

PARKING SPACES:

ZONING B3
 RESTAURANT
 FLOOR AREA = 3,910 SF
 ASSUME 50% SEATING AREA
 PARKING REQ = 20 (1 SPACE / 100 SEATING)
 PARKING PROV = 34
 RETAIL
 A BUILDING FLOOR AREA = 23,200 SF
 B BUILDING FLOOR AREA = 30,000 SF
 C BUILDING FLOOR AREA = 6,750 SF
 PARKING REQ = 29 (1 SPACE / 115 SF FOR FIRST 5000 SF)
 PARKING REQ = 29 (1 SPACE / 120 SF FOR REMAINING SF)
 TOTAL REQ. PARKING = 249
 PARKING PROV = 250

LOT COVERAGE:

TOTAL LOT AREA = 381,143 SF
 TOTAL IMPERVIOUS AREA (DRIVEWAYS, PARKING, SIDEWALKS) = 164,465 SF
 TOTAL PAVED AREA = 63,550 SF
 TOTAL GREEN SPACE = 27,820 SF
 TOTAL DETENTION AREA = 27,820 SF
 IMPERVIOUS / LOT RATIO = 43.1%
 BUILDING / LOT RATIO = 17.7%
 GREEN SPACE / LOT RATIO = 7.3%
 DETENTION / LOT RATIO = 7.3%

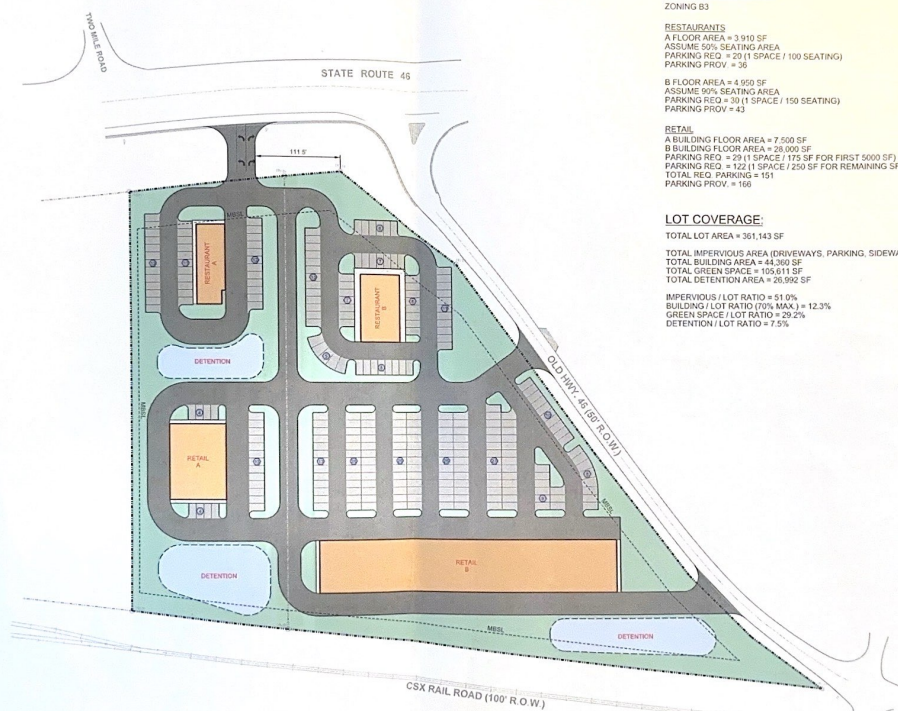
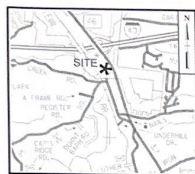


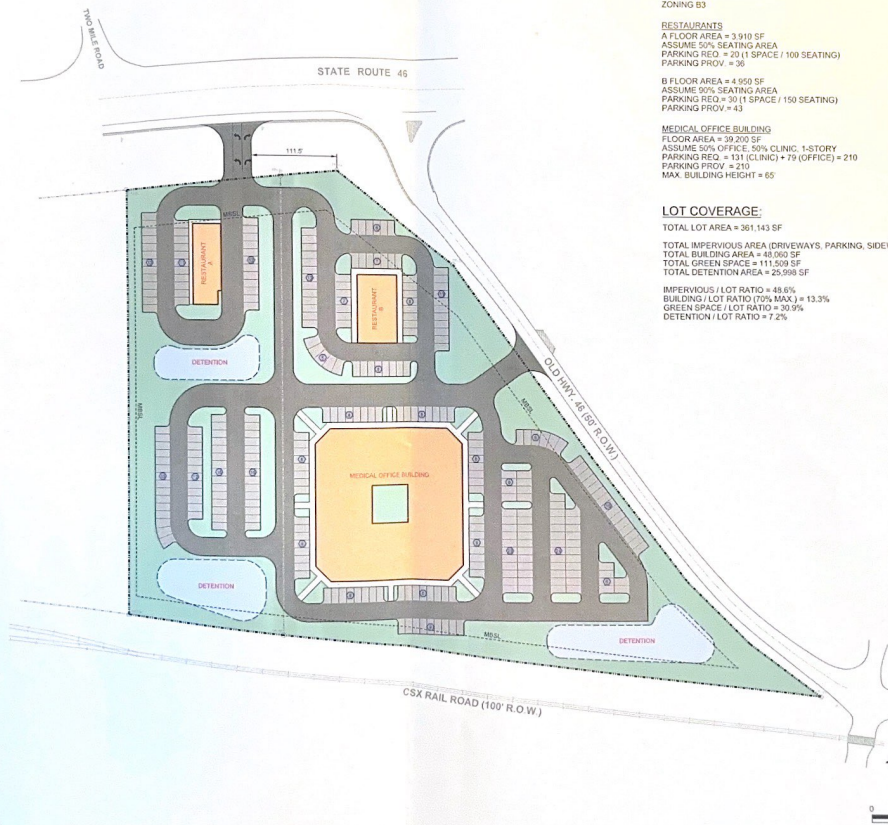
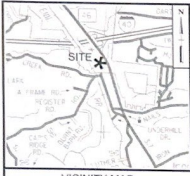
DATE	CHK.	DATE	DESCRIPTION
07-07-17	DWG	07-07-17	PRELIMINARY

SITE PLAN - OPTION 1
 CONSTANTINE VRAILAS
 MAP 129, PARCEL 75.06
 FOURTH CIVIL DISTRICT, CITY OF DICKSON
 DICKSON COUNTY, TENNESSEE

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 07-07-17

JA James + Associates, Inc.
 316 S. Main St., Suite 100 • Nashville, Tennessee 37203-3838 • 615-259-1010
 Engineers
 Planners and
 Computer Applications
JAMES + ASSOCIATES, INC.





PARKING SPACES:

ZONING B3

RESTAURANT

FLOOR AREA = 3,910 SF
 ASSUME 50% SEATING AREA
 PARKING REQ. = 20 (1 SPACE / 100 SEATING)
 PARKING PROV. = 38

B FLOOR AREA = 4,950 SF

ASSUME 50% SEATING AREA
 PARKING REQ. = 30 (1 SPACE / 150 SEATING)
 PARKING PROV. = 43

MEDICAL OFFICE BUILDING

FLOOR AREA = 39,200 SF
 ASSUME 50% OFFICE, 50% CLINIC, 1-STORY
 PARKING REQ. = 131 (CLINIC) + 79 (OFFICE) = 210
 PARKING PROV. = 210
 MAX. BUILDING HEIGHT = 65

LOT COVERAGE:

TOTAL LOT AREA = 361,143 SF
 TOTAL IMPERVIOUS AREA (DRIVEWAYS, PARKING, SIDEWALKS) = 175,576 SF
 TOTAL BUILDING AREA = 48,000 SF
 TOTAL GREEN SPACE = 111,569 SF
 TOTAL DETENTION AREA = 25,998 SF

IMPERVIOUS / LOT RATIO = 48.6%
 BUILDING / LOT RATIO (75% MAX.) = 13.3%
 GREEN SPACE / LOT RATIO = 30.9%
 DETENTION / LOT RATIO = 7.2%

JA
 JAMES + ASSOCIATES, INC.
 PLANNERS AND
 ENGINEERS

PRELIMINARY
 NET FOR
 CONSTRUCTION

07-07-17

SITE PLAN - OPTION 3

CONSTANTINE VRAILAS

MAP 729, PARCEL 75.06

FOURTH CIVIL DISTRICT, CITY OF JACKSON

DICKSON COUNTY, TENNESSEE

DATE	BY	CHKD	APPD	REV
07-07-17	JM			1

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