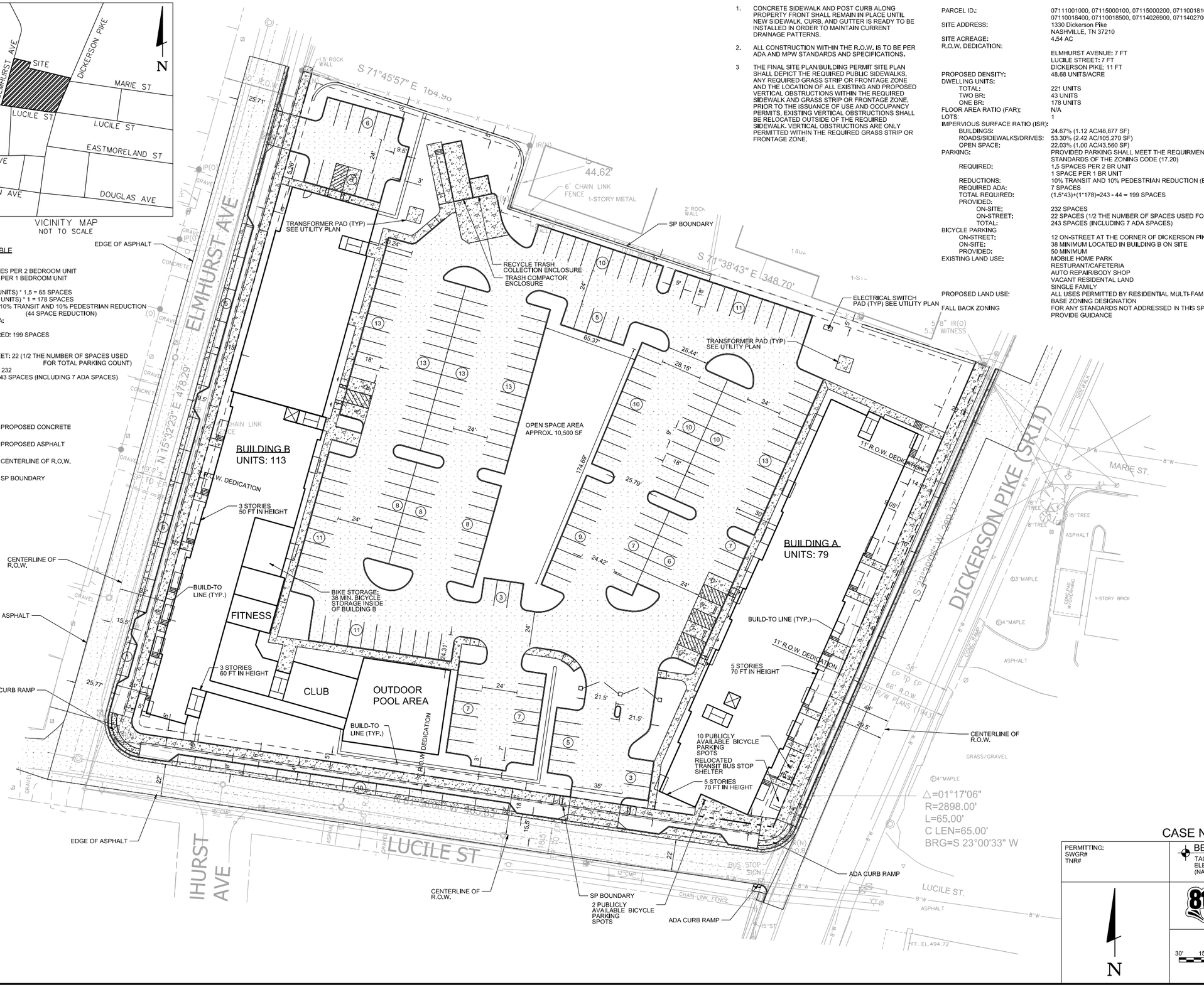
PROVIDED:	50 MINIMUM
EXISTING LAND USE:	MOBILE HOME PARK RESTURANT/CAFETERIA AUTO REPAIR/BODY SHOP VACANT RESIDENTAL LAND SINGLE FAMILY
PROPOSED LAND USE:	ALL USES PERMITTED BY RESIDENTIAL MULTI-FAMILY 60 UNITS AN ACRE (RM60-A) BASE ZONING DESIGNATION
FALL BACK ZONING	FOR ANY STANDARDS NOT ADDRESSED IN THIS SP, THE RM60-A ZONING WILL PROVIDE GUIDANCE



CASE NO.: 2019SP-002-001

PERMITTING:
SWGR#
TNR#

BENCHMARK
TAG BOLT 6466 V-5
ELEV 536.92
(NAVD88) (GEOID03)

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SCALE: 1 INCH = 30 FEET

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PHONE (615) 254-1500 // FAX (615) 255-4572

NICIA EL GREGORY TOWNES
REGISTERED ENGINEER
No. 110774
STATE OF TENNESSEE
02-19-19

SITE LAYOUT PLAN

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
	DSR	MT	11-26-18	SP SUBMITTAL
	DSR	MT	02-15-19	SP SUBMITTAL

C1.00

FILE NO. 36767-00

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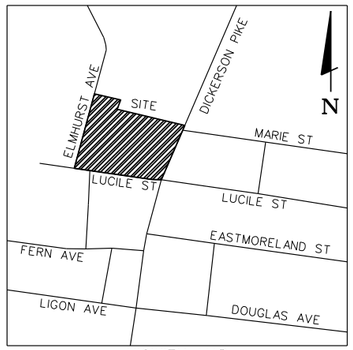


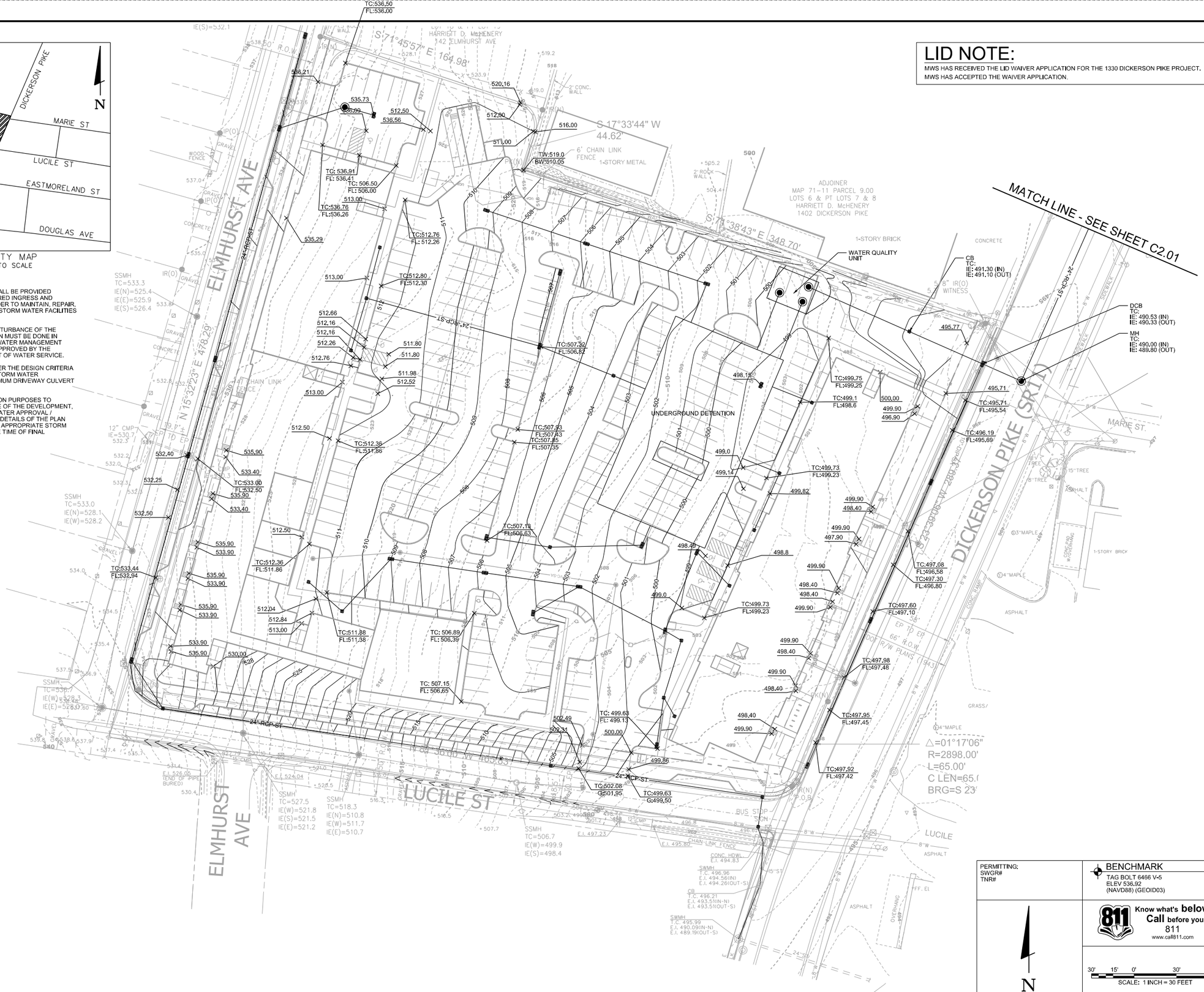
VICINITY MAP
NOT TO SCALE

NOTES:

1. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
2. 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 SERVICE.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.
4. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL / COMMENTS ONLY. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

LID NOTE:

MWS HAS RECEIVED THE LID WAIVER APPLICATION FOR THE 1330 DICKERSON PIKE PROJECT.
MWS HAS ACCEPTED THE WAIVER APPLICATION.



PERMITTING:
SWGR#
TNR#

BENCHMARK
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NICIA EL GREGORY TOWNES
REGISTERED ENGINEER
No. 110774
STATE OF TENNESSEE
02-19-19

GRADING AND DRAINAGE PLAN

1330 DICKERSON PIKE

NASHVILLE, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	1-28-18	SP SUBMITTAL
	DSR	MT	02-18-19	SP SUBMITTAL

C2.00

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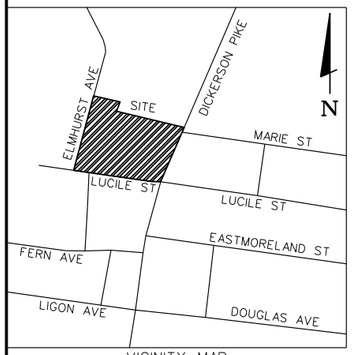

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GRADING AND DRAINAGE PLAN - DICKERSON PIKE

1330 DICKERSON PIKE

NASHVILLE, TENNESSEE

REVISION INFORMATION			
REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	1-28-18	SP SUBMITTAL
	DSR	MT	02-19-19	SP SUBMITTAL

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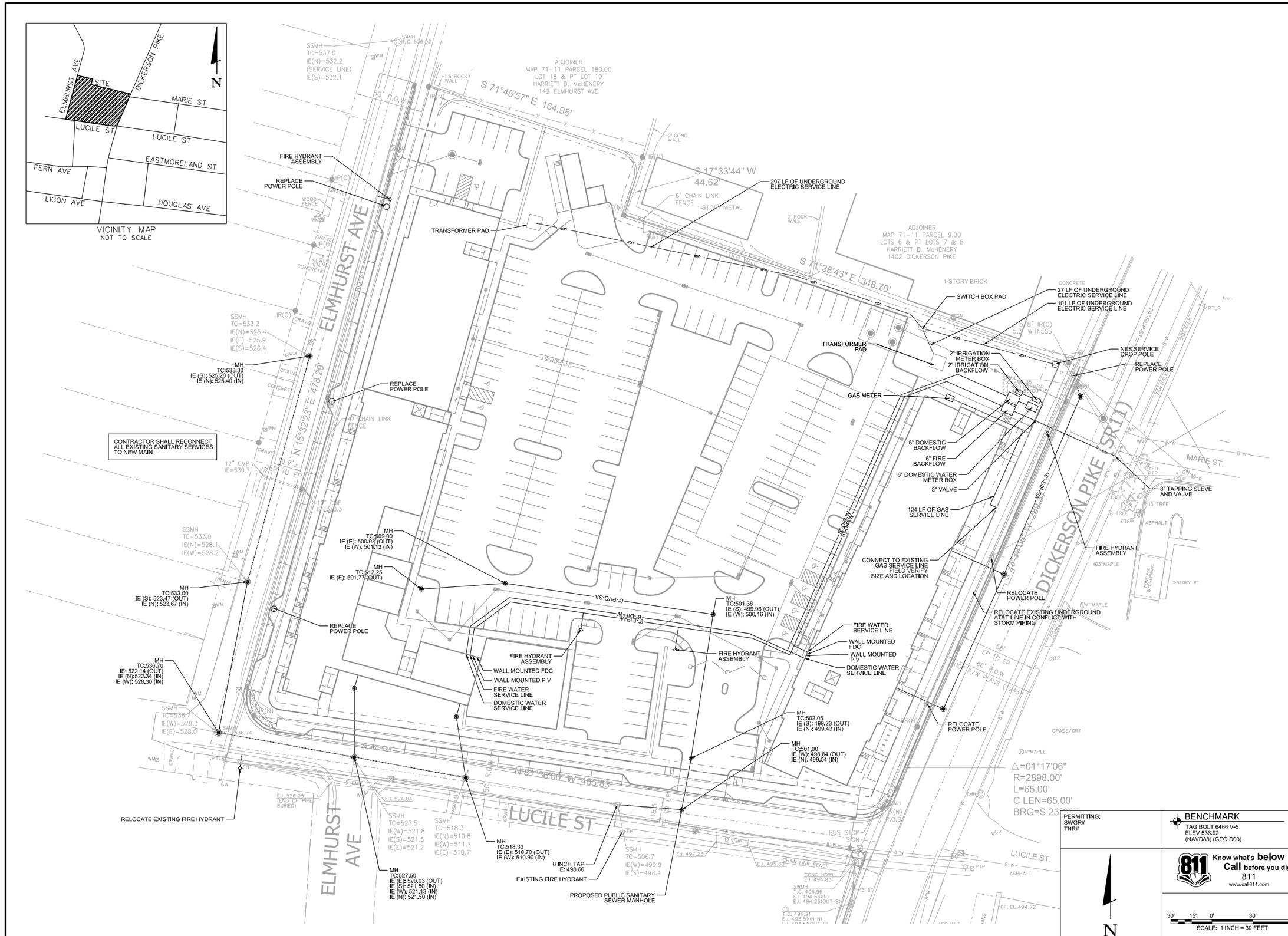

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MICHAEL GREGORY TOWN
REGISTERED ENGINEER
No. 110774
STATE OF TENNESSEE
02-19-19

SITE UTILITY PLAN

1330 DICKERSON PIKE

NASHVILLE, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	11-28-18	SP SUBMITTAL
	DSR	MT	02-19-19	SP SUBMITTAL

C3.00

FILE NO. 36767-00

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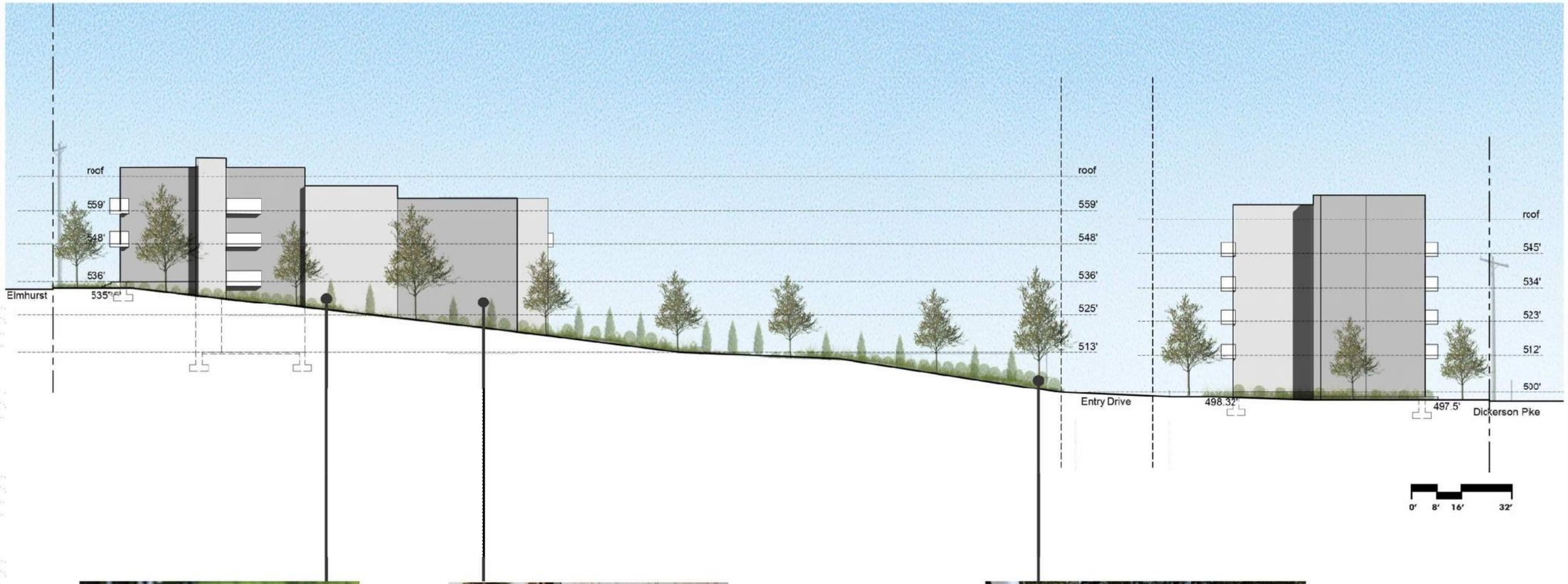

Architectural Standards

Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every thirty (30) linear feet of street frontage:
-A change in building material;
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LUCILE STREET ELEVATION

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	11-28-18	SP SUBMITTAL

REVISION INFORMATION

C8.01

FILE NO. 36767-00

2/18/2019
7:17:58 AM
DSRoos
LandRes.pen Workspace: LandRes

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Architectural Standards

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DICKERSON PIKE ELEVATION

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REVISION INFORMATION			
REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MF	1-29-18	SP SUBMITTAL

C8.02

FILE NO. 36767-00

2/18/2019
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ELMHURST AVENUE ELEVATION

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REVISION INFORMATION			
REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	11-26-18	SP SUBMITTAL

C8.03

FILE NO. 36767-00

2/18/2019
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DSRoos
LandRes.pen Workspace: LandRes

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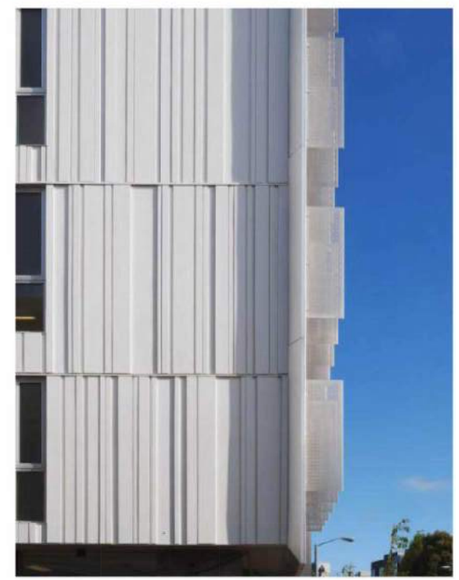

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CHARACTER IMAGERY - DICKERSON PIKE ELEVATION

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	11-28-18	SP SUBMITTAL

REVISION INFORMATION

C8.04

FILE NO. 36767-00

11/28/2018
7:43:37 AM
DSRoos
LandRes.pen Workspace: LandRes

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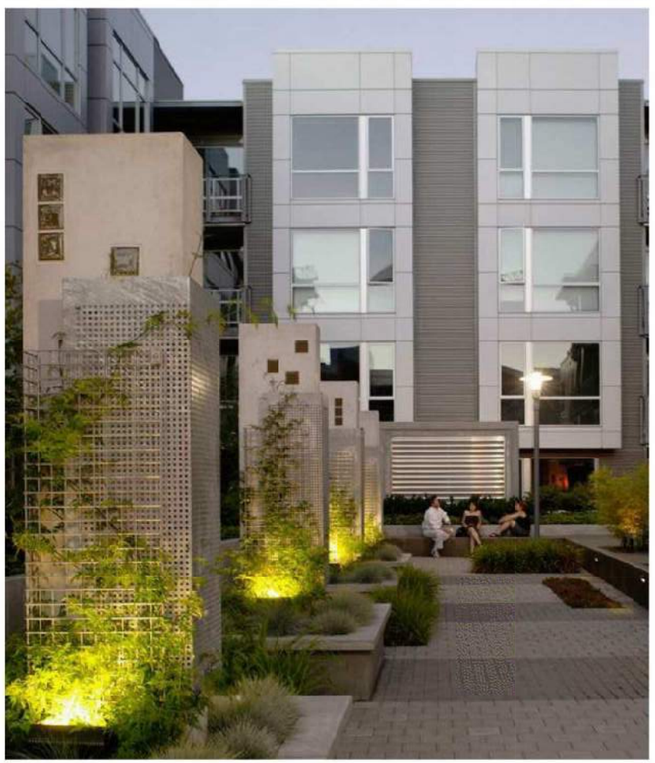

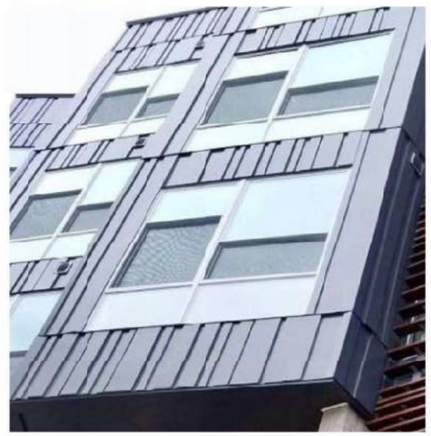

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CHARACTER IMAGERY - LUCILE & ELMHURST ELEVATION

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	11-28-18	SP SUBMITTAL

C8.05

FILE NO. 36767-00

11/28/2018
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DSRoos
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CHARACTER IMAGERY

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	DSR	MT	11-28-18	SP SUBMITTAL

REVISION INFORMATION

C8.06

FILE NO. 36767-00

11/28/2018
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TREE DENSITY WORKSHEET
(Ordinance 94-1104)

Date 11/28/18
Map 071 Parcel 15000100
Application Number -
Project Name 1330 Dickerson Pike
Address - 1330 Dickerson Pike

1. Acreage (area of building site)		4.54
2. Minus building coverage area	-	1.02
3. Equals adjusted acreage	=	3.52
4. Multiplied by required density units per acre	x	14
5. Equals required tree density units for project	=	49.28

PROTECTED TREES (existing trees 6" DBH or larger)
DBH (diameter at 4 1/2') Example: 3 trees 6" DBH x 0.2 = .6 density units

DBH	# OF TREES	VALUE	UNITS	DBH	#OF TREES	VALUE	UNITS
6		X 1.2 =		20		X 4.3 =	
8		X 1.4 =		22		X 4.9 =	
10		X 1.6 =		24		X 5.7 =	
12		X 1.8 =		26		X 6.6 =	
14		X 2.1 =		28		X 7.5 =	
16		X 2.4 =		30		X 8.4 =	
18		X 2.8 =		32		X 9.4 =	
34		X 10.5 =		48		X 26.1 =	
36		X 11.7 =		50		X 28.3 =	
38		X 12.9 =		52		X 30.5 =	
40		X 18.4 =		54		X 32.8 =	
42		X 20.2 =		56		X 35.2 =	
44		X 22.1 =		58		X 37.7 =	
46		X 24.1 =		60		X 40.3 =	

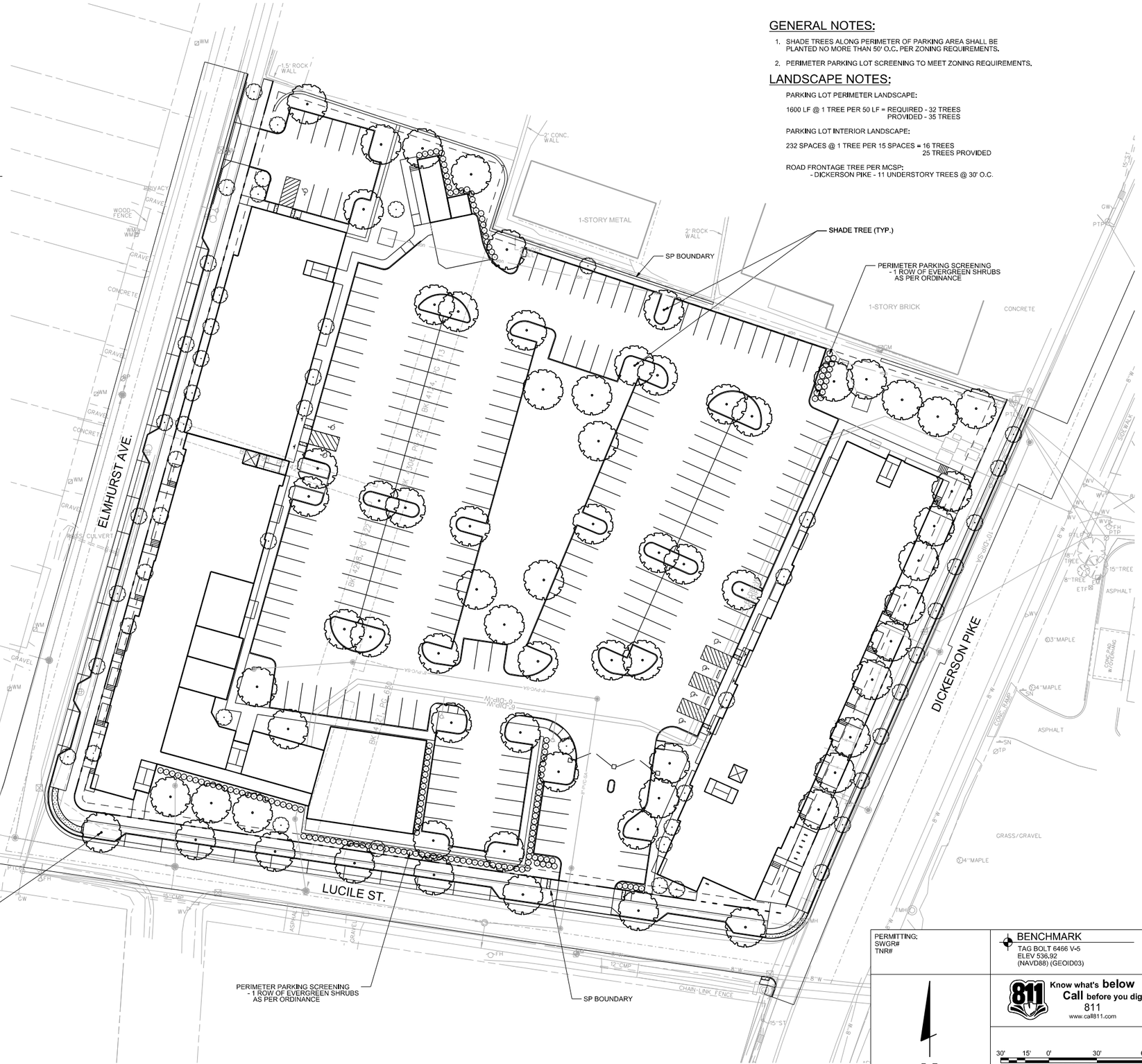
REPLACEMENT TREE SCHEDULE
UNITS represent Basal Area CAL represents caliper inches at planting

CAL	# OF TREES	VALUE	UNITS	CAL	#OF TREES	VALUE	UNITS
2	65	X 0.5 =	32.5	5		X 0.9 =	
3	28	X 0.6 =	16.8	6		X 1.0 =	
4		X 0.7 =		7		X 1.2 =	

Density units provided on above schedules.		
Total density units for protected trees		
Extra tree density units from original plan	+	
Total density units for new trees	+	49.3
Total density units provided	=	49.3

Note: The total density units provided must equal or exceed the requirements of #5 above. All protected and replacement trees must be shown on site plan.

1 L1.00 TREE DENSITY WORKSHEET



GENERAL NOTES:

1. SHADE TREES ALONG PERIMETER OF PARKING AREA SHALL BE PLANTED NO MORE THAN 50' O.C. PER ZONING REQUIREMENTS.
2. PERIMETER PARKING LOT SCREENING TO MEET ZONING REQUIREMENTS.

LANDSCAPE NOTES:

PARKING LOT PERIMETER LANDSCAPE:

1600 LF @ 1 TREE PER 50 LF = REQUIRED - 32 TREES
PROVIDED - 35 TREES

PARKING LOT INTERIOR LANDSCAPE:

232 SPACES @ 1 TREE PER 15 SPACES = 16 TREES
25 TREES PROVIDED

ROAD FRONTAGE TREE PER MCSP:
- DICKERSON PIKE - 11 UNDERSTORY TREES @ 30' O.C.

PERMITTING:
SWGR#
TNR#

BENCHMARK
TAG BOLT 6466 V-5
ELEV 536.92
(NAVD88) (GEOID03)

811 Know what's below Call before you dig.
811
www.call811.com

N

30' 15' 0' 30' 60'
SCALE: 1 INCH = 30 FEET

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SITE LANDSCAPE PLAN

1330 DICKERSON PIKE
NASHVILLE, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
	JAL	PLD	11/28/2018	SP SUBMITTAL
	JAL	PLD	02/19/2019	SP SUBMITTAL

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FILE NO. 36767-00

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