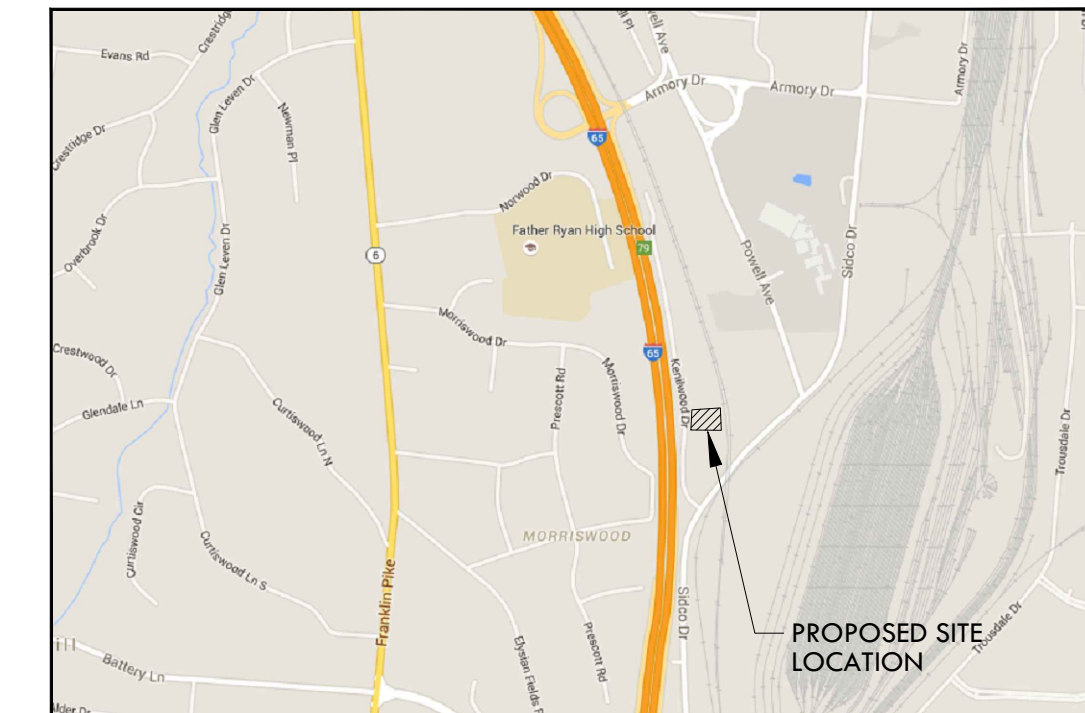
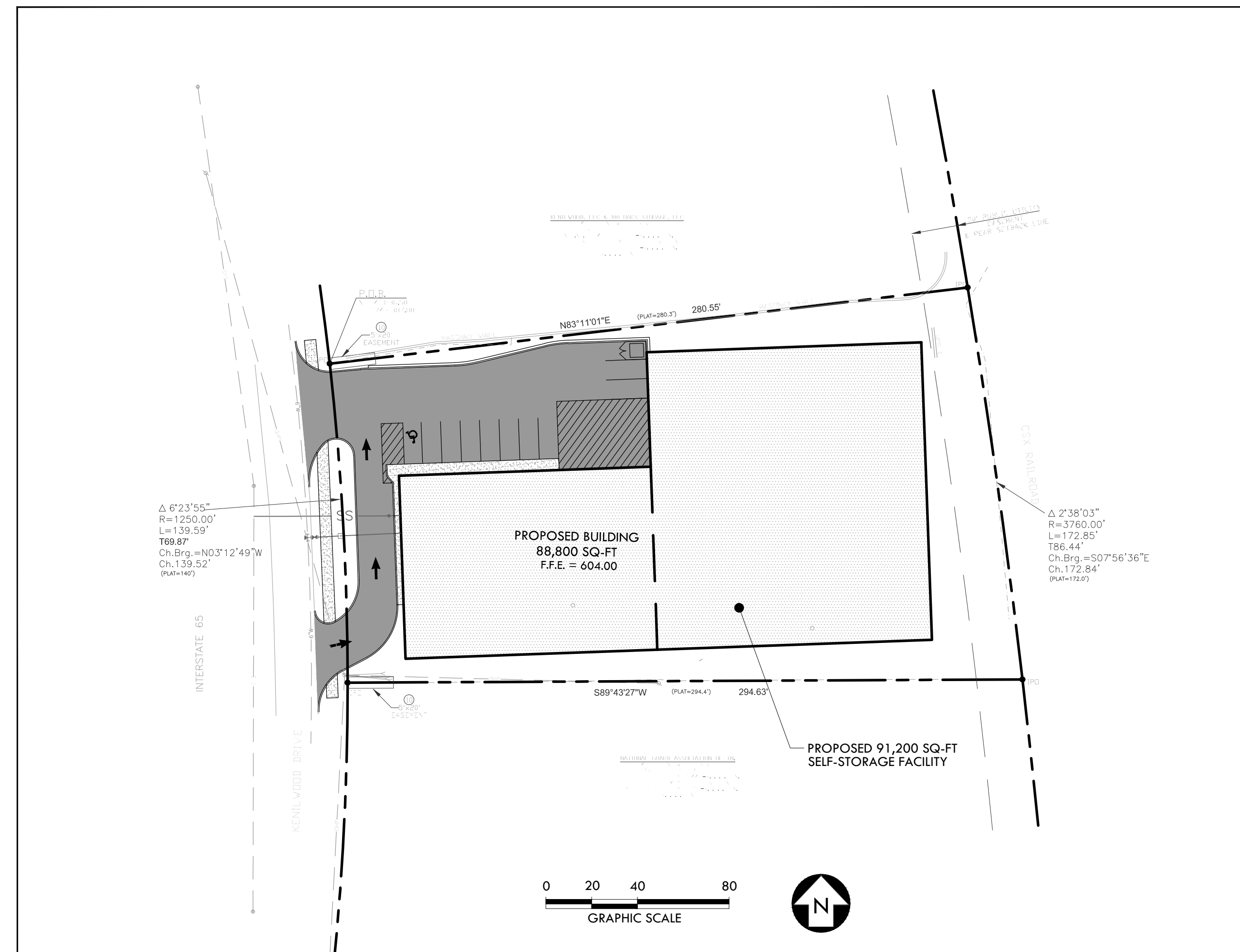


4326 KENILWOOD DRIVE CASE NO. 2015SP-107-001

4326 KENILWOOD DR
NASHVILLE, TN 37204

REVISED FEBRUARY 25, 2016

SITE DATA TABLE																									
PROPERTY ADDRESS:	4326 KENILWOOD DRIVE NASHVILLE, TN 37204																								
MAP & PARCEL:	MAP 132-08 PARCEL 002																								
PROPERTY ACREAGE:	1.03 ACRES (44,701 SQ-FT)																								
EXISTING ZONE:	IWD, INDUSTRIAL/WAREHOUSE																								
EXISTING AND PROPOSED DEVELOPMENT STANDARDS:																									
	<table border="1"> <thead> <tr> <th></th> <th>EXISTING (IWD)</th> <th>PROPOSED (SP)</th> </tr> </thead> <tbody> <tr> <td>FRONT SETBACK:</td> <td>75 FT (FROM RECORDED PLAT)</td> <td>24-FT (PLAT TO BE AMENDED)</td> </tr> <tr> <td>SIDE SETBACK:</td> <td>NONE</td> <td>NONE</td> </tr> <tr> <td>REAR SETBACK:</td> <td>20 FT</td> <td>20 FT</td> </tr> <tr> <td>MAX. BUILDING HEIGHT AT FRONT SETBACK:</td> <td>30-FT</td> <td>30-FT</td> </tr> <tr> <td>SLOPE OF HEIGHT CONTROL PLANE:</td> <td>(1.5 TO 1 HEIGHT SLOPE)</td> <td>(1.5 TO 1 HEIGHT SLOPE)</td> </tr> <tr> <td>IMPERVIOUS SURFACE RATIO:</td> <td>0.90</td> <td>0.90</td> </tr> <tr> <td>FLOOR AREA RATIO:</td> <td>0.80</td> <td>1.99</td> </tr> </tbody> </table>		EXISTING (IWD)	PROPOSED (SP)	FRONT SETBACK:	75 FT (FROM RECORDED PLAT)	24-FT (PLAT TO BE AMENDED)	SIDE SETBACK:	NONE	NONE	REAR SETBACK:	20 FT	20 FT	MAX. BUILDING HEIGHT AT FRONT SETBACK:	30-FT	30-FT	SLOPE OF HEIGHT CONTROL PLANE:	(1.5 TO 1 HEIGHT SLOPE)	(1.5 TO 1 HEIGHT SLOPE)	IMPERVIOUS SURFACE RATIO:	0.90	0.90	FLOOR AREA RATIO:	0.80	1.99
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BUILDING HEIGHT:	PROPOSED: MAX. 38-FT AT FRONT MAX. 44-FT AT REAR																								
PARKING:	REQUIRED: SELF-STORAGE = MIN. 4 SPACES PROVIDED: 10 SPACES (1 ADA)																								
SQUARE FOOTAGE:	OFFICE - 1,000 SF OF BUILDING AREA SELF STORAGE - 87,800 SF OF BUILDING AREA TOTAL - 88,800 SF																								
LAND USES:	EXISTING: OFFICE BUILDING PROPOSED: SELF-STORAGE FACILITY																								
ESTIMATED CONSTRUCTION SCHEDULE (SINGLE PHASE):	EARTHWORK BEGINS WINTER 2016 BUILDING CONST. BEGINS SUMMER 2016 PROJECT COMPLETION FALL 2016																								



VICINITY MAP
N.T.S.

CONSISTENCY WITH THE GENERAL PLAN

THE PROPOSED DEVELOPMENT CONFORMS WITH THE POLICIES OF THE COMMUNITY CHARACTER MANUAL FOR D-IN, DISTRICT INDUSTRIAL POLICY AREA BY:

- CONFORMING AS AN APPROPRIATE LAND USE.
- PROVIDING A BUILDING DESIGN WITH MAIN BUILDING FACADE FACING THE STREET AND A BUILDING HEIGHT MEETING EXISTING ZONING REQUIREMENTS.
- PROVIDING INFORMAL AND NATURAL LANDSCAPE, INFREQUENT LIGHTING AND OFF-STREET PARKING.

PURPOSE NOTE:

THE PURPOSE OF THIS SPECIFIC PLAN IS TO PROVIDE A 88,800 SQ-FT SELF-STORAGE FACILITY, INCREASING THE FLOOR AREA RATIO ABOVE THE MAXIMUM ALLOWED BY THE EXISTING ZONING REQUIREMENTS.

DEVELOPMENT SUMMARY

COUNCIL DISTRICT NUMBER: 16
COUNCIL DISTRICT MEMBER: MIKE FREEMAN

OWNER OF RECORD: ONE SEVEN, LLC

SP NAME: 4326 KENILWOOD DRIVE
SP NUMBER: TBD

PLAN PREPARATION DATE: FEBRUARY 24, 2016

DESIGN PROFESSIONAL: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: WILL CRUNK, PE
will@crunkeng.com

US FEMA FIRM: MAP NO. 47037C0332F
EFFECTIVE DATE - APRIL 20, 2001
ZONE X - NO FLOOD HAZARD

NOTE:

IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE IWD ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

DEVELOPER:
PSI ATLANTIC NASHVILLE TN, LLC

530 OAK COURT DRIVE
SUITE 185
MEMPHIS, TN 38117
(901) 290-0184

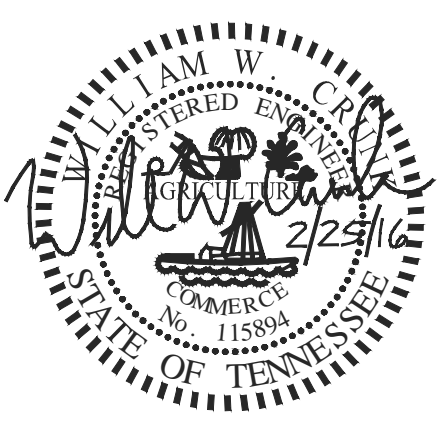
ENGINEER:
CRUNK ENGINEERING LLC

1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795

ARCHITECT:
ODA
OVERCASH DEMMITT ARCHITECTS

2010 S. TRYON STREET
SUITE 1A
CHARLOTTE, NC 28203
(704) 332-1615

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



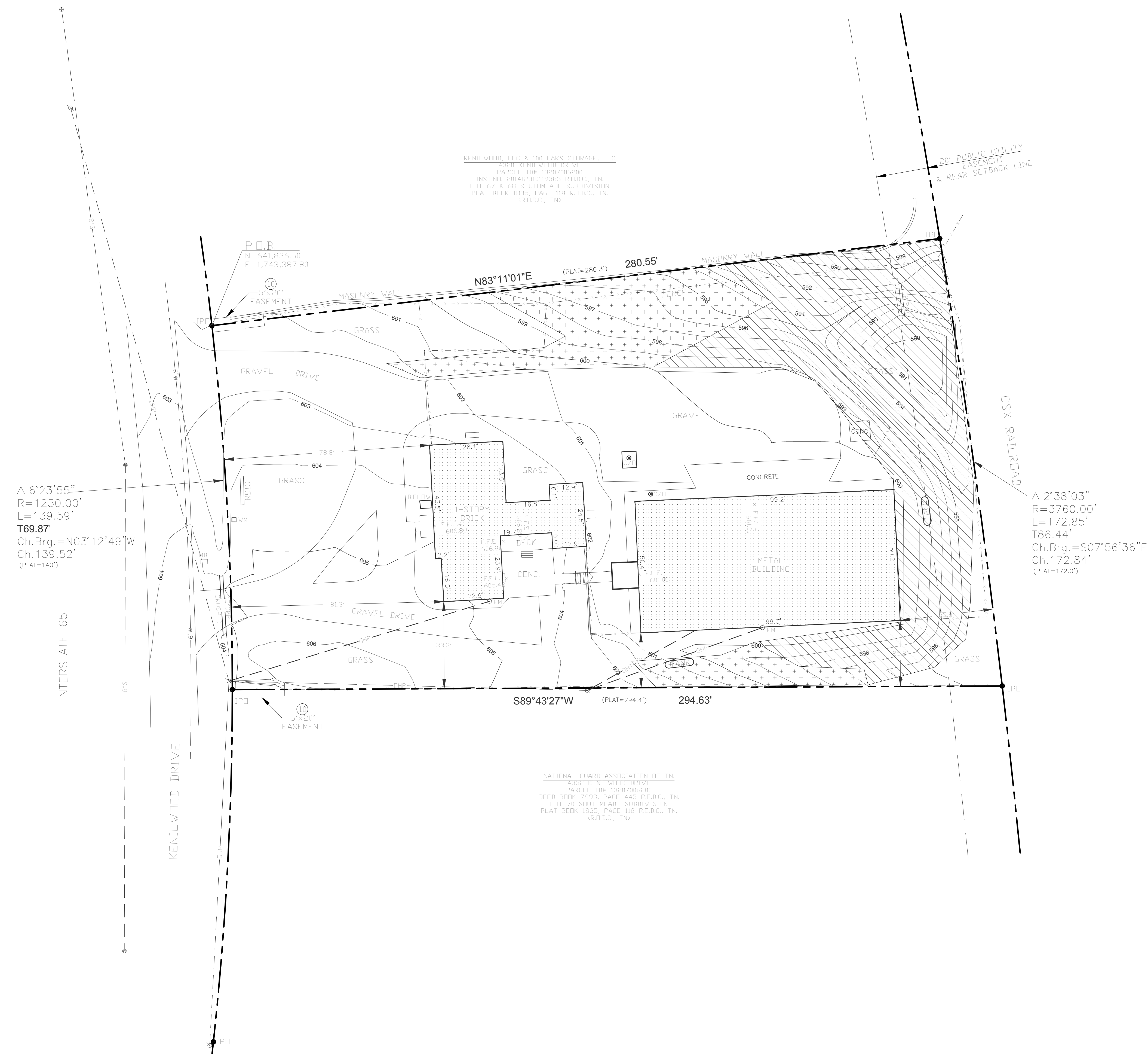
4326 KENILWOOD DRIVE
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NASHVILLE, TN 37204

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COVER

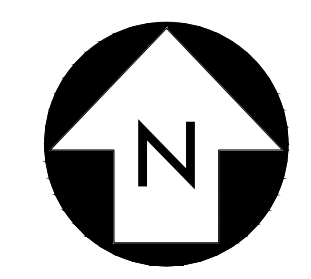
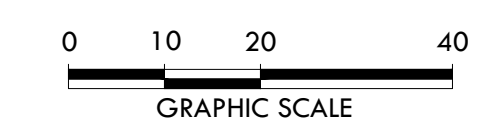


NOTES:

- EXISTING SOIL IS PREDOMINATELY MAURY-URBAN LAND COMPLEX SOIL (Mc8). THE NORTHEASTERN CORNER OF THE SITE CONSISTS OF LINDELL-URBAN LAND COMPLEX SOIL (Ln). MAURY IS CHARACTERIZED AS SILT LOAM AND CONSISTS OF DEEP, GENLY 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 A.

EXISTING SLOPE LEGEND

EXISTING SLOPES GREATER THAN 25%
 EXISTING SLOPES BETWEEN 15% AND 25%

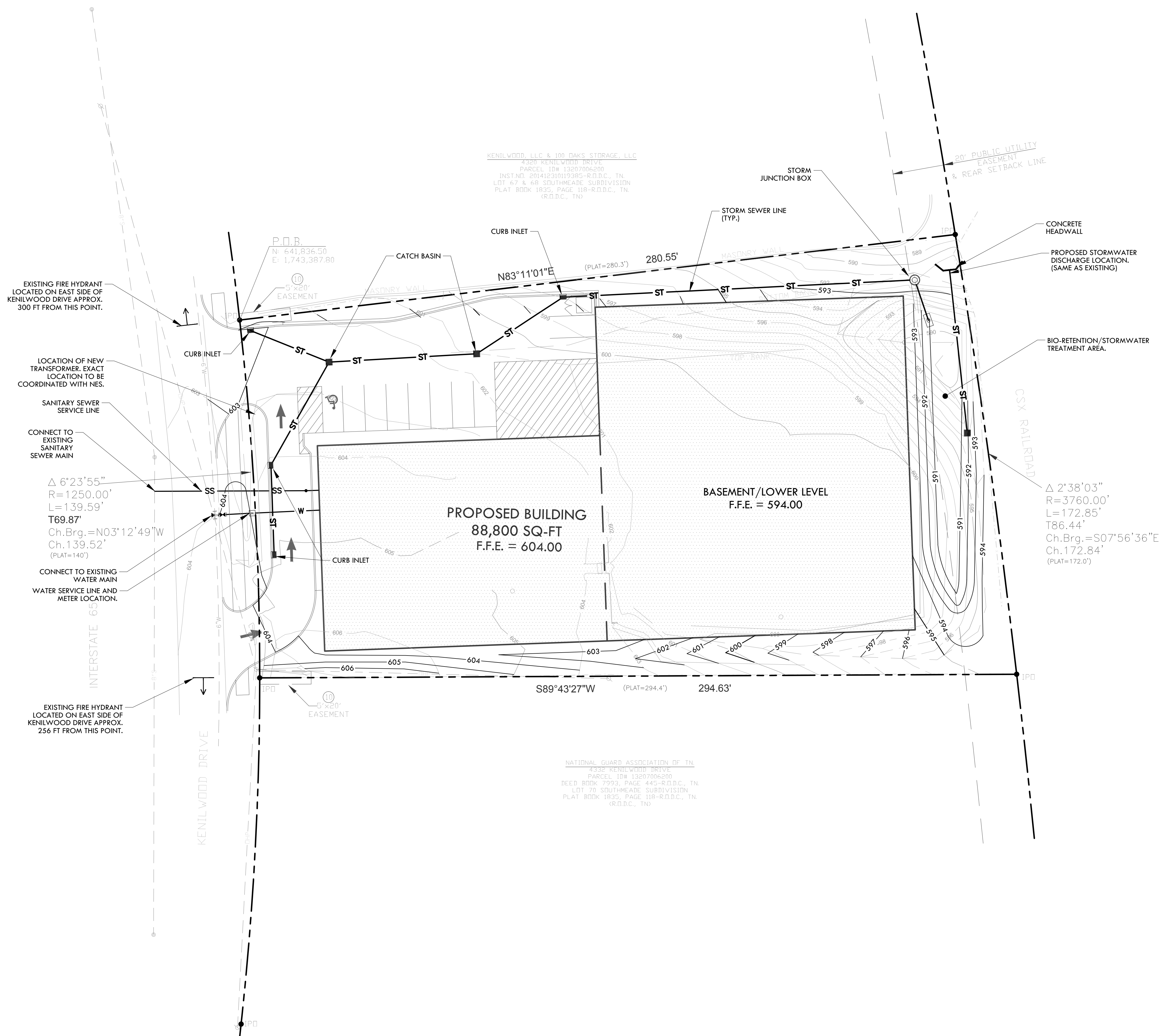


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C1.0
 EXISTING
 CONDITIONS



KENILWOOD, LLC & 100 OAKS STORAGE, LLC
 4326 KENILWOOD DRIVE
 PARCEL ID# 13207006200
 INSTANT 201412310119395-R.O.D.C., TN
 LOT 67 & 68 SOUTHMEADE SUBDIVISION
 PLAT BOOK 1835, PAGE 118-R.O.D.C., TN
 (R.O.D.C., TN)

NATIONAL GUARD ASSOCIATION OF TN
 4326 KENILWOOD DRIVE
 PARCEL ID# 13207006200
 DEED BOOK 7993, PAGE 445-R.O.D.C., TN
 LOT 70 SOUTHMEADE SUBDIVISION
 PLAT BOOK 1835, PAGE 118-R.O.D.C., TN
 (R.O.D.C., TN)

EXISTING FIRE HYDRANT
 LOCATED ON EAST SIDE OF
 KENILWOOD DRIVE APPROX.
 300 FT FROM THIS POINT.

LOCATION OF NEW
 TRANSFORMER. EXACT
 LOCATION TO BE
 COORDINATED WITH NES.

SANITARY SEWER
 SERVICE LINE

CONNECT TO
 EXISTING
 SANITARY
 SEWER MAIN

$\Delta 6'23'55''$
 $R=1250.00'$
 $L=139.59'$
 $T69.87'$
 $Ch.Brg.=N03'12'49''W$
 $Ch.139.52'$
 (PLAT=140')

CONNECT TO EXISTING
 WATER MAIN
 WATER SERVICE LINE AND
 METER LOCATION.

EXISTING FIRE HYDRANT
 LOCATED ON EAST SIDE OF
 KENILWOOD DRIVE APPROX.
 256 FT FROM THIS POINT.

20' PUBLIC UTILITY
 EASEMENT
 & REAR SETBACK LINE

CONCRETE
 HEADWALL
 PROPOSED STORMWATER
 DISCHARGE LOCATION.
 (SAME AS EXISTING)

BIO-RETENTION/STORMWATER
 TREATMENT AREA.

CSX RAILROAD

$\Delta 2'38'03''$
 $R=3760.00'$
 $L=172.85'$
 $T86.44'$
 $Ch.Brg.=S07'56'36''E$
 $Ch.172.84'$
 (PLAT=172.0')

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).

CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM

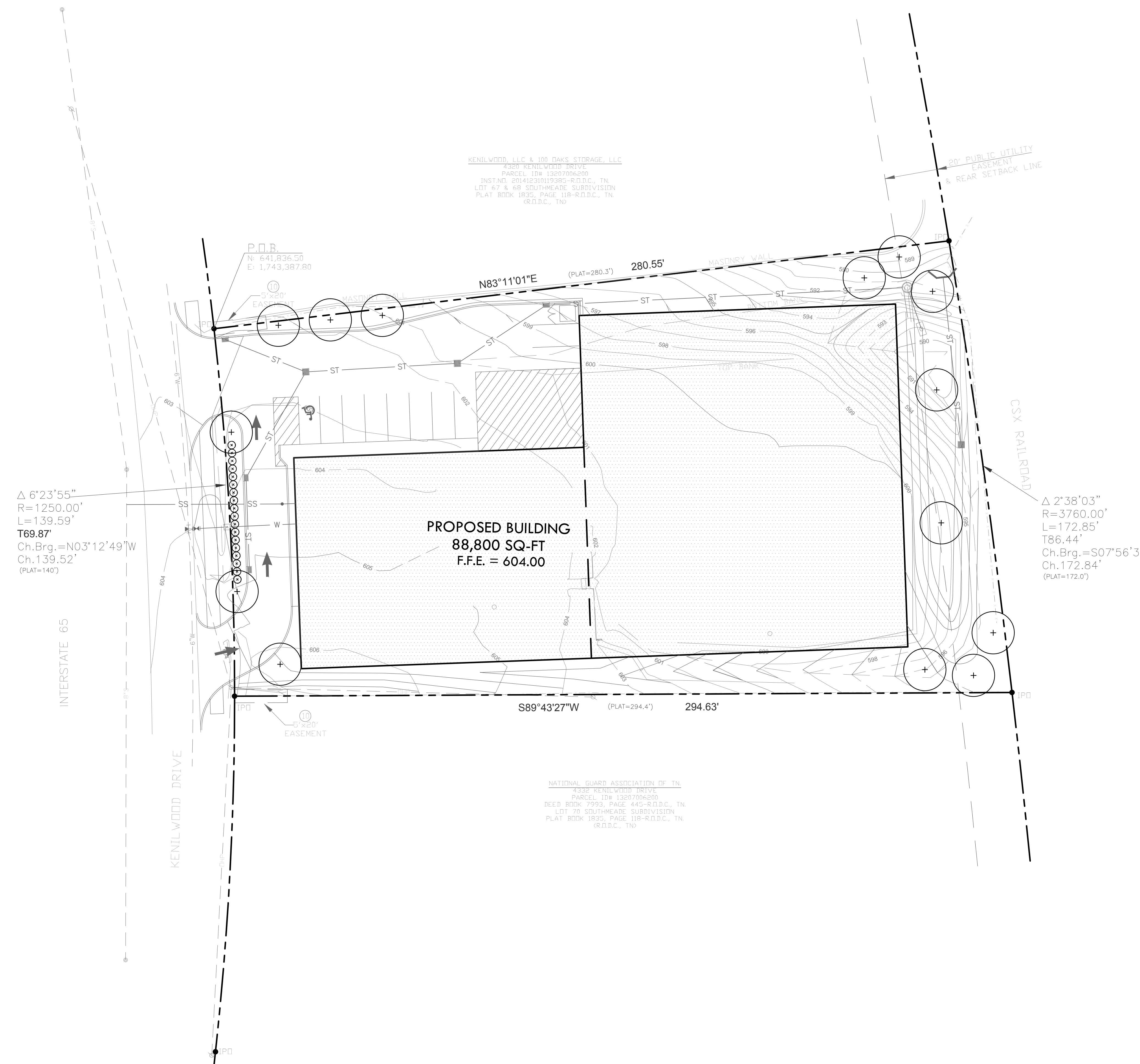


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C3.0
 GRADING &
 UTILITY PLAN



KENILWOOD, LLC & 100 OAKS STORAGE, LLC
 4326 KENILWOOD DRIVE
 PARCEL ID# 13207006200
 INSTANT 201412310119385-R.O.D.C., TN
 LOT 67 & 68 SOUTHMEADE SUBDIVISION
 PLAT BOOK 1835, PAGE 118-R.O.D.C., TN
 (R.O.D.C., TN)

$\Delta 6^{\circ}23'55''$
 R=1250.00'
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NATIONAL GUARD ASSOCIATION OF TN
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 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
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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 14 UNITS PER ACRE.
2. THE PROPERTY IS .45 ACRES RESULTING IN A TREE DENSITY REQUIREMENT OF 7 UNITS.
3. EXISTING TREES TO REMAIN PROVIDE 0 UNITS
4. A MINIMUM OF 14 2" CALIPER REPLACEMENT TREES WILL BE PLANTED TO PROVIDE 7 UNITS.
5. THE TOTAL DENSITY UNITS PROPOSED WILL BE A MINIMUM OF 7 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, GROUND COVER 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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 LANDSCAPE PLAN