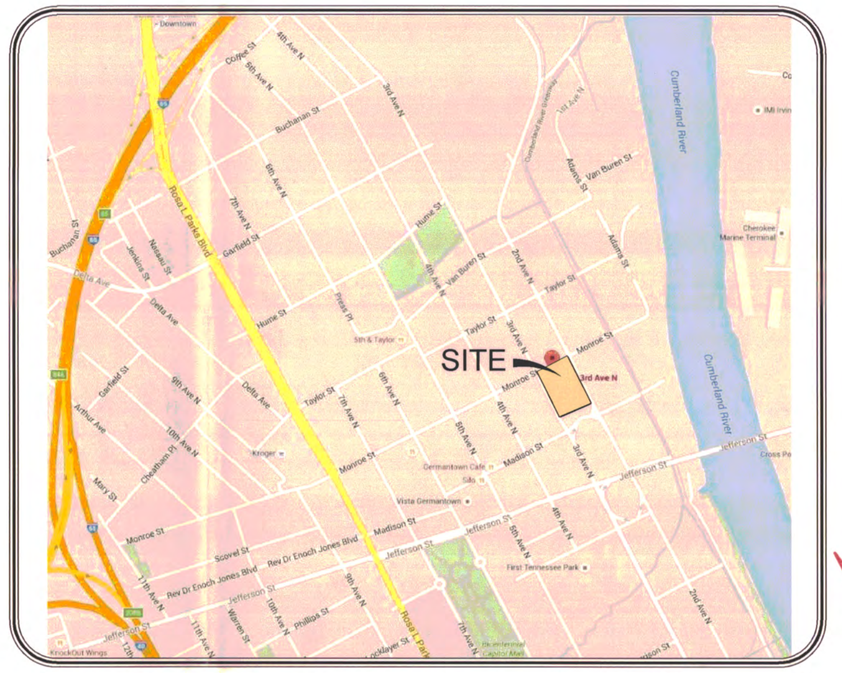
PRELIMINARY SP (SPECIFIC PLAN)

GERMANTOWN STORAGE



LOCATION: 1232 THIRD AVE NORTH, NASHVILLE, TN

NTS

SITE DATA

PURPOSE NOTE

The purpose of this SP is to rezone 0.64 acres to allow for a 6-story Commercial Mixed-Use building.

PROPERTY INFORMATION

APPLICATION DATE:	JUNE 2, 2016
SP NUMBER:	TBD
COUNCIL DISTRICT NUMBER:	19
DISTRICT COUNCIL MEMBER:	FREDDIE O'CONNELL
PROPERTY OWNER:	KEYSTOPS INCORPORATED
PARCEL ACREAGE:	0.69 AC [29,975.45 SF]
EX. BUILDING SF:	13,192 SF
TAX MAP:	82-9
PARCELS:	348
METRO GIS ID:	08209034800
STREET ADDRESS:	1232 3RD AVE. N

DEVELOPMENT SUMMARY

EXISTING

ZONING:	IR, INDUSTRIAL RESTRICTIVE
LAND USE:	INDUSTRIAL
COMMUNITY PLAN:	NORTH NASHVILLE COMMUNITY PLAN - EAST GERMANTOWN
POLICY AREA:	08-T4-MU-01
LAND USE OVERLAY:	UZO [URBAN ZONING OVERLAY]

PROPOSED

ZONING:	SP [COMMERCIAL MIXED USE]
LAND USE(S):	SELF-STORAGE AND OTHER USES PERMITTED BY MUG-A
LAND USE SF:	
SELF-STORAGE:	100,575 SF
MUG-A:	6,000 SF
BUILDING SETBACKS:	
FRONT	0'-10' *Measured from back of sidewalk or frontage zone*
SIDE	0'
REAR	26' *Measured from proposed alley ROW*
BUILDING HEIGHT:	75' *Measured from FFE at 3rd & Monroe to top of parapet. Additional height may be allowed for architectural features and rooftop mechanical equipment / stair and elevator bulkheads*
BUILDING STORIES:	6 STORIES
BUFFER YARDS:	N/A
FAR:	3.75
MAX ISR:	0.90
SF TO BE DEDICATED:	
ALLEY	1,824.5 SF
3RD AVE	574 SF
MONROE	850.5 SF
NEW SITE ACREAGE:	0.61 AC [26,726.45 SF]

DEVELOPMENT STANDARDS

1. Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every fifty (50) linear feet of street frontage:
   - A change in building material
   - A horizontal undulation in the building facade of three (3) feet or greater
   - A porch, stoop or balcony
2. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards. The build-to zone for alternative zoning districts shall be measured shall be measured from the Standard right-of-way line as established by the table entitled "Standard Street Right-of-Way Widths" in the Major and Collector Street Plan.
3. A primary entrance to the building shall be located along the building façade within the build-to zone.
4. The zoning administrator may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. Upon allowing an adjustment to the build-to zone, the zoning administrator may also allow adjustments to the rear setback and landscape buffer yard as authorized by Table 17.24.230, to provide for a necessary building area. The zoning administrator may allow necessary adjustments to the build-to zone, rear setback and landscape buffer yard based on the nature of the existing and future land uses and site conditions in the general vicinity after receiving a written recommendation from the planning department and any relevant department or agency.
5. Glazing on the first floor of any public street frontage shall be a minimum of 40%. Glazing on the upper floors of any public street frontage shall be a minimum of 25%; for upper floor facades stepped back 5 ft. or greater from the main building façade, glazing is not required.

PARKING SUMMARY

REQUIRED PARKING STATEMENT:	BASED ON METRO REQUIREMENTS FOR USES [17.20.030]
REQUIRED BICYCLE STATEMENT:	BASED ON METRO REQUIREMENTS [BL2014-714]
BASE PARKING REQUIREMENTS:	
SELF-STORAGE	4 SPACES
RESTAURANT	34 SPACES *[UZO DISTRICT: First 1,000 SF exempt; 1 space/150 SF for floorspace in excess of 1,000 SF]*
PARKING REDUCTIONS *[APPLIED TO RESTAURANT USE ONLY*]:*	
**not to exceed more than 25% of required [17.20.040]*	
TRANSIT:	10% *if located within 660' of public transit route*
PEDESTRIAN:	10% *if residential within 1,320 of site can walk on continuous sidewalk system*
CONTEXTUAL SETBACKS:	10% *if building is located within 10' of row*
REQUIRED PARKING:	
SELF-STORAGE	4 SPACES
RESTAURANT	34 SPACES
REDUCTIONS *[APPLIED TO RESTAURANT USE ONLY]*	
TRANSIT	-3.4 SPACES [10% OF 34 SPACES]
PEDESTRIAN	-3.4 SPACES [10% OF 34 SPACES]
CONTEXTUAL SETBACK	-3.4 SPACES [10% OF 34 SPACES]
SUBTOTAL (25% MAX)	-8 SPACES
TOTAL	30 SPACES
PROPOSED PARKING:	
UNDER BUILDING:	18 SPACES
ALONG ALLEY:	14 SPACES
TOTAL	32 SPACES
REQUIRED BICYCLE PARKING:	2 PER ESTABLISHMENT
PROPOSED BICYCLE PARKING:	4 SPACES

GENERAL NOTES

1. Any standard not specifically addressed herein shall comply with the MUG-A base zoning requirements as of the application date of this Preliminary SP.
2. Proposed roadways and service lanes within this project's property boundaries are private.
3. Lot is to be served with public water and sanitary sewer.
4. Site, open spaces, water quality & detention facilities to be maintained by property owner or property owner's association.
5. Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping (Section 17.24.060 of the Metro Zoning Code).
6. 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.
7. All work in the public right-of-way requires a permit from the Department of Public Works.
8. Driveway culverts shall be sized per the design criteria set forth by the Metro Stormwater Management Manual (min 15" CMP).
10. Storm water will be routed through a stormwater quality management system, sized per the design criteria set forth by the Metro Stormwater Management Manual.
11. 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.
12. As required, a subdivision plat will be submitted with the Final SP documents.
13. The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
14. Billboards shall not be permitted.
15. FEDERAL COMPLIANCE: All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
    ADA: http://www.ada.org
    US Justice Dept: http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html
16. 78-840 NOTE: 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.
17. ACCESS NOTE: Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
18. FIRE DEPT. NOTE: Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition; as amended.
19. PRELIMINARY PLAN NOTE: Minor modifications to this 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 increase 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.
20. STORMWATER PRELIMINARY PLAN NOTE: 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.
21. DEVELOPMENT SCHEDULE: It is anticipated that the project will begin construction in the 1st quarter of 2017 and will take 12-16 months to be completed.
22. FEMA NOTE: No portion of this parcel described hereon lies within flood hazard area in accordance with "Insurance Rate Map Panel No. 47037C0216F", dated: April 20, 2001.
23. SURVEY NOTE: Boundary information and topographic information taken from survey prepared by Gresham Smith and Partners dated March 28, 2016.

GENERAL PLAN CONSISTENCY

LAND USE POLICY

This site is located within special policy area 08-T4-MU-01 of the north Nashville's urban mixed use neighborhood and more specifically within the east Germantown neighborhood. In this area, certain historic and MDHA policies apply but this particular site is not within either of those areas. Where the special policy is silent, the guidance of the T4 urban mixed use neighborhood policy applies. Intended to preserve, enhance, and create urban, mixed use neighbor- hoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit.

COMMUNITY PLAN COMPLIANCE

The proposed development will provide commercial and transitional land uses to the nearby residential land uses. Access within the overall development is designed to be pedestrian friendly with crosswalks and sidewalks to provide safe interaction between pedestrian and vehicular traffic. The commercial building is oriented towards the street with building forms that compliment the adjacent neighborhoods. Lighting will be provided throughout the development to provide safety at buildings and vehicular and pedestrian areas while enhancing the character of the center.

TRAFFIC IMPACT STUDY NOTES

3rd Avenue North at Monroe Street

1. The impact of the Germantown Storage development will not create the need for any intersection laneage improvements or traffic control modifications at this intersection.
2. No parking should be permitted on 3rd Avenue North or Monroe Street along the project frontage.
3. A bike lane with a width of 4 feet should be provided on 3rd Avenue North along the project frontage.
4. As part of the Germantown Storage development, new curb and gutter will be installed on 3rd Avenue North to provide 18 feet between the roadway centerline and the face of curb and on Monroe Street to provide 11 feet between the roadway centerline and the face of curb. At the intersection of 3rd Avenue North and Monroe Street, the new curb return radius should maintain a minimum distance of 2.5 feet between the face of curb and edge of the existing NES pole located on the southeast corner of the intersection.

3rd Avenue North at Site Access

5. The Germantown Storage site access should include a minimum width of 24 feet with two lanes (1 entering lane, 1 exiting lane). A driveway ramp consistent with Metro Public Works standard drawing ST-324 should be installed on this access at 3rd Avenue North.
6. While the existing grade and alignment of 3rd Avenue North appear adequate for intersection sight distance, proposed landscaping and development signage should be set back from 3rd Avenue North to provide appropriate intersection sight distance per AASHTO guidelines.

Monroe Street at Site Access

7. The alley providing access to Germantown Storage should include a minimum width of 24 feet with two lanes (1 entering lane, 1 exiting lane).
8. While the existing grade and alignment of Monroe Street appear adequate for intersection sight distance, proposed landscaping and development signage should be set back from Monroe Street to provide appropriate intersection sight distance per AASHTO guidelines.

Parking Supply

9. A total of 32 parking spaces should be provided on-site to support the self-storage and restaurant land uses. The current Preliminary SP layout includes 32 parking spaces.
10. Any restaurant valet service shall operate on site.

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
CIVIL PLANS	
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN
C1.0	OVERALL SITE
C1.1	TRUCK MOVEMENT PLAN
LANDSCAPE PLANS	
L1.1	LANDSCAPE PLAN
ARCHITECTURAL PLANS	
A1.0	ARCHITECTURAL ELEVATIONS

CONTACTS

OWNER/DEVELOPER
MARK TARVER
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(865) 584-0788
mark@tarverproperties.com

LANDSCAPE ARCHITECTURE
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RAGAN SMITH & ASSOCIATES, INC.
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(615) 244-8591
sbernick@ragansmith.com

CIVIL
BRAD SLAYDEN, PE
RAGAN SMITH & ASSOCIATES, INC.
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(615) 244-8591
bslayden@ragansmith.com

ARCHITECTURE
SCOTT MORTON
SMITH GEE STUDIOS
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NASHVILLE, TN 37203
(615) 739-5555
smorton @smithgeestudio.com

Know what's **below.** **Call** before you dig.

Nashville & Davidson County
JUN 21 2016
Metropolitan Planning Department

METRO CASE # 2016SP-053-001

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BRADFORD SAMUEL SLAYDEN
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 109746
STATE OF TENNESSEE

GERMANTOWN STORAGE

PRELIMINARY SP

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE 19TH COUNCIL DISTRICT

REV.	DATE	DESCRIPTION
1	06/21/16	(BAP) REV. PER METRO COMMENTS

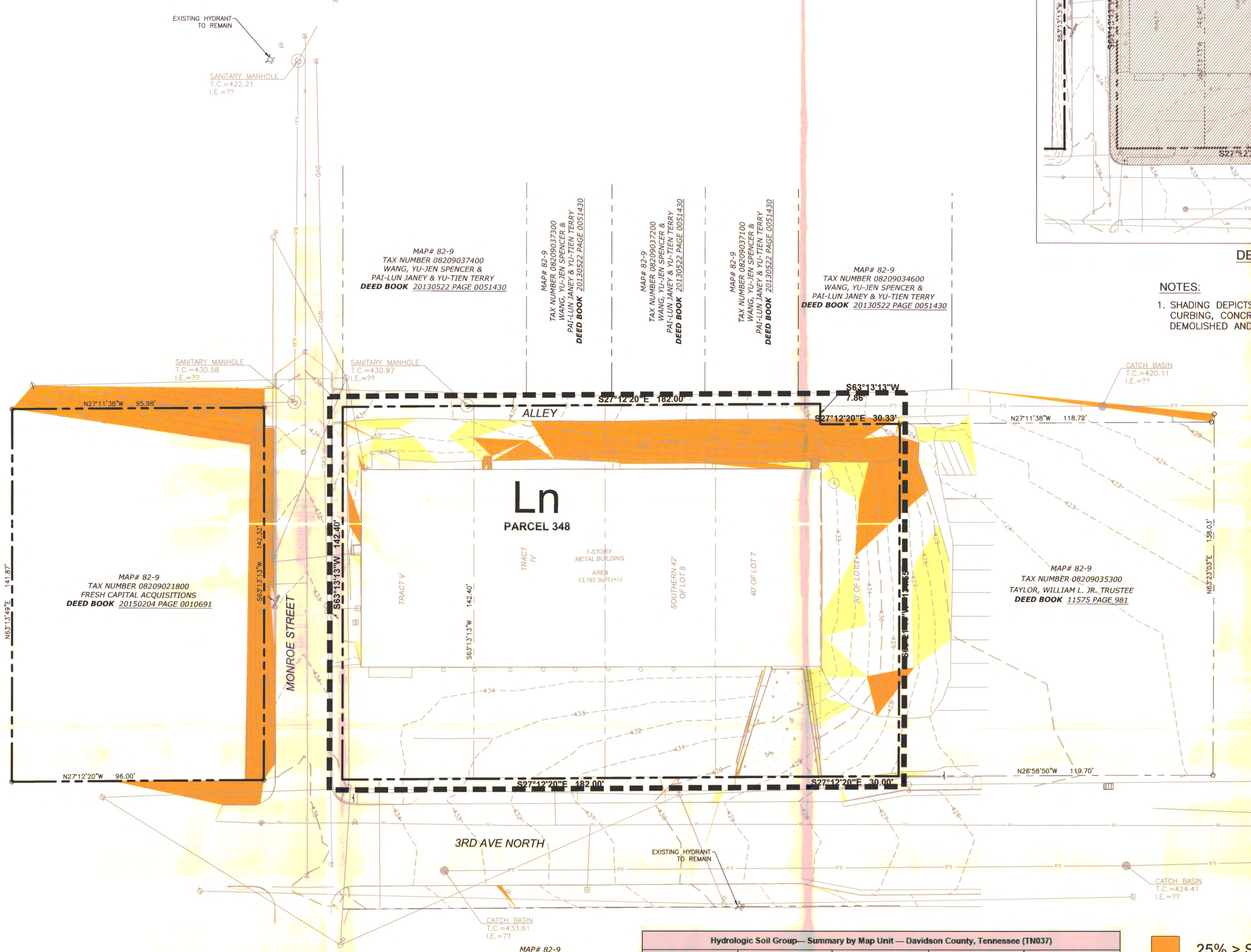
REVISIONS

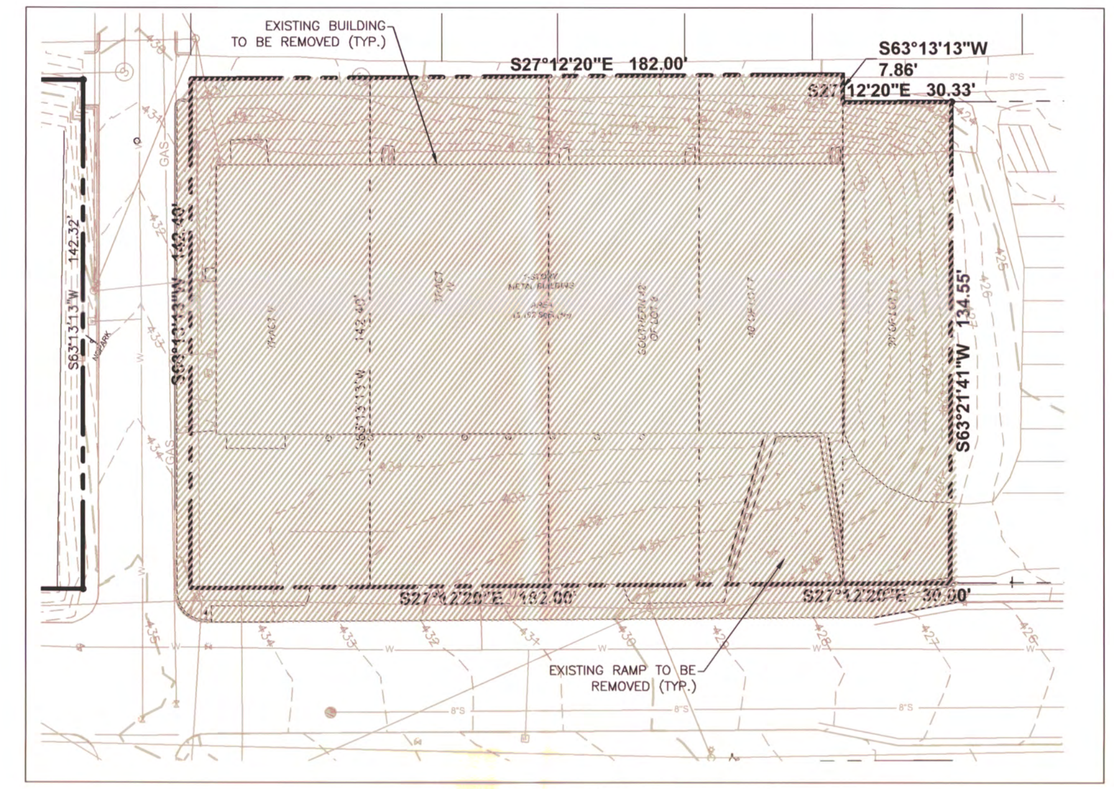
JOB NO.	WK. ORDER 0546 16049
DESIGNED:	J. HUNTER
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	JUNE 02, 2016

COVER SHEET

C0.0

G:\16049\CIVIL ENGINEERING\PLAN SHEETS\1-16049_COVER.DWG
PLOTTED BY BRIAN PATTERSON ON 6/21/2016 10:14 AM LAST UPDATED BY BAP ON 6/20/2016 10:07 AM





DEMOLITION PLAN

SCALE: 1"=30'

NOTES:

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.

LEGEND

IR(O)	IRON ROD (OLD)		UTILITY POLE
IR(N)	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ ANCHOR
	WATER VALVE		GAS VALVE
W	WATER METER		GAS METER
	SANITARY SEWER MANHOLE	T	TELEPHONE RISER
CO	SEWER CLEAN-OUT		CABLE TV BOX
E	ELECTRIC BOX	—P—	OVERHEAD ELECTRIC POWER LINE
P	TRANSFORMER PAD	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN	—S—	SANITARY SEWER LINE
	GUARDRAIL	—G—	GAS LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	—W—	WATER LINE
		—X—X—	FENCE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE PIPE
		CMP	CORRUGATED METAL PIPE
	CONCRETE SURFACE		ASPHALT SURFACE

EXISTING STRUCTURES NOTE:

ALL EXISTING STRUCTURES TO BE REMOVED FROM SITE.

Hydrologic Soil Group— Summary by Map Unit — Davidson County, Tennessee (TN037)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ln	Lindell-Urban land complex	C	0.7	100.0%
Totals for Area of Interest			0.7	100.0%

25% > SLOPES

15 -20% SLOPES

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0 20 40 60

METRO CASE # 2016SP-053-001

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GERMANTOWN STORAGE

PRELIMINARY SP

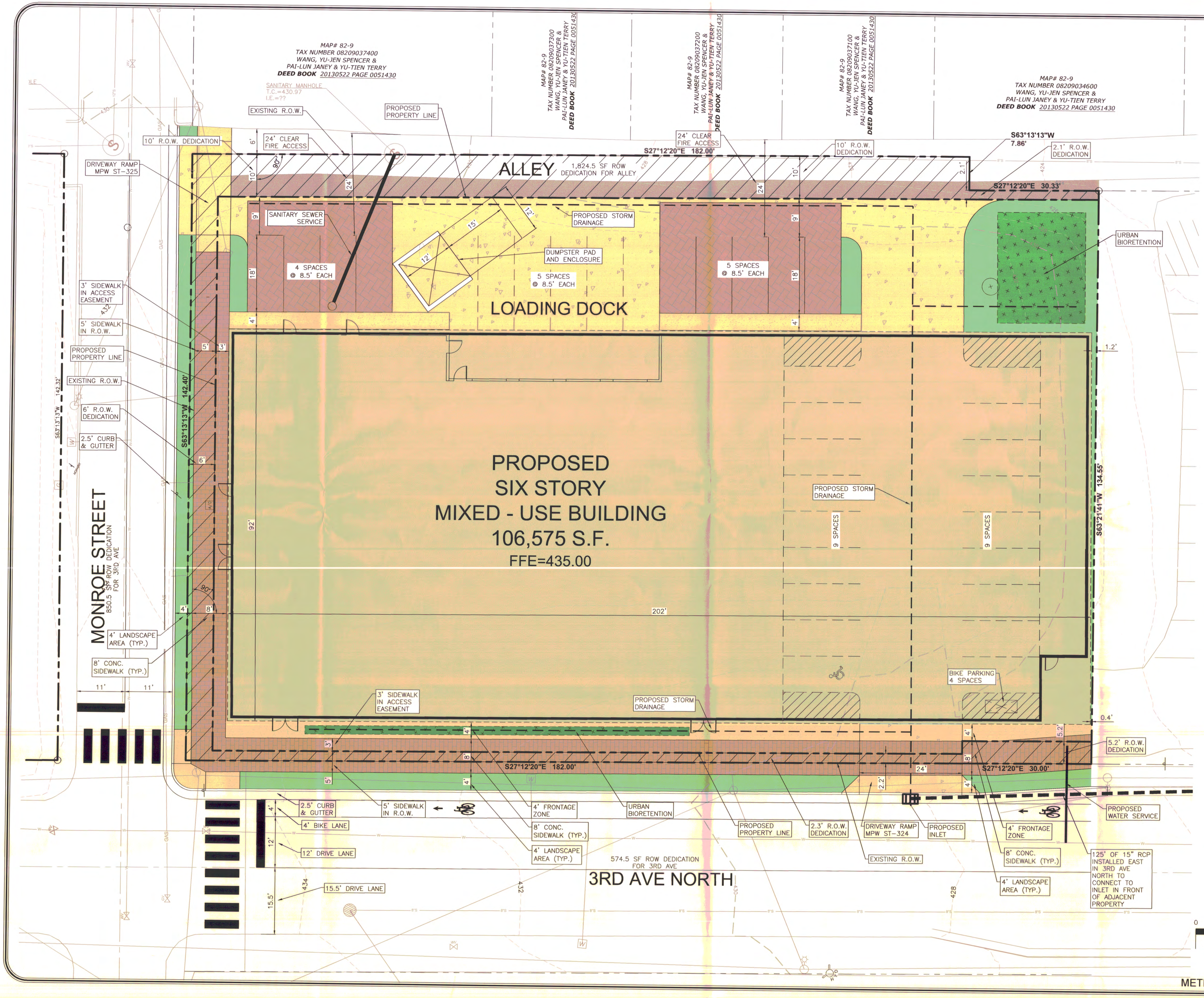
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE 19TH COUNCIL DISTRICT

REVISIONS	
06/21/16 (BAP) REV. PER METRO COMMENTS	

JOB NO.	WK. ORDER 16049	0546	
DESIGNED:	J. HUNTER		
DRAWN:	B. PATTERSON		
SCALE:	1"=20'		
DATE:	JUNE 02, 2016		

EXISTING CONDITIONS & DEMOLITION PLAN

C0.2



METRO CASE # 2016SP-053-001

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GERMANTOWN STORAGE

PRELIMINARY SP

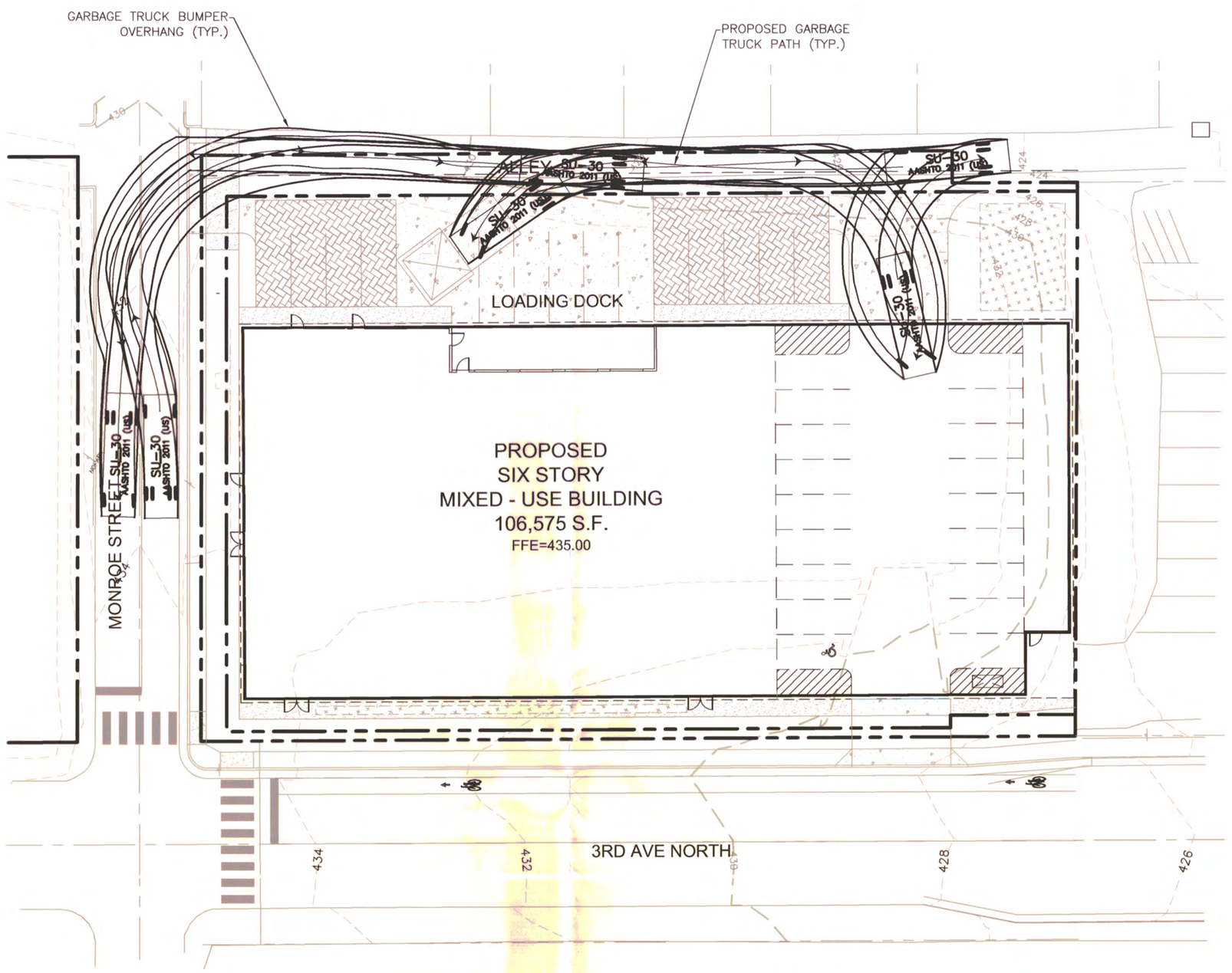
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE 19TH COUNCIL DISTRICT

1	06/27/16 (BMP) REV. PER. METRO COMMENTS
REVISIONS	

JOB NO.	16049
WK. ORDER	0546
DESIGNED:	J. HUNTER
DRAWN:	B. PATTERSON
SCALE:	1"=10'
DATE:	JUNE 02, 2016

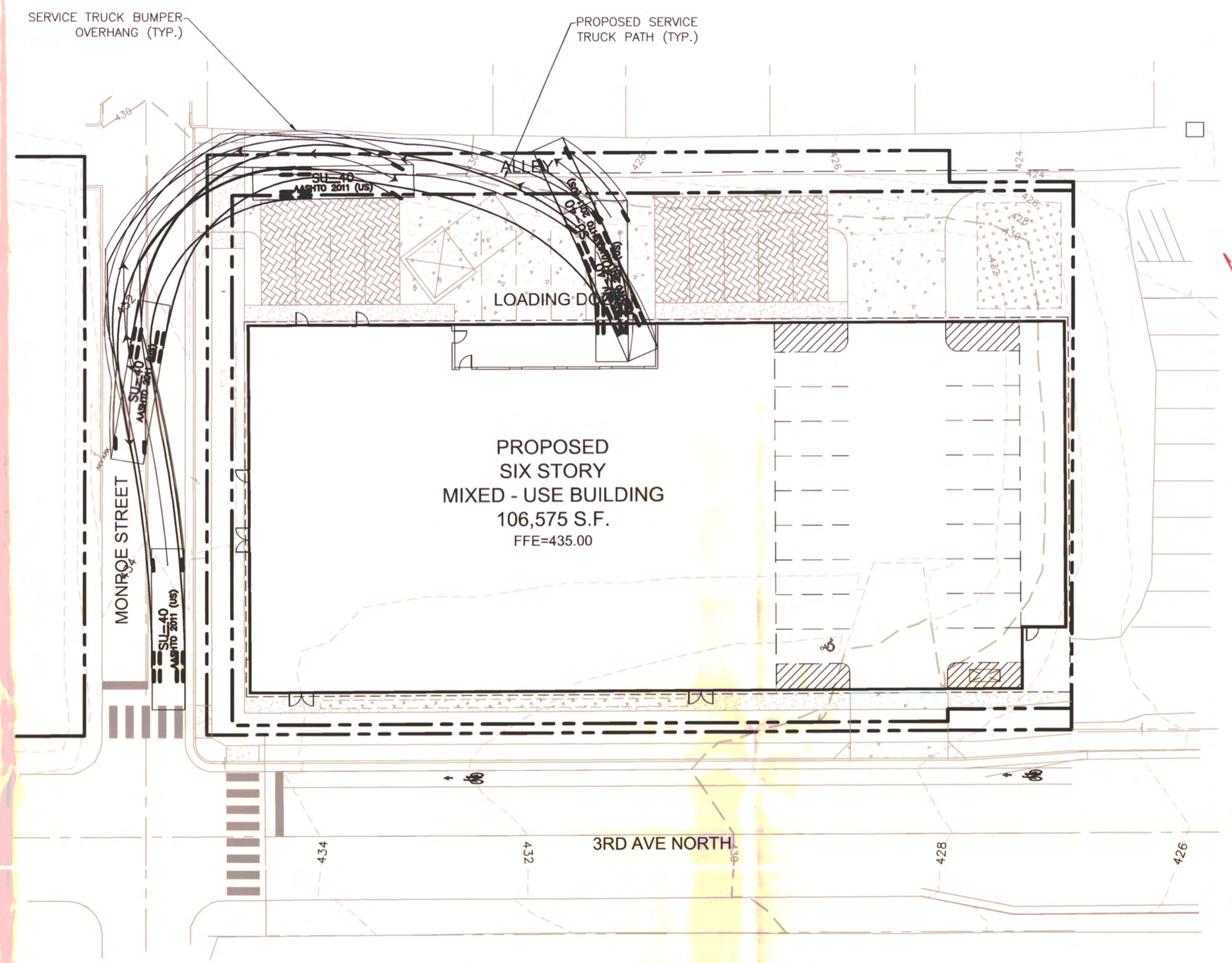
OVERALL SITE

C1.0



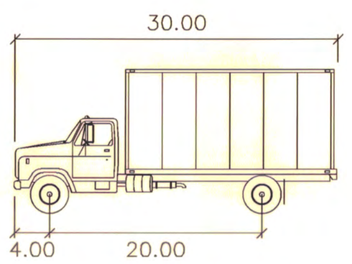
GARBAGE TRUCK ROUTE

SCALE: 1"=20'



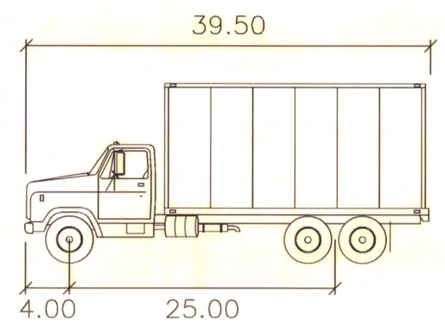
SERVICE TRUCK ROUTE

SCALE: 1"=20'



GARBAGE TRUCK feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



SU-40 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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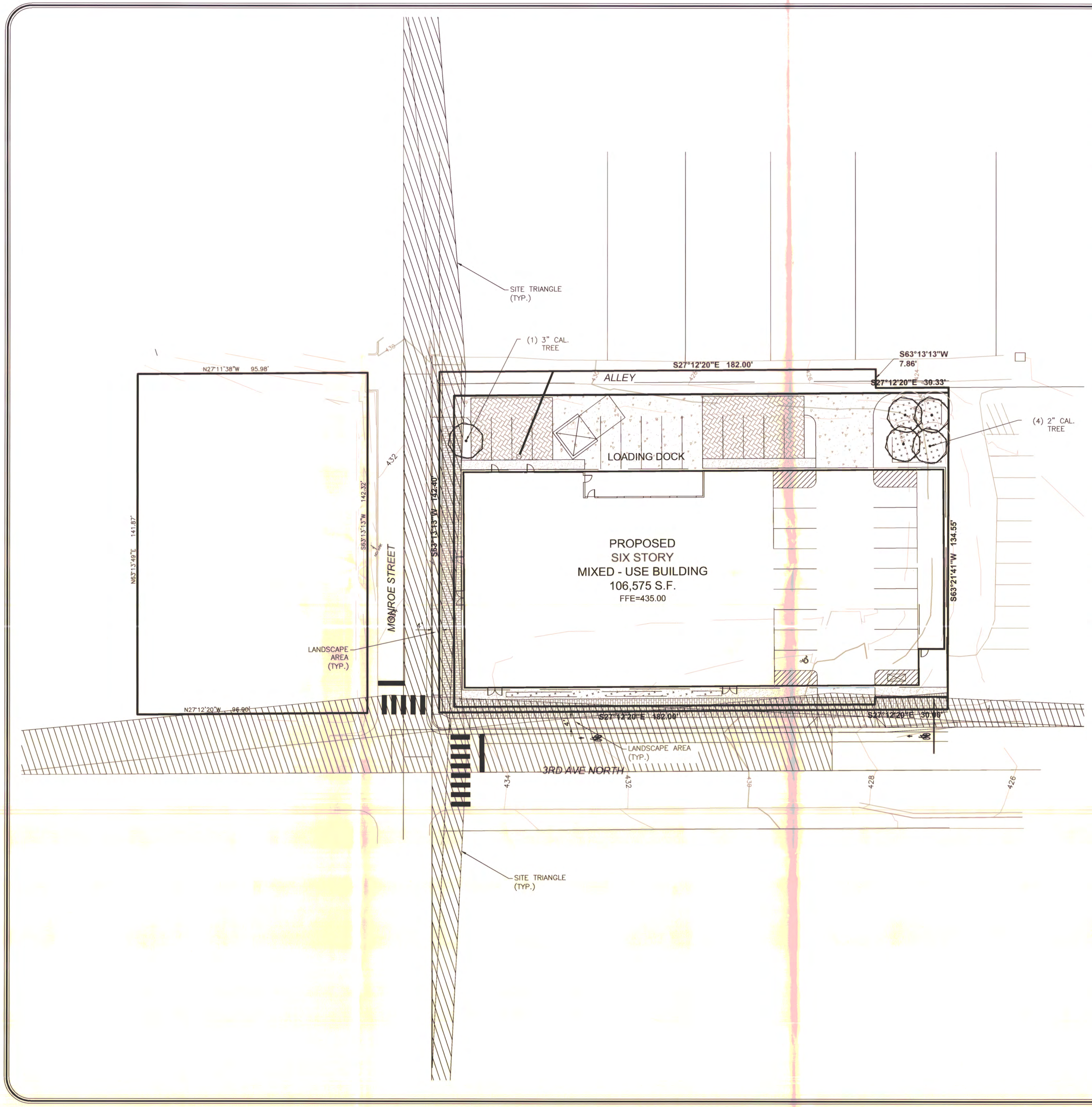
SCALE:	1"=20'
DATE:	JUNE 02, 2016

REVISIONS

1 06/21/16 (BAP) REV. PER. METRO COMMENTS

TRUCK MOVEMENT PLAN

C1.1



TREE DENSITY WORKSHEET
(ORDINANCE 94-1104)

DATE: 06-02-2016	
MAP: 82.9	PARCEL: 348
APPLICATION NUMBER: TBD	
PROJECT NAME: Germantown Storage	
ADDRESS: 1232 Third Avenue North, Nashville, TN	
1. ACREAGE (AREA OF BUILDING SITE):	0.61
2. MINUS BUILDING COVERAGE AREA:	0.43
3. EQUALS ADJUST (# OF TREES ONLY) NOT VALUE OR UNITSED ACREAGE =	0.18
4. MULTIPLIED BY REQUIRED DENSITY UNITS PER ACRE	x 14
5. EQUALS REQUIRED TREE DENSITY UNITS FOR PROJECT =	2.57

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

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

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2	4	x 0.5 =	2.0	5	0	x 0.9 =	0.0
3	1	x 0.6 =	0.6	6	0	x 1.0 =	0.0
4	0	x 0.7 =	0.0	7	0	x 1.2 =	0.0

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES.

TOTAL DENSITY UNITS FOR PROTECTED TREES	0.00
TOTAL DENSITY UNITS FOR NEW TREES	2.60
TOTAL DENSITY UNITS PROVIDED	2.60

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.

GENERAL LANDSCAPE NOTES

1. SEE URBAN FORESTRY CHECKLIST ON SHEET L2.1 PRIOR TO ORDERING AND INSTALLING PLANTS. ANY/ALL FIELD ADJUSTMENTS SHOULD BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE METRO URBAN FORESTER.
2. SOD IS PROPOSED FOR THIS DEVELOPMENT, HOWEVER, OWNER MAY CHOOSE TO SEED IN LIEU OF SOD. OWNER APPROVAL SHOULD BE OBTAIN FOR THIS REQUEST.
3. PLANTING NOTES AND DETAILS ARE SHOWN ON L2.1.
4. NO TREE SHALL BE PLANTED WITHIN 15' OF AN EXISTING OR FUTURE POWER POLE. SEE NOTE ONE ABOVE FOR ADDITIONAL REQUIREMENTS.
5. **CITY REQUIREMENT TO NOT PLANT OBSTRUCTING TREES WITHIN THE SITE TRIANGLE PREVENTS PLANTING OF ANY TREES WITHIN THE PLANTING STRIPS BEHIND THE STREET CURB. IN LIEU OF TREES, THE STRIPS WILL BE LANDSCAPED WITH OTHER PLANTINGS NOT TO EXCEED HEIGHT REQUIREMENTS.**

Know what's **below.**
Call before you dig.

0 10 20 30

METRO CASE # 2016SP-053-001

RAGAN•SMITH
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JEFFREY B. BROUGHTON REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 630

GERMANTOWN STORAGE
PRELIMINARY SP
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE 19TH COUNCIL DISTRICT

REV.	REVISIONS
0	06/21/16 (BAP) REV. PER METRO COMMENTS

JOB NO.	16049
WK. ORDER	0546
DESIGNED:	J. BROUGHTON
DRAWN:	J. BROUGHTON
SCALE:	1"=20'
DATE:	JUNE 02, 2016

LANDSCAPE PLAN

L1.1

S:\16049-GMN\CIVIL ENGINEERING\PLAN SHEETS\16049_LANDSCAPE.DWG
PLOTTED BY BRIAN HUTTERSON ON 6/20/2016 10:44 AM LAST UPDATED BY BAP ON 6/20/2016 10:41 AM

Monroe Street Elevation

the NATCHEZ GROUP
TARVER PROPERTIES, INC

May 27, 2016

GERMANTOWN STORAGE
Nashville, Tennessee

SGS #16005.00

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3rd Avenue Elevation

the NATCHEZ GROUP
TARVER PROPERTIES, INC

May 27, 2016

GERMANTOWN STORAGE
Nashville, Tennessee

SGS #16005.00

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PRELIMINARY SP

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE 19TH COUNCIL DISTRICT

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REVISIONS
06/21/16 (BAP) REV. PER. METRO COMMENTS

ARCHITECTURAL ELEVATIONS

A1.0