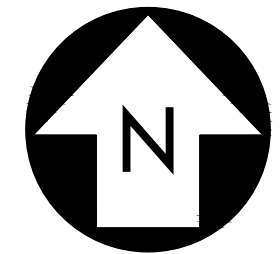
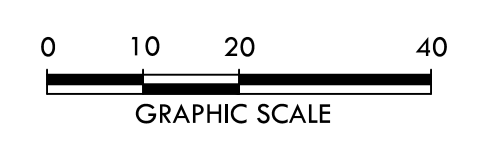


92,544 SQ-FT
4-STORY
SELF STORAGE BUILDING
FFE = 420.40

SMYRNA READY MIX, LLC
1136 2ND AVENUE NORTH
PARCEL ID# 08209044500
INST. NO. 201408130072905
LOT 2 - G.W. BUSH SUB. SEC. 2
PLAT BOOK 5190, PAGE 623
(R.O.D.C., TN)

- NOTES:
1. THE SITE CONSISTS OF LINDELL-URBAN LAND COMPLEX SOIL (Ln). MAURY IS CHARACTERIZED AS SILT LOAM AND CONSISTS OF DEEP, GENTLY SLOPING TO MODERATELY STEEP, WELL DRAINED SOILS THAT FORMED IN RESIDUUM OF PHOSPHATIC LIMESTONE. MAURY SOILS ARE GENERALLY 40 TO 60 INCHES THICK OVER BEDROCK. MAURY IS CLASSIFIED AS HYDROLOGIC SOIL GROUP C.



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SUITE 201
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(615) 873-1795
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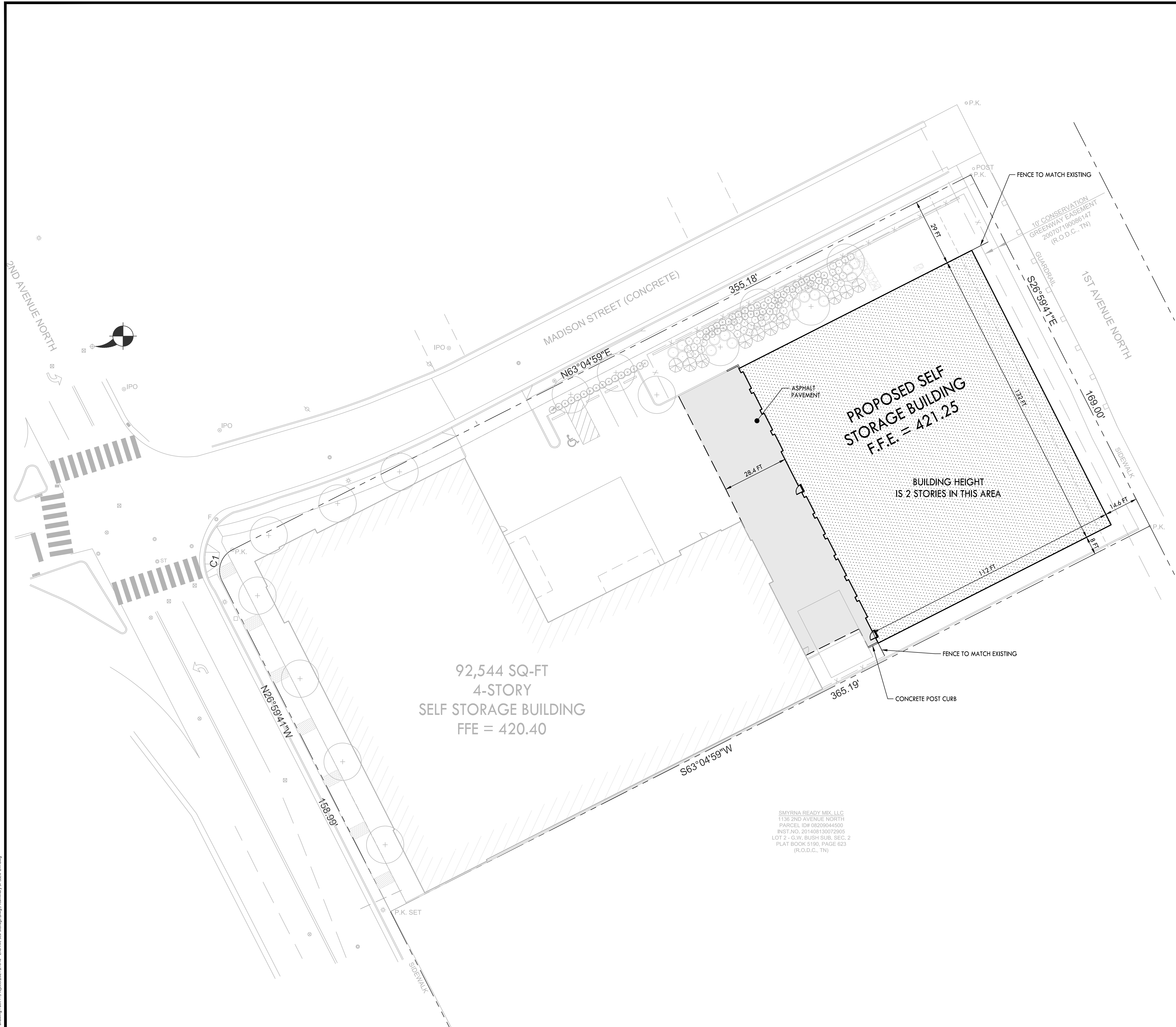


121 MADISON STREET
SELF STORAGE
NASHVILLE, TENNESSEE

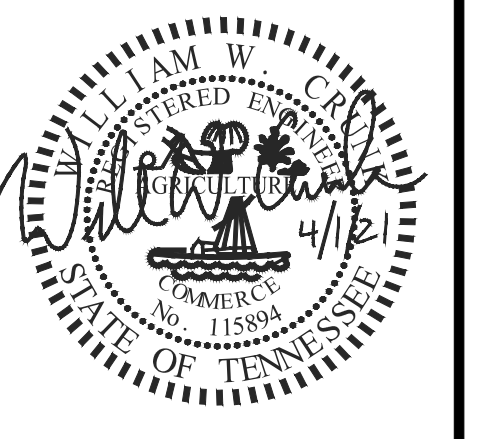
REVISIONS	DATE
No.	

04/01/2021 21018

C1.0
EXISTING
CONDITIONS



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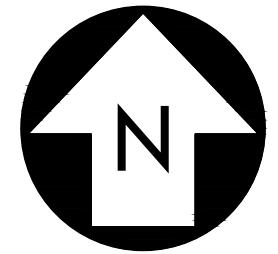
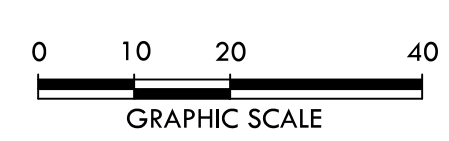


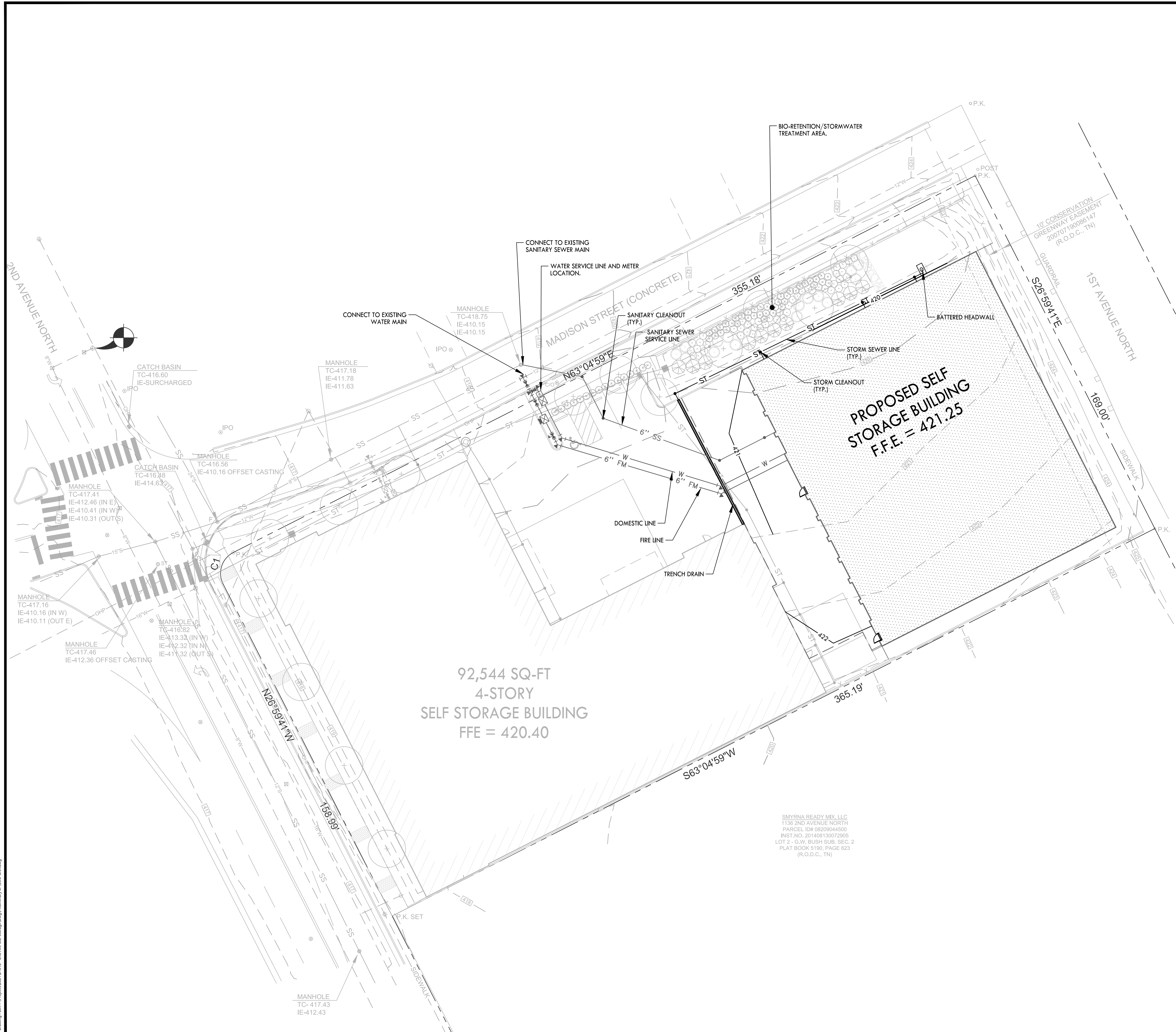
121 MADISON STREET
SELF STORAGE
NASHVILLE, TENNESSEE

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04/01/2021 21018

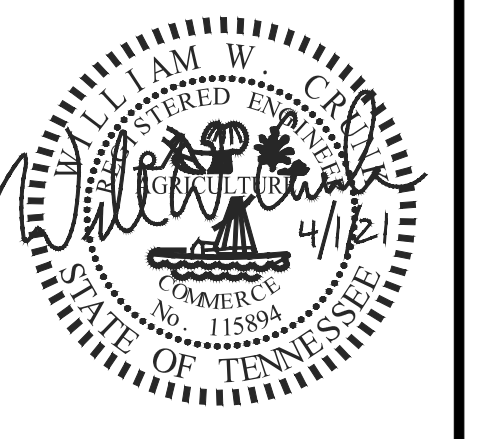
C2.0
SITE LAYOUT PLAN





- NOTES:
1. 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 SERVICES.
 2. 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 FINAL APPLICATION.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

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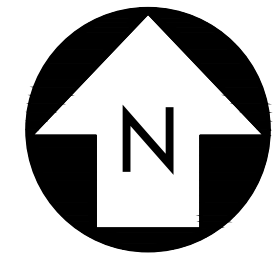
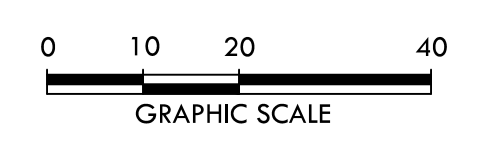


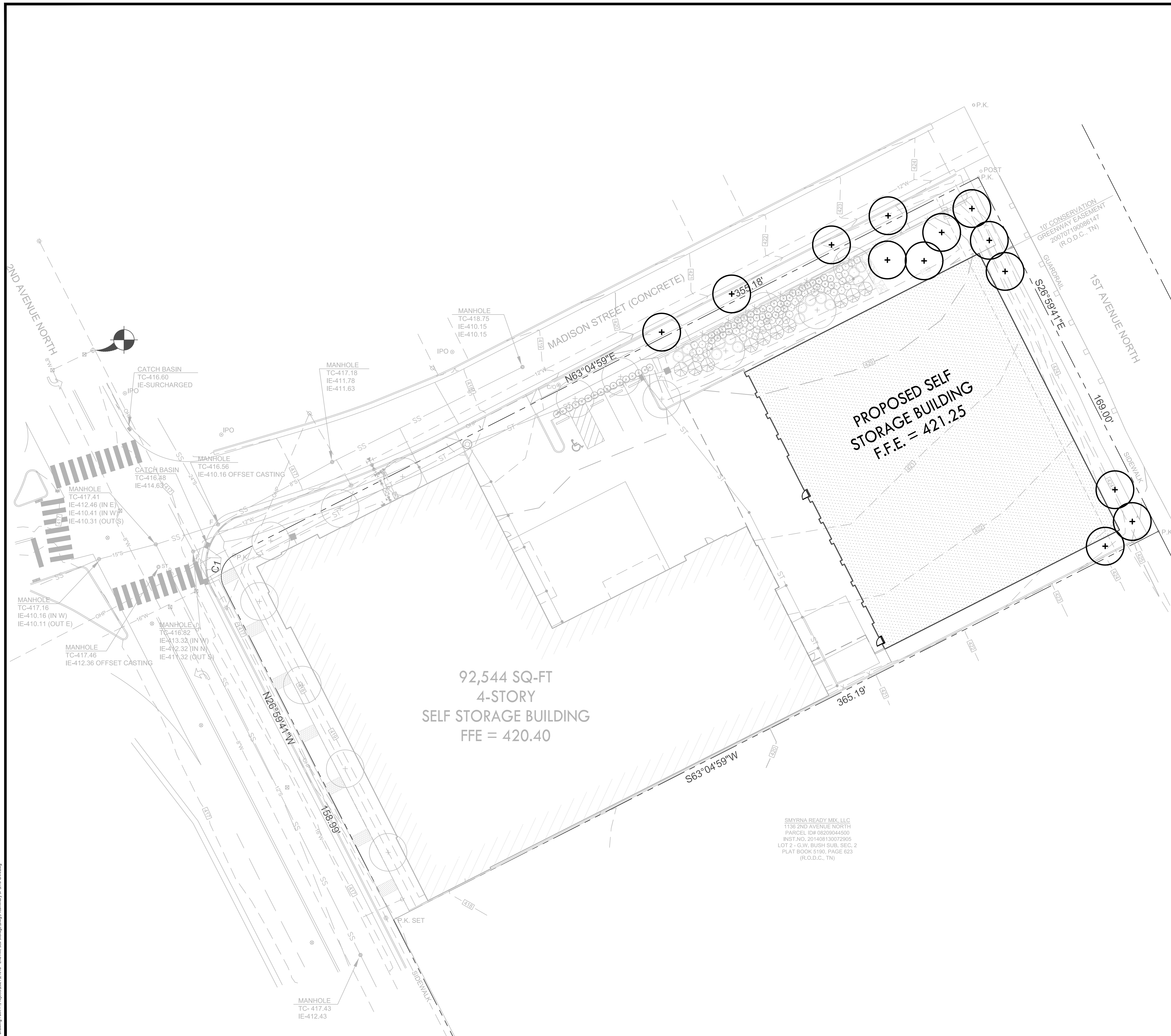
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C3.0
GRADING,
DRAINAGE & UTILITY
PLAN





LANDSCAPE LEGEND:

- ⊕ 2" CANOPY TREES
- ⊗ EVERGREEN SHRUB

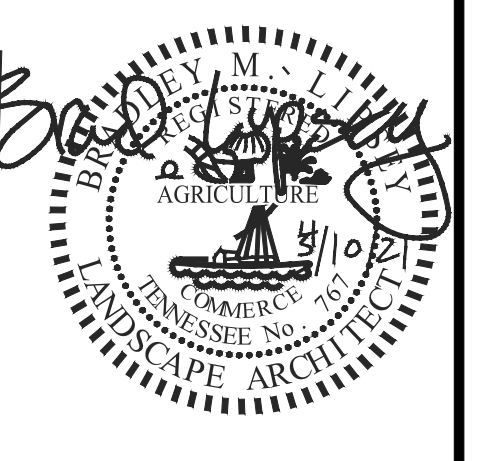
PROTECTED TREE/TREE DENSITY:

1. THE DEVELOPMENT WILL COMPLY WITH THE TREE DENSITY REQUIREMENT IN METRO ZONING CODE 17.24 OF 22 UNITS PER ACRE.
2. THE PROPERTY IS 1.42 WITH A BUILDING COVERAGE OF 0.87 ACRES. THE RESULTING TREE DENSITY REQUIREMENT IS 12.1 UNITS.
3. EXISTING TREES TO REMAIN ARE NEWLY PLANTED TREES LESS THAN 6" IN CALIPER. THE TOTAL EXISTING TREES PROVIDE 5.7 UNITS.
4. A MINIMUM OF 13 2" CALIPER REPLACEMENT TREES WILL BE PLANTED TO PROVIDE 6.5 UNITS.
5. THE TOTAL DENSITY UNITS PROPOSED WILL BE A MINIMUM OF 12.1 UNITS.

LANDSCAPE REGULATIONS:

1. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT REQUIREMENTS.
2. PARKING AREAS WILL BE SCREENED FROM ADJOINING PROPERTY AND ROAD R.O.W. WITH A CONTINUOUS HEDGE OF EVERGREEN SHRUBS AND TREE PLANTINGS.
3. FOUNDATION AND INTERIOR PLANTINGS WILL BE A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUB PLANTINGS, CANOPY AND ORNAMENTAL TREES, GROUNDCOVER AND SEASONAL PLANTINGS.
4. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24.080 REQUIREMENTS FOR WATERING.
5. ALL PLANT MATERIAL WILL MEET OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

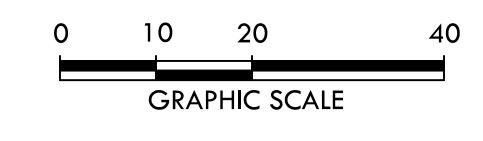
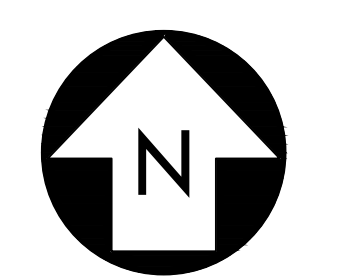
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L1.0
 LANDSCAPE PLAN



















