

# PRELIMINARY SPECIFIC DEVELOPMENT PLAN FOR A+ SELF STORAGE

2811 PATRIOT WAY  
NASHVILLE, TN. 37214  
CASE NO.: 2024SP-032-001  
[PARCEL ID: 09613021500]

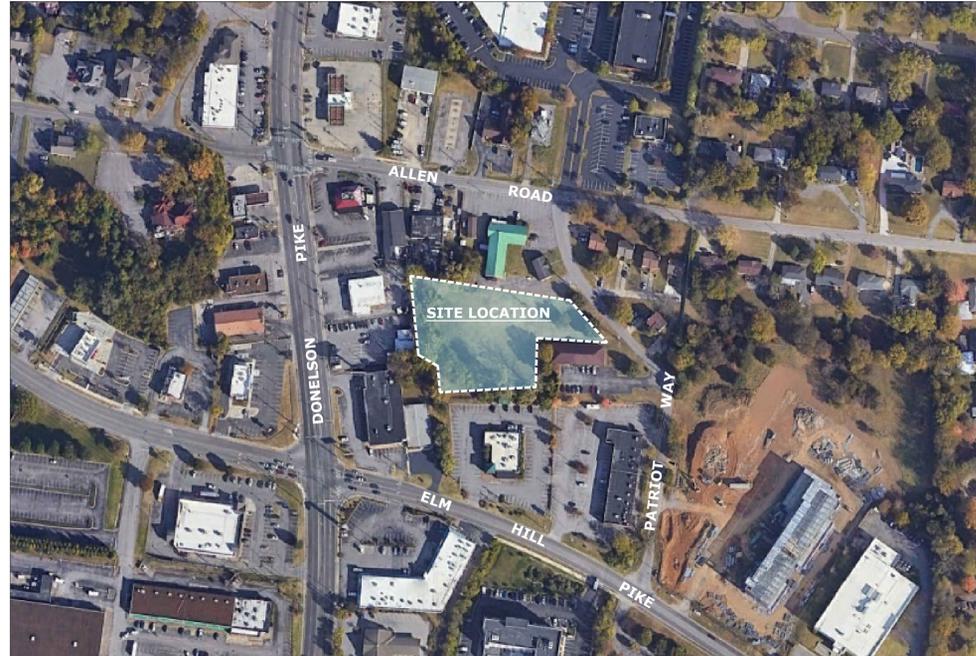
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
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A-401	ARCHITECTURAL TRASH ENCLOSURE ELEVATIONS
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**DEVELOPMENT SUMMARY:**

- SP NAME: A+ SELF STORAGE
- SP NUMBER: 2024SP-032-001
- COUNCIL DISTRICT: 15
- COUNCIL MEMBER: JEFF GREGG
- OWNER OF RECORD: NASHVILLE HANSHIN COMMUNITY CHURCH  
937 ALLEN ROAD  
NASHVILLE, TN. 37214
- PROJECT REPRESENTATIVE: JOSH KING  
JTP, LLC.  
JOSHTHEPLANNER@GMAIL.COM
- CIVIL DESIGN PROFESSIONAL: DANIEL J. SMOLA, P.E.  
HARPETH CIVIL, INC.  
PO BOX 313  
PEGRAM, TN. 37143  
(615) 730-3502
- DEVELOPER: A+ SELF STORAGE  
6200 HOSPITALITY DRIVE  
FRANKLIN, TN.  
37067  
SDRUMM@PHBCO.COM
- FEMA FIRM PANEL NUMBER: THIS SITE DOES NOT LIE WITHIN THE 100-YR  
PLAIN AND IS DETERMINED TO BE LOCATED IN  
THE ZONE 'X' PER FEMA PANEL:  
47034C0268H - ZONE X

**DEVELOPMENT SITE DATA:**

- PARCEL ID: 09613021500
- SITE ADDRESS: 2811 PATRIOT WAY  
NASHVILLE, TN. 37214
- SITE ACREAGE: 1.8 Ac.
- NO. OF LOTS: 1 EX. / 1 PROP.
- EXISTING ZONING: CS & OR20
- FALLBACK ZONING: CS
- ZONING OVERLAY: OV-AIR
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: COMMERCIAL - SELF SERVICE STORAGE
- PROPOSED DENSITY: N/A
- DWELLING UNITS: N/A
- BUILDING DATA
- BUILDING HEIGHT: 54'-6 1/8" FRONT / 65'-3 3/4" REAR  
(SEE ARCHITECTURAL ELEVATIONS)
- NO. OF STORIES: 5 STORIES
- BUILDING GROSS FLOOR AREA: 107,310 SF
- FAR: 1.37
- SETBACKS: FRONT 15 FT. MIN  
REAR 20 FT. MIN  
SIDE 10 FT. MIN
- IMPERVIOUS SURFACE RATIO (ISR): 0.48
- BUILDINGS: 21,491 SF
- ROADS, DRIVES, & SIDEWALKS: 16,010 SF
- OPENSOURCE: 40,907 SF
- PARKING REQUIREMENTS
- METRO CODE REQ.: SELF-SERVICE STORAGE: 4 SPACES REQUIRED  
TOTAL PARKING PROVIDED: 9 SPACES PROVIDED (INC. 1 ACCESSIBLE STALL)



VICINITY MAP



**SURVEY NOTE:**

THE BASE INFORMATION CONTAINED HERE WITHIN WAS PROVIDED BY CROW LAND SURVEYING, INC. IN ELECTRONIC FORMAT AND DATED 03/01/2024. HARPETH CIVIL, INC. (HCI) AND ANY OF THEIR CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY, COMPLETENESS, OR ERROR, AND OMISSIONS RESULTING FROM SUCH.

**PRELIMINARY SP NOTES:**

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY SP APPROVAL TO PERMIT THE DEVELOPMENT OF A OF A 107,310 SQUARE FOOT SELF STORAGE BUILDING.
- 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.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- OVERALL BUILDING HEIGHT TO BE MEASURED PER METRO CODE.
- OVERALL LANDSCAPING TO BE PROVIDED PER METRO CODE.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 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.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN SPRING OF 2025. **ISSUANCES/REVISIONS**

NO.	DESCRIPTION	DATE
1	PRELIMINARY SP SUBMITTAL	07/30/2024
2	PRELIMINARY SP RESUBMITTAL	08/21/2024
3	PRELIMINARY SP RESUBMITTAL	10/1/2024
4	PRELIMINARY SP RESUBMITTAL	10/18/2024

**DEVELOPER:**

SCOTT DRUMM  
A+ SELF STORAGE  
6200 HOSPITALITY DRIVE  
FRANKLIN, TN. 37067  
SDRUMM@PHBCO.COM

**CIVIL ENGINEER:**

DANIEL SMOLA, P.E.  
HARPETH CIVIL, INC.  
PO BOX 313  
PEGRAM, TN. 37143  
DAN@HARPETHCIVIL.COM

**ARCHITECT:**

PAUL BASS  
CONSORTIUM  
1104 WEST MAIN STREET  
FRANKLIN, TN. 37064  
PAULB@CONSORTI4.COM

**LANDSCAPE ARCHITECT:**

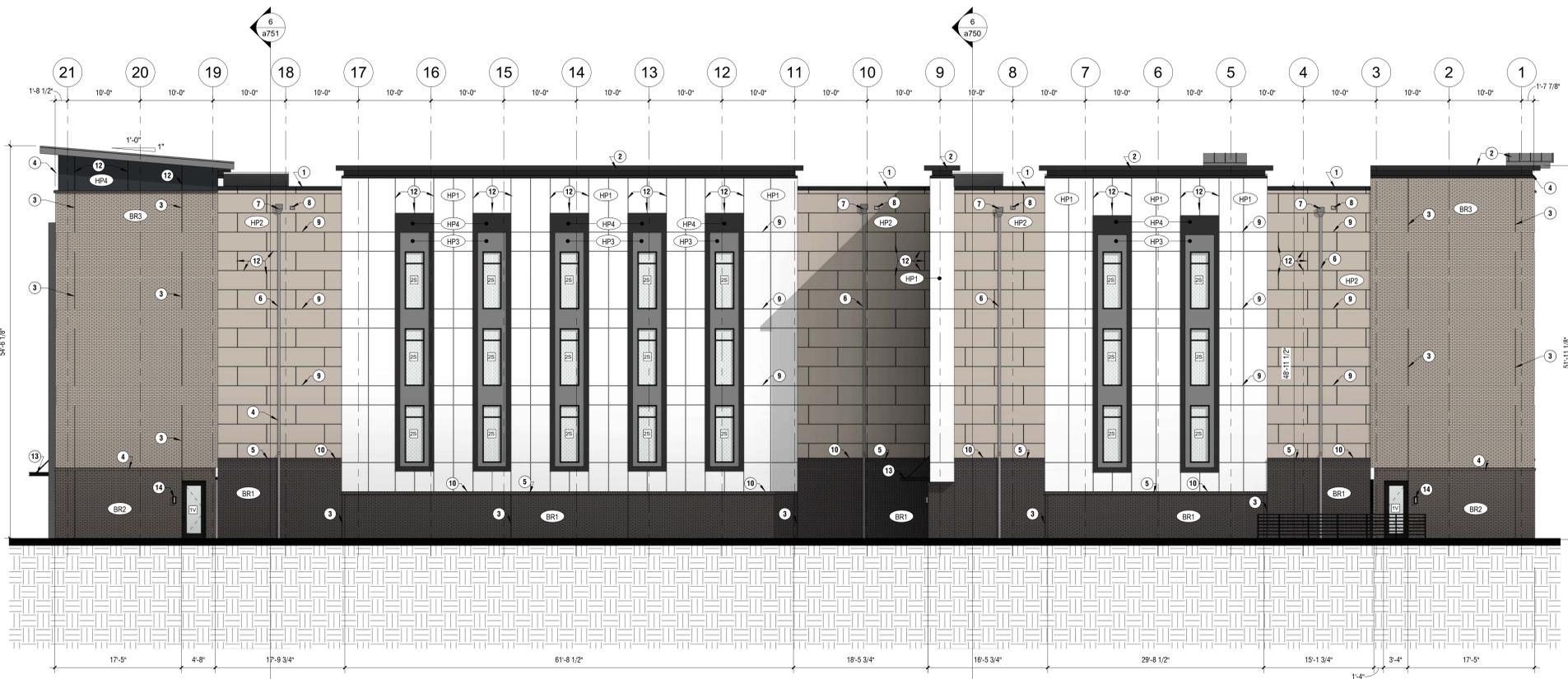
AL WILKINSON LANDSCAPE ARCHITECT  
3057 LIGHTS CHAPEL ROAD  
GREENBRIAR, TN. 37073  
ALWILKINSON@ALWILKINSONLA.COM



**H C I**  
HARPETH CIVIL, INC.  
CIVIL ENGINEERING  
P.O. BOX 313  
PEGRAM, TN. 37143  
(615) 730-3502  
WWW.HARPETHCIVIL.COM

HCI PN 0563-23A

COVER SHEET



- 07.20 - upper parapet
- 51' - 11 1/2"
- 07.00 - main parapet
- 48' - 11 1/2"
- 06.0 - roof deck
- 42' - 8"
- 05.8 - t.o. wall
- 40' - 4"
- 04.0 - 4th flr ffe
- 32' - 0"
- 03.8 - t.o. wall
- 29' - 8"
- 03.0 - 3rd flr ffe
- 21' - 4"
- 02.8 - t.o. wall
- 19' - 0"
- 02.0 - 2nd flr ffe
- 10' - 8"
- 01.8 - t.o. wall
- 8' - 4"
- 01.0 - 1st flr ffe
- 0' - 0"
- 00.8 - t.o. wall
- 2' - 4"
- 00.0 - basement ffe
- 10' - 8"
- 00.4 - t.o. footing
- 12' - 8"



3 plan northeast perspective



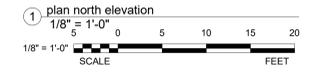
4 plan northwest perspective

glazing percentage - north & east face

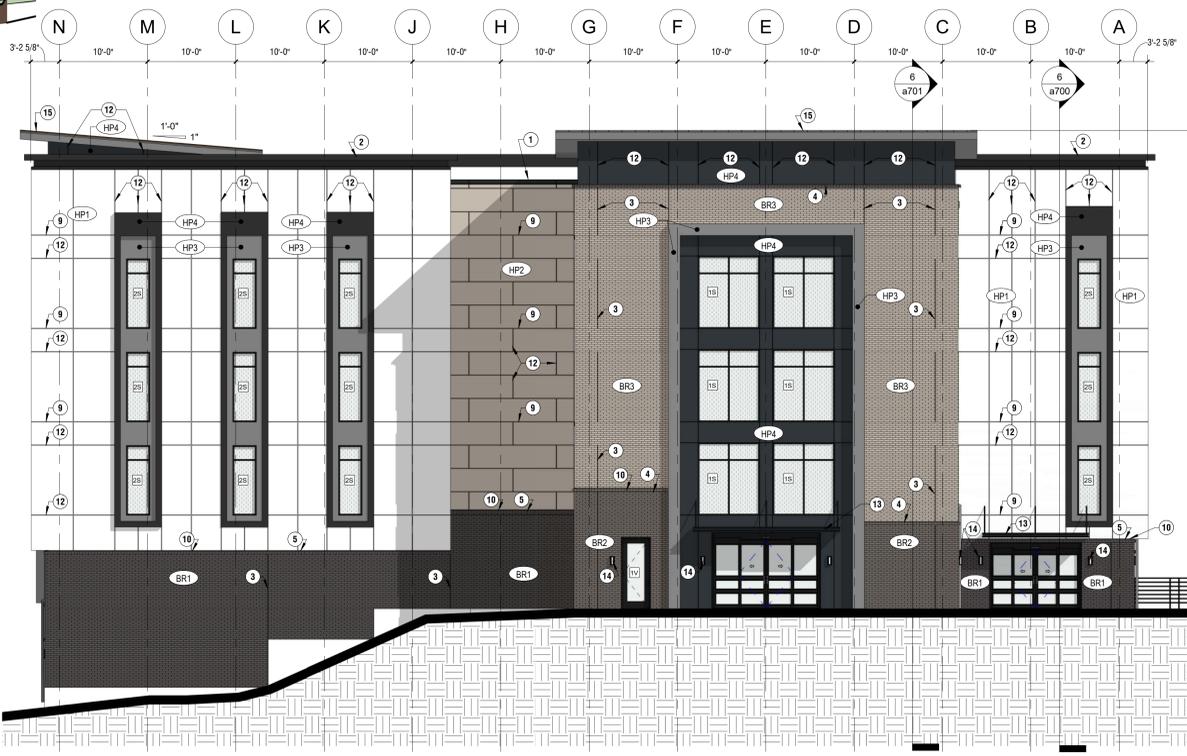
plan north elevation		
glazing area (sf)	overall building face area (sf)	% of glazing
473.50	10,236.33	4.63%

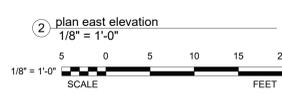
plan east elevation		
glazing area (sf)	overall building face area (sf)	% of glazing
818.09	6,836.87	11.97%



exterior material general note:  
BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.



- 07.20 - upper parapet
- 51' - 11 1/2"
- 07.00 - main parapet
- 48' - 11 1/2"
- 06.0 - roof deck
- 42' - 8"
- 04.8 - t.o. wall
- 40' - 4"
- 04.0 - 4th flr ffe
- 32' - 0"
- 03.8 - t.o. wall
- 29' - 8"
- 03.0 - 3rd flr ffe
- 21' - 4"
- 02.8 - t.o. wall
- 19' - 0"
- 02.0 - 2nd flr ffe
- 10' - 8"
- 01.8 - t.o. wall
- 8' - 4"
- 01.0 - 1st flr ffe
- 0' - 0"
- 00.8 - t.o. wall
- 2' - 4"
- 00.0 - basement ffe
- 10' - 8"
- 00.4 - t.o. footing
- 12' - 8"
- 01.0 - elev. pit
- 15' - 8"



elevation keynotes

- 1 PREFINISHED METAL CORING - COLOR: PAC-CLAD TRADITIONAL BLACK OR EQUAL.
- 2 MISC. METAL STUD FRAMED PARAPET WRAPPED IN FORMED METAL CORING - COLOR: PAC-CLAD TRADITIONAL BLACK OR EQUAL. REFER TO DETAIL XX0000.
- 3 MASONRY CONTROL JOINT REFER TO DETAIL 21/2/20
- 4 BRICK ROWLOCK || COLOR: CHARCOAL GRAY VELOUR
- 5 BRICK ROWLOCK || COLOR: FRENCH GRAY WIRECUT
- 6 PREFINISHED ALUMINUM DOWNSPOUT. COLOR: PAC-CLAD CITYSCAPE OR EQUAL.
- 7 PREFINISHED ALUMINUM COLLECTOR HEAD. COLOR: PAC-CLAD CITYSCAPE OR EQUAL.
- 8 ALUMINUM TRIM AT OVERFLOW SCUPPER. COLOR: PAC-CLAD CITYSCAPE OR EQUAL.
- 9 REVEAL PANEL SYSTEM - RECESSED HORIZONTAL TRIM - REFER TO DETAIL XX0000
- 10 REVEAL PANEL SYSTEM - HORIZONTAL JOINT AT SUBSTRATE CHANGE - REFER TO DETAIL XX0000
- 11 REVEAL PANEL SYSTEM - VERTICAL EXPANSION JOINT - REFER TO DETAIL XX0000
- 12 REVEAL PANEL SYSTEM - SURROUND VERTICAL TRIM - REFER TO DETAIL XX0000
- 13 ENTRY CANOPY - REFER TO DETAIL XX0000
- 14 EXTERIOR LIGHTING - REFER TO ELECTRICAL
- 15 STANDING SEAM METAL ROOF
- 16 EXTERIOR BUILDING SIGNAGE - REFER TO DETAIL XX0000

zone 4 - building envelope requirements fenestration

METAL FRAMING	SEW	NORTH
FIXED FENESTRATION	0.38	0.48
OPERABLE FENESTRATION	0.45	0.43
ENTRANCE DOORS	0.77	0.58

zone 4 - building envelope requirements

ROOFS	R-30 CONTINUOUS
INSULATION ENTIRELY ABOVE DECK	
WALLS ABOVE GRADE	R-13-R-7.5 CONTINUOUS
METAL FRAMED (TYPE I-B)	
SLAB-ON-GRADE FLOORS	R-10 FOR 24IN. BELOW
UNHEATED SLABS	
FLOORS ABOVE GRADE	R-10 CONTINUOUS
UNDERSIDE OF PT SLAB	
OPAQUE DOORS	U-0.61
SWINGING	

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 39 - (BLACK ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR

hvac screening

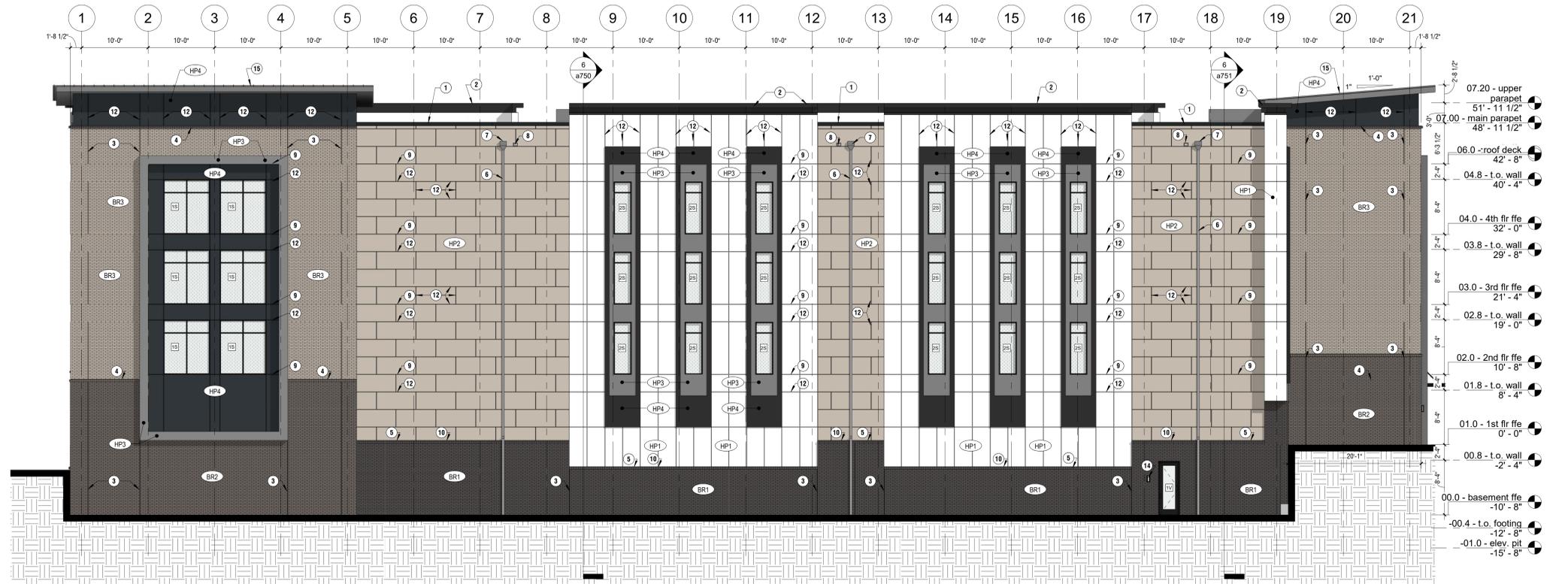
ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

- BR1 MANUFACTURER: GLEN-GERY  
COLOR NAME: FRENCH GRAY WIRECUT
- BR2 MANUFACTURER: GLEN-GERY  
COLOR NAME: CHARCOAL GRAY VELOUR
- BR3 MANUFACTURER: GLEN-GERY  
COLOR NAME: CASTILE GRAY VELOUR
- HP1 HARDIE REVEAL PANEL SYSTEM | COLOR #1  
COLOR: SHERWIN WILLIAMS | SW 9582  
COLOR NAME: WHITE SAND
- HP2 HARDIE REVEAL PANEL SYSTEM | COLOR #2  
COLOR: SHERWIN WILLIAMS | SW 99165  
COLOR NAME: GOSSAMER VEIL
- HP3 HARDIE REVEAL PANEL SYSTEM | COLOR #3  
COLOR: SHERWIN WILLIAMS | SW 6258  
COLOR NAME: HOMBURG GRAY
- HP4 HARDIE REVEAL PANEL SYSTEM | COLOR #4  
COLOR: SHERWIN WILLIAMS | SW6258  
COLOR NAME: TRICORN BLACK

glazing legend

- 1" INSULATED GLAZING
- 1" INSULATED SPANDREL GLAZING



ARCHITECTURE | PLANNING  
**CONSORTIUM**  
 1104 WEST MAIN STREET | FRANKLIN, TN 37064  
 www.consorti4.com  
 office 615.570.2780  
 INSPIRE  
 INFORM  
 IMPROVE

client:  
**a+ STORAGE**  
 project:



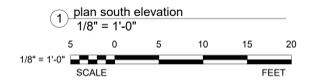
3 plan southwest perspective  
 4 plan southeast perspective

glazing percentage - south & west face

plan south elevation		
glazing area (sf)	face area (sf)	% of glazing
760.17	12,365.94	6.15%

plan west elevation		
glazing area (sf)	face area (sf)	% of glazing
192.00	7,004.14	2.74%



exterior material general note:  
 BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CONCRETE/STUCCO SIDING, GLASS, OR MATERIALS SUBSTITUTED SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.

elevation keynotes

- 1 PREFINISHED METAL COPING - COLOR: PAC-CLAD TRADITIONAL BLACK OR EQUAL.
- 2 MISC. METAL STUD FRAMED PARAPET WRAPPED IN FORMED METAL COPING - COLOR: PAC-CLAD TRADITIONAL BLACK OR EQUAL. REFER TO DETAIL XXXXXX
- 3 MASONRY CONTROL JOINT REFER TO DETAIL 21/0200
- 4 BRICK ROWLOCK || COLOR: CHARCOAL GRAY VELOUR
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- 8 ALUMINUM TRIM AT OVERFLOW SCUPPER. COLOR: PAC-CLAD CITYSCAPE OR EQUAL.
- 9 REVEAL PANEL SYSTEM - RECESSED HORIZONTAL TRIM - REFER TO DETAIL XXXXX
- 10 REVEAL PANEL SYSTEM - HORIZONTAL JOINT AT SUBSTRATE CHANGE - REFER TO DETAIL XXXXX
- 11 REVEAL PANEL SYSTEM - VERTICAL EXPANSION JOINT - REFER TO DETAIL XXXXX
- 12 REVEAL PANEL SYSTEM - SURROUND VERTICAL TRIM - REFER TO DETAIL XXXXX
- 13 ENTRY CANOPY - REFER TO DETAIL XXXXXX
- 14 EXTERIOR LIGHTING - REFER TO ELECTRICAL
- 15 STANDING SEAM METAL ROOF
- 16 EXTERIOR BUILDING SIGNAGE - REFER TO DETAIL XX/XXXX

zone 4 - building envelope requirements fenestration

METAL FRAMING	FIXED FENESTRATION	OPERABLE FENESTRATION	ENTRANCE DOORS
0.38	0.45	0.77	

SHGC - ALL FRAME TYPES	SEW	NORTH
ORIENTATION	0.38	0.48
SHGC: PF < 0.20	0.43	0.43
SHGC: PF > 0.5	0.58	0.58

zone 4 - building envelope requirements

ROOF'S INSULATION ENTIRELY ABOVE DECK	R-30 CONTINUOUS
WALLS ABOVE GRADE METAL FRAMED (TYPE I-B)	R-13+ R-7.5 CONTINUOUS
SLAB-ON-GRADE FLOORS UNHEATED SLABS	R-10 FOR 24IN. BELOW
FLOORS ABOVE GRADE UNDERSIDE OF FT SLAB	R-10 CONTINUOUS
OPAQUE DOORS SWINGING	U-0.61

general elevation notes

- STOREFRONT ASSEMBLIES:
1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ALUMINUM)
  2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR

hvac screening

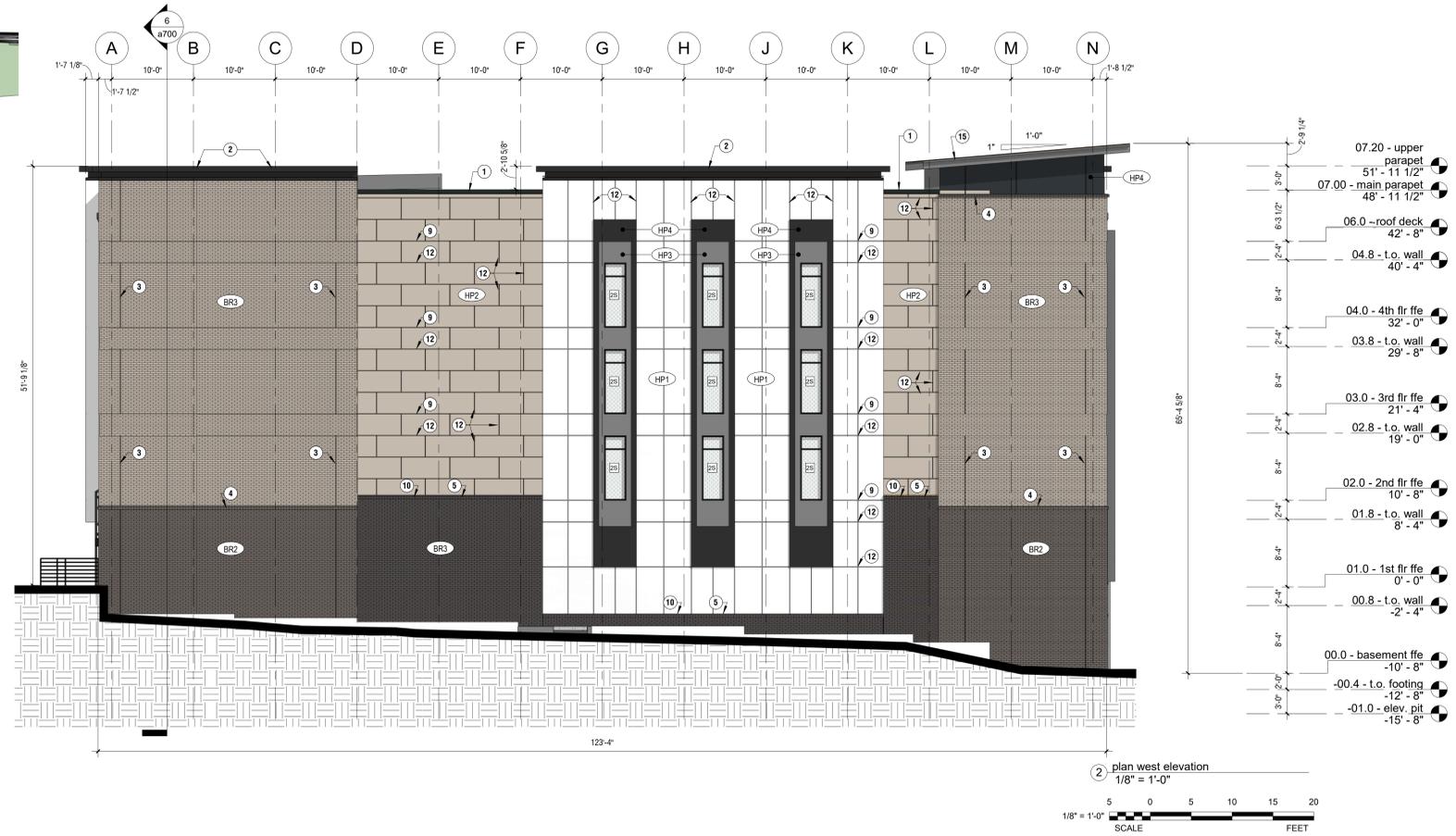
ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

- BR1 MANUFACTURER: GLEN-GERY COLOR NAME: FRENCH GRAY WIRECUT
- BR2 MANUFACTURER: GLEN-GERY COLOR NAME: CHARCOAL GRAY VELOUR
- BR3 MANUFACTURER: GLEN-GERY COLOR NAME: CASTLE GRAY VELOUR
- HP1 HARDIE REVEAL PANEL SYSTEM | COLOR #1 COLOR: SHERWIN WILLIAMS | SW 9582 COLOR NAME: WHITE SAND
- HP2 HARDIE REVEAL PANEL SYSTEM | COLOR #2 COLOR: SHERWIN WILLIAMS | SW 99165 COLOR NAME: GOSSAMER VEIL
- HP3 HARDIE REVEAL PANEL SYSTEM | COLOR #3 COLOR: SHERWIN WILLIAMS | SW 7622 COLOR NAME: HOMBURG GRAY
- HP4 HARDIE REVEAL PANEL SYSTEM | COLOR #4 COLOR: SHERWIN WILLIAMS | SW6258 COLOR NAME: TRICORN BLACK

glazing legend

- 1" INSULATED GLAZING
- 1" INSULATED SPANDREL GLAZING



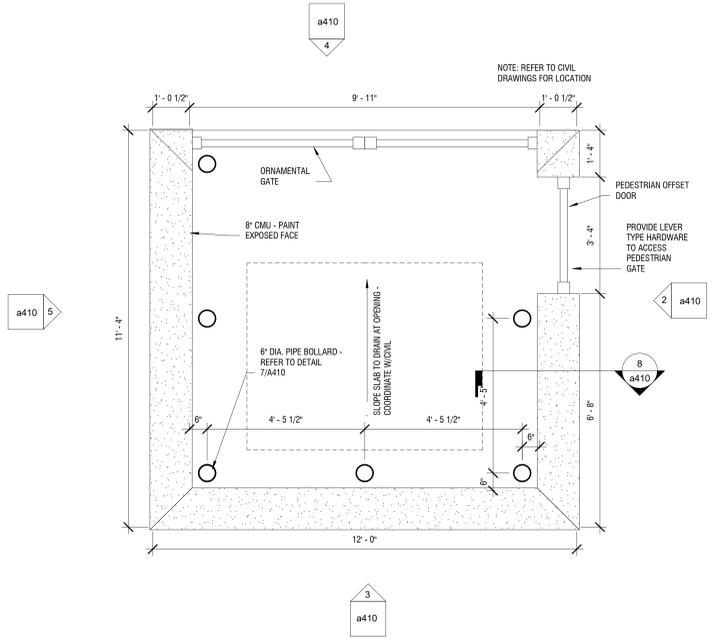
revisions

date: 10.18.2024  
 project no.: c24010.00

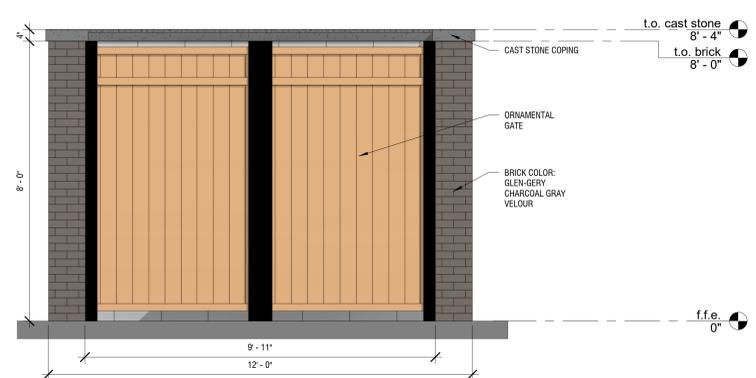
building elevations

**a401**

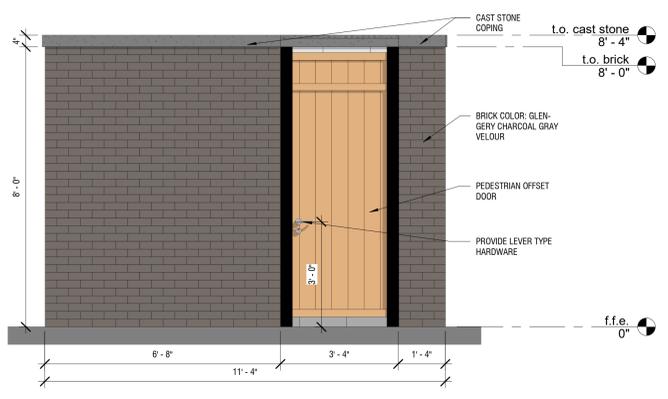
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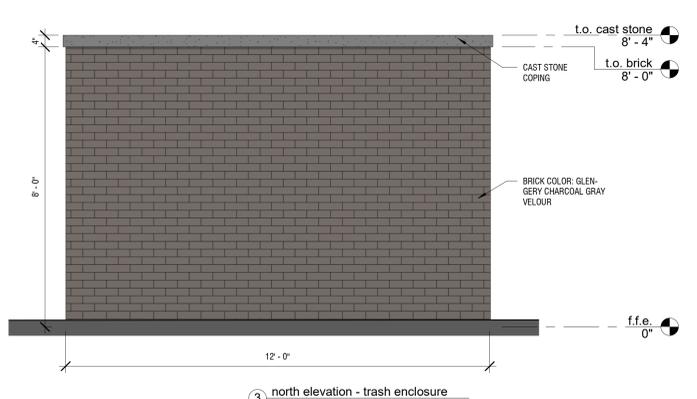
1 first floor noted plan  
1/2" = 1'-0"



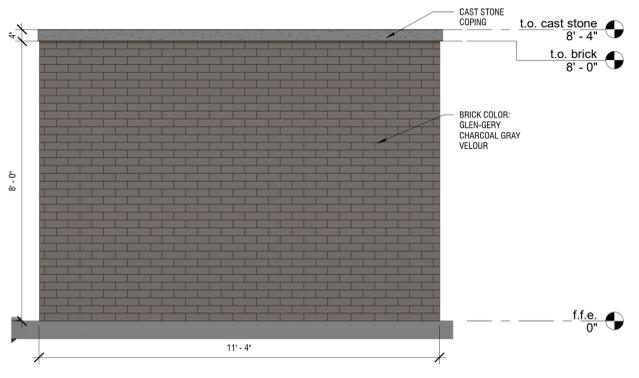
4 west elevation - trash enclosure  
1/2" = 1'-0"



2 east elevation - trash enclosure  
1/2" = 1'-0"



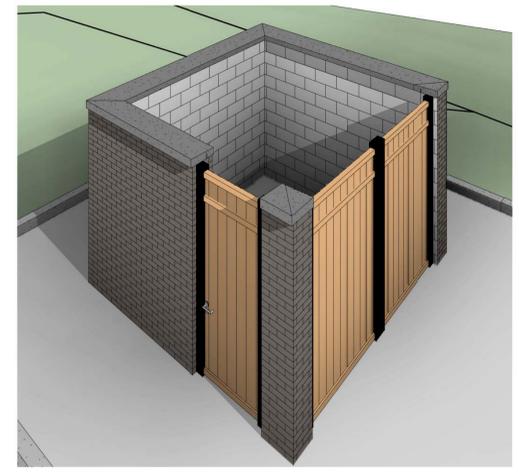
3 north elevation - trash enclosure  
1/2" = 1'-0"



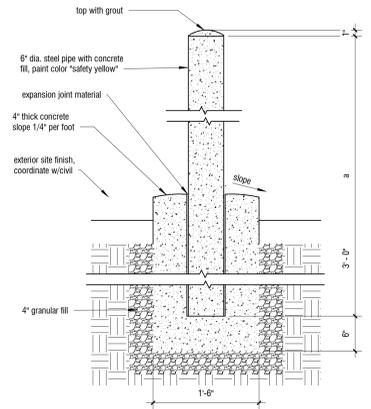
5 south elevation - trash enclosure  
1/2" = 1'-0"

material legend

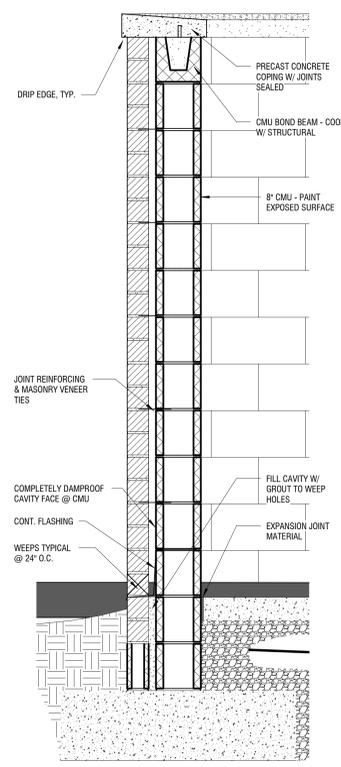
- BR1 MANUFACTURER: GLEN-GERY  
COLOR NAME: FRENCH GRAY WIRECUT
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COLOR NAME: WHITE SAND
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COLOR: SHERWIN WILLIAMS | SW 99165  
COLOR NAME: GOSSAMER VEIL
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COLOR: SHERWIN WILLIAMS | SW 7822  
COLOR NAME: HOMBURG GRAY
- HP4 HARDIE REVEAL PANEL SYSTEM | COLOR #4  
COLOR: SHERWIN WILLIAMS | SW6258  
COLOR NAME: TRICORN BLACK



6 dumpster enclosure axon



7 pipe bollard  
1" = 1'-0"



8 wall section - trash enclosure  
1" = 1'-0"



① plan northeast building perspective



② plan southeast building perspective



③ plan southwest building perspective

project:

a+ storage | donelson  
 multi-story self-storage facility | 5 stories above grade with basement level  
 2811 patriot way | nashville, tennessee 37211

revisions

▲	
▲	
▲	
▲	
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date: 10.18.2024  
 project no.: c24010.00

building perspectives

a420



1 plan northwest building perspective



2 upper floor plan building perspective



3 view from patriot's way

project:

a+ storage | donelson  
 multi-story self-storage facility | 5 stories above grade with basement level  
 2811 patriot way | nashville, tennessee 37211

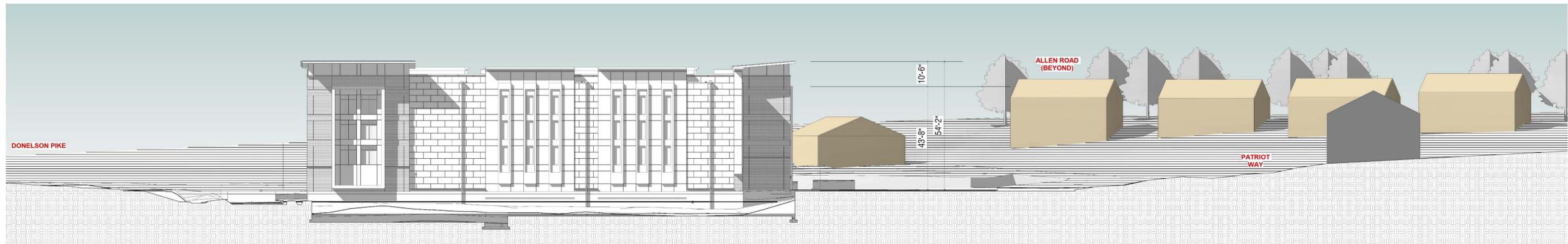
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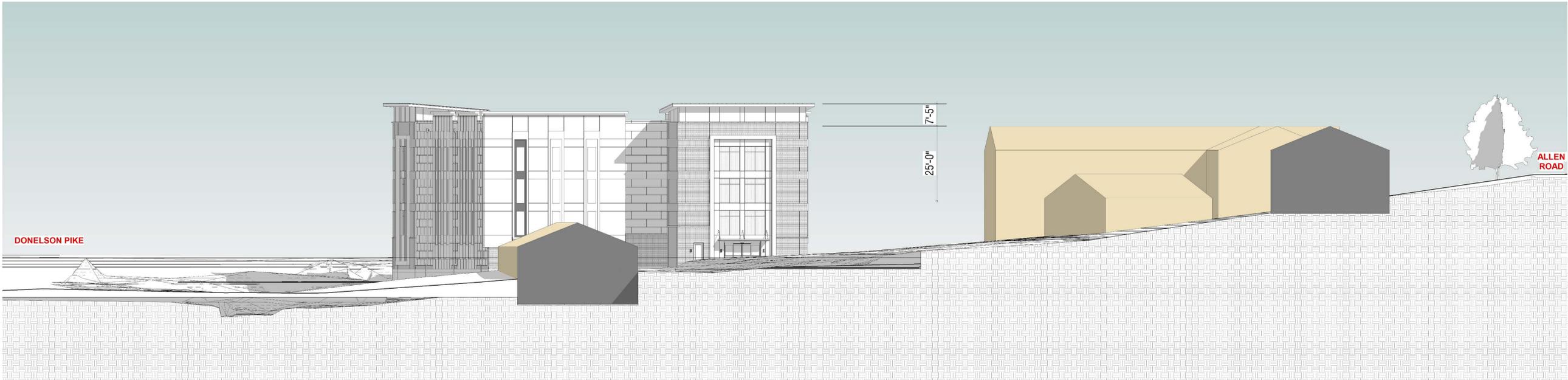
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building perspectives

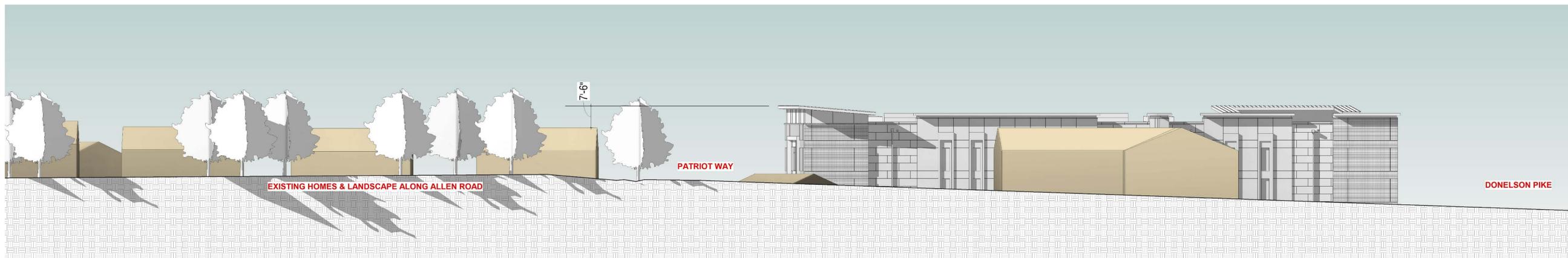
a421



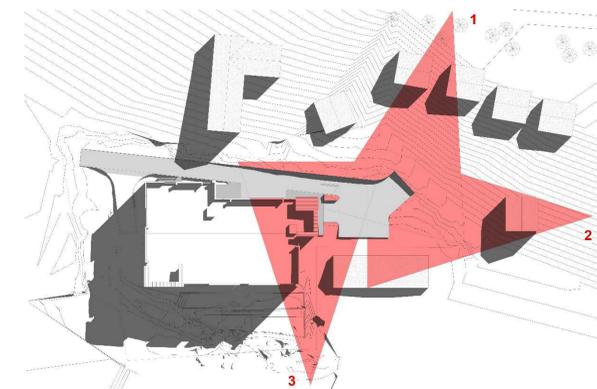
FACING NORTH TOWARD ALLEN ROAD



SECTION FACING WEST DIRECTION



SECTION FACING SOUTH (VIEW FROM ALLEN ROAD)



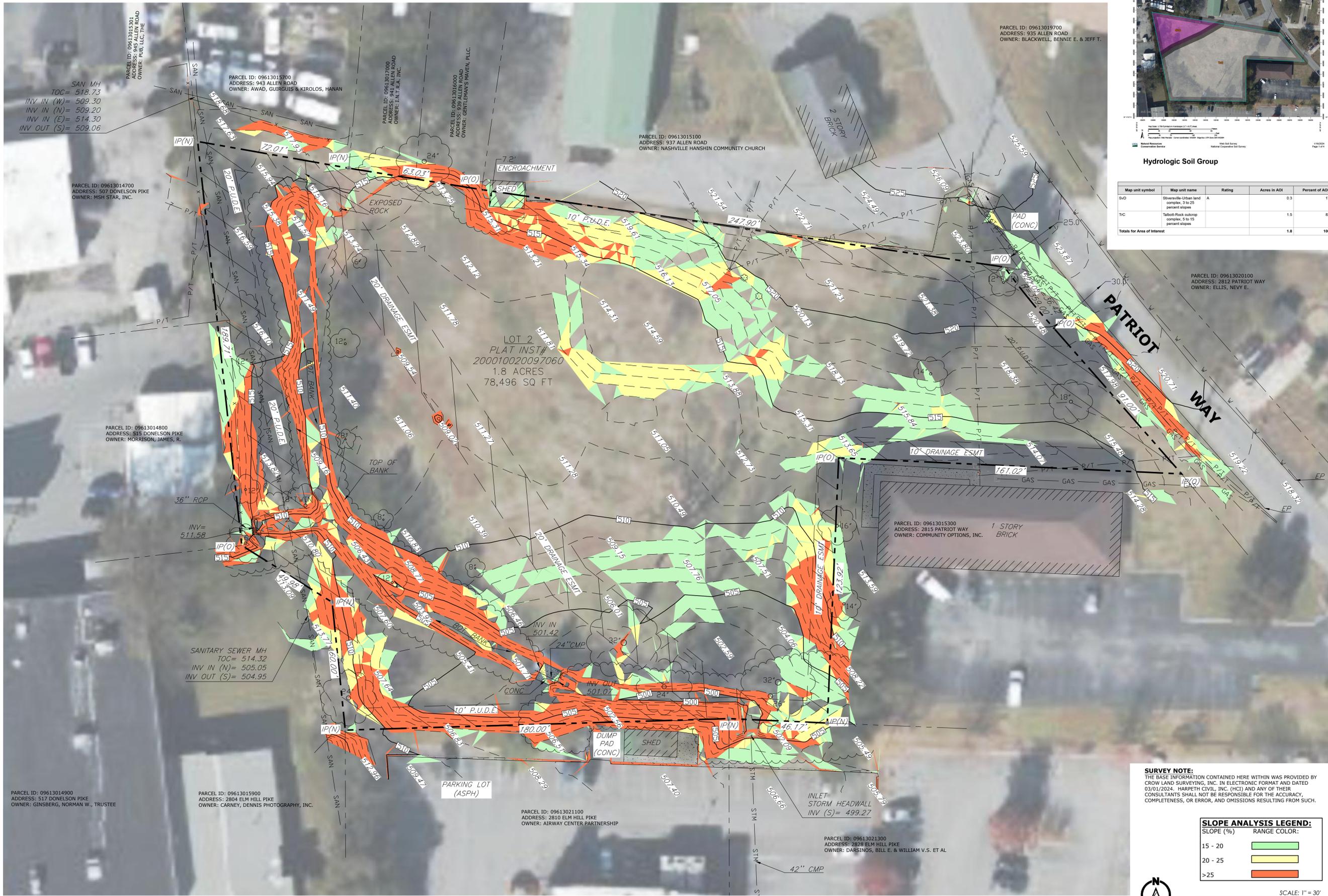
CAMERA VIEW KEY PLAN

revisions	
▲	
▲	
▲	
▲	

date: 10.18.2024  
 project no.: c24010.00

building  
 contextual  
 site sections

a422



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in ADI	Percent of ADI
SvO	Silverville-Urban land complex, 3 to 25 percent slopes	A	0.3	17.6%
TIC	Talbot-Rock outcrop complex, 5 to 15 percent slopes		1.5	82.4%
Totals for Area of Interest			1.8	100.0%



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**PRELIMINARY SPECIFIC DEVELOPMENT PLAN**  
 FOR  
**A+ SELF STORAGE**  
 2811 PATRIOT WAY  
 NASHVILLE, TN, 37214  
 [PARCEL ID: 09613021500]

METRO SP NO.: TBD

ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY SP SUBMITTAL	07/30/2024
2	PRELIMINARY SP RESUBMITTAL	08/21/2024
3	PRELIMINARY SP RESUBMITTAL	10/1/2024
4	PRELIMINARY SP RESUBMITTAL	10/18/2024

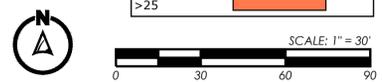
EXISTING CONDITIONS

C-0.1

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**SLOPE ANALYSIS LEGEND:**

SLOPE (%)	RANGE COLOR:
15 - 20	Light Green
20 - 25	Yellow
>25	Orange





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**PRELIMINARY SPECIFIC DEVELOPMENT PLAN**

FOR  
**A+ SELF STORAGE**  
2811 PATRIOT WAY  
NASHVILLE, TN, 37214  
[PARCEL ID: 09613021500]

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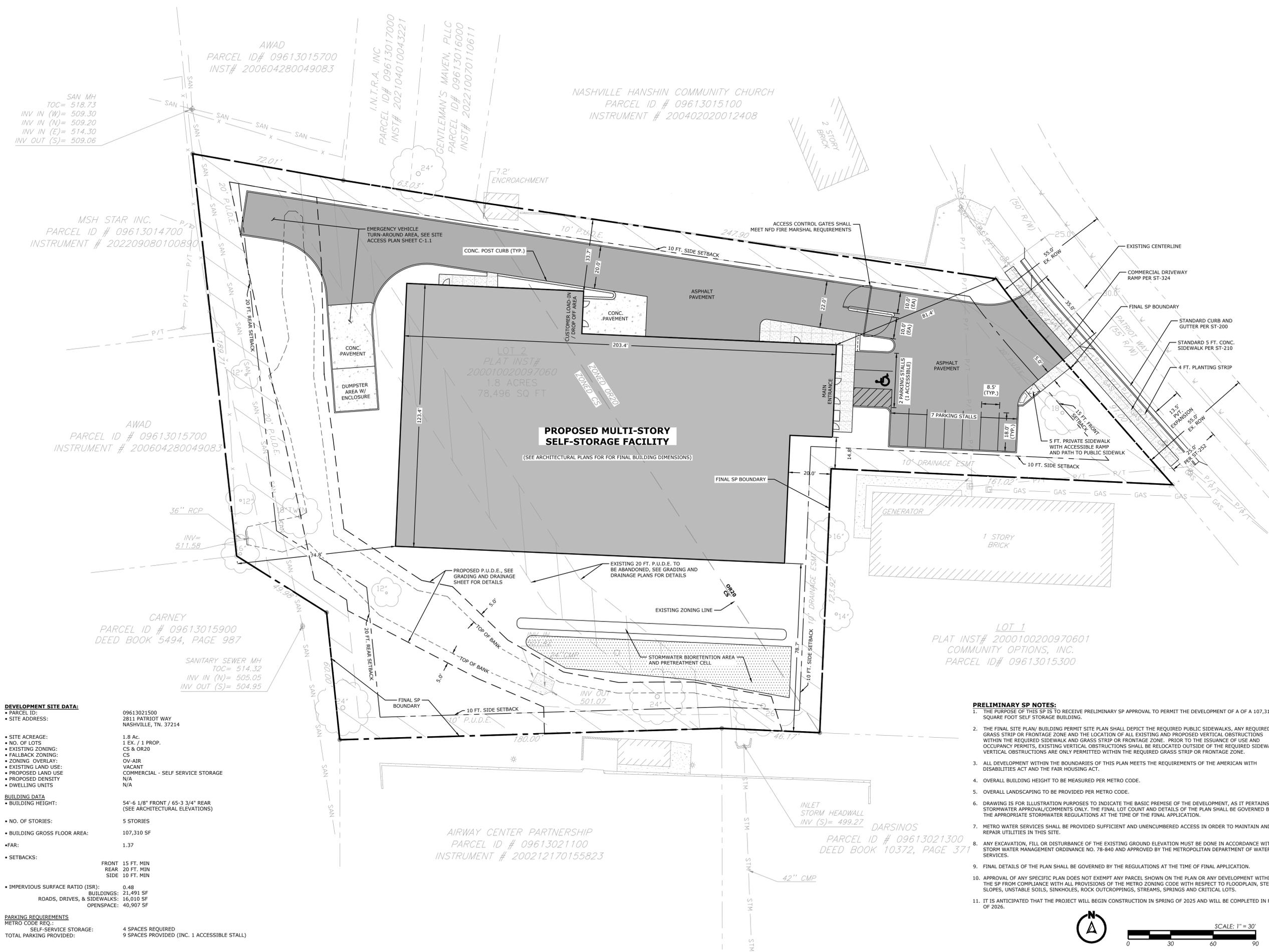
TBD

**ISSUANCES / REVISIONS**

NO.	DESCRIPTION	DATE
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2	PRELIMINARY SP RESUBMITTAL	08/21/2024
3	PRELIMINARY SP RESUBMITTAL	10/1/2024
4	PRELIMINARY SP RESUBMITTAL	10/18/2024

**SITE LAYOUT PLAN**

C-1.0



**PROPOSED MULTI-STORY SELF-STORAGE FACILITY**

(SEE ARCHITECTURAL PLANS FOR FINAL BUILDING DIMENSIONS)

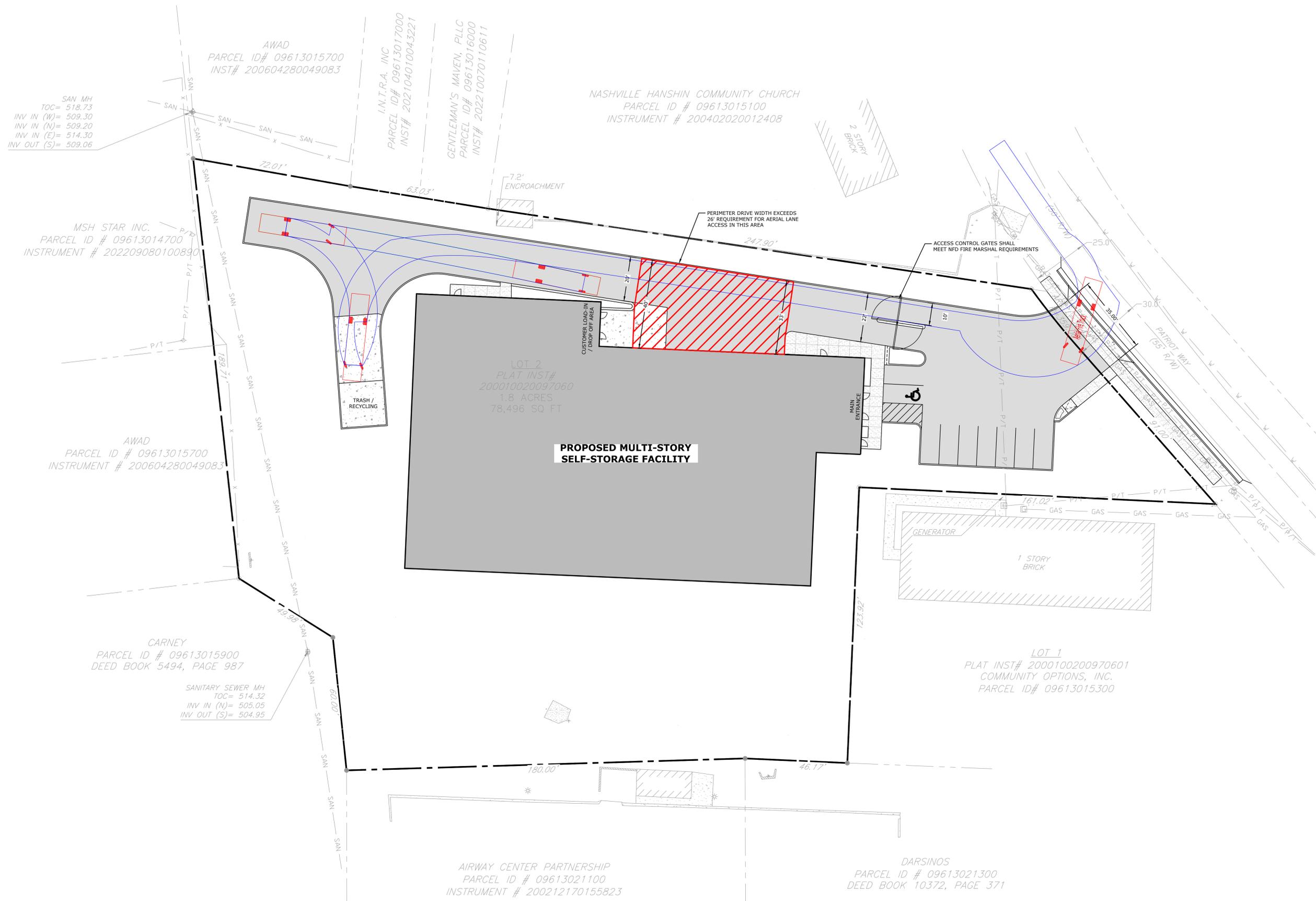
**PRELIMINARY SP NOTES:**

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY SP APPROVAL TO PERMIT THE DEVELOPMENT OF A OF A 107,310 SQUARE FOOT SELF STORAGE BUILDING.
- 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.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- OVERALL BUILDING HEIGHT TO BE MEASURED PER METRO CODE.
- OVERALL LANDSCAPING TO BE PROVIDED PER METRO CODE.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 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.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN SPRING OF 2025 AND WILL BE COMPLETED IN FALL OF 2026.

- DEVELOPMENT SITE DATA:**
- PARCEL ID: 09613021500
  - SITE ADDRESS: 2811 PATRIOT WAY NASHVILLE, TN, 37214
  - SITE ACREAGE: 1.8 Ac.
  - NO. OF LOTS: 1 EX. / 1 PROP.
  - EXISTING ZONING: CS & OR20
  - FALLBACK ZONING: CS
  - ZONING OVERLAY: ON-AIR
  - EXISTING LAND USE: VACANT
  - PROPOSED LAND USE: COMMERCIAL - SELF SERVICE STORAGE
  - PROPOSED DENSITY: N/A
  - DWELLING UNITS: N/A
- BUILDING DATA:**
- BUILDING HEIGHT: 54'-6 1/8" FRONT / 65'-3 3/4" REAR (SEE ARCHITECTURAL ELEVATIONS)
  - NO. OF STORIES: 5 STORIES
  - BUILDING GROSS FLOOR AREA: 107,310 SF
  - FAR: 1.37
  - SETBACKS: FRONT 15 FT. MIN, REAR 20 FT. MIN, SIDE 10 FT. MIN
  - IMPERVIOUS SURFACE RATIO (ISR): 0.48
  - BUILDINGS: 21,491 SF
  - ROADS, DRIVES, & SIDEWALKS: 16,010 SF
  - OPENSACE: 40,907 SF
- PARKING REQUIREMENTS**
- METRO CODE REQ. SELF-SERVICE STORAGE: 4 SPACES REQUIRED
- TOTAL PARKING PROVIDED: 9 SPACES PROVIDED (INC. 1 ACCESSIBLE STALL)



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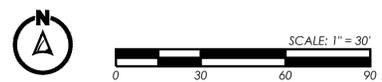
**PRELIMINARY SPECIFIC DEVELOPMENT PLAN**

FOR  
**A+ SELF STORAGE**  
2811 PATRIOT WAY  
NASHVILLE, TN, 37214  
[PARCEL ID: 09613021500]

METRO SP NO.:  
**TBD**

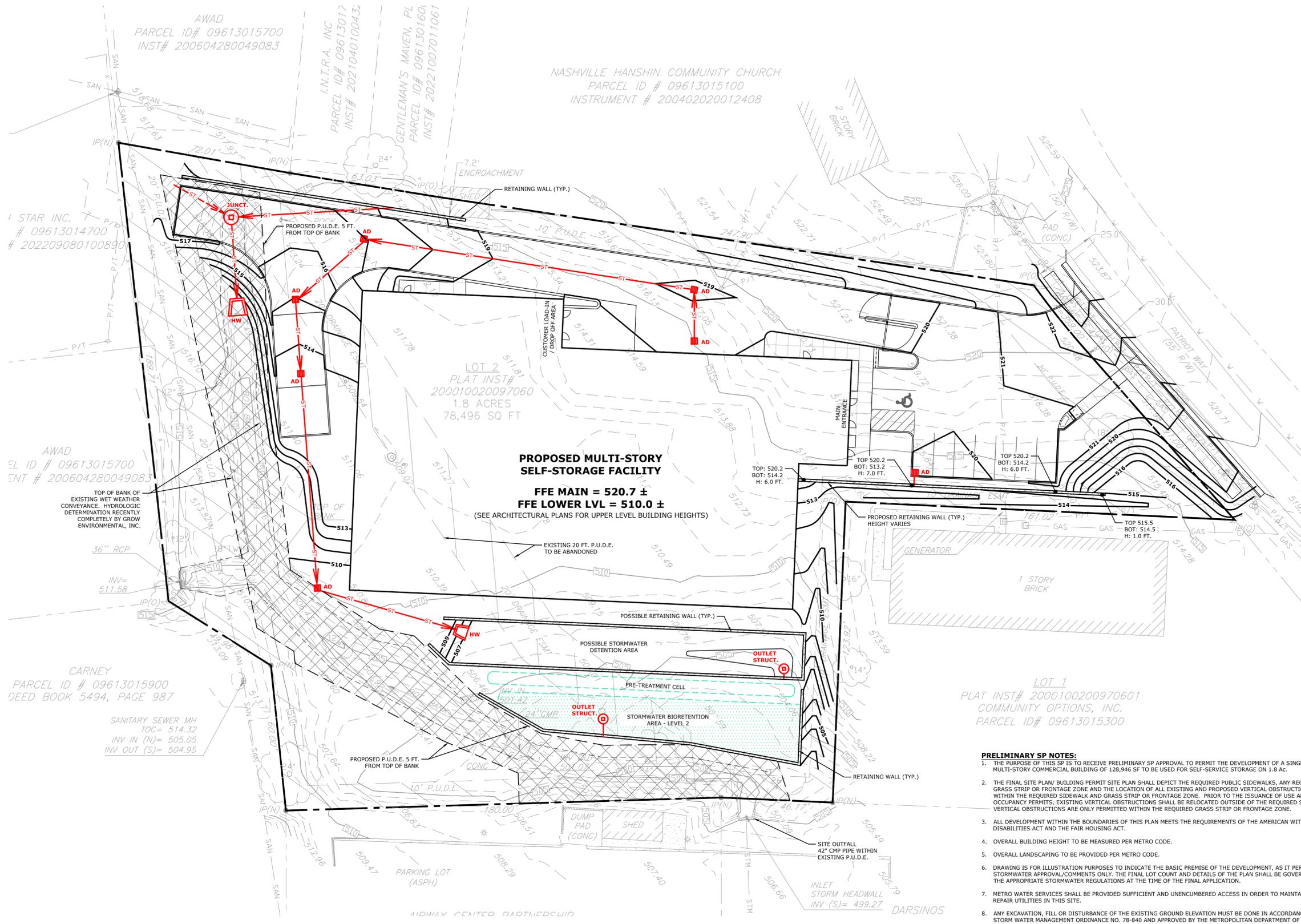
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**SITE ACCESS PLAN**





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**PROPOSED MULTI-STORY SELF-STORAGE FACILITY**  
FFE MAIN = 520.7 ±  
FFE LOWER LVL = 510.0 ±  
(SEE ARCHITECTURAL PLANS FOR UPPER LEVEL BUILDING HEIGHTS)

AWAD  
PARCEL ID# 09613015700  
INST# 200604280049083

NASHVILLE HANSHIN COMMUNITY CHURCH  
PARCEL ID # 09613015100  
INSTRUMENT # 200402020012408

1 STAR INC.  
# 09613014700  
# 202209080100890

AWAD  
EL ID # 09613015700  
ENT # 200604280049083

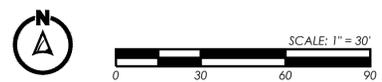
CARNEY  
PARCEL ID # 09613015900  
DEED BOOK 5494, PAGE 987

SANITARY SEWER MH  
TOC = 514.32  
INV IN (N) = 505.05  
INV OUT (S) = 504.95

LOT 1  
PLAT INST# 2000100200970601  
COMMUNITY OPTIONS, INC.  
PARCEL ID# 09613015300

- PRELIMINARY SP NOTES:**
1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY SP APPROVAL TO PERMIT THE DEVELOPMENT OF A SINGLE MULTI-STORY COMMERCIAL BUILDING OF 128,946 SF TO BE USED FOR SELF-SERVICE STORAGE ON 1.8 AC.
  2. 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.
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  11. IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN SPRING OF 2025 AND WILL BE COMPLETED IN FALL OF 2026.

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PRELIMINARY SPECIFIC DEVELOPMENT PLAN

FOR  
**A+ SELF STORAGE**  
2811 PATRIOT WAY  
NASHVILLE, TN, 37214  
[PARCEL ID: 09613021500]

METRO SP NO.:  
TBD

ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY SP SUBMITTAL	07/30/2024
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3	PRELIMINARY SP RESUBMITTAL	10/1/2024
4	PRELIMINARY SP RESUBMITTAL	10/18/2024

GRADING AND DRAINAGE PLAN

C-2.0



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**PRELIMINARY SPECIFIC DEVELOPMENT PLAN**

FOR  
**A+ SELF STORAGE**  
2811 PATRIOT WAY  
NASHVILLE, TN, 37214  
[PARCEL ID: 09613021500]

**METRO SP NO.:**

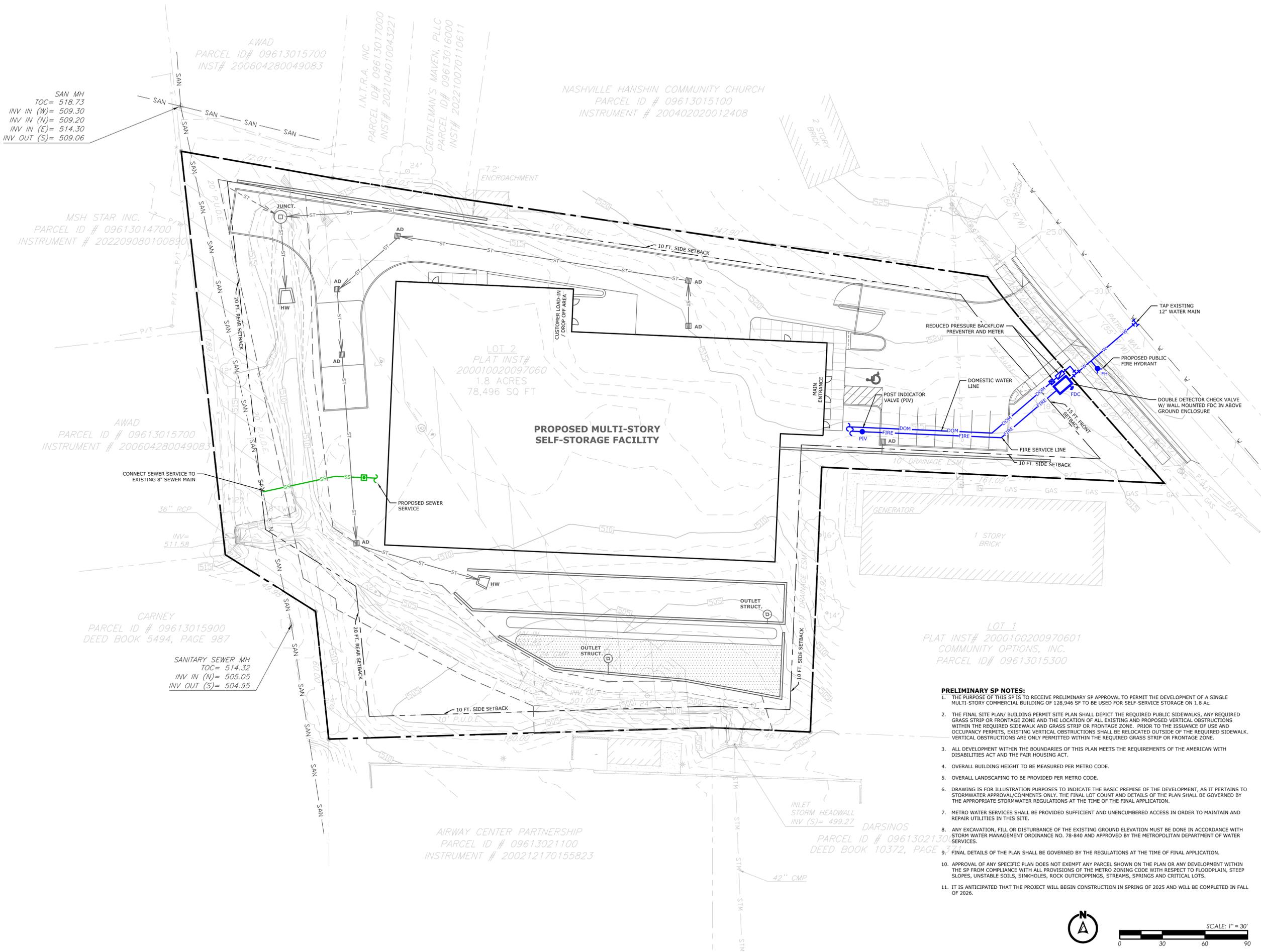
TBD

**ISSUANCES / REVISIONS**

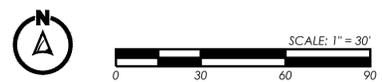
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3	PRELIMINARY SP RESUBMITTAL	10/1/2024
4	PRELIMINARY SP RESUBMITTAL	10/18/2024

**UTILITY PLAN**

C-3.0



- PRELIMINARY SP NOTES:**
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SAN MH  
TOC= 518.73  
INV IN (W)= 509.30  
INV IN (N)= 509.20  
INV IN (E)= 514.30  
INV OUT (S)= 509.06

MSH STAR INC.  
PARCEL ID # 09613014700  
INSTRUMENT # 202209080100890

AWAD  
PARCEL ID # 09613015700  
INSTRUMENT # 200604280049083

CARNEY  
PARCEL ID # 09613015900  
DEED BOOK 5494, PAGE 987  
  
SANITARY SEWER MH  
TOC= 514.32  
INV IN (N)= 505.05  
INV OUT (S)= 504.95

AIRWAY CENTER PARTNERSHIP  
PARCEL ID # 09613021100  
INSTRUMENT # 200212170155823

DARSINOS  
PARCEL ID # 09613021300  
DEED BOOK 10372, PAGE 77

NASHVILLE HANSHIN COMMUNITY CHURCH  
PARCEL ID # 09613015100  
INSTRUMENT # 200402020012408

IN.T.R.A. INC  
PARCEL ID# 09613017000  
INSTR# 202104010043221

GENTLEMAN'S MAVEN, PLLC  
PARCEL ID# 09613016000  
INSTR# 202210070110611

Date: 9-18-2024	Parcel: ID #09613021500
Application Number: TBD	
Project Name: A+ Storage	
Address: 2811 Patriot Way	

1 Acreage (area of parcel including building site)	(=)	1.8
2 Minus Building Coverage Area	(-)	0.49
3 Equals Adjusted Acreage	(=)	1.31
4 Multiply by Required Tree Density Unit per acre choose one	(x)	22
5 Required TDU for Project	(=)	28.82

DBH	# of Trees	Value	TDU
8"		x 3.2	0
10"		x 4.0	0
12"		x 4.8	0
14"		x 5.6	0
16"		x 6.4	0
18"		x 7.2	0
20"		x 8.0	0
22"		x 8.8	0
24"		x 9.6	0
*Greater than 24" equals DBH x .5 per inch			
total			0

add total to line 6

DBH	# of Trees	Value	TDU
6"		x 1.8	0
8"		x 2.4	0
10"		x 3.0	0
12"	2	x 3.6	7.2
14"		x 4.2	0
16"	1	x 4.8	4.8
18"	1	x 5.4	5.4
20"		x 6.0	0
22"		x 6.6	0
total			17.4

add total to line 6

DBH	# of Trees	Value	TDU
24"	1	x 8.4	8.4
26"		x 9.1	0
28"		x 9.8	0
30"		x 10.5	0
32"		x 11.2	0
34"		x 11.9	0
36"		x 12.6	0
38"		x 13.3	0
40"		x 20.0	0
total			8.4

add total to line 6

DBH	# of Trees	Value	TDU
42"		x 23.1	0
44"		x 26.1	0
46"		x 27.6	0
48"		x 28.8	0
50"		x 30.0	0
52"		x 31.2	0
54"		x 35.1	0
56"		x 36.4	0
58"		x 37.7	0
60"		x 42.0	0
total			0

add total to line 6

DBH	# of Trees	Value	TDU
2"	7	x .5	3.5
3"		x .6	0
4"		x .7	0
5"		x .9	0
6"		x 1.0	0
7"		x 1.2	0
8"		x 1.3	0
total			3.5

add total to line 7

DBH	# of Trees	Value	TDU
2"	13	x .25	3.25
3"		x .3	0
4"		x .4	0
5"		x .5	0
6"		x .5	0
7"		x .6	0
8"		x .7	0
total			3.25

add total to line 7

**REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES**

**EXAMPLES but not limited to:**

**Deciduous-** Oak, Maple, Poplar, Planer tree, Gingko

**Evergreen-** Am. Holly, So. Magnolia, Pine, Hemlock, Spruce, Cedar

**Mature height greater than 30'**

**REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES and STREET TREES\***

**EXAMPLES but not limited to:**

**Columnar (Fastigate)-Deciduous:** Slender Silhouette Sweetgum, Arnold Tulip Poplar, Princeton Sentry Gingko

**Understory Deciduous-Deciduous-** Redbud, Dogwood, Flowering Cherry, Japanese Magnolia, Japanese Maple

**Understory Evergreen-** Dwarf Magnolia, Hybrid Holly, Cherry Laurel (tree form)

**Mature height avg. 30' or less.**

**Small Understory Columnar varieties receive no TDU credit**

6 Total TDU Retained on-site	(=)	25.8
7 Total TDU for Replacement Trees- On-site	(+)	6.75
8 Total Credits Paid to Tree Mitigation Bank*	(+)	1 Credit = 1 TDU = \$725.00
9 Total Density Units Provided	(=)	32.55

total must exceed lines 5

The total density units provided (line 9) must equal or exceed the requirements of line 5 above.

All Retained and Replacement trees must be shown on site plan.  
Trees not protected in accordance with 17.24.110 - Protection of trees during development activities, cannot be counted towards TDU.  
Canopy Street Trees with less than 600 c.f. or Understory with less than 400 c.f. root volume receive no TDU credit.  
\* Tree Bank cannot be used for Buffer, Screening, Frontage, Perimeter or other requirements. Only for balancing Required TDU.

NOTE: EXISTING TREES (NOS. 10, 11, 12, 13, 19) TO BE CALCULATED FOR T.D.U. VALUE ARE LOCATED ACROSS EXISTING STREAM AND HAVE MINIMAL RISK OF DISTURBANCE BY CONSTRUCTION ACTIVITY. NO TREE PROTECTION FENCE PROVIDED.

### PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	CAL.	INSTALLED HEIGHT	CONT.	TDU VALUE	REMARKS
Uam	4	American Elm	Ulmus americana 'Valley Forge'	2" Cal.	10'-12'	B&B		
Nsy	3	Blackgum	Nyssa sylvatica	2" Cal.	10'-12'	B&B		
Ico	4	Burford Holly	Ilex cornuta 'Burfordii'	2" Cal.	6'-7'	B&B		
Abu	4	Trident Maple	Acer buergerianum	2" Cal.	8'-10'	B&B		
Cca	5	Eastern Redbud	Cercis canadensis 'Forest Pansy'	2" Cal.	8'-10'	B&B		
Jch	10	Spartan Juniper	Juniperus chinensis 'Spartan'		5'-6'	B&B		
Fin	5	Border Forsythia	Forsythia X intermedia 'Lynwood Gold'		18"-24"	3 Gal.		
Ime	10	Blue Princess Holly	Ilex X meserveae 'Blue Princess'		18"-24"	3 Gal.		
Aar	40	Red Chokeberry	Aronia arbutifolia		18"-24"	3 Gal.		Install maximum 4'-0" O.C.
Pvi	40	Switchgrass	Panicum virgatum		12"-15"	1 Gal.		Install maximum 4'-0" O.C.
Atu	144	Butterfly Milkweed	Asclepias tuberosa		8"-12"	1 Qt.		Install maximum 18" O.C.

TURF: Fescue blend 'Titan, Einstein, Rendition'



"I HEREBY CERTIFY THAT THIS BIORETENTION PLANTING PLAN IS IN KEEPING WITH THE REQUIREMENTS LISTED IN GIP-01, SECTION 5.6. ONLY NATIVE SPECIES AND/OR NON-INVASIVE SPECIES OF PLANTS WERE USED IN THE DESIGN OF THIS BIORETENTION PLANTING PLAN. THIS PLAN WILL ACHIEVE AT LEAST 75% SURFACE AREA COVERAGE WITHIN THE FIRST TWO YEARS, AND HAS THE MINIMUM AMOUNT OF REQUIRED TREES."

BIORETENTION AREA = 2,100 S.F.  
AREA COVERAGE REQUIRED (2,100 x 0.75) = 1,575 S.F.  
AREA COVERAGE PROVIDED = 1,580 S.F.

NOTE: LANDSCAPE CONTRACTOR TO FIELD-VERIFY LOCATION OF POWER/LIGHT POLES AND WIRES PRIOR TO PLANT INSTALLATION TO AVOID CONFLICTS. PROPOSED TREES TO BE MINIMUM 15' DISTANCE FROM POLES.

NOTE: ISLANDS FOR PARKING INTERIOR LANDSCAPE SHALL BE FREE OF ASPHALTIC, CONSTRUCTION AND/OR TRASH MATERIALS AND GRAVEL BASE MATERIAL.

NOTE: MEDIUM SIZE EVERGREEN TREES SPECIFIED IN PLACE OF LARGE EVERGREEN TREES IN LANDSCAPE BUFFER DUE TO SPATIAL CONSTRAINTS. BUFFER REQUIRED ONLY ALONG PORTION OF NORTHERN PERIMETER.

NOTE: STREET TREES SHALL HAVE A CLEAR HEIGHT OF 80 INCHES WHERE THE TREE CANOPY IS WITHIN A PATH OF TRAVEL. THE TREE HEIGHT SHALL BE MAINTAINED TO MEET ADA CLEARANCE REQUIREMENTS.

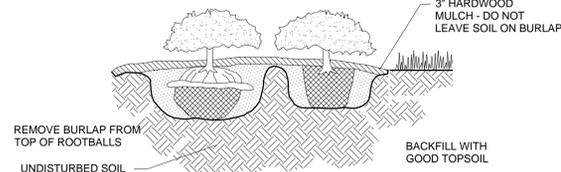
**LANDSCAPE NOTES:**

- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
- ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDED (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED, SHREDDED HARDWOOD BARK MULCH.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE PLANT SCHEDULE.
- ONLY GRADE "A" TYPE PLANTS WILL BE ACCEPTED. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
- PLANT MATERIAL SHALL BE IRRIGATED BY HOSE BIBBS. NO PROPOSED PLANT GREATER THAN 100' FROM WATER SOURCE.

**TREE INVENTORY**

NO.	SIZE/ SPECIES
1	14" PEAR
2	14" PEAR
3	18" PEAR
4	16" OAK
5	32" COTTONWOOD
6	26" COTTONWOOD
7	24" COTTONWOOD
8	32" COTTONWOOD
9	8" PEAR
10	12" MULBERRY
11	24" COTTONWOOD
12	18" COTTONWOOD
13	16" HACKBERRY
14	12" PEAR
15	8" PEAR
16	8" PEAR
17	12" PEAR
18	6" PEAR
19	12" CEDAR

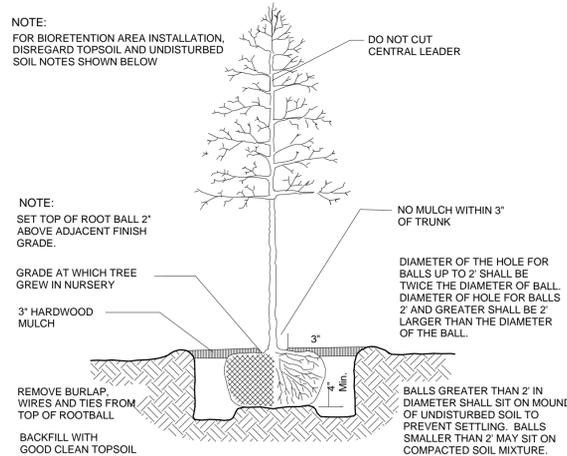
NOTE: FOR BIORETENTION AREA INSTALLATION, DISREGARD TOPSOIL AND UNDISTURBED SOIL NOTES SHOWN BELOW



**SHRUB/ GROUNDCOVER PLANTING**

NOT TO SCALE

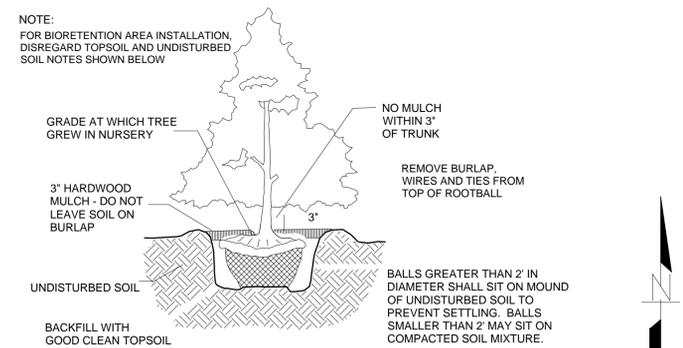
NOTE: FOR BIORETENTION AREA INSTALLATION, DISREGARD TOPSOIL AND UNDISTURBED SOIL NOTES SHOWN BELOW



**DECIDUOUS TREE PLANTING**

NOT TO SCALE

NOTE: FOR BIORETENTION AREA INSTALLATION, DISREGARD TOPSOIL AND UNDISTURBED SOIL NOTES SHOWN BELOW



**EVERGREEN PLANTING**

NOT TO SCALE



**PRELIMINARY SPECIFIC DEVELOPMENT PLAN**

**FOR A+ SELF STORAGE**

2811 PATRIOT WAY  
NASHVILLE, TN 37214  
[PARCEL ID: 09613021500]

NO.	DATE	ISSUE DESCRIPTION
3-22-2024	PRELIMINARY SP	
8-21-2024	PRELIMINARY SP RESUBMITTAL	
9-19-2024	REVISED PER PLANNING COMMENTS	

**LANDSCAPE PLAN**

**L1.0**