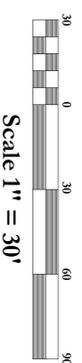


Churches of Christ Disaster Relief

Preliminary SP Documents

Parcels 29-31 & 271 and a Portion of Parcel 261 on Tax Map 133-06
Nashville, Davidson County, Tennessee



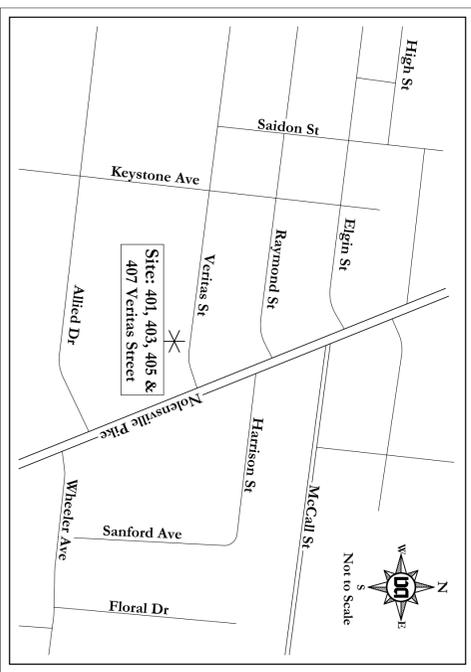
Property Owner Churches of Christ Disaster Relief Effort, Inc 410 Allied Drive Nashville, TN 37211
Property Address 401, 403, 405 & 407 Veritas Street Nashville, TN 37211
Site Flood Note This Property Does Not Lie within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0351F. Dated April 20, 2001.

General Plan Consistency

This property falls within the South Nashville Community Plan which was updated in 2007. The land proposed to consist of the Churches of Christ Disaster Relief are identified as IN (Industrial & Distribution) south of Alley No. 1916 and NG (Neighborhood General) north of Alley No. 1916. More specifically, the property shown herein falls in a Transitional or Buffer in Neighborhood General. Therefore, the facade of the proposed structure is to be designed to incorporate residential features and materials in its design (such as masonry and windows), and will be utilized as office space only. The facade should have no vehicular access points to Veritas Street, but will provide a pedestrian connection to the proposed on street parking. Finally, the height of the structure along Veritas Street shall be limited to provide an office use with a residential appearance.

We feel that designing the facade of the proposed building facing Veritas Street as an office use with residential design features can create a development that provides an appropriate transition from the existing industrial developments along the east side into the predominant residential areas north and west of the site.

- Standard SP Notes**
- 1) The purpose of this SP is to receive preliminary approval to permit the construction of a 1 story structure containing 4,200 square feet of office space and 27,500 square feet of warehouse to serve as an addition to the existing structure on Parcel 261.
 - 2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
 - 3) This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0351F. Dated April 20, 2001.
 - 4) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
 - 5) Wheel chair accessible curb ramps, complying with applicable Metro Public Works Standards, shall be constructed at street crossings.
 - 6) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
 - 7) Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro Right of Way is 15" c/c).
 - 8) This drawing is for illustration purposes to indicate the basic premise of the development.
 - 9) Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any Stormwater facilities within the property.
 - 10) Individual water and/or sanitary sewer services are required for each parcel.
 - 11) Solid waste pickup to continue as currently provided for the existing building located on Tax Map 133-06, Parcel 261.
 - 12) The uses of this SP will be limited to warehouse distribution and general office.

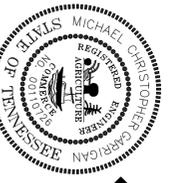


- Preliminary SP Sheet Schedule**
- C1.0 Existing Conditions Plan
 - C2.0 Preliminary Layout & Landscape Plan
 - C3.0 Preliminary Utility & Grading Plan
 - C4.0 Overall Property Map

NOTE:
PARCEL COMBINATION PLAT FOR PARCELS 29-31, 271 & PORTION OF 261 SHALL BE RECORDED & MANDATORY REFERRAL SHALL BE COMPLETE PRIOR TO THE SUBMISSION OF THE FINAL SP DEVELOPMENT PLAN.

- Preliminary SP # 2009SP-015-001**
- Existing Conditions Plan**

Plan Preparation Date: Dec. 2009
Revision Date: Aug. 2010



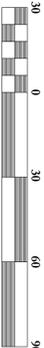
Dale & DD Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

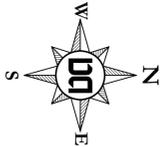
D&A Project No. 09016
Churches of Christ
Disaster Relief
C1.0
1 of 4

Churches of Christ Disaster Relief

Preliminary SP Documents
Parcels 29-31 & 271 and a Portion of Parcel 261 on Tax Map 133-06
Nashville, Davidson County, Tennessee



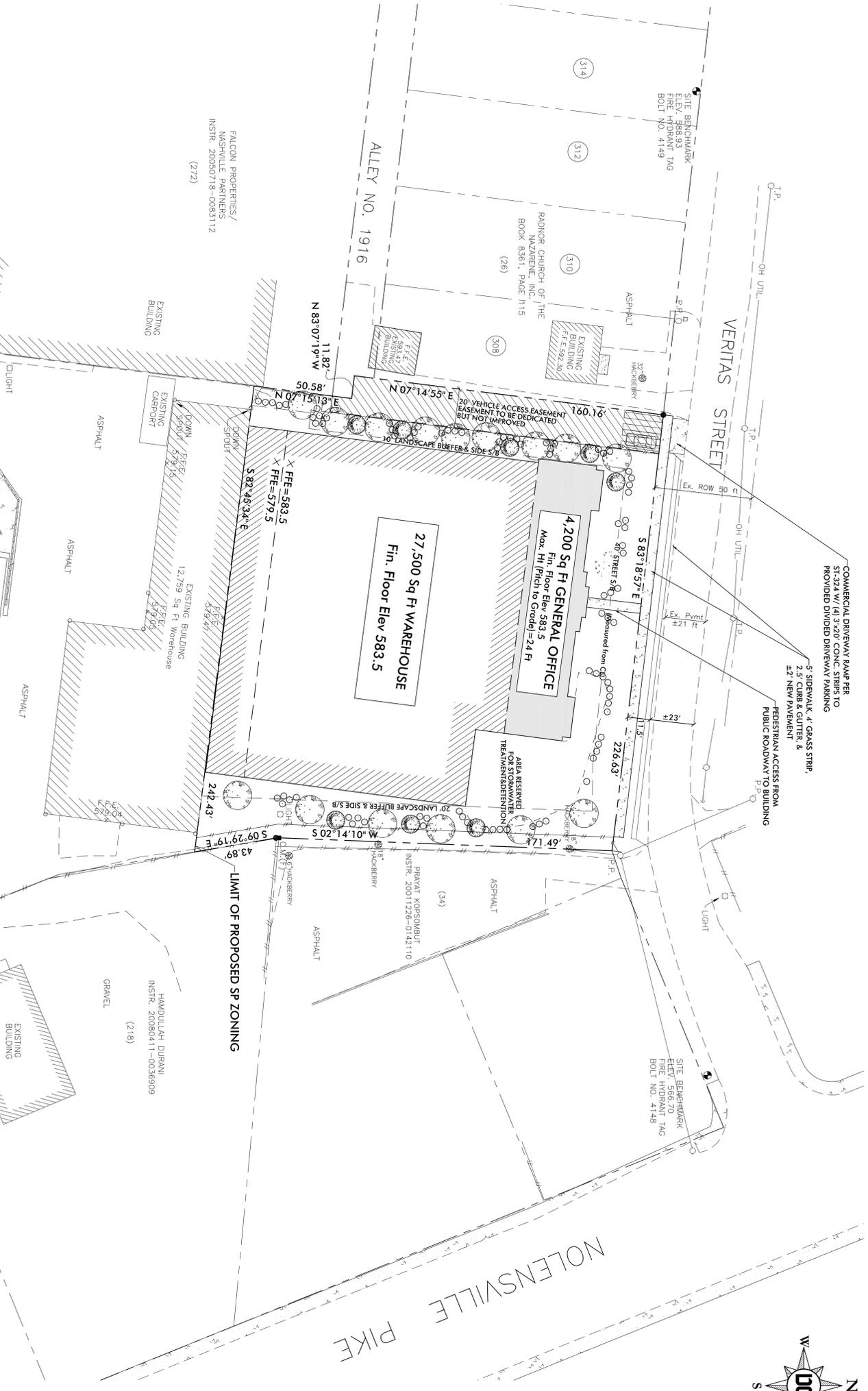
Scale 1" = 30'



Property Owner Churches of Christ Disaster Relief Effort, Inc 410 Allied Drive Nashville, TN 37211
Property Address 401, 403, 405 & 407 Veritas Street Nashville, TN 37211
Site Flood Note This Property Does Not Lie within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0351F. Dated April 20, 2001.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL REPAIR/REPLACE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEGS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12%/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEGS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES, IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TYPE AS INDICATED ON THE MATERIALS SCHEDULE.
11. ALL DEAD/DORMANT TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
13. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY CUMBERLAND ANIMALS. SPECIES SHOWN ARE SELECTED SPECIALLY FOR THE PROJECT.
14. ALL WIRE ASSETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BIRCHP SHOULD BE REMOVED OR PRUNED IN AT LEAST 5' STAGES. REMOVE ALL TWINE FROM BIRCHLEAF MATERIALS.
15. GRASS IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WEEDS AFTER A ONE YEAR PERIOD.



Councilmatic District: 16/Councilperson: Anna Page

Existing Parcels Summary
 Tax Map 133-06, Parcel 29: 7,530.53 Sq Ft - Zoned OR20
 Tax Map 133-06, Parcel 30: 7,503.05 Sq Ft - Zoned OR20
 Tax Map 133-06, Parcel 31: 11,761.63 Sq Ft - Zoned OR20
 Tax Map 133-06, Parcel 271: 7,499.99 Sq Ft - Zoned OR20
 Tax Map 133-06, Parcel 261 (Portion of): 9,738.06 Sq Ft - Zoned IWD
 Ex. Alley to be Abandoned: 5,517.00 Sq Ft - Zoning Not Applicable
 Total Project Area 49,570.26 Sq Ft - 1.14 Acres - Proposed Zoning SP

Bulk Regulations (SP Controlled, IWD Based)
 Street Setback (Veritas St): 40' min. from Centerline (50' Provided)
 Side Yard Setback: None Req. (20' Provided along East & 10' along West)
 Rear Yard Setback: None Req. (Building to attach to Existing on Parcel 261)
 Maximum Height: 30' Max. (Visible Facade to be limited to 24' along Veritas)
 Floor Area Ratio: 0.64 Proposed w/in SP District
 Impervious Area Ratio: 68% Proposed w/in SP District
 Total Square Footage of Expansion: 31,700 Sq Ft
 Proposed Uses: 4,200 Sq Ft Office & 27,500 Sq Ft Warehouse
 Parking to be Supplied on Existing Parcel 261 (see Sheet C4.0)

Note: For any development standards not specifically shown on this SP plan, the property will be subject to the standards of the IWD Zoning District

Architectural Requirements

The Veritas Street facade of the Office/Warehouse building shall incorporate Craftsman style architecture that is compatible with the surrounding Craftsman style residential dwellings.

The Use & Occupancy of the office portion shall be issued prior to or in conjunction with the Use & Occupancy permit for the warehouse portion.

Signage Requirements

Signs shall be limited to one monument style sign no larger than 3 feet tall by 4 feet wide or one building mounted sign no larger than 28 square feet in addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs shall include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including electronic signs. The sign shall be externally lit with steady, stationary, down directed, light sources. A monument style sign may be lit from a ground lighting source. Any additional lighting of the Veritas Street frontage shall be limited to standard residential lighting.

Landscape Buffer Requirements

Bufferyard: B-3 Buffer along West Property Line (OR20 Zoning Adjacent)
 Planting Requirement: 4.5 Canopy, 1.8 Understory & 18 Shrubs per 100 Linear 187 Lin. Ft Requirement: 9 Canopy, 4 Understory & 34 Shrubs
 Bufferyard: B-1 Buffer along East Property Line (CS Zoning Adjacent)
 Planting Requirement: 3.5 Canopy, 1.4 Understory & 14 Shrubs per 100 Linear 175 Lin. Ft Requirement: 6 Canopy, 3 Understory & 25 Shrubs

Tree Density Requirements

SP Average (1.14 Ac) - Building Coverage (0.71 Ac) = 0.43 Ac of Compliance
 Trees Required: 6 TDU Required (12.2" Caliper Trees)
 Trees Proposed: 11 TDU Proposed (22.2" Caliper Trees)

The Final Site Plan for the development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24.100)

SP # 2009SP-015-001

Preliminary Specific Plan

Preliminary Layout & Landscape Plan

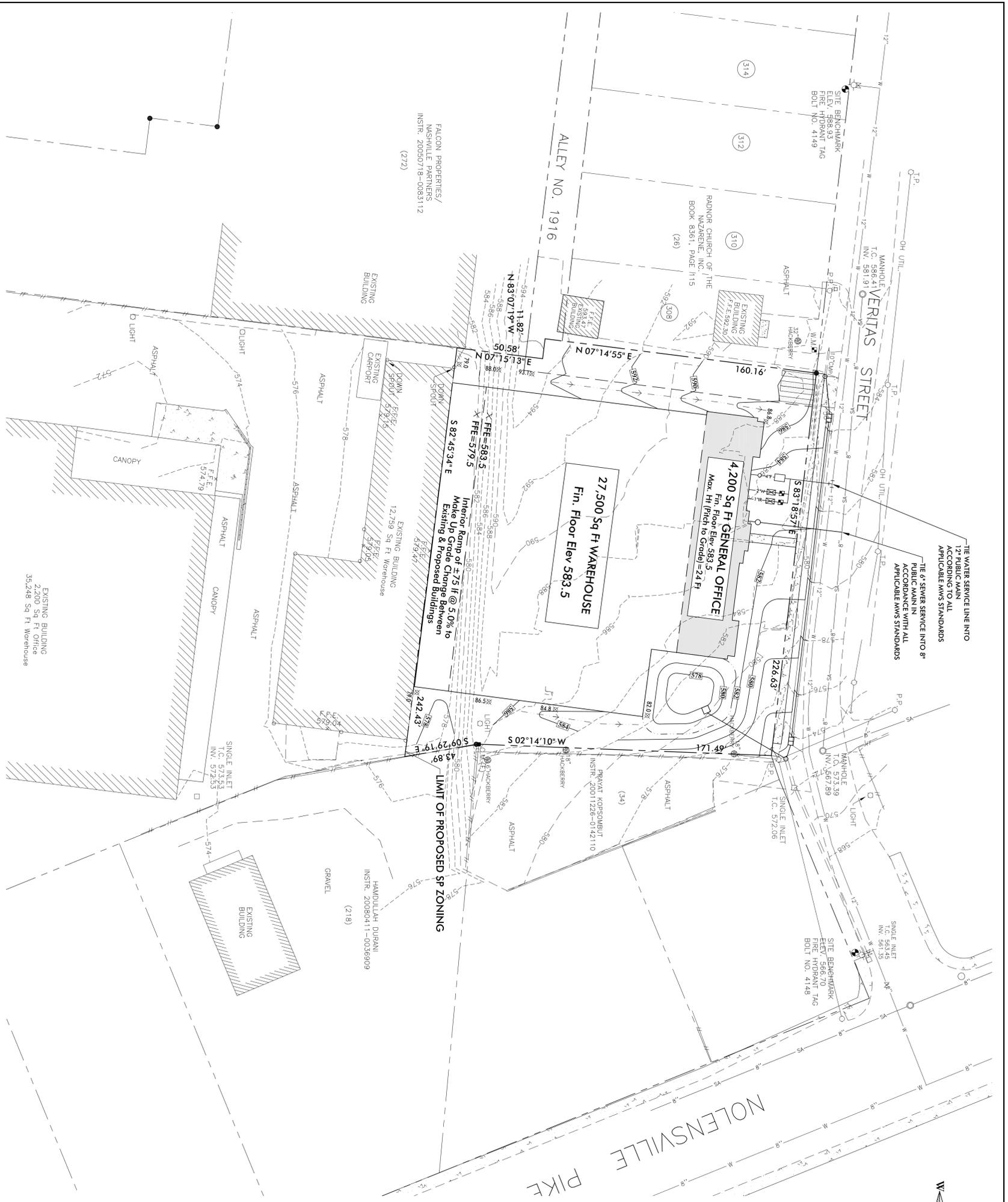
Plan Preparation Date: Dec. 2009

Revision Date: Aug. 2010



Dale & DD Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 Surveying

C2.0



Scale 1" = 30'

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Property Address 401, 403, 405 & 407 Ventas Street Nashville, TN 37211
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Erosion Control & Grading Notes:

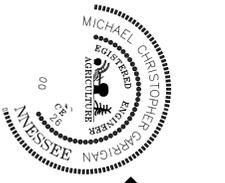
1. EXPOSE AS SHALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
2. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS BARRIED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS). 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED.
3. EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-14.
4. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VEGETATION AND THE LOCATION OF ANY EXISTING UTILITY LINES DURING CONSTRUCTION. IF DAMAGE OCCURS TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
6. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1STONE, 100 FEET LONG AND AT LEAST 6" THICK.
7. THE PAVING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAND FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAND FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO THE BEGINNING OF WORK.
9. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION. THE ENGINEER SHALL CHECK THE CORNERS AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A REVISION.
10. SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
11. THE CONTRACTOR SHALL FINISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR NEIGHBORS TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
13. ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES REQUIRED FOR ALL CUT, COUNT, AND STAKE PLANS AND ORDINANCES OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
14. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.
15. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT CLEANING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE WORKS DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

Plan Preparation Date: Dec. 2009
Revision Date: Aug. 2010

SP # 2009SP-015-001

Preliminary Specific Plan

Preliminary Utility & Grading Plan



DALE & DALE ASSOCIATES
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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Churches of Christ Disaster Relief
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Nashville, Davidson County, Tennessee

Revised: December 2009

REVISIONS:

D&A Project No. 09046
Churches of Christ
Disaster Relief
C3.0

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