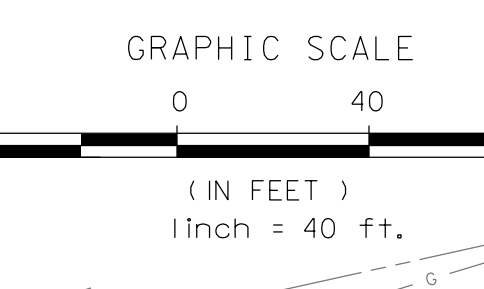


**VICINITY MAP**  
N.T.S.



**BRENTWOOD PLANNING NOTE:**  
THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MARCH 2, 2019. UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

**ACCESS NOTE:**  
ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM THE LOWER DESIGNATED ROAD IN ARTICLE VII, VEHICLE ACCESS CONTROL, IN THE BRENTWOOD MUNICIPAL CODE.

**IF YOU DIG TENNESSEE... CALL US FIRST!**  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL IT'S THE LAW

**MAP 11G GROUP "C", PARCEL 3.00, 4.00 & 4.01**

**ZONING DATA**  
EXISTING ZONING: C-2  
PROPOSED USE: OFFICE/RETAIL/RESTAURANT

**GENERAL NOTES**

- GROUND SIGNS AND BUILDING SIGNS WILL BE SUBMITTED TO PLANNING STAFF FOR APPROVAL.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE CITY PLANNING STAFF FOR THE EXACT LOCATION OF THE CONSTRUCTION ENTRANCE AND TRAILER.
- PROPOSED CONSTRUCTION START DATE: APRIL 1, 2015  
PROPOSED COMPLETION DATE: OCTOBER 15, 2016
- ALL CONSTRUCTION TRAFFIC WILL ACCESS SITE BY WAY OF NOTED TEMPORARY CONSTRUCTION ACCESS DRIVE.

**OWNER/DEVELOPER**  
H.G. HILL REALTY CO.  
301 ARMORY DRIVE  
NASHVILLE, TN 37204  
PH: (615) 252-8100

**SITE DATA**

TOTAL LAND AREA	739,948 S.F.	16.98 ACRES	= 100%
REQUIRED LANDSCAPE AREA	147,929 S.F.	3.39 ACRES	= 20.0%
PROVIDED LANDSCAPE AREA	7,525 S.F.	12.09 ACRES	= 71.2%
MAXIMUM BUILDING COVERAGE	221,894 S.F.	5.09 ACRES	= 30.0%
PROPOSED BUILDING COVERAGE (B & B1)	477,118 S.F.	1.09 ACRES	= 64.6%
PAVED/PARKING AREA	185,560 S.F.	3.8 ACRES	= 22.3%
TOTAL COVERAGE	739,948 S.F.	16.98 ACRES	= 100.0%

**BUILDING AREAS & PARKING**

PARKING REQUIRED	516 SPACES
PARKING PROVIDED	961 SPACES
TOTAL HANDICAP PARKING REQUIRED	22 SPACES
TOTAL HANDICAP PARKING PROVIDED	25 SPACES

**BUILDING SETBACKS**

FRONT (STREET)	VARIES - SEE PLAN AND PREVIOUS PLANNING COMMISSION APPROVAL
REAR	TWENTY (20) FEET
SIDE	TWENTY (20) FEET

**LEGEND**  
⑥ PARKING COUNT

**FEMA NOTE**  
THE PROPERTY DESCRIBED IN THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP PREPARED BY EMERGENCY MANAGEMENT AGENCY, FEMA COMMUNITY MAP 47187C0039F, DATED SEPTEMBER 29, 2006.

**APPLICANT**  
TMPARTNERS, PLLC  
5210 MARYLAND WAY, SUITE 200  
BRENTWOOD, TENNESSEE 37027  
CONTACT: J.P. COWAN  
615-377-9773  
FAX: (615) 370-4147

**PARKING DATA:**

PROPOSED PARKING	
SURFACE PARKING	61 SPACES
STRUCTURED PARKING (B & D)	900 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>961 SPACES</b>

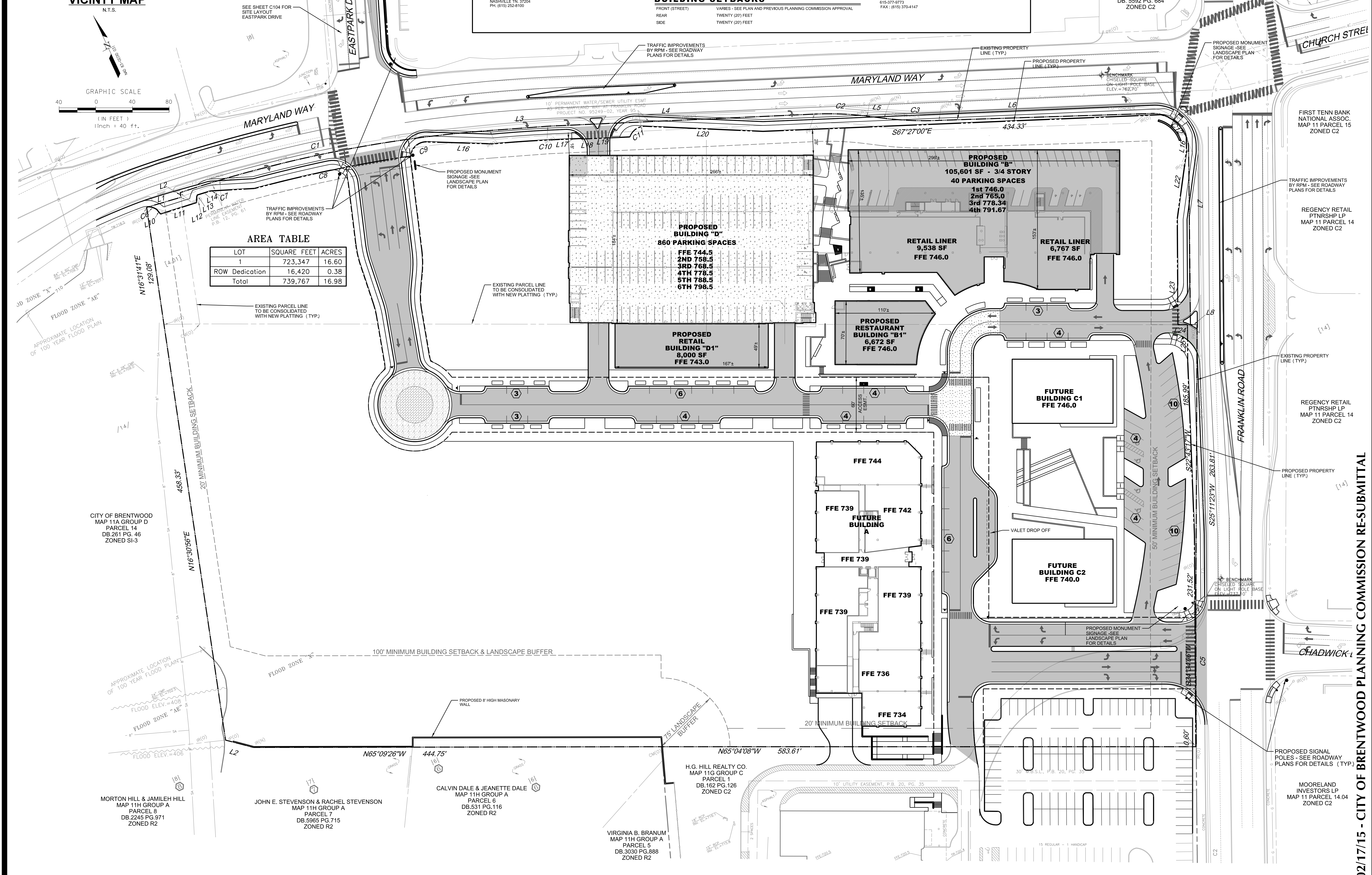
<b>BUILDINGS B &amp; B1</b>	
OFFICE - 105,601 SF - 1 SPACE PER 300 = 352 SPACES	
RESTAURANT - 6,672 SF - 1 SPACE PER 100 = 67 SPACES	
RETAIL - 16,305 SF - 1 SPACE PER 250 = 65 SPACES	
<b>BUILDINGS B &amp; B1</b>	
RETAIL - 8,000 SF - 1 SPACE PER 250 = 32 SPACES	
<b>TOTAL PARKING REQUIRED</b>	<b>= 516 SPACES</b>

SEE SHEET C104 FOR SITE LAYOUT EASTPARK DRIVE

**AREA TABLE**

LOT	SQUARE FEET	ACRES
1	723,347	16.60
ROW Dedication	16,420	0.38
<b>Total</b>	<b>739,767</b>	<b>16.98</b>

EXISTING PARCEL LINE TO BE CONSOLIDATED WITH NEW PLATTING (TYP.)



**tm p**

**TMPartners, PLLC**  
5210 Maryland Way  
Suite 200  
Brentwood, TN 37027-5065  
615-377-9773 Office  
615-370-4147 Fax  
www.TMPartners.com  
Architecture  
Interiors  
Planning

**COOPER CARRY**  
THE CENTER FOR CONNECTIVE ARCHITECTURE  
191 Peachtree Street, N.E.  
Atlanta, GA 30303-1707  
(404) 253-2888  
coopercarry.com

**J.P. Cowan**  
ARCHITECTURE  
2-11-15

**Barge Cauthen & ASSOCIATES**  
8606 CHARLOTTE PIKE, STE 210  
NASHVILLE, TENNESSEE 37209  
615.356.9911 PHONE  
615.352.6737 F A X  
BCA NO. 1006-99-02

**H.G. HILL**  
REALTY COMPANY, LLC  
HILL CENTER BRENTWOOD  
PHASE 1.1  
BRENTWOOD, TENNESSEE

**REVISIONS**

NO.	DATE	DESCRIPTION

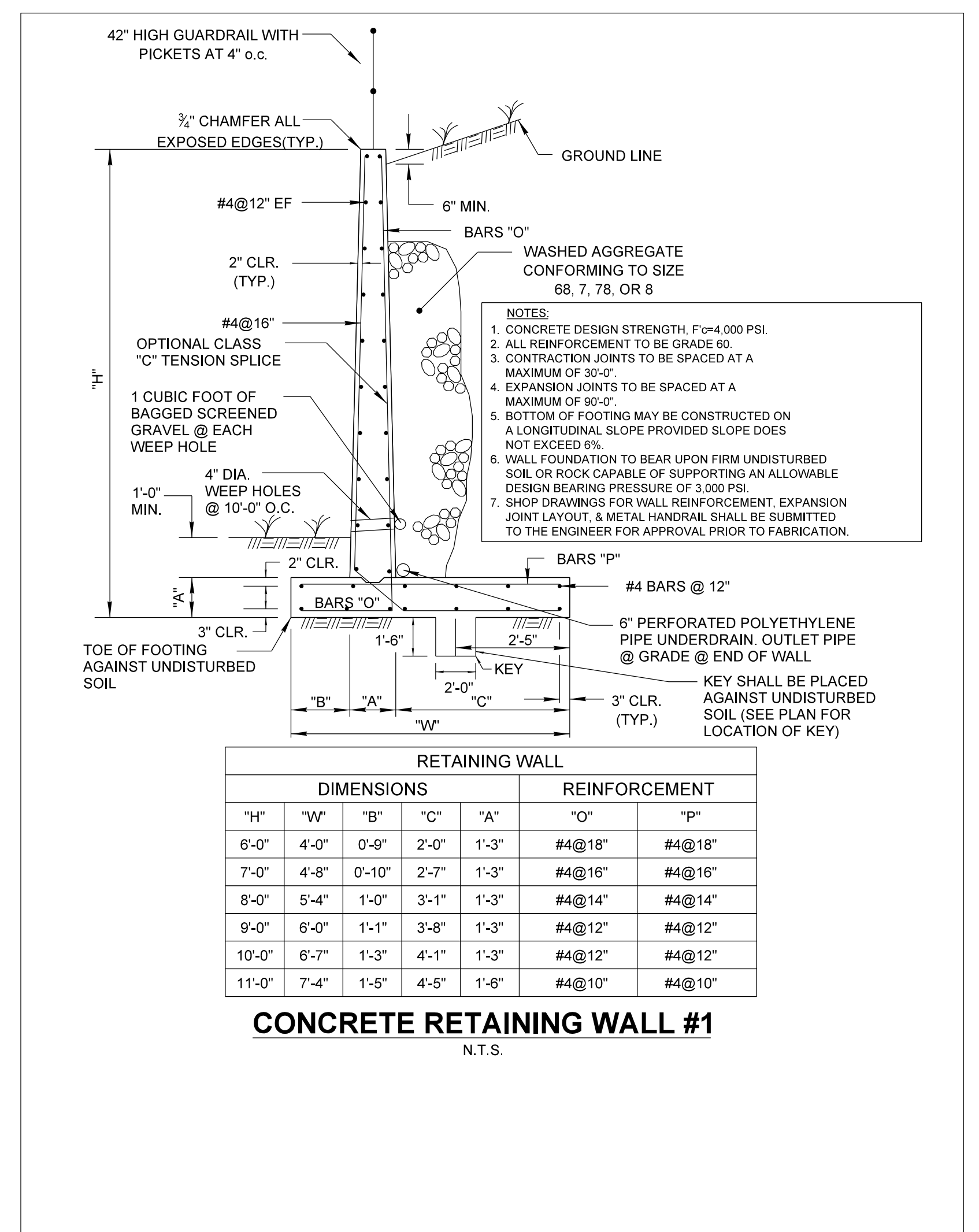
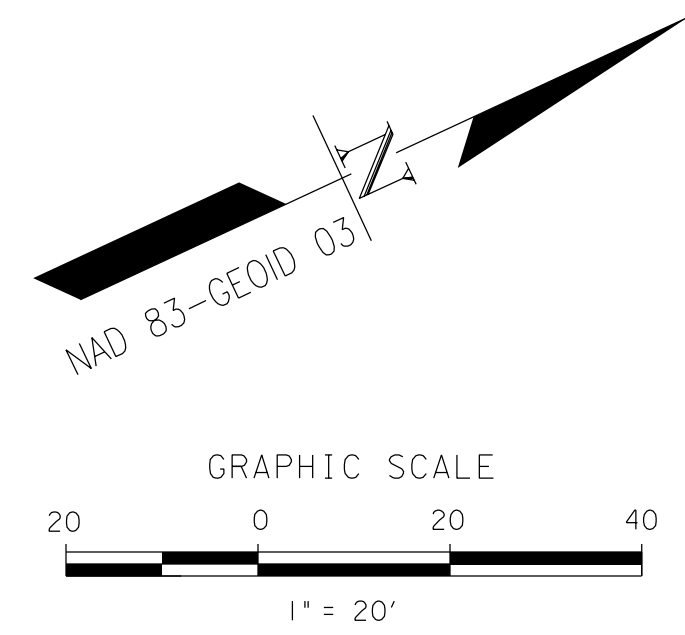
  

DR. BY	Author
CK. BY	Checker
PROJ. NO.	A04714.00
DATE	
<b>Site Layout Plan</b>	







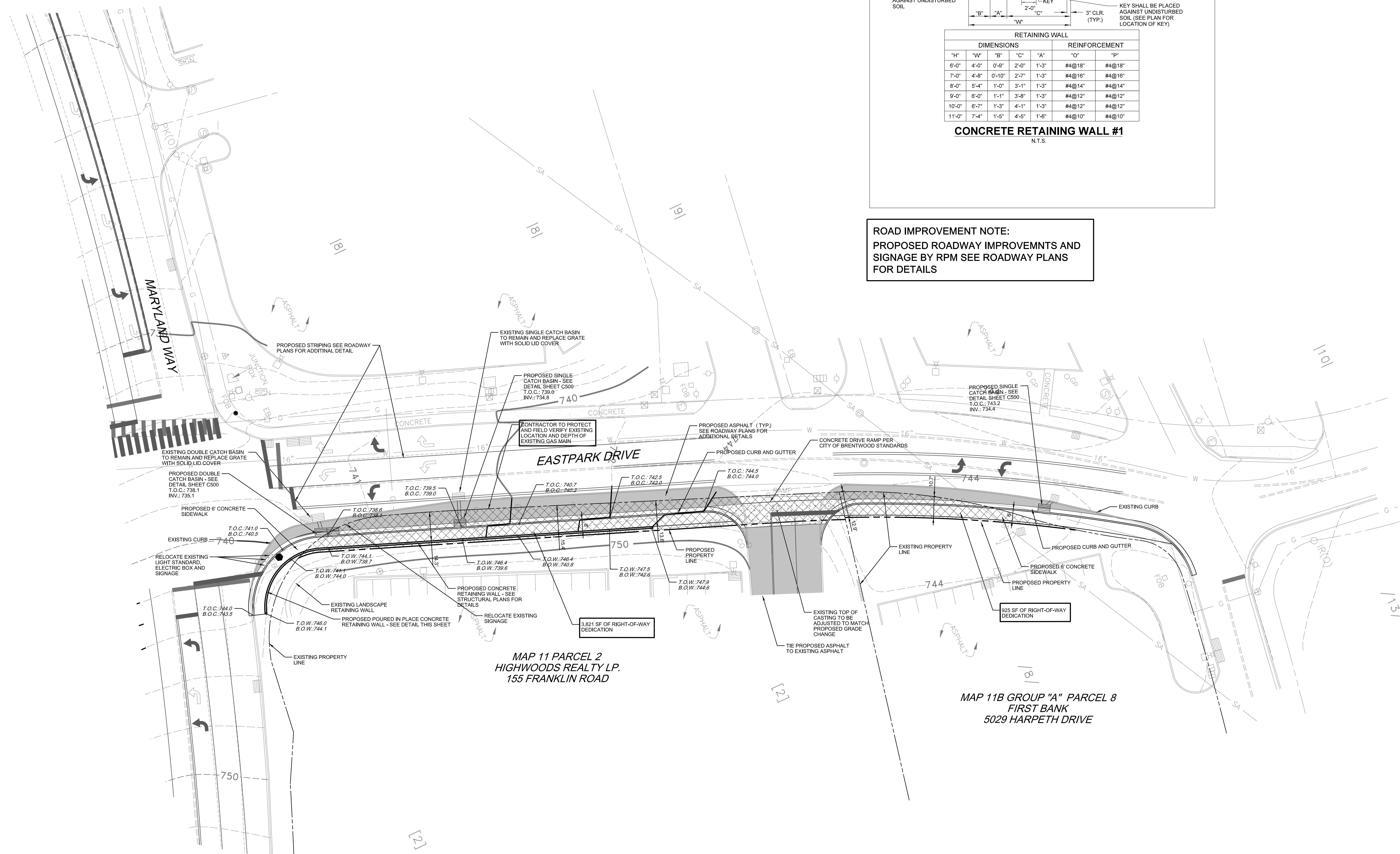


**RETAINING WALL**

DIMENSIONS						REINFORCEMENT	
"H"	"W"	"B"	"C"	"A"	"O"	"P"	"P"
6'-0"	4'-0"	0'-9"	2'-0"	1'-3"			#4@18"
7'-0"	4'-8"	0'-10"	2'-7"	1'-3"			#4@18"
8'-0"	5'-4"	1'-0"	3'-1"	1'-3"			#4@14"
9'-0"	6'-0"	1'-1"	3'-8"	1'-3"			#4@12"
10'-0"	6'-7"	1'-3"	4'-1"	1'-3"			#4@12"
11'-0"	7'-4"	1'-5"	4'-5"	1'-5"			#4@10"

**CONCRETE RETAINING WALL #1**  
N.T.S.

**ROAD IMPROVEMENT NOTE:**  
PROPOSED ROADWAY IMPROVEMENTS AND SIGNAGE BY RPM SEE ROADWAY PLANS FOR DETAILS



MAP 11 PARCEL 2  
HIGHWOODS REALTY LP.  
155 FRANKLIN ROAD

MAP 11B GROUP "A" PARCEL 8  
FIRST BANK  
5029 HARPETH DRIVE

02/17/15 - CITY OF BRENTWOOD PLANNING COMMISSION RE-SUBMITTAL



**TMPartners, PLLC**  
5210 Maryland Way  
Suite 200  
Brentwood, TN 37027-5065

615.377.9773 Office  
615.370.4147 Fax  
www.TMPartners.com

Architecture  
Interiors  
Planning



Civil Engineers | Architects | Planners



**REVISIONS**

NO.	DATE	DESCRIPTION

DR. BY	Author
CK. BY	Checker
PROJ. NO.	A04714.00
DATE	

Site Layout and Grading Plan

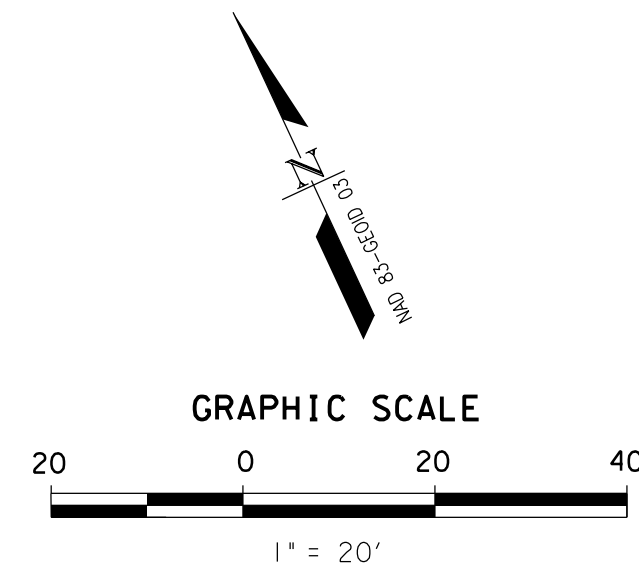
C104





MAP 11G GROUP "C" PARCELS  
3.00, 4.00, & 4.01  
ZONED: C-2

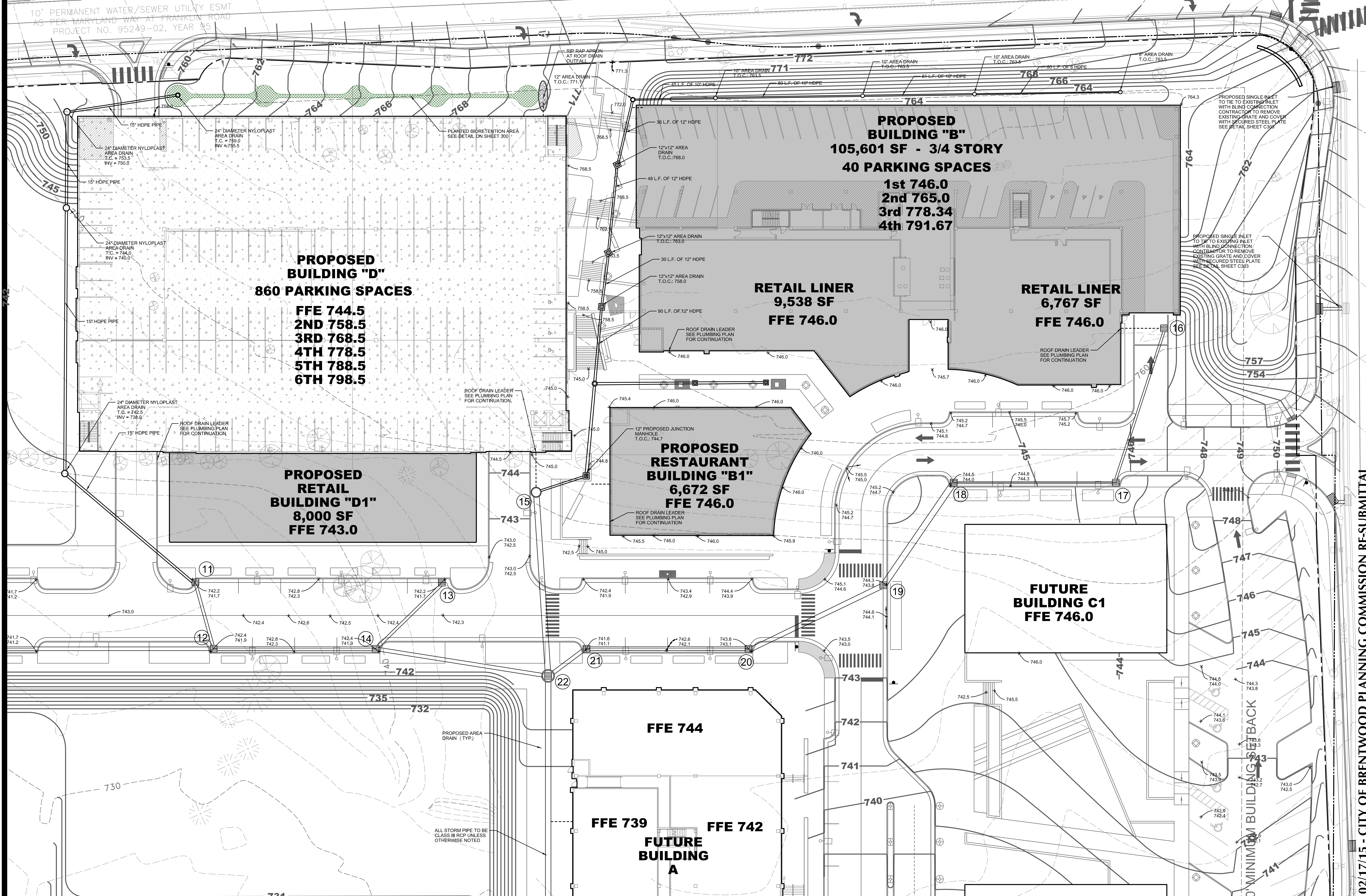
IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE, ONE CALL  
IT'S THE LAW



10' PERMANENT WATER/SEWER UTILITY ESMT  
AS PER MARYLAND WAY AT FRANKLIN ROAD  
PROJECT NO. 95249-02, YEAR 95

MARYLAND WAY

BENCHMARK  
CHISELED SQUARE  
ON LIGHT-POLE BASE  
ELEV. = 762.70'



**tm p**  
TMPartners, PLLC  
5210 Maryland Way  
Suite 200  
Brentwood, TN 37027-5065  
615-377-9773 Office  
615-370-4147 Fax  
www.TMPartners.com  
Architecture  
Interiors  
Planning

**COOPER CARRY**  
THE CENTER FOR CONNECTIVE ARCHITECTURE  
191 Peachtree Street NE  
Atlanta, GA 30303-1700  
(404) 253-2800  
atlanta new york washington

*John R. ...*  
ARCHITECTURE  
2-11-05

Civil Engineers | Architects | Planners  
**Barge Cauthen & ASSOCIATES**  
8606 CHARLOTTE PIKE, STE 210  
NASHVILLE, TENNESSEE 37209  
615.356.9911 PHONE  
615.352.6737 F A X  
BCA NO. 1006-99-02

**H.G. HILL**  
REALTY COMPANY, LLC  
HILL CENTER BRENTWOOD  
PHASE 1.1  
BRENTWOOD, TENNESSEE

REVISIONS

NO.	DATE	DESCRIPTION

DR. BY Author  
CK. BY Checker  
PROJ. NO. A04714.00  
DATE  
Site Grading and  
Drainage  
Plan

C301

02/17/15 - CITY OF BRENTWOOD PLANNING COMMISSION RE-SUBMITTAL



