SP (SPECIFIC PLAN)
PRELIMINARY DEVELOPMENT PLAN
FOR
CITADEL SELF STORAGE
CITADEL STORAGE PARTNERS I, LP

CONTACTS

OWNER/DEVELOPER

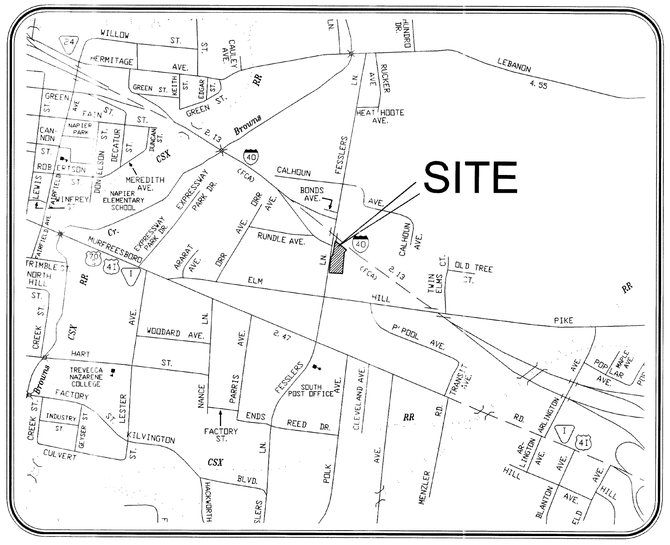
DAN KUNAU
333 E. MAIN STREET, SUITE 400
LOUISVILLE, KY 40202
502-708-4944
DKUNAU@ANDOVERMGT.COM

CIVIL

WES MAGILL, P.E.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WMAGILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

BRETT SMITH, R.L.A., A.I.C.P.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSMITH@RAGANSMITH.COM



LOCATION MAP
1"=1000'

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.1	EXISTING CONDITIONS PLAN
C2.1	PRELIMINARY LAYOUT PLAN
C3.1	PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
LANDSCAPE ARCHITECTURAL PLANS	
L1.1	PRELIMINARY LANDSCAPE PLAN

Nashville & Davidson County
OCT 28 2015
Metropolitan Planning Department

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METROPOLITAN NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

METRO# 2015SP-100-001

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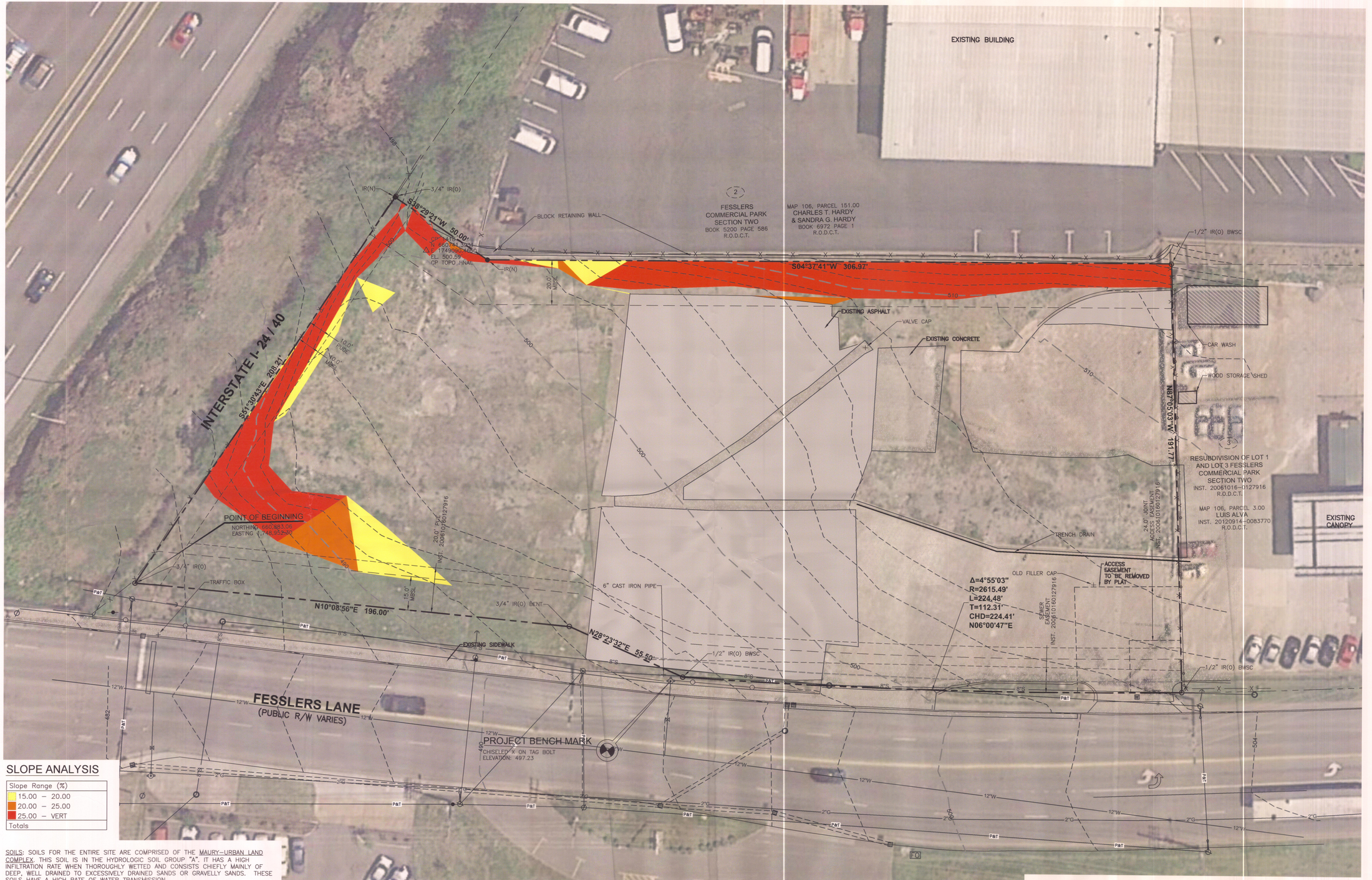
CITADEL SELF STORAGE
FOR
CITADEL STORAGE PARTNERS I, LP
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	
2	10-28-15 T. GARDNER PER PUBLIC WORKS COMMENTS
1	10-21-15 T. GARDNER PER CITY COMMENTS

JOB NO.	15090
WK. ORDER	0295
DESIGNED:	B. SMITH
DRAWN:	T.GARDNER
SCALE:	1"=20'
DATE:	OCTOBER 1, 2015

COVER SHEET

CVR



SLOPE ANALYSIS

Slope Range (%)
15.00 – 20.00
20.00 – 25.00
25.00 – VERT
Totals

SOILS: SOILS FOR THE ENTIRE SITE ARE COMPRISED OF THE MAURY-URBAN LAND COMPLEX. THIS SOIL IS IN THE HYDROLOGIC SOIL GROUP "A". IT HAS A HIGH INFILTRATION RATE WHEN THOROUGHLY WETTED AND CONSISTS CHIEFLY MAINLY OF DEEP, WELL DRAINED TO EXCESSIVELY DRAINED SANDS OR GRAVELLY SANDS. THESE SOILS HAVE A HIGH RATE OF WATER TRANSMISSION.

A SOIL RESOURCE REPORT WAS CREATED USING THE USDA – WEB SOIL SURVEY SERVICE ONLINE SOFTWARE ON SEPTEMBER 22, 2015. NO ON-SITE SOIL REPORT/ANALYSIS HAS BEEN CONDUCTED ON THIS PROPERTY. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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0 20 40 60

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CITADEL SELF STORAGE
FOR
CITADEL STORAGE PARTNERS I, LP

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

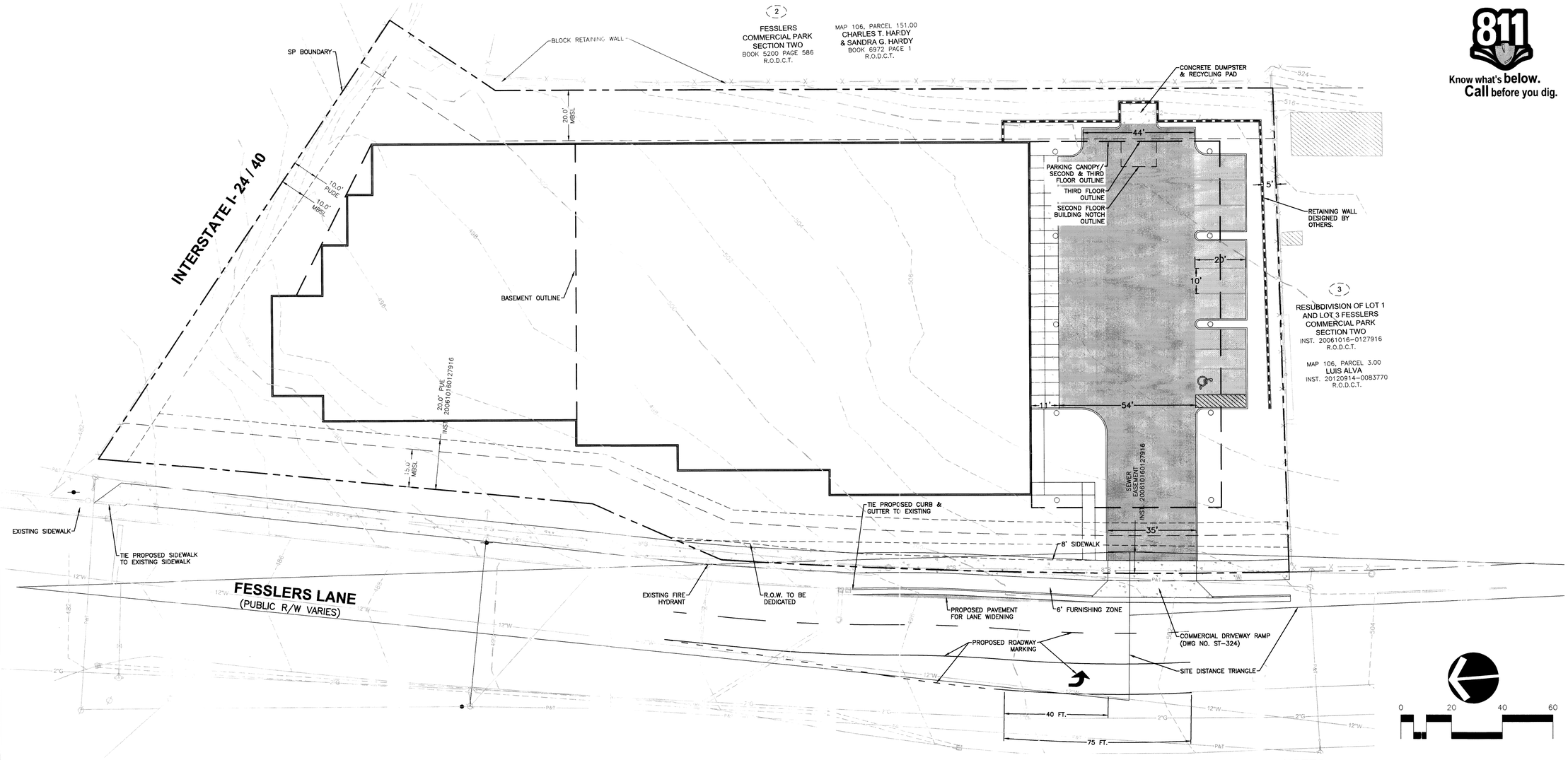
REVISIONS	
10-21-15 T. GARDNER PER CITY COMMENTS	

JOB NO. 15090	WK. ORDER 0295		
DESIGNED:	B. SMITH		
DRAWN:	T.GARDNER		
SCALE:	1"=20'		
DATE:	OCTOBER 1, 2015		

EXISTING CONDITIONS PLAN

C1.1

R:\15090\DWG\CIVIL ENGINEERING\PRELIMINARY & PROPOSED SITE\TWO CONDITIONS.DWG
PLOTTED BY: TROY GARDNER ON 10/21/2015 3:34 PM - LAST SAVED BY TROY ON 10/21/2015 10:13 AM



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SITE DATA:

PROPERTY INFORMATION:

SITE APPLICATION NUMBER:	M.B.D.
COUNCIL DISTRICT NUMBER:	19TH
DISTRICT COUNCIL MEMBER:	KEVIN REDDIE O'CONNELL
SP NAME:	CITADEL SELF STORAGE
PLAN PREPARATION DATE:	OCTOBER 1, 2015
PARCEL/S ACREAGE:	1.72 AC. +/- (75,015 S.F.)
EX. BUILDING S.F. / USE:	N/A
TAX MAP:	106
PARCELS:	153.00
STREET ADDRESS:	4706 FESSLERS LANE

OWNER/DEVELOPER:

MR. DAN KUNAU
CITADEL STORAGE PARTNERS I, LP
333 E. MAIN STREET, SUITE 400
LOUISVILLE, KY 40202
(502) 708-4944
(502) 657-7839

PROJECT ENGINEER:

MR. WES MAGILL, P.E.
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
(615) 244-6739 FAX

ZONING INFORMATION:

ZONING CLASSIFICATION:	COMMERCIAL, SERVICE (CS) WITH AIRPORT OVERLAY (OV-AIR)
PROPOSED ZONING:	SP

PROPOSED SITE:

OPEN SPACE:	N/A
DENSITY:	N/A
DWELLING UNITS:	N/A
FLOOR AREA RATIO (FAR):	1.84 (137,750 S.F./75,015 S.F.)
LOTS:	1
IMPERVIOUS SURFACE RATIO (ISR):	0.62 (46,706 S.F./75,015 S.F.)
TOTAL IMPERVIOUS AREA	46,706 S.F.
BUILDINGS:	35,000 S.F.
ROADS/SIDEWALKS/DRIVES:	11,706 S.F.

PARKING SUMMARY FOR SELF-SERVICE STORAGE

REQUIRED PARKING:	4
PROPOSED PARKING:	9

BUILDING SUMMARY

BASEMENT AREA:	11,200 S.F.
FIRST FLOOR:	35,000 S.F.
SECOND FLOOR:	45,675 S.F.
THIRD FLOOR:	45,875 S.F.
TOTAL BLDG AREA:	137,750 S.F.
NUMBER OF STORIES:	3
BUILDING HEIGHT:	41'
OPEN SPACE:	N/A

BUILDING SETBACKS

FRONT:	15' FROM FESSLER'S. R.O.W. AS SHOWN
REAR:	20' FROM EASTERN LOT LINE, AS SHOWN
SIDES:	10' FROM INTERSTATE I-24/I-40 R.O.W., AS SHOWN
SIDES:	0' FROM SOUTHERN LOT LINE, AS SHOWN
DEVELOPMENT SCHEDULE:	1 PHASE
START: PHASE 1 (4/1/2016)	
END: PHASE 1 (4/1/2017)	

USE SUMMARY

EXISTING USE:	N/A
PROPOSED USE:	SELF-SERVICE STORAGE

SURVEY INFORMATION:

BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY BY RAGAN-SMITH DATED JULY 15, 2015, PROJ. NO. 15090-0280. COORDINATES BASED ON NAD83. VERTICAL DATUM BASED ON NAD83.

FLOOD INFORMATION:

FEMA MAP #: 47037C0238 F
EFFECTIVE DATE: APRIL 20, 2001

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO 47037C0238 F. WITH AN EFFECTIVE DATE OF APRIL 20, 2001, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 470040, PANEL NO. 0238, SUFFIX F, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

GEOTECHNICAL INFORMATION:

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY TERRA NOVA ENGINEERING, PLLC DATED JULY 22, 2015. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

PAVEMENT LEGEND

- EXISTING CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT

PURPOSE NOTE:

THE APPLICANT IS REQUESTING TO REZONE FROM CS TO SP TO PERMIT A THREE STORY SELF-SERVICE STORAGE FACILITY. THIS REQUEST IS NECESSARY TO PROVIDE ADEQUATE F.A.R. AND BUILDING HEIGHT AT SETBACK VALUES. THIS SINGLE BUILDING WILL BE ON THREE LEVELS, WITH THE UPPER TWO FLOORS EXTENDING OVER THE PARKING LOT, AND A PARTIAL BASEMENT.

SPECIAL NOTE:

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 APPLICABLE REQUIREMENTS OF THE CS ZONING DISTRICT AS OF THE DATE OF THE REQUEST OR APPLICATION.

NOTES:

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
   ADA: HTTP://WWW.ADA.GOV/
   U.S. JUSTICE DEPT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM
2. LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
3. SITE, AND WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER.
4. STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
5. SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.030 OF THE METRO ZONING CODE.
6. 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 DEPT. OF WATER SERVICES.
7. PRELIMINARY DRAWING NOTE – THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LAYOUT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
8. FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE – 2006 EDITION – B105.1.
9. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS
11. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
2. 12. THE FESSLERS LANE IMPROVEMENTS WILL CONSIST OF WIDENING THE ROADWAY TO PROVIDE 75 FEET OF ADDITIONAL LEFT TURN LANE LENGTH ON THE SOUTHBOUND APPROACH TO ELM HILL PIKE. EXISTING LANE WIDTHS WILL BE MAINTAINED AS PART OF THIS WIDENING.

METRO# 2015SP-100-001

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CITADEL SELF STORAGE

CITADEL STORAGE PARTNERS I, LP

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	DATE
1 10-28-15 T. GARDNER PER PUBLIC WORKS COMMENTS	
2 10-21-15 T. GARDNER PER CITY COMMENTS	

JOB NO.	15090
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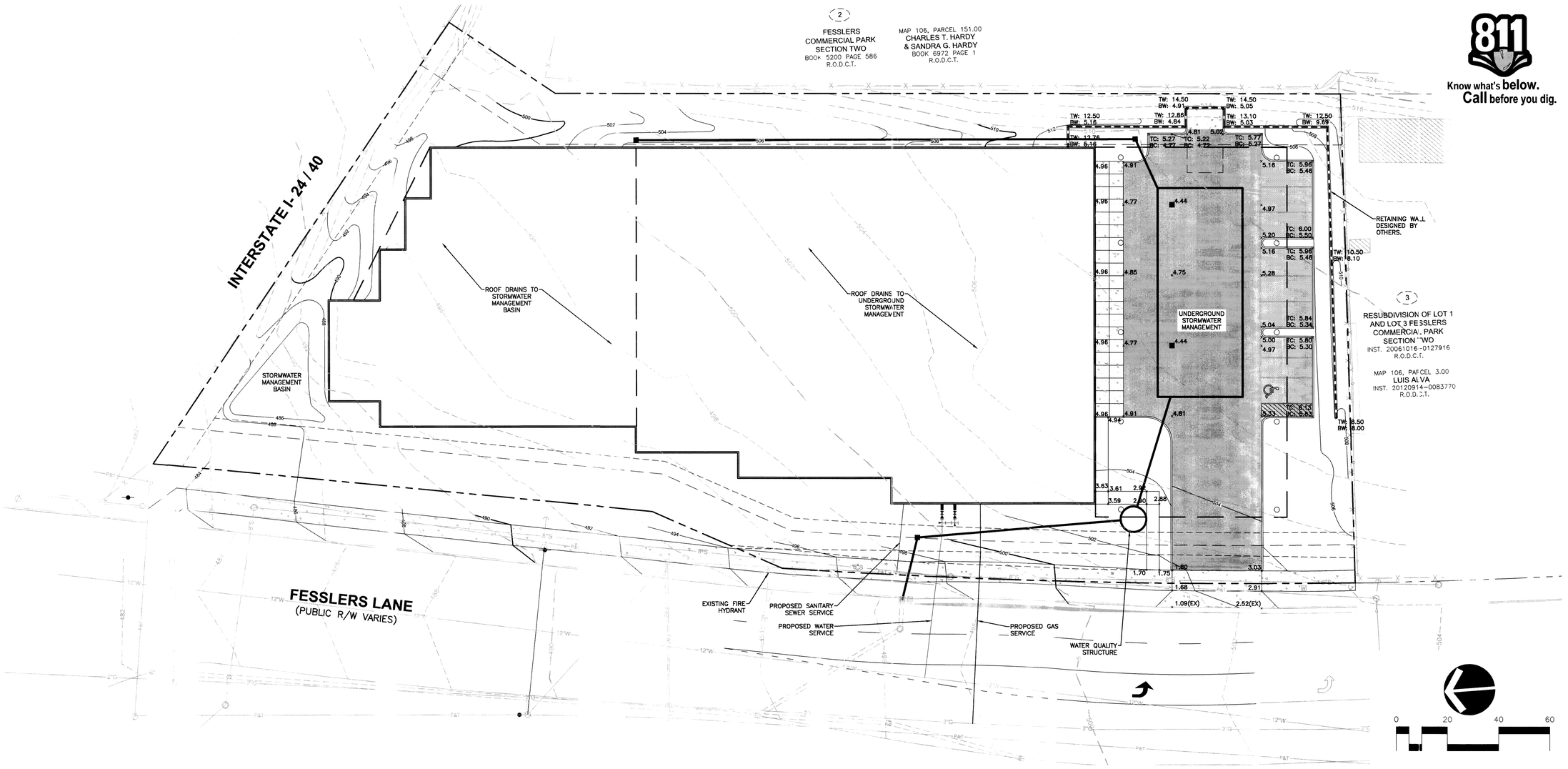
PRELIMINARY LAYOUT PLAN

C2.1

G:\15090\250\CAD\L DEVELOPER\PRELIMINARY LAYOUT.DWG
PLOTTED BY: TROY J. GRUBAUGH 10/29/2015 4:47 PM CUSTOMER SERVICE PDF.CTB 10/29/2015 4:47 PM



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SCALE:	1"=20'
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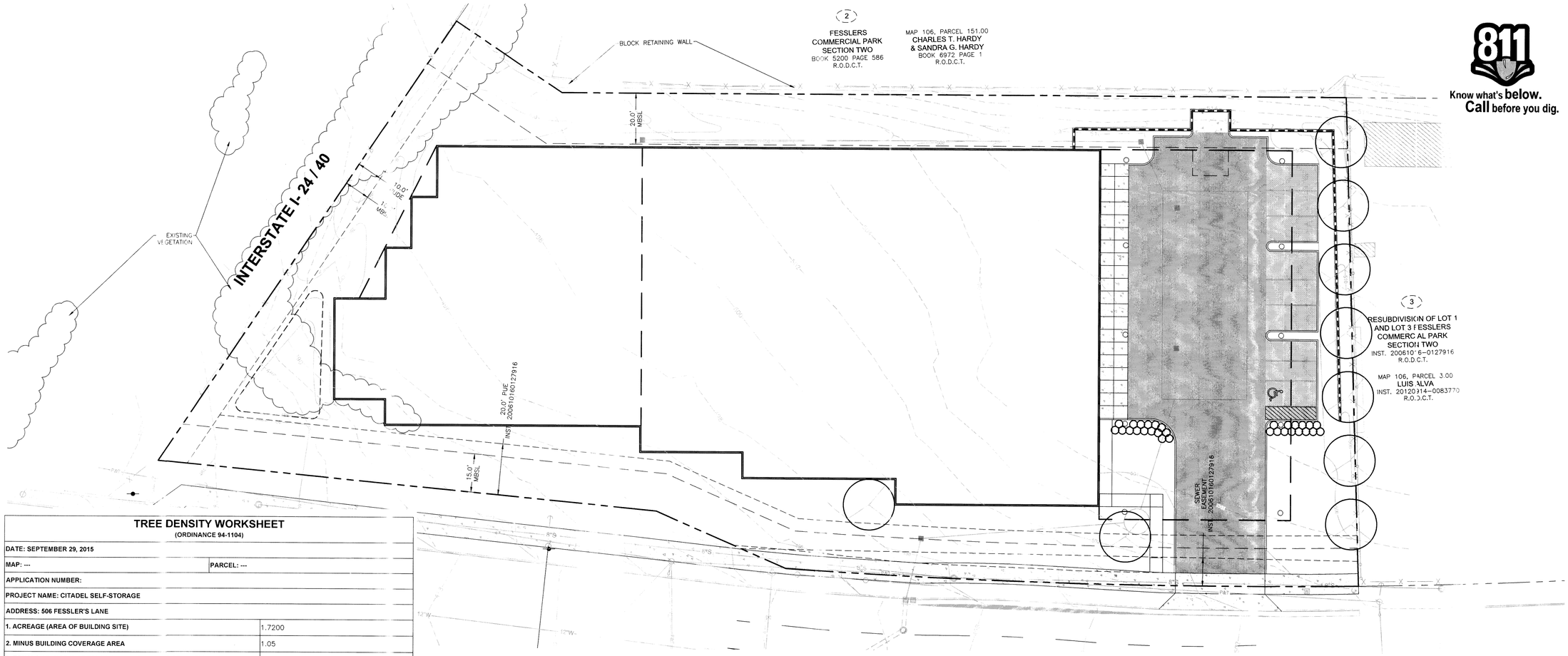
GRADING, DRAINAGE, & UTILITY PLAN

C3.1

METRO# 2015SP-100-001



TREE DENSITY WORKSHEET
(ORDINANCE 94-1104)

DATE: SEPTEMBER 29, 2015		
MAP: ---	PARCEL: ---	
APPLICATION NUMBER:		
PROJECT NAME: CITADEL SELF-STORAGE		
ADDRESS: 506 FESSLER'S LANE		
1. ACREAGE (AREA OF BUILDING SITE)		1.7200
2. MINUS BUILDING COVERAGE AREA		1.05
3. EQUALS ADJUST (# OF TREES ONLY) NOT VALUE OR UNITSED ACREAGE =		0.67
4. MULTIPLIED BY REQUIRED DENSITY UNITS PER ACRE		x 14
5. EQUALS REQUIRED TREE DENSITY UNITS FOR PROJECT =		9.38

PROTECTED TREES: (EXISTING TREES 6" DBH OR LARGER)
DBH (DIAMETER AT 4 1/2') EXAMPLE: 3 TREES 6" DBH x 1.2 = 3.6 DENSITY UNITS

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
6	0	x 1.2 =	0.0	20	0	x 4.3 =	0
8	0	x 1.4 =	0.0	22	0	x 4.9 =	0
10	0	x 1.6 =	0.0	24	0	x 5.7 =	0
12	0	x 1.8 =	0.0	26	0	x 6.6 =	0
14	0	x 2.1 =	0.0	28	0	x 7.5 =	0
16	0	x 2.4 =	0.0	30	0	x 8.4 =	0
18	0	x 2.8 =	0.0	32	0	x 9.4 =	0
DBH	**# OF TREES**	**VALUE**	**UNITS**	**DBH**	**# OF TREES**	**VALUE**	**UNITS**
34	2	x 10.5 =	21.0	48	0	x 26.1 =	0
36	1	x 11.7 =	11.7	50	0	x 28.3 =	0
38	2	x 12.9 =	25.8	52	0	x 30.5 =	0
40	0	x 18.4 =	0.0	54	0	x 32.8 =	0
42	0	x 20.2 =	0.0	56	0	x 35.2 =	0
44	0	x 22.1 =	0.0	58	0	x 37.7 =	0
46	0	x 24.1 =	0.0	60	0	x 40.3 =	0

REPLACEMENT TREE SCHEDULE:
UNITS REPRESENTS BASAL AREA **CAL** REPRESENTS CALIPER INCHES AT PLANTING

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2	0	x 0.5 =	0.0	5	0	x 0.9 =	0
3	0	x 0.6 =	0.0	6	0	x 1.0 =	0
4	0	x 0.7 =	0.0	7	0	x 1.2 =	0

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES.

TOTAL DENSITY UNITS FOR PROTECTED TREES	58.50
TOTAL DENSITY UNITS FOR NEW TREES	0.00
TOTAL DENSITY UNITS PROVIDED	58.50

NOTE: THE TOTAL DENSITY UNITS PROVIDED MUST EQUAL OR EXCEED THE REQUIREMENTS OF #5 ABOVE. ALL PROTECTED AND REPLACEMENT TREES MUST BE SHOWN ON SITE PLAN.

LANDSCAPE LEGEND

CANOPY TREE – INSTALLED AT MIN. 2"CAL SPACING AS SHOWN

EVERGREEN SHRUB – INSTALLED AT 24"HT SPACING AS SHOWN

NOTES:

1. SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
2. PLANTS SHALL MEET THE STANDARDS FOR SIZE, FORM AND QUALITY SET OUT IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, LATEST EDITION).
3. THERE IS A SMALL GROUPING OF TREES IN THE NORTHWEST CORNER OF THE SITE TO BE REMOVED.
4. ALL LANDSCAPE MATERIAL AND LOCATION IS PRELIMINARY AND IS SUBJECT TO CHANGE DUE TO UTILITIES, LAYOUT CHANGES, GRADING, & DESIGN PROCESS. DETAILED LANDSCAPE/PLANTING PLAN TO BE PROVIDED WITH SUBMITTAL OF FINAL SP DEVELOPMENT PLANS.

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LANDSCAPE PLAN

L1.1

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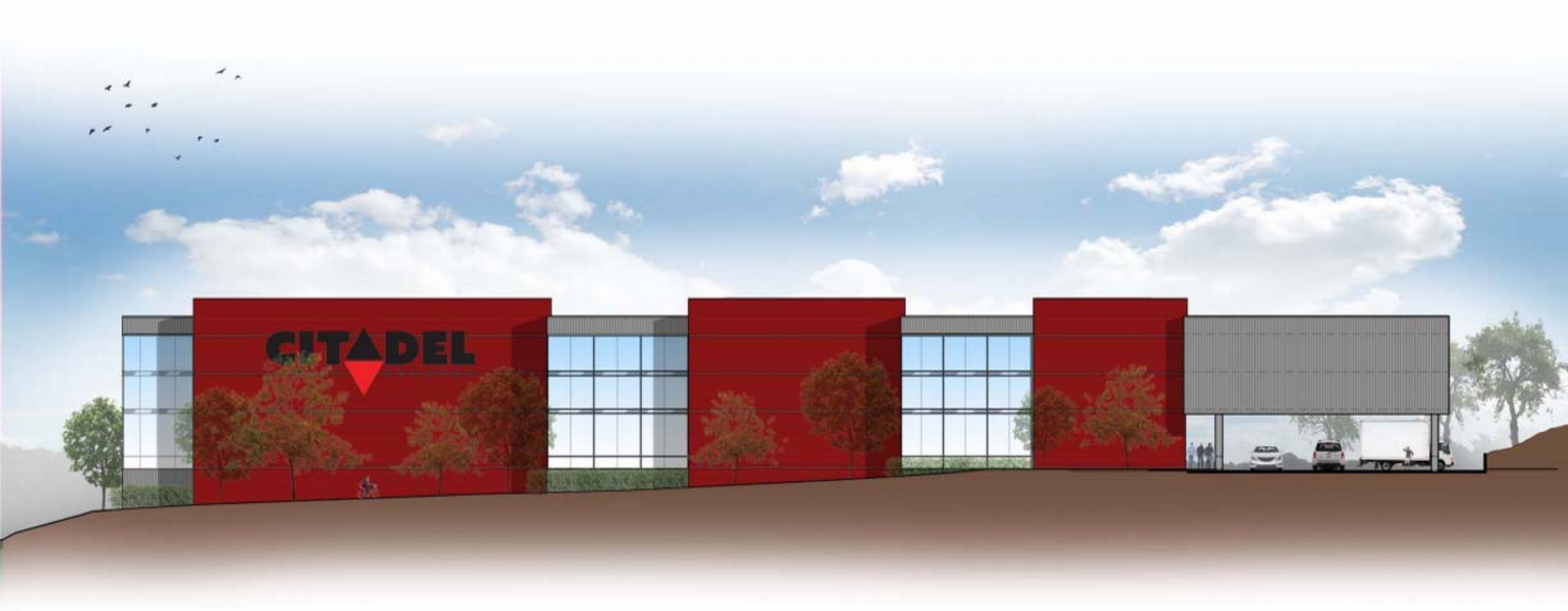
PLOTTED BY TROY P. GARDNER ON 10/29/2015 2:47 PM LAST UPDATED BY PSHOM 10/29/2015 1:58 PM

CITADEL
SELF STORAGE

September 30, 2015



Fessler Self Storage, Nashville, TN

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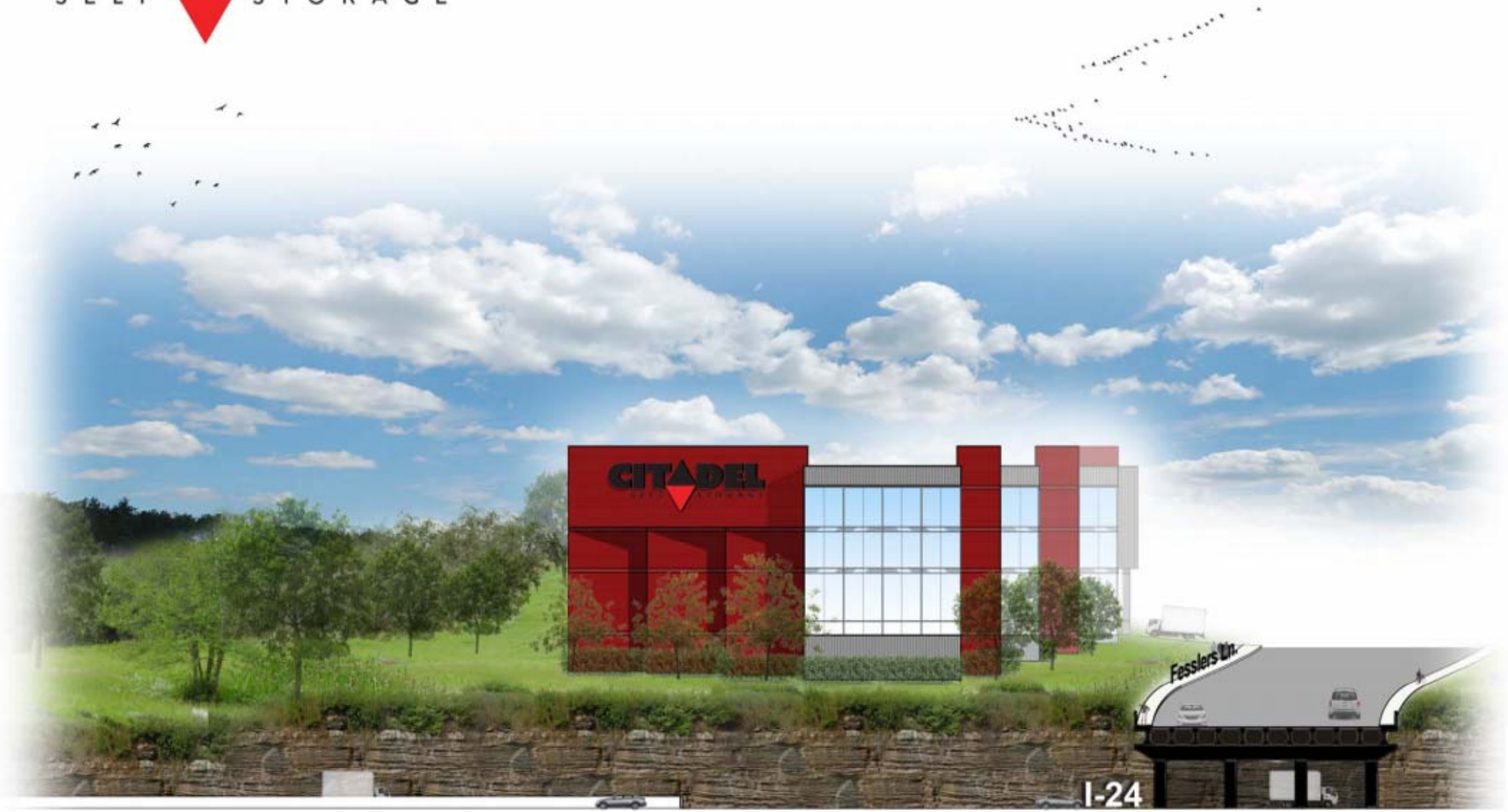
CITADEL
SELF STORAGE

September 29, 2015



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