



VIEW FROM 8TH AVENUE ENTRY



VIEW FROM I-65 HEADING NORTH



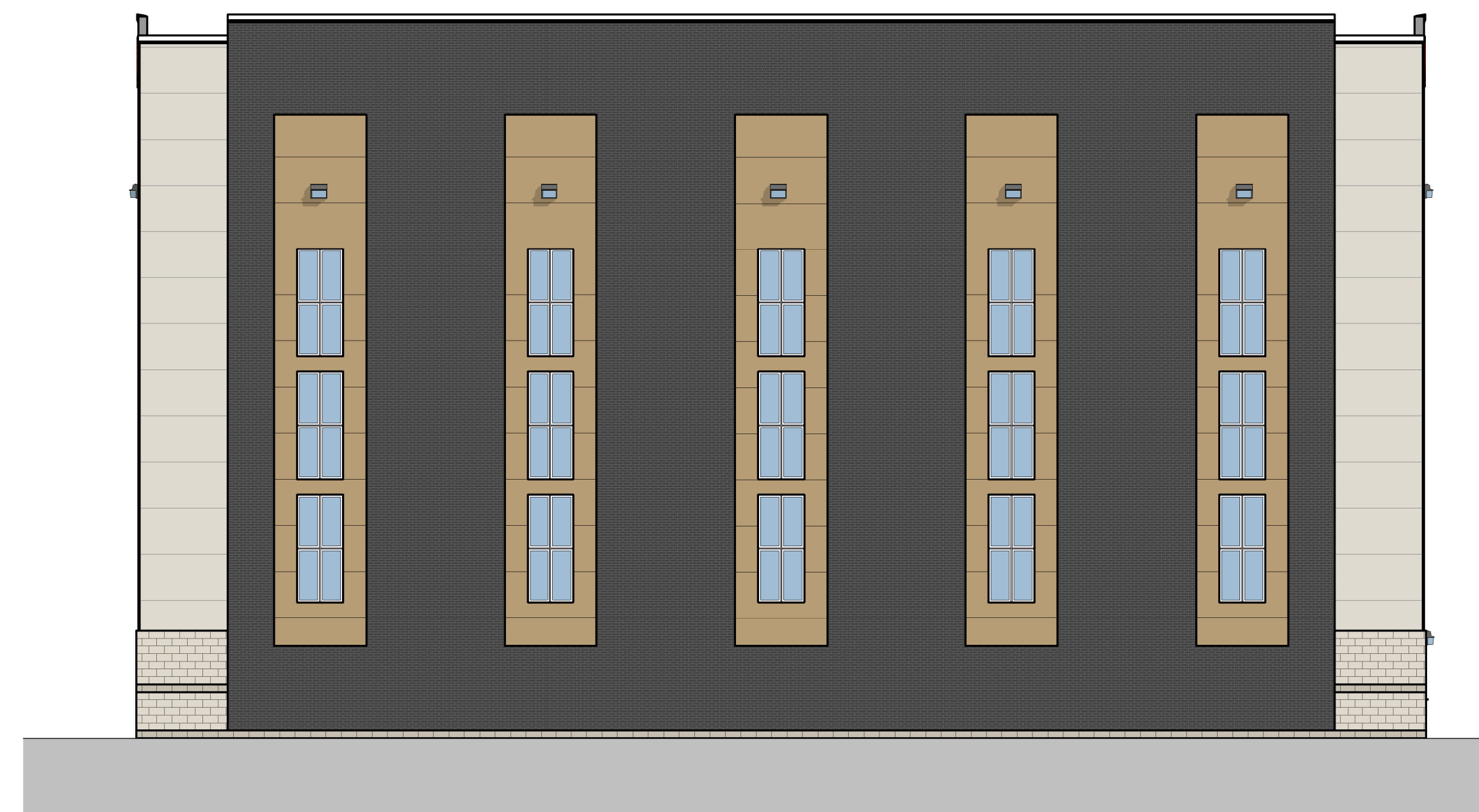
WEST ELEVATION (VIEW FROM 8TH AVENUE)



SOUTH ELEVATION



EAST ELEVATION (VIEW FROM I-65)



NORTH ELEVATION



WEST ELEVATION (VIEW FROM 8TH AVENUE)



SOUTH ELEVATION



EAST ELEVATION (VIEW FROM I-65)

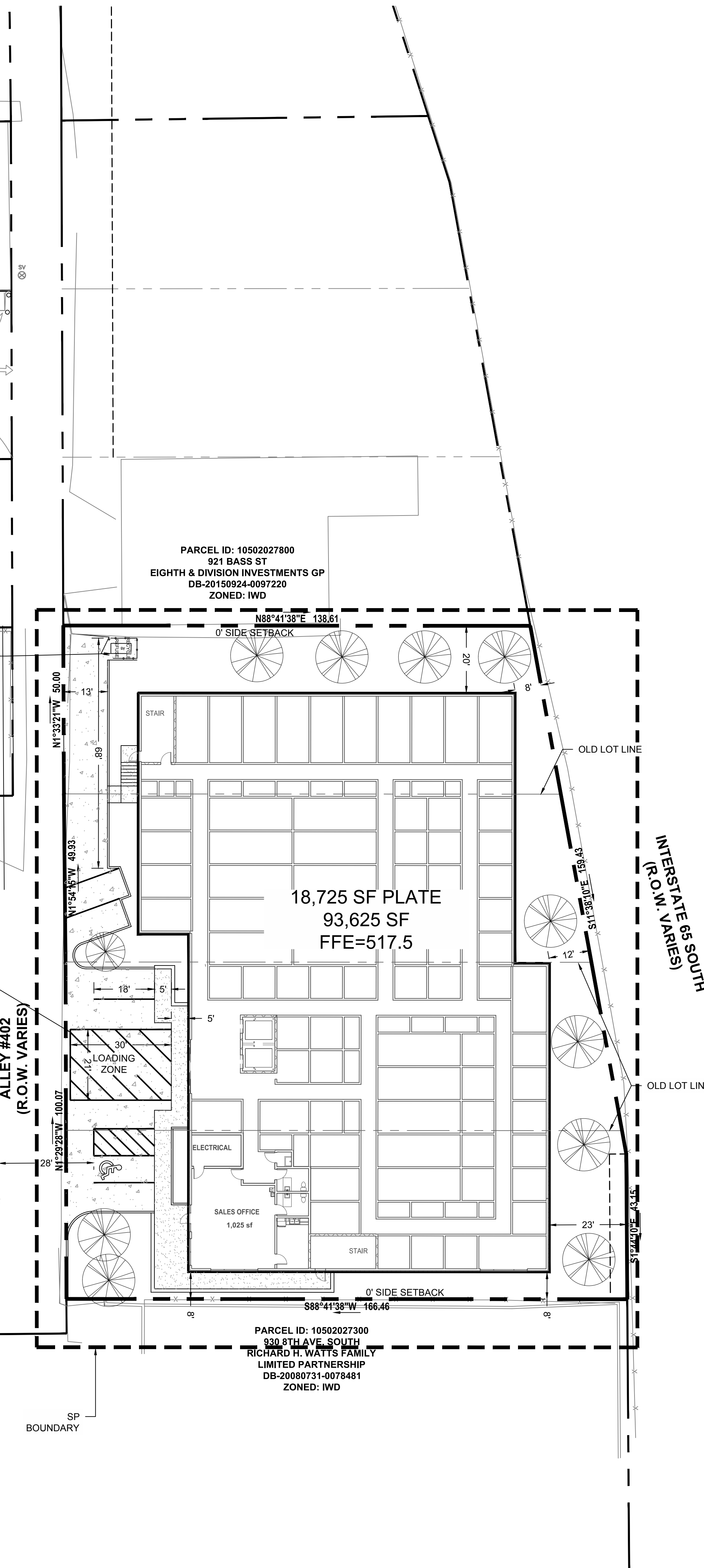
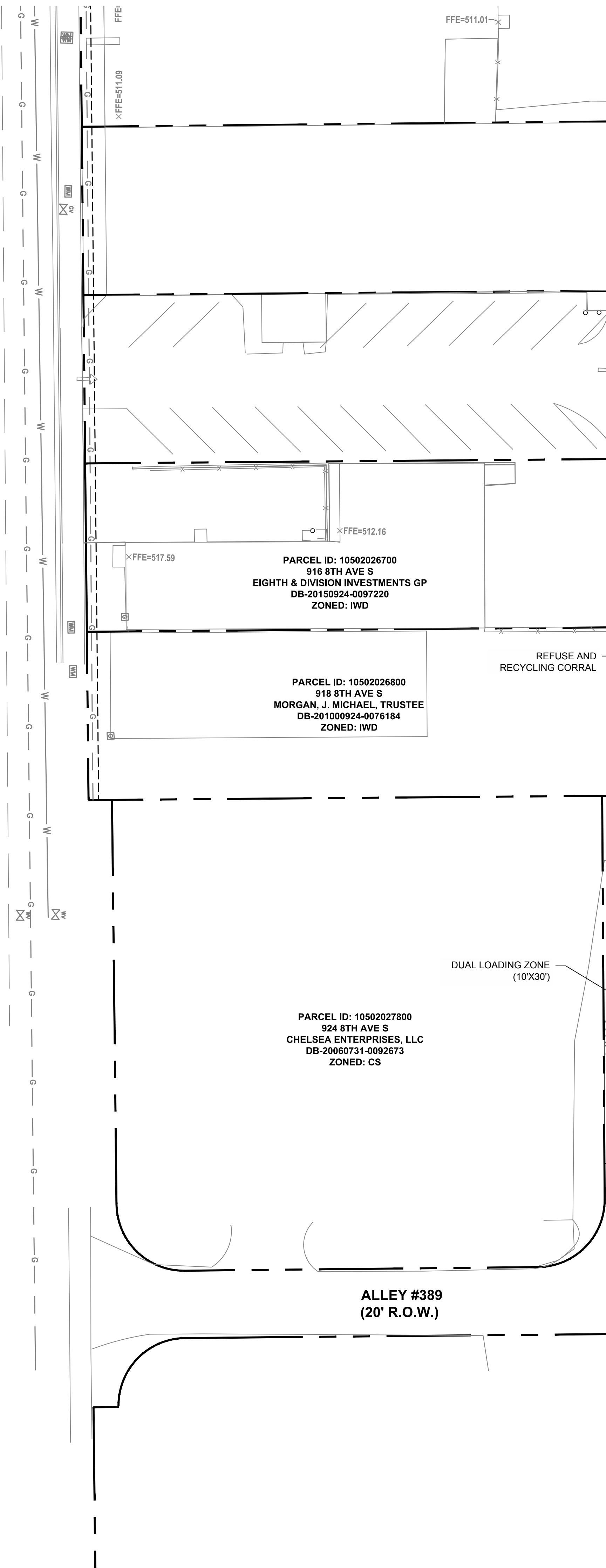


NORTH ELEVATION



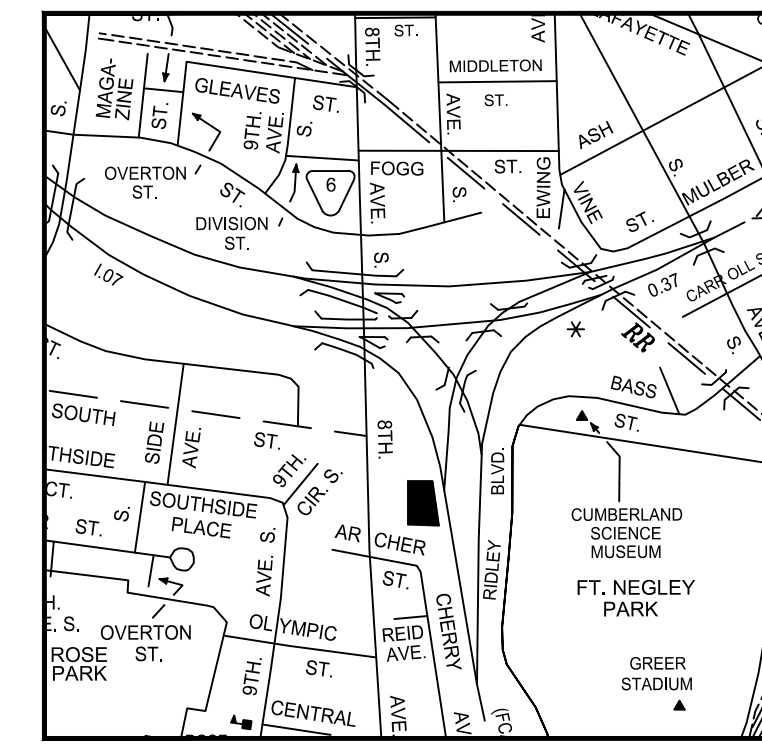
Know what's below. Call before you dig.

8TH AVE SOUTH (R.O.W. VARIES)



DEVELOPMENT SUMMARY:

SP NAME: JDA 8TH AVE SELF STORAGE
CASE NUMBER: 2016SP-096-001
PLAN DATE: OCTOBER 26, 2016
REVISIONS: DECEMBER 20, 2016
COUNCIL DISTRICT: 17 - MR. COLBY SLEDGE
OWNER INFO: EIGHTH & DIVISION INVESTMENTS GP
FEMA FIRM MAP: ZONE X ON 47037C0219F (4/20/2001)
ENGINEER: JAY FULMER, PE
PHONE: 615-516-8477
EMAIL: JAY@FULMERENG.COM



SITE DATA:

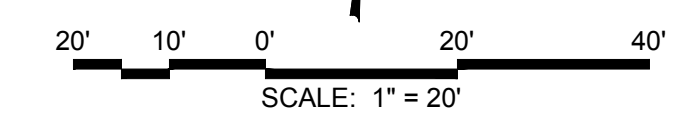
PARCEL IDS: 10502027600, 10502027700, 10502027800
COMMUNITY PLAN: 10 - GREEN HILLS-MIDTOWN
EX LAND USE POLICY: T4-MU
EXISTING ZONING: IWD - INDUSTRIAL WAREHOUSE DISTRICT
PROPOSED ZONING: SP - SPECIFIC PLAN
EXISTING USE: INDUSTRIAL/OFFICE/STORAGE
PROPOSED USE: CLIMATE CONTROLLED SELF-STORAGE
ACREAGE: 0.71 ACRES (31,085 SF)
LOTS: 3 EXISTING / 1 PROPOSED
DENSITY: N/A
FAR: 3.1 MAXIMUM
HEIGHT: 60' TO TOP OF PARAPET (FROM FFE) WITH 5' TOWER ENCROACHMENT (5 STORIES)
IMP. SURFACE RATIO: 0.80 MAXIMUM
SETBACKS: 20' FRONT SETBACK (FROM EX ALLEY ROW), 0' SIDE SETBACK, 8' SETBACK FROM INTERSTATE ROW (OR AS DIMENSIONED)
STEPBACKS: NONE REQUIRED
PARKING: REQUIREMENTS: 4 SPACES, PROVIDED: 7 SPACES
LOADING SPACES PROVIDED: 2 - 10.5'X30' SPACES, 1 - 10'X65' SPACE
DEVELOPMENT PHASES: ONE

NOTES:

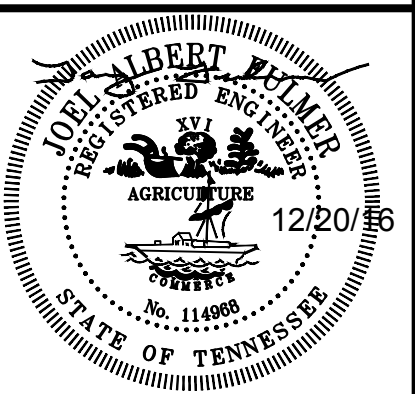
- 1. THE PURPOSE OF THIS SP IS TO ALLOW THE CONSTRUCTION OF A MULTISTORY CLIMATE CONTROLLED SELF-STORAGE FACILITY.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUL-A" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT\_FAIRHOUSINGACT.HTM).
4. WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
5. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
6. 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 INCREASES 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.
7. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER 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.
10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
12. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS Msd - MIMOSA-URBAN LAND COMPLEX, 2 TO 15 PERCENT SLOPES (HYDROLOGIC SOIL GROUP 'C').
13. 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.
14. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
15. 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.

LANDSCAPE NOTES:

- 1. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
2. THE APPLICANT HAS AGREED WITH THE COUNCILMAN'S REQUEST THAT ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER AND THE REQUIREMENT WILL BE MADE A PART OF THIS ORDINANCE.



SURVEY INFO PROVIDED BY: CLINT ELLIOTT SURVEYING DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



PRELIMINARY SPECIFIC PLAN

PRELIMINARY SPECIFIC PLANS FOR: 8TH AVE S STORAGE

921/923/925 BASS STREET NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203

Table with columns: DR, DATE, DESCRIPTION. Rows: 10-27-16 JAF Preliminary Specific Plan, 11-15-16 JAF 6' Height Reduction, 12-20-16 JAF SP Resubmittal

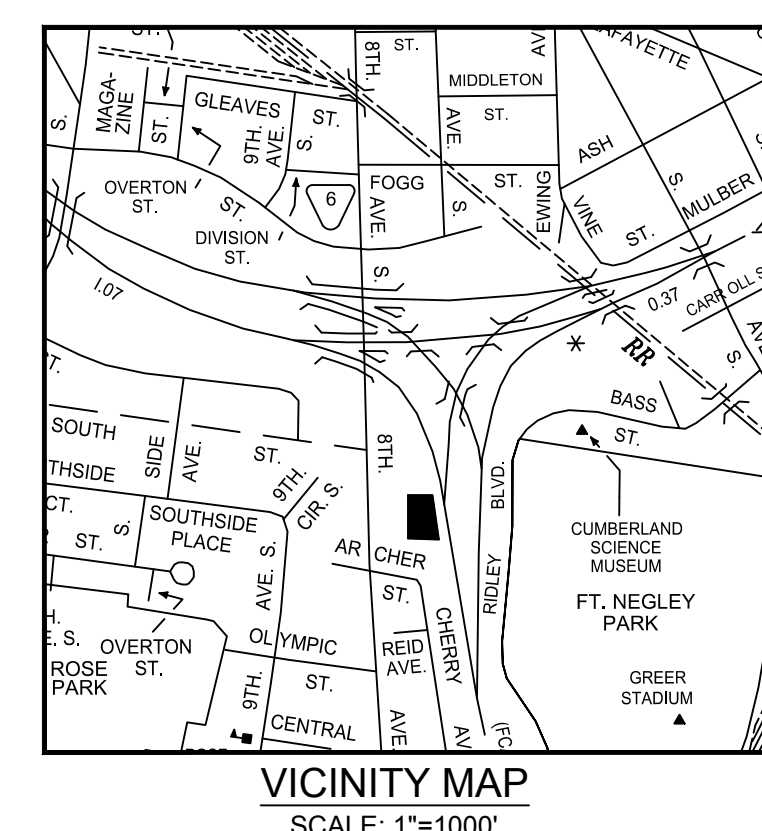
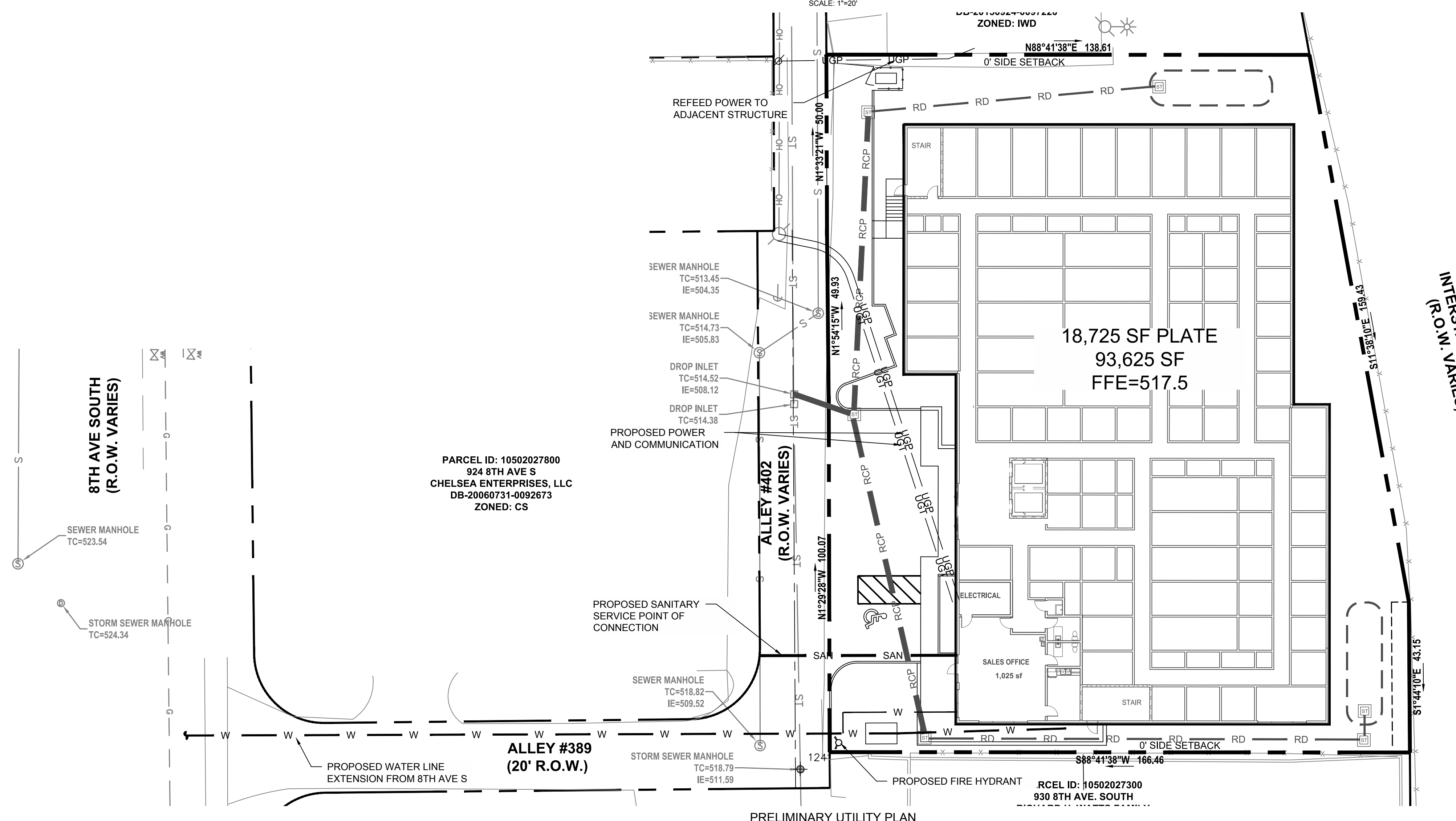
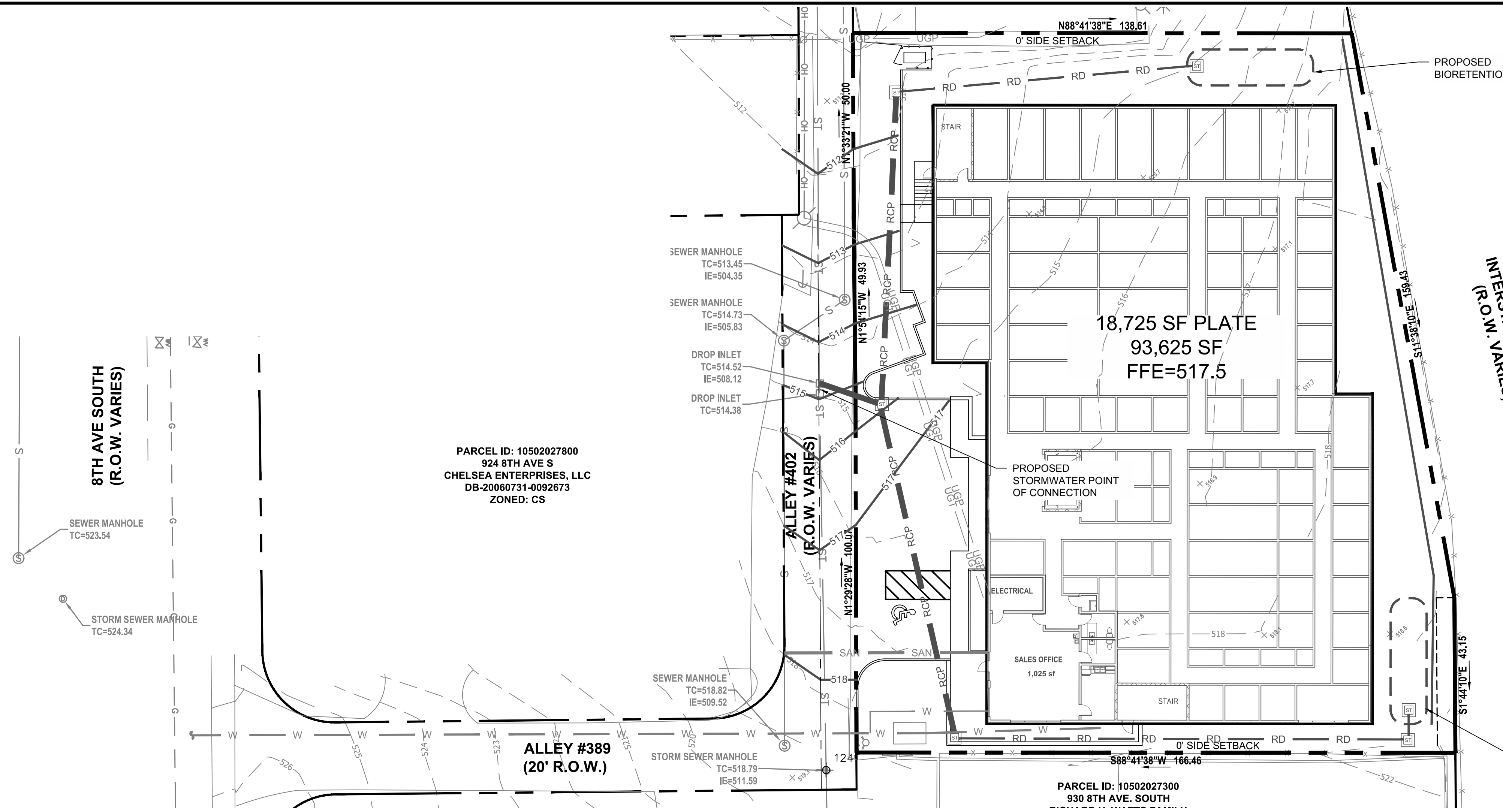
PSP-1

2016SP-096-001

8TH AVE S



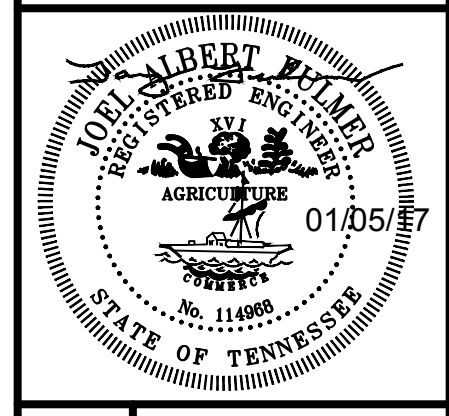
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- NOTES:**
- SEE SHEET PSP-1 FOR ADDITIONAL NOTES.
- STORMWATER QUALITY NOTES:**
- STORMWATER QUALITY AND QUANTITY GIP MEASURES SHOWN ARE PER THE CURRENT LID MANUAL.
  - PRELIMINARY REVIEW INDICATES THE PROJECT WILL QUALIFY FOR A WAIVER TO UTILIZE A WATER QUALITY UNIT RATHER THAN GIP MEASURES. APPLICATION FOR SUCH WILL BE MADE WHEN APPLYING FOR A GRADING PERMIT PRIOR TO FINAL SP APPROVAL.

**FULMER ENGINEERING**

2002 RICHARD JONES ROAD - SUITE C304  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERENG.COM - (615) 516-8477



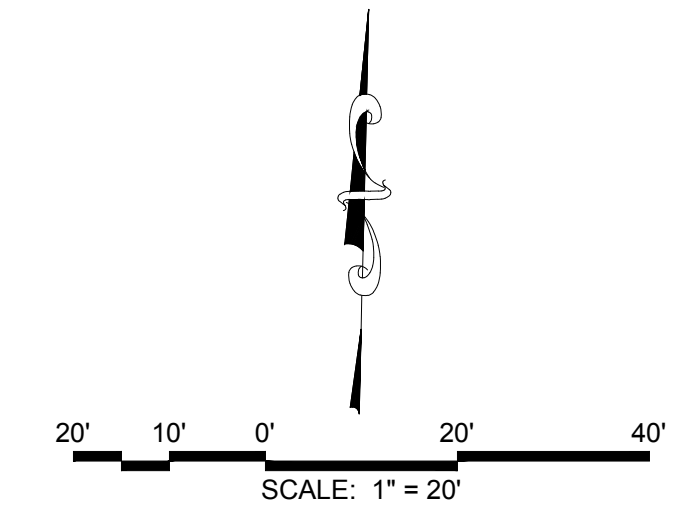
**PRELIMINARY SPECIFIC PLAN**

**PRELIMINARY SPECIFIC PLANS FOR:**

**8TH AVE S STORAGE**

921/923/925 BASS STREET

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203



SURVEY INFO  
PROVIDED BY: CLINT ELLIOTT SURVEYING  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

DR.	DATE	DESCRIPTION
JAF	10-27-16	PRELIMINARY SPECIFIC PLAN
JAF	11-15-16	6' HEIGHT REDUCTION
JAF	12-20-16	SP RESUBMITTAL
JAF	12-20-16	SP RESUBMITTAL - STORM/REVISION

**PSP-2**

2016SP-096-001

8TH AVE S