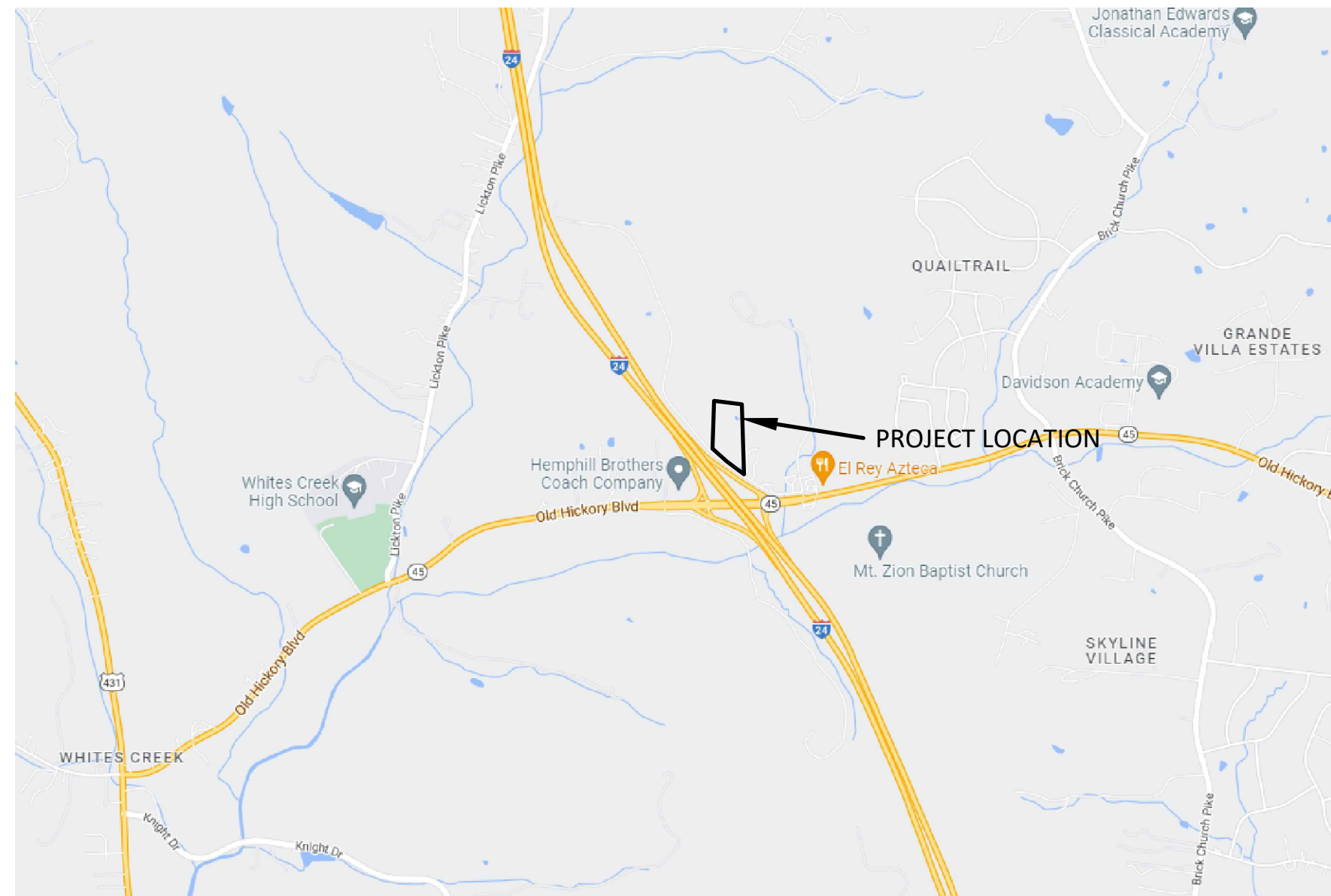


CUBBY HOLES SP

0 & 0 WESTCAP ROAD, NASHVILLE, TN 37189

SPECIFIC PLAN AMENDMENT 2018SP-064-002

SELF-STORAGE DEVELOPMENT



VICINITY MAP
N.T.S.

SHEET SUMMARY

- CO.0 – COVER
 V1.0 – SURVEY – EXISTING CONDITIONS
 C1.0 – SITE PLAN
 C1.1 – STEEP SLOPE PLAN

PUBLIC WORKS NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
3. STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
4. STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
5. ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

DEVELOPMENT SUMMARY

COUNCIL DISTRICT: 3
 COUNCIL MEMBER: JENNIFER GAMBLE

OWNER: PARCEL 04000003400
 CUBBY HOLES GP
 4232 WESTCAP RD
 WHITES CREEK, TN 37189

OWNER: PARCEL 03100008100
 LARRY PATTERSON AND CONNIE BRYANT
 7735 HOLLY CREEK ROAD
 CELINA, TN 38551

ENGINEER: PRESTON AYER, P.E.
 SWS ENGINEERING, INC.
 951-704-0890
 PRESTON@SWS-ENGR.COM

SP NAME: CUBBY HOLES SP
 SP #: 2018SP-064-002

FEMA FIRMS: 47037C0118H EFFECTIVE ON
 04/05/2017, ZONE X

SITE DATA TABLE

PROPOSED LAND USE: SELF-SERVICE STORAGE
 ACREAGE: 7.75 ACRES – 337,590 SF

MAXIMUM SQUARE FOOTAGE: 50,000 SF
 MAXIMUM FAR: 0.6
 MAXIMUM ISR: 0.90
 REAR SETBACK: 20 FEET
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: NONE REQUIRED
 MAXIMUM HEIGHT: 30' AS MEASURED TO THE HIGHEST POINT OF THE ROOF

VEHICULAR ACCESS: WESTCAP ROAD, NEIGHBORING PARCEL

REQUIRED PARKING: PER METRO ZONING ORDINANCE;
 SHARED PARKING WITH 4226 WESTCAP ROAD IS PERMITTED

DESIGN STANDARDS: EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.

STANDARD SP NOTES

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE EXISTING SP TO INCLUDE AN ADDITIONAL PARCEL.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0118H, EFFECTIVE DATED APRIL 5, 2017.
4. USES WITHIN THIS SP SHALL BE LIMITED UP TO 50,000 SF OF SELF-SERVICE STORAGE.
5. EXISTING STEEP SLOPES OF 20% OR GREATER SHALL REMAIN UNDISTURBED.
6. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
7. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
8. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
9. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
10. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" RCP).
11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
12. SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTERS..
13. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
14. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
15. THE FINAL 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 SUMMARY DATA

● COUNCIL DISTRICT 03, COUNCIL MEMBER: BRENDA HAYWOOD
 ● OWNERS OF RECORD: CUBBY HOLES, GP
 650 WEDGEWOOD AVENUE NASHVILLE, TENNESSEE 37203
 PATTERSON, LARRY A. & BRYANT, CONNIE S.
 0 WESTCAP RD. WHITES CREEK, TN 37189

- ZONED: SP & R15
- THE CLASSIFICATION OF THIS SUBDIVISION IS A PARTITION.
- PLAN/PLAT PREPARATION DATE: 9/28/2020
- SHEET 1 OF 1
- U. S. FEMA FIRM COMMUNITY PANEL NUMBER: 47037C0116 H
 DATED: APRIL 5 2017, PROPERTY RESIDES IN FLOOD ZONE "X".

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARENTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAT THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 3) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47037C0116H, DATED APRIL 5, 2017. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 6) TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON GPS SURVEY METHODS AND PROCEDURES. VERTICAL DATUM IS NAVD 88.
- 7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AS ESTABLISHED FOR THIS SURVEY.
- 9) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 31-00 & 40-00.

PROPERTY OWNER INFORMATION

PATTERSON, LARRY A. & BRYANT, CONNIE S.
 0 WESTCAP RD. WHITES CREEK, TN 37189
 TAX MAP 31-00, PARCEL 81.00
 QC-0001126-0000878, R.O.D.C.

PROPERTY OWNER INFORMATION

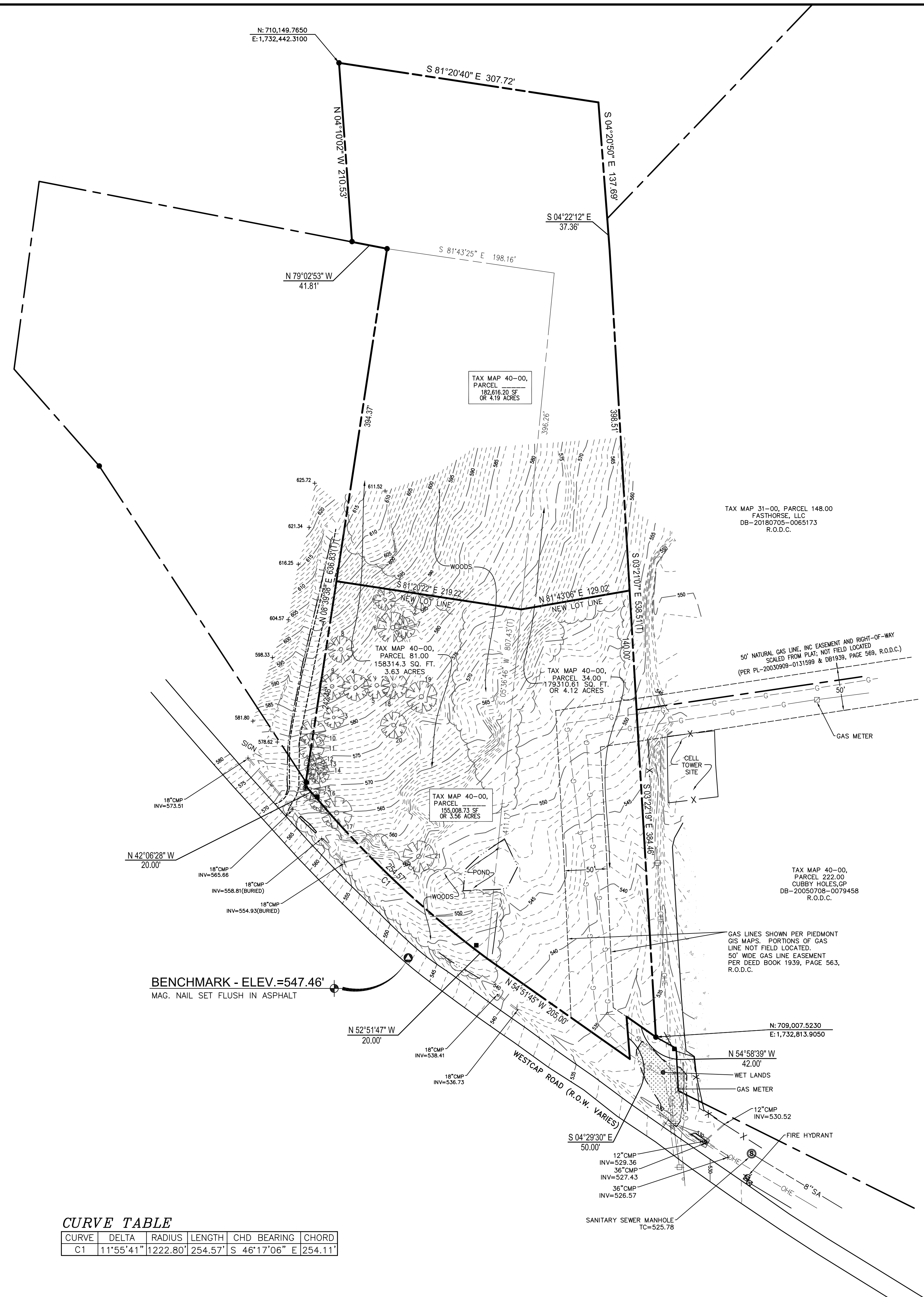
CUBBY HOLES, GP
 0 WESTCAP RD. WHITES CREEK, TN 37189
 TAX MAP 40-00, PARCEL 34.00
 DB-20111101-0084985, R.O.D.C.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAT 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

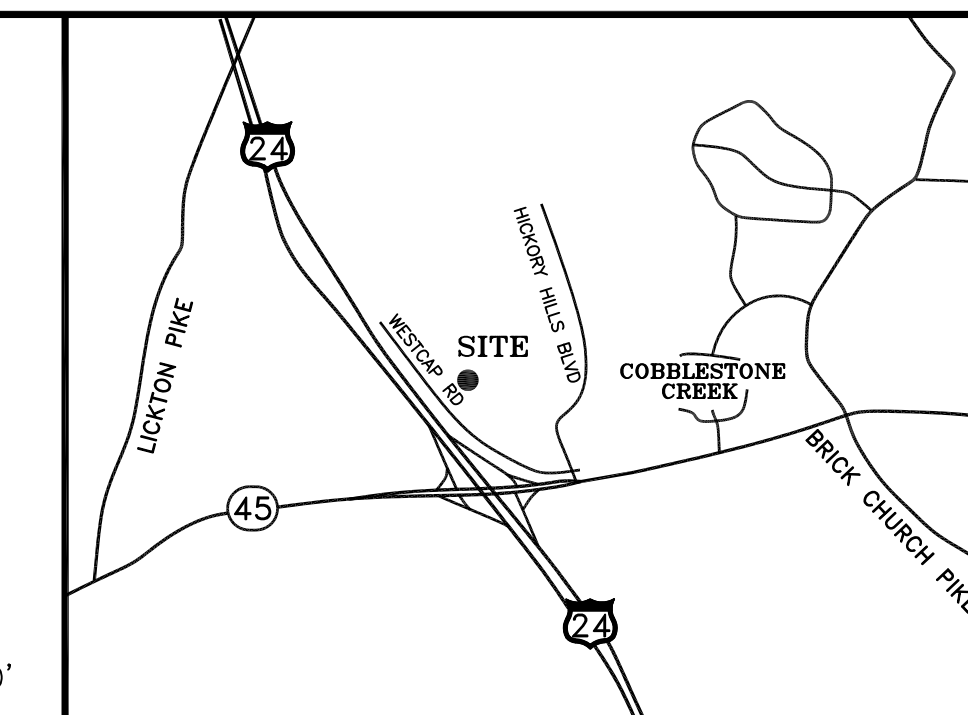
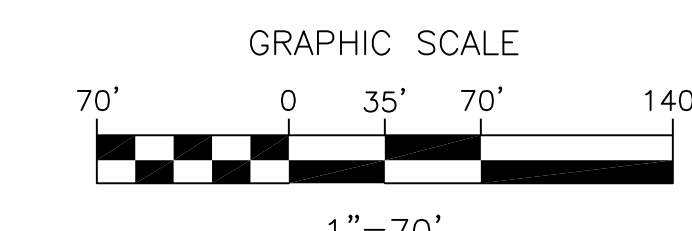
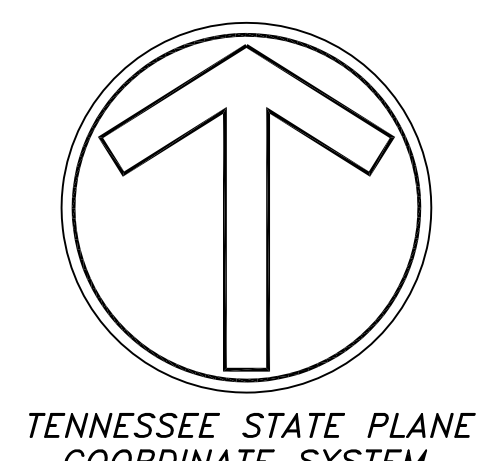
PREPARED BY:
 DONLON LAND SURVEYING, LLC
 TIMOTHY MARK DONLON

153 B BELLE FOREST CIRCLE
 NASHVILLE, TN 37221
 TEL: (615) 673-9116, FAX (615) 673-9117
 donlonsurveyllc@bellsouth.net
 http://www.DonlonLandSurveying.com/



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHORD
C1	11°55'41"	1222.80'	254.57'	S 46°17'06" E	254.11'



LEGEND:

- ⊕ POWER POLE
 - GUY WIRE
 - ⊙ SANITARY SEWER MANHOLE
 - ▲ SIGN
 - ⊞ WATER METER
 - ⊠ WATER VALVE
 - △ FIRE HYDRANT
 - ▲ C.M.F. CONCRETE MONUMENT FOUND
 - P.F. IRON PIN FOUND
-
- ▭ CONCRETE
 - ▭ WALL
 - ▭ PROPERTY ADJOINER
 - ▭ RIGHT OF WAY LINE
 - ▭ PROPERTY LINE
 - ▭ EDGE OF CONCRETE
 - X — FENCE
 - ▭ EDGE OF GRAVEL
 - W — WATER LINE
 - SA — SANITARY SEWER LINE
 - G — GAS LINE
 - OHE — OVERHEAD ELECTRIC
 - ▭ STORM DRAINAGE PIPE
 - ▭ EASEMENT LINE

TREE TABLE

NO.	SIZE	TYPE
1	12"	LOCUST
2	15"	ASH X2
3	12"	OAK
4	15"	OAK
5	15"	POPLAR
6	18"	OAK
7	12"	WALNUT X2
8	15"	OAK
9	15"	OAK
10	15"	OAK
11	15"	HICKORY
12	12"	HICKORY
13	12"	OAK
14	12"	OAK
15	12"	OAK
16	12"	TREE
17	18"	SYCAMORE
18	15"	HICKORY
19	18"	OAK
20	15"	OAK
21	18"	OAK

PARTIAL TOPOGRAPHIC & BOUNDARY SURVEY OF
TAX MAP 40-00 PARCEL 34.00
 DAVIDSON COUNTY, TENNESSEE
 DB-20111101-0084985, R.O.D.C.
 OF
TAX MAP 31-00 PARCEL 81.00
 DAVIDSON COUNTY, TENNESSEE
 QC-0001126-0000878, R.O.D.C.

PREPARED FOR:
SEAN LEWIS
 0 WESTCAP ROAD
 WHITES CREEK, TN 37189
 DATED: FEBRUARY 17, 2020

TAX MAP 31-00,
PARCEL 88.00
1,274,130 SQ. FT.
OR 29.25 ACRES

FASTHORSE, LLC
DB-20171212 0126455
R.O.D.C.

PARCEL LINE TO BE
REMOVED, PARCELS
TO BE CONSOLIDATED
INTO ONE.

TAX MAP 40-00,
PARCEL 34.00
179,310.61 SQ. FT.
OR 4.12 ACRES

TAX MAP 31-00, PARCEL 148.00
FASTHORSE, LLC
DB-20180705-0065173
R.O.D.C.

TAX MAP 40-00, PARCEL 81.00

158,314.3 SQ. FT.
3.63 ACRES

RETAINING WALL
AROUND BUILDING
#3

50' NATURAL GAS LINE, INC EASEMENT AND RIGHT-OF-WAY
SCALED FROM PLAT; NOT FIELD LOCATED
(PER PL-20030909-0131599 & DB1939, PAGE 569, R.O.D.C.)

METRO STREAM BUFFER
THE BUFFER ALONG WATERWAYS WILL BE AN
AREA WHERE THE SURFACE IS LEFT IN A
NATURAL STATE, AND IS NOT DISTURBED BY
CONSTRUCTION ACTIVITY. THIS IS IN
ACCORDANCE WITH THE STORMWATER
MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.

FOUR PARKING SPACES, 23' X 8'

APPROVAL REQUIRED
FROM PIEDMONT GAS
FOR CONSTRUCTION
OVER EXISTING GAS
LINES, IN EASEMENT

TAX MAP 40-00,
PARCEL 222.00
CUBBY HOLES, GP
DB-20050708-0079458
R.O.D.C.

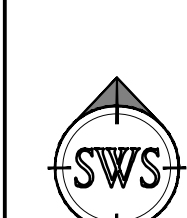
WATER QUALITY SWALE

GAS LINES SHOWN PER PIEDMONT
GIS MAPS. PORTIONS OF GAS LINE
NOT FIELD LOCATED.
50' WIDE GAS LINE EASEMENT PER
DEED BOOK 1939, PAGE 563,
R.O.D.C.

THREE SIDED SPAN
BRIDGE OVER
STREAM -
VEHICULAR ACCESS
THROUGH EXISTING
CUBBY HOLES SELF
STORAGE FACILITY

N:709,007.5230
E:1,732,813.9050

MAP NO. 40 - PARCEL 34 AND 81



PROJECT BENCHMARK
BENCHMARK DESCRIPTION: MAG NAIL IN
ASPHALT
ELEVATION: 547.46
NAVD88

30' 15' 0' 30' 60'

SCALE IN FEET
GRAPHIC SCALE 1"=30'

JOB NO: 21-194T

DRAWN BY: PA CHKD BY: PA

C1.00

DATE
9-21-22
10-17-22

COMMENTS
REVISED PER METRO COMMENTS
REVISED PER MWS COMMENTS

REV. 1 2

SITE PLAN
SP PLANS
2018SP-064-002
0 WESTCAP ROAD
WHITES CREEK, TN 37189

CUBBY HOLES SELF STORAGE



SWS ENGINEERING, INC.
Civil Engineering • Land Planning • Surveying
504 Autumn Springs Court, Suite 104
Franklin, TN 37067
951-704-0890
SAN DIEGO • NASHVILLE • PHOENIX
P.L.L.C. (Solely Owned and Operated by SWS, Inc.)

LANDSCAPE NOTES

METRO TREE DENSITY AND LANDSCAPE REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES IN PLANTING AREAS WITH A MINIMUM OF 90 SQUARE FEET OF AREA.

STORMWATER NOTES

IT IS ANTICIPATED THAT THIS PROJECT WILL CAUSE AN INCREASE IN STORMWATER RUNOFF FROM THE EXISTING CONDITION. AN EXISTING DETENTION POND LOCATED AT THE SOUTHWEST CORNER OF THE SITE WILL BE ANALYZED AND MODIFIED, IF NECESSARY, TO PROVIDE MITIGATION OF THE 2-100 YEAR STORM EVENTS.

WQ BASINS THROUGHOUT THE SITE WILL BE PROVIDED/DESIGNED TO PROVIDE 80% TSS REMOVAL PER MWS GUIDELINES. DESIGN OF THESE BASINS WILL BE PROVIDED DURING THE FINAL SP PROCESS.

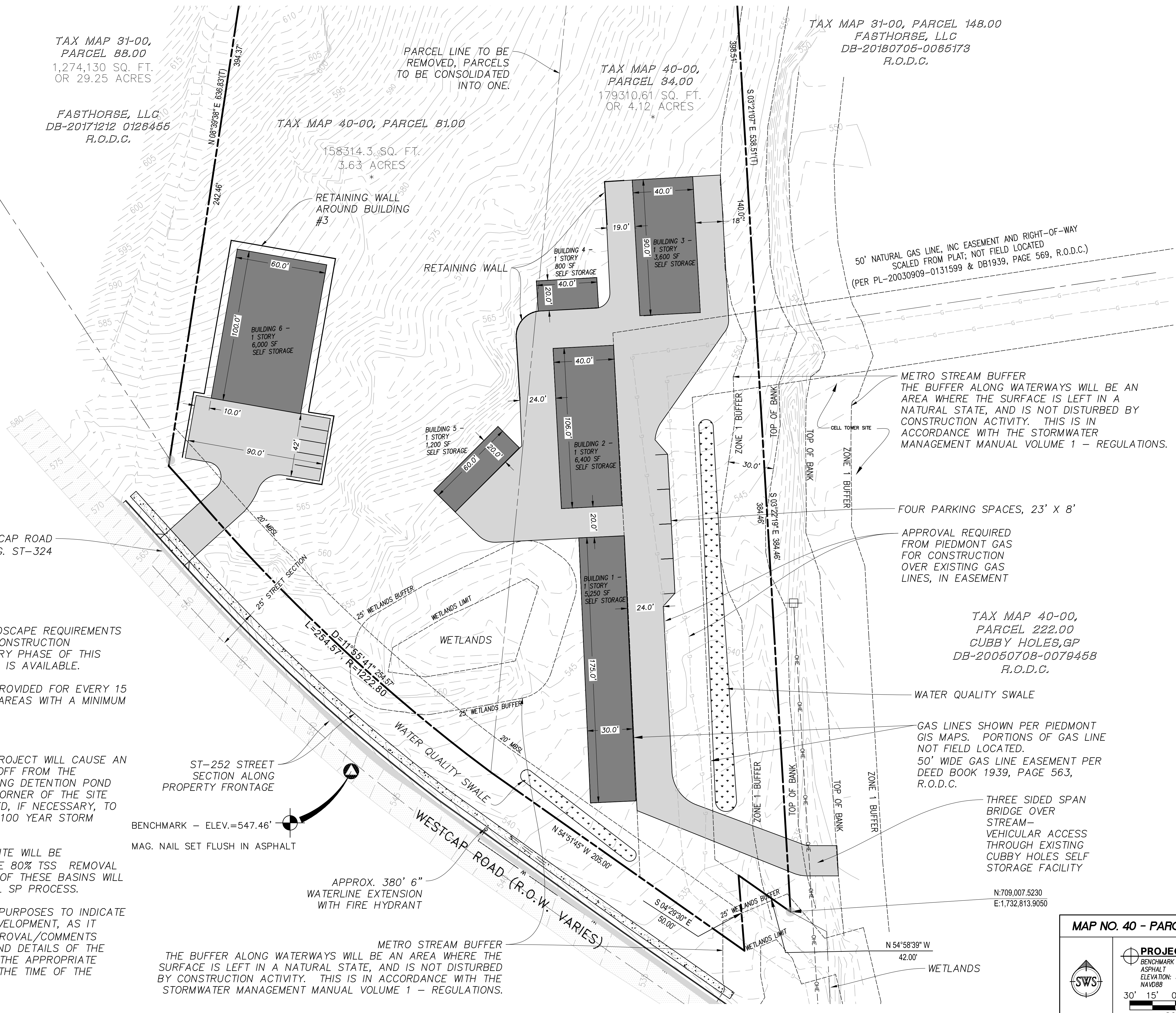
DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.

BENCHMARK - ELEV.=547.46'
MAG. NAIL SET FLUSH IN ASPHALT

APPROX. 380' 6"
WATERLINE EXTENSION
WITH FIRE HYDRANT

METRO STREAM BUFFER
THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.

ACCESS TO WESTCAP ROAD
24' DRIVEWAY PER STD. DWG. ST-324



TAX MAP 31-00,
PARCEL 88.00
1,274,130 SQ. FT.
OR 29.25 ACRES

FASTHORSE, LLC
DB-20171212 0126455
R.O.D.C.

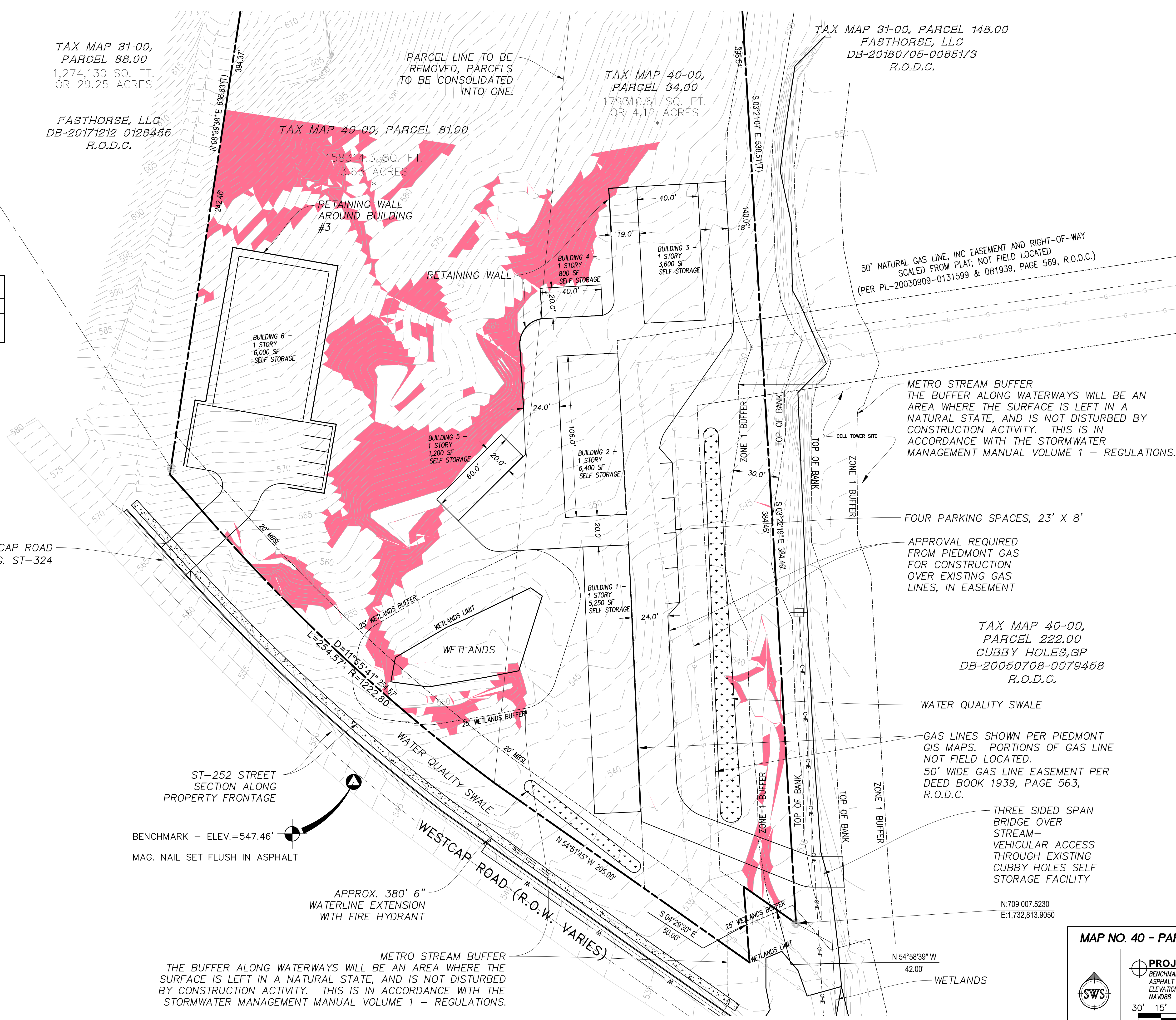
PARCEL LINE TO BE
REMOVED, PARCELS
TO BE CONSOLIDATED
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TAX MAP 40-00,
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179,310.61 SQ. FT.
OR 4.12 ACRES

TAX MAP 31-00, PARCEL 148.00
FASTHORSE, LLC
DB-20180705-0065173
R.O.D.C.

TAX MAP 40-00, PARCEL 81.00
158,314.3 SQ. FT.
3.63 ACRES

SLOPES TABLE		
SLOPE	AREA	COLOR
0.0% - 20.0%	2.97 AC.	
20.0% AND UP	0.59 AC.	



SITE PLAN
SP PLANS
CUBBY HOLES SELF STORAGE
2018SP-064-002
0 WESTCAP ROAD
WHITES CREEK, TN 37189

REV.	DATE	COMMENTS
1	9-21-22	REVISED PER METRO COMMENTS
2	10-17-22	REVISED PER MWS COMMENTS

DATE: 9-21-22 / 10-17-22

C1.01

JOB NO.: 21-194T

DRAWN BY: PA / PA
CHKD BY: PA / PA