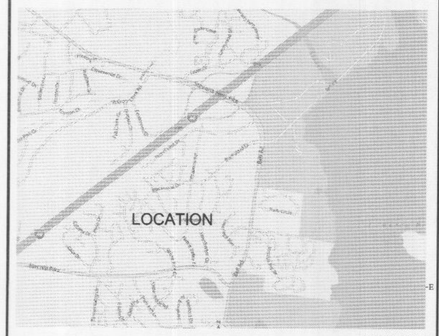
APPLICATION NUMBER: 155-74P-004



NOT TO SCALE

VICINITY MAP

A. DATA:

1. DEVELOPMENT SUMMARY:
   - 13TH COUNCIL DISTRICT, JOSH STITES
   - OWNER: MDREA, INC., 750 PARK OF COMMERCE BLVD, #310, BOCA RATON, FL 33487, PHONE: 561-613-6713, CONTACT: MICHAEL PARK, V.P.
   - OVERLAY DISTRICT NAME: PUD
   - LARCHWOOD COMMERCIAL
   - APPLICATION NUMBER: 155-74P-004
   - PLAN PREPARATION DATE: 3/9/12
   - SCALE: 1"=50' (C1.01: 1"=30')
   - DESIGN PROFESSIONAL: JOSH LYON, KLOBER ENGINEERING SERVICES, PROJECT MANAGER, 402 CENTRAL AVE. EAST, SPRINGFIELD, TN 37172, 615-382-2000 (P), 615-382-0993 (F)
   - THIS PROPERTY IS NOT IN AREAS DESIGNATED AS A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA MAP NO. 47037C0244F, DATED 4/20/2001.
2. ADJACENT PROPERTIES:
   - ADJACENT PROPERTY INFORMATION IS SHOWN ON EACH INDIVIDUAL LOT.
3. NOTES:
   - PURPOSE: THE PURPOSE OF THIS PUD AMENDMENT IS TO ALLOW FOR THE USE OF SELF-STORAGE. (ENCLOSED BOAT STORAGE)
   - METRO FIRE MARSHAL: THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
   - METRO PLANNING-ZONING: BUILDING SETBACKS SHALL BE PER THE METRO ZONING CODE.
   - METRO PLANNING-FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. ADA: http://www.ada.gov/
   - METRO WATER SERVICES-STORMWATER (78-840): ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
   - METRO WATER SERVICES-STORMWATER (CULVERT/DRIVEWAY): SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
   - METRO WATER SERVICES-STORMWATER (PRELIMINARY PLAN/PLAN): THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
   - METRO WATER SERVICES-STORMWATER (ACCESS): METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
   - METRO WATER SERVICES-WATER & SEWER: INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
4. DEVELOPMENT/SITE DATA TABLE:
   - ACREAGE: 3.60 ACRES TO BE AMENDED
   - DENSITY:
     - ** TOTAL: 100 STORAGE UNITS = 27.8 STORAGE UNITS PER ACRE
     - ** PHASE 1: 48 STORAGE UNITS = 13.3 STORAGE UNITS PER ACRE
     - ** PHASE 2: 52 STORAGE UNITS = 14.5 STORAGE UNITS PER ACRE
   - FLOOR AREA RATIO (FAR):
     - ** TOTAL: 0.261
     - ** PHASE 1: 0.122
     - ** PHASE 2: 0.139
   - BUILDING HEIGHTS: (TO RIDGE)
     - ** 30' WIDE BUILDINGS: 13'-2"
     - ** 35' WIDE BUILDINGS: 13'-4"
   - LOTS: 1 LOT, MAXIMUM FAR = 0.60
   - IMPERVIOUS SURFACE RATIO (ISR): MAXIMUM ALLOWED = 0.90
     - ** PAVEMENT: 0.15
     - ** BUILDINGS (TOTAL): .261
     - ** TOTAL ISR: 0.411
   - PARKING: 4 SPACES REQUIRED FOR SELF-STORAGE, 1 HANDICAP INCLUDED
   - LAND USE: SELF-STORAGE (ENCLOSED BOAT STORAGE), 3.60 ACRES

TRUCK LIMIT SIGN:

THE EXISTING "NO TRUCKS OVER 5,000 LBS ALLOWED" SIGNS SHALL BE SHIFTED WEST ALONG PERCY PRIEST DRIVE 10' AND PLACED ADJACENT TO THE NEW SIDEWALK. A SECOND SIGN BELOW BOTH EXISTING SIGNS SHALL BE ADDED AND DEPICT "NO BOATS ALLOWED" AS WELL.

SIGN NOTE:

NO FREESTANDING SIGNS WILL BE LOCATED ON THIS SITE.

FIRST REVISION
SECTION ONE-B, LARCHWOOD
PLAT BOOK 6250, PAGE 852
ZONING: R10

MDREA, INC.
MAP 96-16, PARCEL 211.00
DB 20080807, PAGE 0081304
ZONING: CL

CROWN CASTLE SOUTH, LLC.
MAP 97, PARCEL 155.00
DB 20070222, PAGE 0021967
ZONING: CL

JALARAM KRUPA, INC.
MAP 97, PARCEL 36.00
DB 20090710, PAGE 0064511
ZONING: CL

JAISHREE, LLC
MAP 97-13, PARCEL 41.00
DB 00010/99, PAGE 0000540
ZONING: CL

SECTION ONE-A, LARCHWOOD
PLAT BOOK 5060, PAGE 137
ZONING: R10

PERCY PRIEST DRIVE
60' ROW

EXISTING FIRE HYDRANT
TEST DATA:
ELEVATION=±485
DATE=7/9/2008
STATIC=80 PSI
RESIDUAL=38 PSI
FLOW=1034 GPM

EXISTING 8" WATER MAIN

PROPOSED 5' SIDEWALK AS PER MPW STANDARD ST-210

2.5'X9' BOX CULVERT
INV.=454.98

DOUBLE CATCH BASIN
T.C.=469.20
INV.=463.60
INV.=455.73

EXISTING CELL TOWER DRIVEWAY

EXISTING FIRE HYDRANT

EXISTING DRIVEWAY

DOUBLE CATCH BASIN
T.C.=468.88
INV.=464.68

TIE POND DISCHARGE TO EX. BASIN IN ROAD

EX. NO TRUCK SIGNS. SEE NOTE

PROPOSED ENTRANCE: ±7.4% MPW STANDARD ST-325 & ST-200

15' STREET SETBACK

DISCHARGE BOX

POND 8" CONCRETE RETAINING WALL - T.W.=473.00 B.W.=473.00

PROVIDE DECORATIVE STONE FAÇADE ON ROAD SIDE

STORMWATER DETENTION/QUALITY AREA: 60% TSS REMOVAL

T.W.=473.00 B.W.=469.00

SHORT CONC. WALL TO PREVENT SHORT-CIRCUIT

PROPOSED FIRE HYDRANT

CONC. CURB

SEWER MANHOLE
T.C.=471.66
INV.=453.76

EXISTING FIRE HYDRANT
TEST DATA:
ELEVATION=±484
DATE=3/2/2011
STATIC=80 PSI
RESIDUAL=50 PSI
FLOW=1186 GPM

PHASE 1, 5,400 S.F., 1 STORY, HEIGHT ±16'

VORTSENTRY OR EQUAL WATER QUALITY UNIT, 50% TSS REMOVAL

CHIP AND SEAL

GRASS

PROPOSED GRAVEL ACCESS GATE

SEWER MANHOLE
T.C.=475.44
INV.=454.94

PHASE 1, 4,800 S.F., 1 STORY, HEIGHT ±16'

STORM WATER

24' WIDE ASPHALT DRIVING ISLE

SINGLE CATCH BASIN

FUTURE CHIP AND SEAL

DOUBLE CATCH BASIN

EX ASPHALT PARKING

END UNIT CONVERTED TO UNOCCUPIED OFFICE AND 2 CONVENIENCE RESTROOMS FOR CUSTOMERS

PHASE 2, 8,400 S.F., 1 STORY, HEIGHT ±16'

PHASE 2, 8,820 S.F., 1 STORY, HEIGHT ±16'

PHASE 2, 4,600 S.F., 1 STORY, HEIGHT ±16'

2.5'X9' BOX CULVERT

FUTURE CHIP AND SEAL

FUTURE 24' ASPHALT DRIVE

DUMPSTER AND RECYCLING RECEPTACLE LOCATION

HOTEL

PROPOSED 8' PVC COATED, BLACK CHAINLINK FENCE

PHASE 1, 9,660 S.F., 1 STORY, HEIGHT ±18'

PROPOSED 7' REAR SETBACK

PROPOSED PROPERTY LINE: N 89°57'42" W 524.32'

S 00°02'18" W

SEWER MANHOLE
T.C.=477.42
INV.=459.52

REALIGN AND EXTEND EXISTING DIVERSION BERM

PROVIDE DRAINAGE SWALE TO DIRECT OFFSITE WATER TO EXISTING DOUBLE CATCH BASINS

STORM CATCH BASIN
T.C.=476.00
INV.=463.50

30' DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT

30' C-1 LANDSCAPE BUFFER YARD

PROPOSED PROPERTY LINE: N 12°37'32" E 357.49'

EXISTING TREE MASS TO REMAIN NOT TO BE DISTURBED

TREE LINE

EXISTING TREE MASS TO REMAIN NOT TO BE DISTURBED

HOUSE 9
HOUSE 8
HOUSE 7
HOUSE 6
HOUSE 5
HOUSE 4
HOUSE 3
SHED
SHED

L9

N
W E
S

0' 30' 60' 90'

THE BEARINGS AND ALL ELEVATIONS ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83 & NGVD 29)

THIS PROPERTY IS NOT IN AREAS DESIGNATED AS A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA MAP NO. 47037C0244F, DATED 4/20/2001.

CALL BEFORE YOU DIG

811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- OVERHEAD ELECTRIC LINE
- FENCE
- GUARDRAIL
- NEW CURB
- SILT FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- NEW 1' CONTOUR
- MANHOLE
- CLEAN OUT
- POWER POLE
- WATER METER
- FIRE HYDRANT
- IRON ROD OLD
- IRON ROD NEW

KLOBER
ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
402 CENTRAL AVENUE EAST, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (615) 382-0993
www.kloberengineering.com

NO.	BY	DATE	DESCRIPTION
1	JML	5/8/12	REVISED PER METRO COMMENTS
2	JML	4/11/12	REVISED PER METRO COMMENTS
3	JML	4/17/12	REVISED PER METRO COMMENTS

REVISIONS

JOSHUA M. LYON, P.E. TN#112331
4/17/12

THE BOAT RACK
BOAT SELF-STORAGE FACILITY

PERCY PRIEST DRIVE
NASHVILLE, TN 37214
DAVIDSON COUNTY

DRAWN BY:	JML
CHECKED BY:	JML
DATE:	1/26/11
PROJECT NO.:	C07111

SITE LAYOUT

SHEET NUMBER
-

REPRODUCTION OF THESE DRAWINGS OR ANY PART THEREOF IS PROHIBITED WITHOUT WRITTEN APPROVAL OF KLOBER ENGINEERING SERVICES. THESE DRAWINGS ARE PROTECTED BY U.S. COPYRIGHT LAWS AND VIOLATORS ARE SUBJECT TO LEGAL RECOURSE.