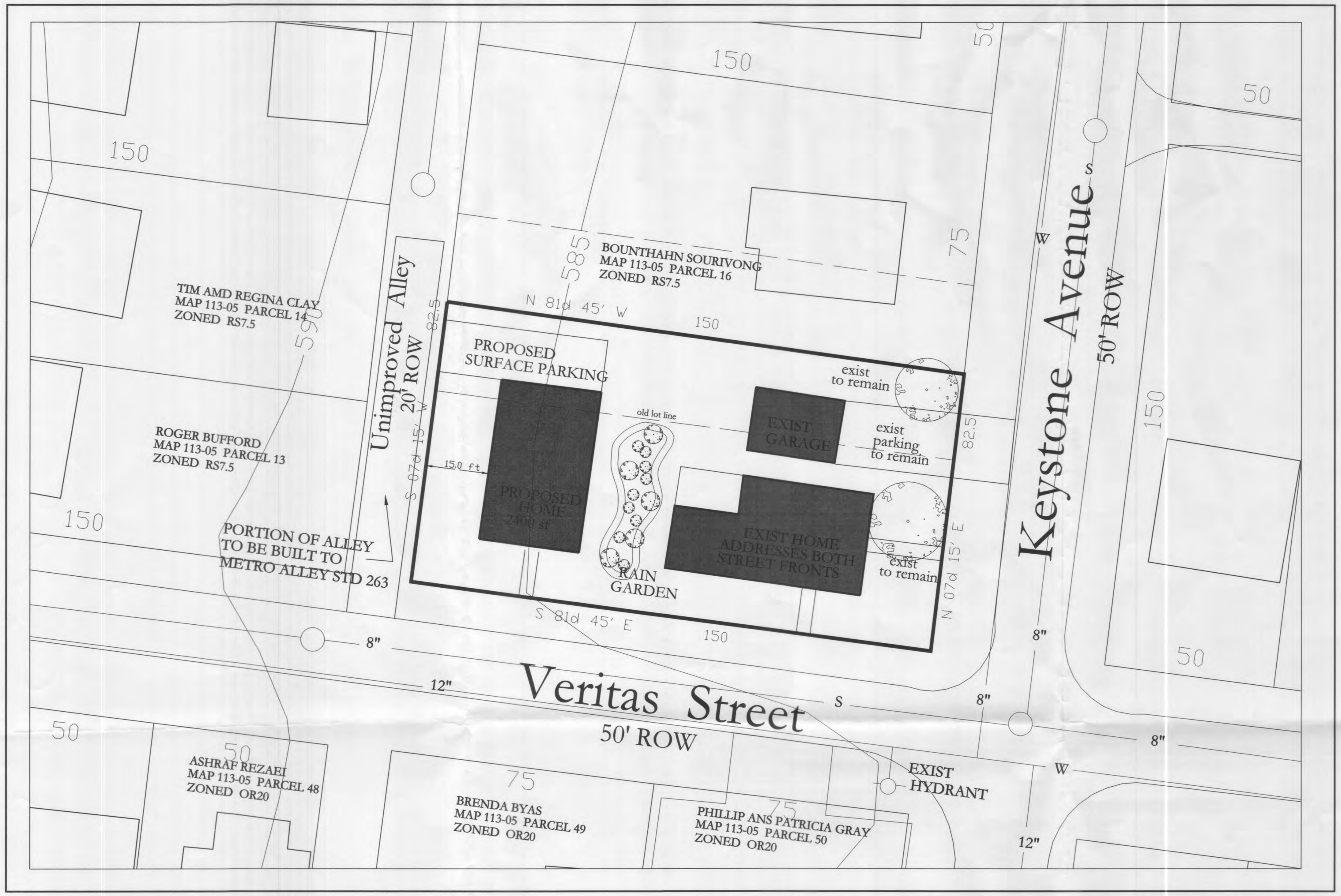
TOTAL AREA = 0.28 ACRES



N W E S

20 0 20 40 60

Scale 1" = 20'

EXISTING HOME ORIENTED TO BOTH STREETS

Site Vicinity Map

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

REVISIONS:

Preparation Date: 1/18/16

Keystone @ Veritas

BEING PARCEL 17 ON TAX MAP 133-05
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SINGLE FAMILY
PROPERTY ZONING RS7.5	SURROUNDING ZONING RS7.5, OR20
FAR	MAX. 0.60
ISR	MAX. 0.70
FRONT YARD SETBACK:	15' MIN. OR IN LINE WITH ADJ. CONTEXT
SIDE YARD	5.0' FROM PROPERTY LINE
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	2 STORIES, 30 ft height
LOT ACCESS	LOT ACCESS FROM REAR ALLEY and KEYSTONE AVE

SPECIFIC SP NOTES

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be five feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 30 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan.

a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
c. EIFS and vinyl siding shall be prohibited.
d. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 36 inches from the abutting ground elevation.
e. Porches shall provide a minimum of six feet of depth.

8. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto Veritas Street for the proposed home.
9. 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 R6 zoning district as of the date of the applicable request or application.
10. 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.

ROY M. DALE REGISTERED ENGINEER AGRICULTURE COMMERCE 12985 STATE OF TENNESSEE

02/01/16

Note:

This Plan was prepared using Metro GIS Data. Approximated Boundary Bearings and Dimensions are referenced to State Plane Coordinate System

Proposed Plan

EROSION CONTROL & GRADING NOTES

1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.

3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-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 VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLLATION, 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 #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.

7) THE PLACING 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). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID 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 BEGINNING THE WORK.

9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

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 FURNISH 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 INJURIES TO THE PUBLIC DURING THE CONTRUCTION CAUSED BY HIMSELF, 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 WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.

15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO MAINTAIN ONE SIGNIFCANT HOMES AND ADD ONE NEW SINGLE FAMILY HOME TO AN EXISTING RESIDENTIAL PARCEL.

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 MAP47037C0351F 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" CMP).

8) 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.

9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.

10) SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS AS SHOWN ON THIS PLAN.

11) 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 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 ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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 R6 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

13) ALL BUILDINGS SHALL BE WITHIN 500 FEET OF A FIRE HYDRANT.

14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSNG ACT. ADA: HTTP://WWW.ADA.GOV

STORMWATER NOTES

1) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE(S) WILL BE PROVIDED DURING THE FINAL SP PROCESS.
2) PROPOSED IMPROVEMENTS TO OCCUR ON NATURAL GRADES, CONTOURS TO REMAIN GENERALLY UNDISTURBED

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.

SP Number -2016SP-018-001

GENERAL PLAN CONSISTENCY

THIS PROPERTY IS LOCATED IN SUBAREA #11 (SOUTH NASHVILLE COMMUNITY PLAN) AND IS FURTHER DEFINED WITH THE POLICY OF T4 NM (TRANSECT 4 NEIGHBORHOOD MAINTENANCE). T4 URBAN NEIGHBORHOOD MAITNENANCE AREAS DEMONSTRATE AN ESTABLISHED PATERN OF MODERATE TO HIGH DENSITY RESIDENTIAL LAND USES. ATTACHED AND DETACHED BUILDINGS ARE REGULARLY SPACED WITH SHALLOW SETBACKS AND MINIMAL SPACING BETWEEN BUILDINGS. LOTS ARE GENERALLY ACCESSED FROM ALLEYS. URBAN NEIGHBORHOOD MAINTENANCE AREAS ARE SERVED BY HIGH LEVELS OF CONNECTIVITY WITH COMPLETE NETWORKS, SIDEWALKS, BIKEWAYS, AND MASS TRANSIT.

THIS PROPERTY IS CURRENTLY ZONED R7.5 YET THE LOT IS A LARGE 12,375 SF. THE PROPERTY IS A CORNER LOT THAT IS DIRECTLY ACROSS THE STREET FROM A COMMERCIAL USE AND NEARBY AN APARTMENT BUILDING. THE EXISTING SINGLE FAMILY HOME TO REMAIN PRESENTS ITSELF WELL TO BOTH ABUTTING STREETS. THE NEW HOME TO BE BUILT WILL HAVE ACCESS FROM AN EXISTING YET UNIMPROVED ALLEY. AS THIS PROPOSED DEVELOPMENT WILL OCCUR AT THE END OF KEYSTONE AND NOT MID BLOCK, IT IS FELT THAT THE PROPOSAL IS CONSISTENT WITH LAND USE POLICY AND WILL MAINTAIN THE CHARACTER OF THE NEIGHBORHOOD.

PUBLIC WORKS NOTES

1) The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final Design may vary based upon field conditions.

2) It is anticipated that the developer will contribute to the sidewalk fund in lieu of constructing sidewalks. In the event sidewalks are constructed they will meet MPW standards for sidewalks (ST-210), curb and gutter (ST-200) and roadway widening if the existing pavement width does not meet MPW standard.

3) Final SP Plans will be based upon a Boundary and Topogaphic Survey that will dimension and label existing right of ways, pavement widths, existing trees, utilities, power poles, water meters, and other physical features. Sidewalks if constructed shall have a 5 foot wide unobstructed path of travel.

4) If sidewalks are constructed they must have an ADA compliant ramp at the intersection of Keystone and Veritas.

WATER SERVICES

1) Developer will be required to pay required capacity fees before Final SP/ Plat approval.

Electric Service
Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615.747.6807

Gas Service
Nashville Gas (Piedmont)
615.734.0734

Water Service
Metro Water Service
1600 2nd Avenue North
Nashville, Tennessee 37208
615.862.4598

Sewer Service
Metro Water Services
1600 2nd Avenue North
Nashville, Tennessee 37208
615.862.4598

Telephone Service
Bellsouth
866.620.6000

Utility Location
Tennessee One-Call
800.351.1111

Property Information
500 Veritas Street
Metro Tax Map 133-05, Parcel 17
0.26 Total Acres
Council District 16 (Mike Freeman)

Civil Engineer
Dale & Associates (Roy Dale, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Owners of Record
Lex and Company
1914 Bransford Ave
Nashville, Tennessee 37204
323.791.6921

Preliminary Specific Plan

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

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

Nashville & Davidson County
APR 04 2016
Metropolitan Planning Department

D&A Project #15334
Keystone @ Veritas

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Sheet 1 of 1