

STANDARD SP NOTES:

- 1) The purpose of this SP is to permit up to ten (10) multi-family residential units. This will be completed in one phase.
- 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 47037C0234h DATED APRIL 05, 2017.
- 4) The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- 5) 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).
- 6) 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.
- 7) 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.
- 8) The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- 9) All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.

- 10)
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited
 - d. Porches shall provide a minimum of six feet of depth.
 - e. Raised foundations of 18"-36" are required for residential buildings.
- 10) The final site plan / building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

1300 N 5th Street

Nashville, Davidson County, Tennessee

Specific Plan Zoning Case No. 2016Z-025PR-001

PROPERTY INFORMATION

1300 N 5TH STREET
METRO PARCEL ID = 07116000500
COUNCIL DISTRICT 5 (SCOTT DAVIS)
TOTAL AREA = 14,820 SF (.34 Ac)

OWNERS OF RECORD

ALLISON Y. PATTON
4307 WINTERBROOK ROAD
NASHVILLE, TN 37207
615-474-6001

SURVEYOR

CLINT ELLIOTT
1711 HAYES ST.
NASHVILLE TN, 37203
615.490.3236

PREPARATION DATE: 7-17-18



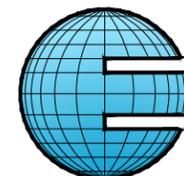
VICINITY MAP

1" = 1000'

Specific Plan Development Summary

| | |
|---------------------------|---|
| USE | ATTACHED MULTI-FAMILY |
| PROPERTY ZONING: SP | SURROUNDING ZONING: RS5 |
| NUMBER OF UNITS | TEN (10) TOTAL DWELLING UNITS |
| FRONT YARD SETBACK | 26.2' |
| SIDE YARD | 20' |
| SIDE YARD | 5' |
| REAR YARD | 20' |
| HEIGHT STANDARDS | 3 STORIES in 35' (Measured to roof) |
| UNITS | 2-2 BEDROOM UNITS & 8- 1 BEDROOM UNITS |
| REQUIRED PARKING | TWELVE (12) TOTAL : 1 SPACE PER BEDROOM |
| PARKING PROPOSED | FOURTEEN (14) TOTAL |
| FAR | .72 |
| TOTAL BUILDING FLOOR AREA | 10,710± SQ FT |
| IMPERVIOUS SURFACE RATIO | .66 |

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|--------------|-----------|--------------------|
| INDEX | OF | DRAWINGS |
| SP.0 | | COVER SHEET |
| SP.1 | | PROPOSED SITE PLAN |
| SP.2 | | DETAILS |



CLINT ELLIOTT SURVEY

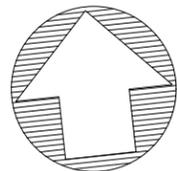
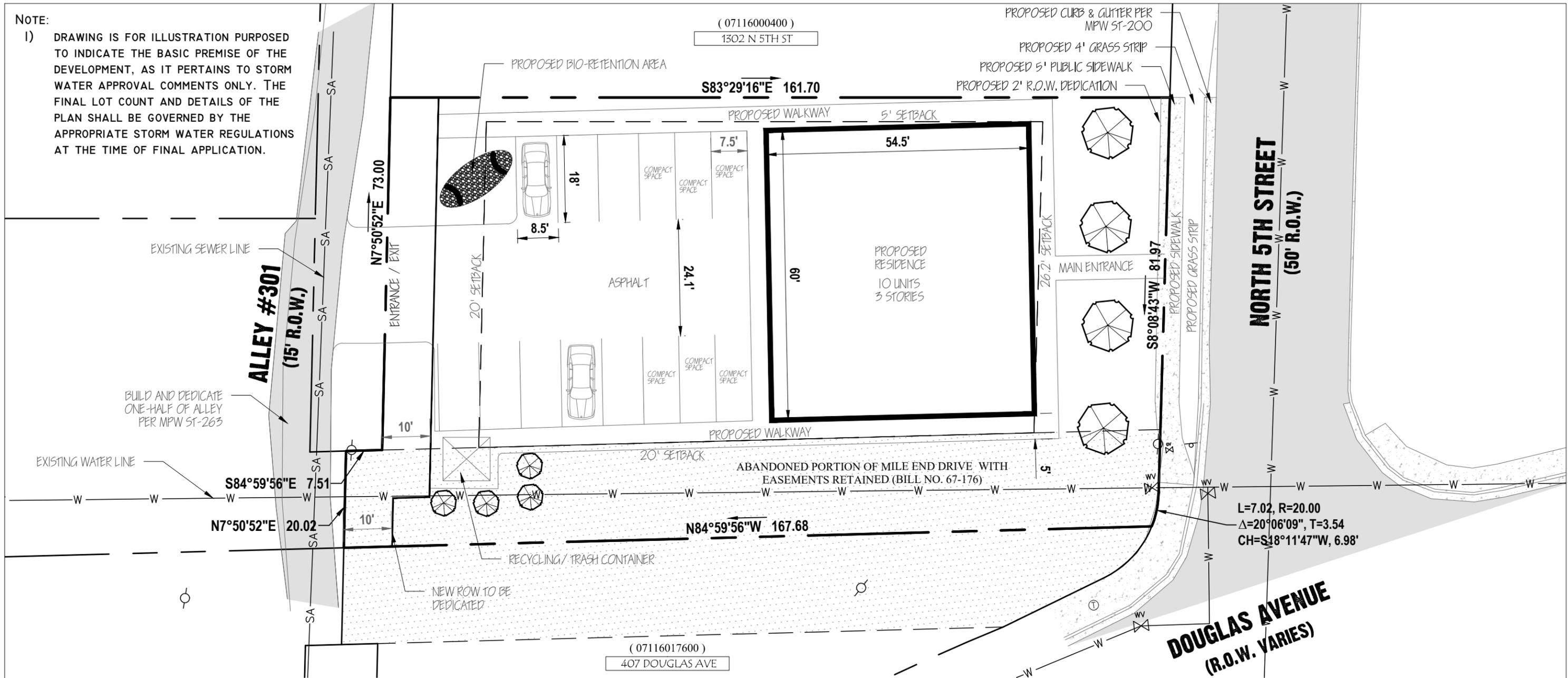
1711 Hayes Street
Nashville, TN 37203
clintelliotsurvey.com
(615) 490-3236

Sheet No.

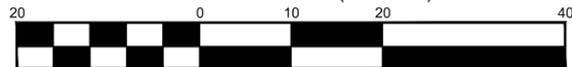
SP.0

NOTE:

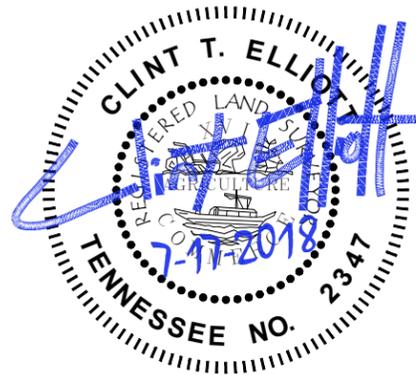
1) DRAWING IS FOR ILLUSTRATION PURPOSED TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.



GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.



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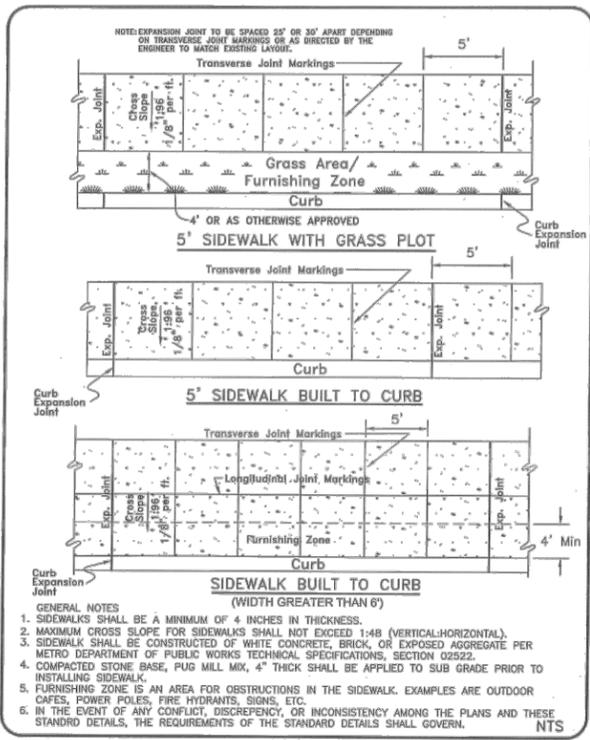
Site Plan

SP Number 2016SP-071-001

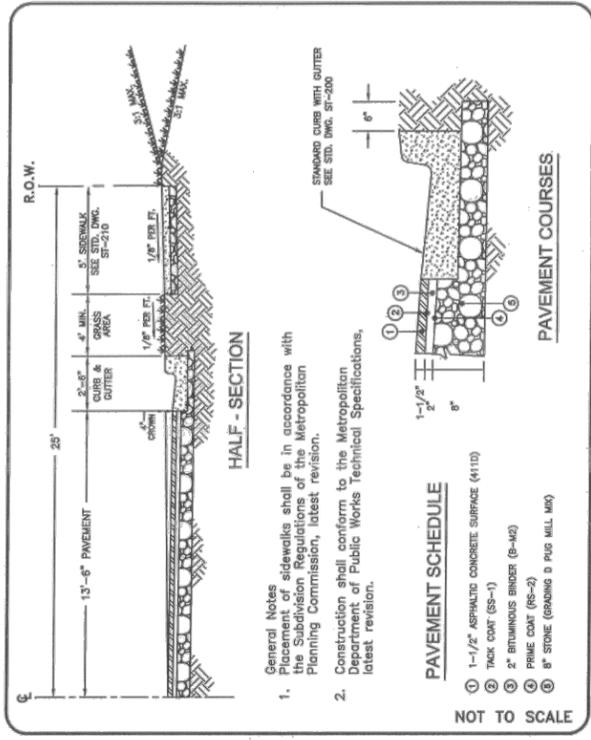
1300 N 5th Street
Nashville, Davidson County, Tennessee

Sheet No.

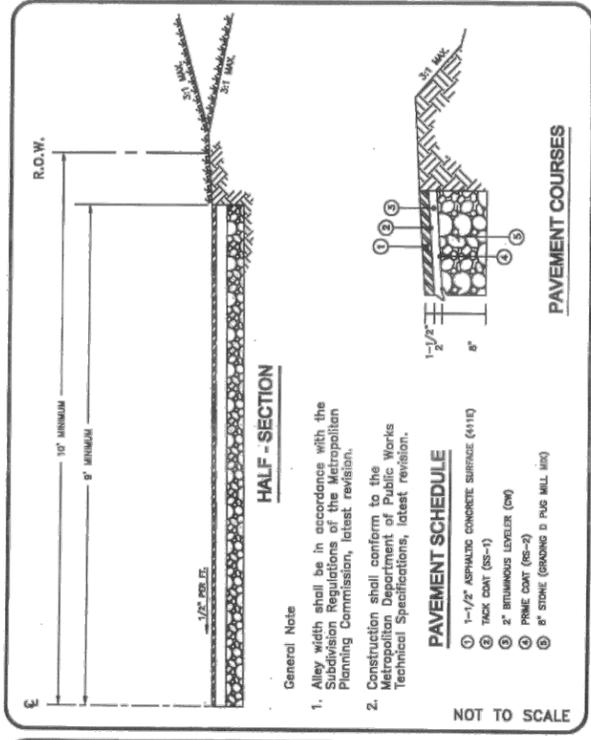
SP.1



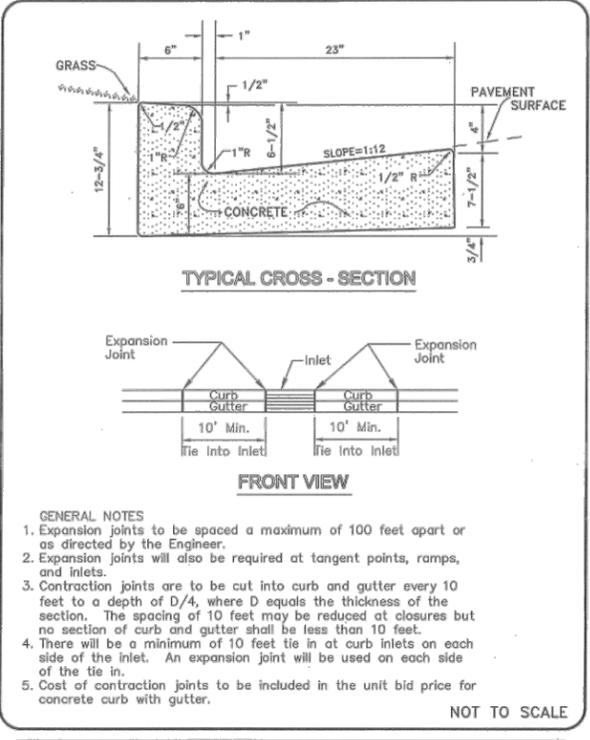
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|--|-----------------------|---|
| METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | SIDEWALK CONSTRUCTION | DWG. NO. ST-210 |
| DIR. OF ENG.: <i>Mark May</i> | DATE: 7/15/04 | REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04 |



| | | |
|--|--|-------------------|
| METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.) | DWG. NO. ST-252 |
| ASST. DIR. ENG.: <i>Mark May</i> | DATE: 5/20/01 | REVISED: 04/09/01 |
| DIRECTOR: <i>R. Swann</i> | DATE: 5/20/01 | |



| | | |
|--|------------------------|-------------------|
| METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | STANDARD ALLEY SECTION | DWG. NO. ST-263 |
| ASST. DIR. ENG.: <i>Mark May</i> | DATE: 8/05/00 | REVISED: 08/25/00 |
| DIRECTOR: <i>R. Swann</i> | DATE: 8/25/00 | |



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|--|---------------------------|--|
| METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | STANDARD CURB WITH GUTTER | DWG. NO. ST-200 |
| DIR. OF ENG.: <i>Mark May</i> | DATE: 5/12/03 | REVISED: 07/21/00 REVISED: 05/02/03 |



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Details

SP Number 2016SP-071-001

1300 N 5th Street
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|-----------|
| Sheet No. |
| SP.2 |

