



Rosedale Cottages Multifamily Community

2016SP-084-001 Preliminary SP

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The following site plans have been prepared and enclosed within as follows:

Boundary and Topographic Survey
Overall Site Development Plan
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Purpose

The purpose of this SP application is to provide 12 residential units for work force housing that blends into the South Nashville community.

Vision

In keeping with the Metro Planning goals for South Nashville's evolving neighborhood development, the developers are motivated to provide work force housing to the community. To provide the housing needs, the developer has envisioned the homes to be purchased by first time home buyers and starting families. The project envisions meeting the goals established through the South Nashville Action Partnership. These goals include the following:

- Provide residents a safe and beautiful place to live and to work.
- Embrace diversity among the residents such as income and race.
- Allow neighbors to have a choice in decisions that impact the South Nashville Area.
- Take pride in the community.

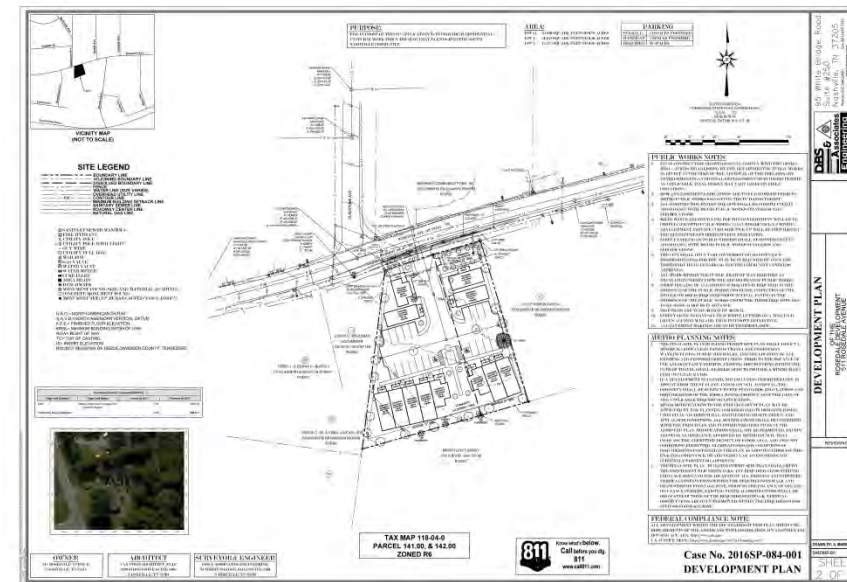
The project envisions to provide a mixture of housing choices for different lifestyles within the development. The prime location will allow easy access to existing mass transit options within the greater community as well as providing convenient access to I-440, Nashville Downtown via Nolensville Pike, and to the commercial districts within the community. With the development, the vision is to maintain uniformity with the existing homes along the street and to improve the aesthetics of the subject properties. The development is influenced by input from the local council member and Metro Nashville Community Planning Department.

The goal for this development is to create a place of that enhances the neighborhood, increases a sense of pride, respects its neighbors and enhances the quality of life of the residents.

General Plan Consistency:

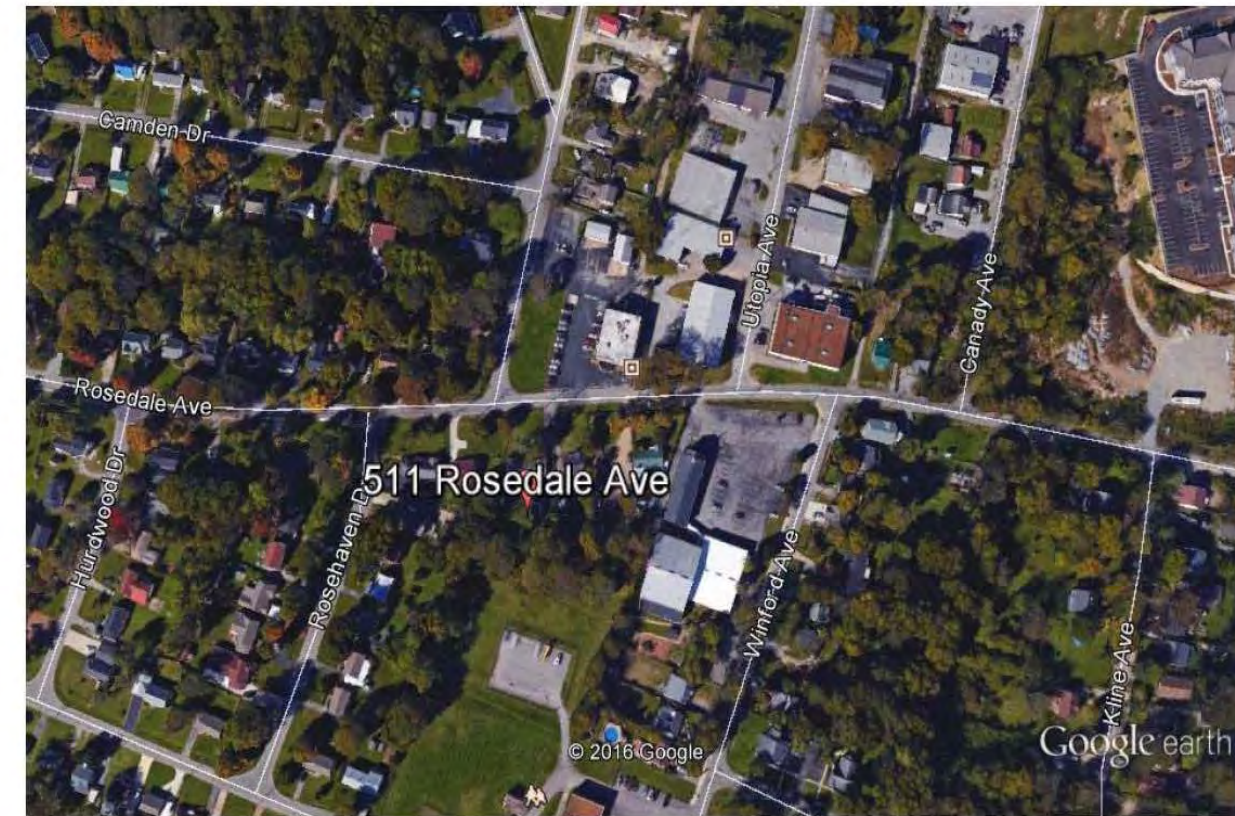
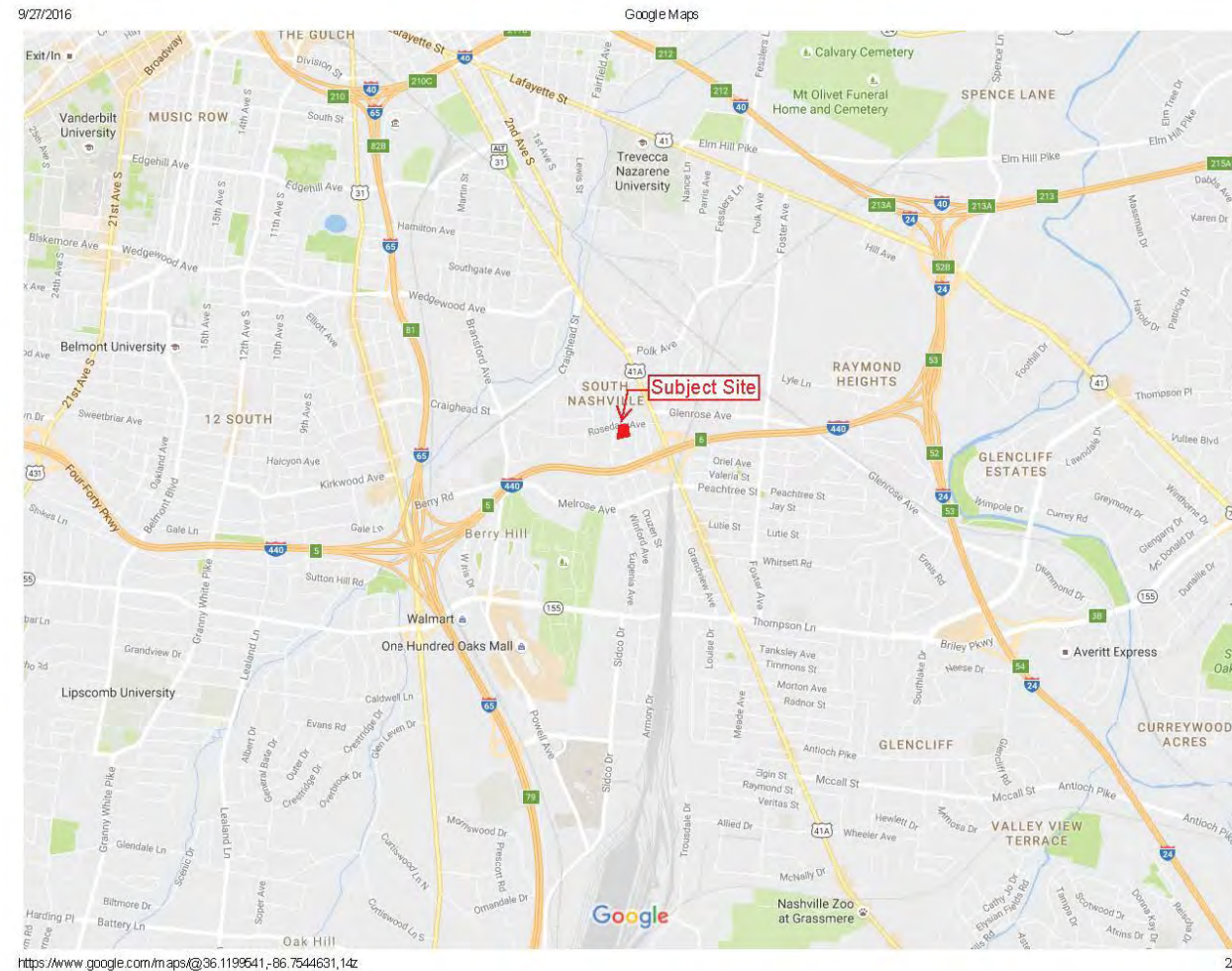
The specific plan proposed herein is located within the South Nashville Community Plan. The specific land

use is Urban Neighborhood Evolving, transect 4 (or T4 NE). The primary goal of T4 NE is to encourage denser housing types that are integrated into the fabric of the existing neighborhood. Neighborhood evolving encourages diverse variety of housing types in interior neighborhood. The development is targeting work force housing demands of Nashville. The diversity of the residents, recreational parks, housing, high capacity transit corridor, geographic location to downtown Nashville, and industrial/commercial businesses makes this area highly sought after for new work force housing.



CONCEPT PLAN

Vicinity Map



Property Ownership of Record:

**511 Rosedale Avenue
Rosedale Properties, LLC
4317 Sunnybrook Drive
Nashville, Tennessee 37205**

**509 Rosedale Avenue
Sadler Jennings Vaden &
Candice Fay Summers
509 Rosedale Avenue
Nashville, Tennessee 37204**

Civil Engineer:

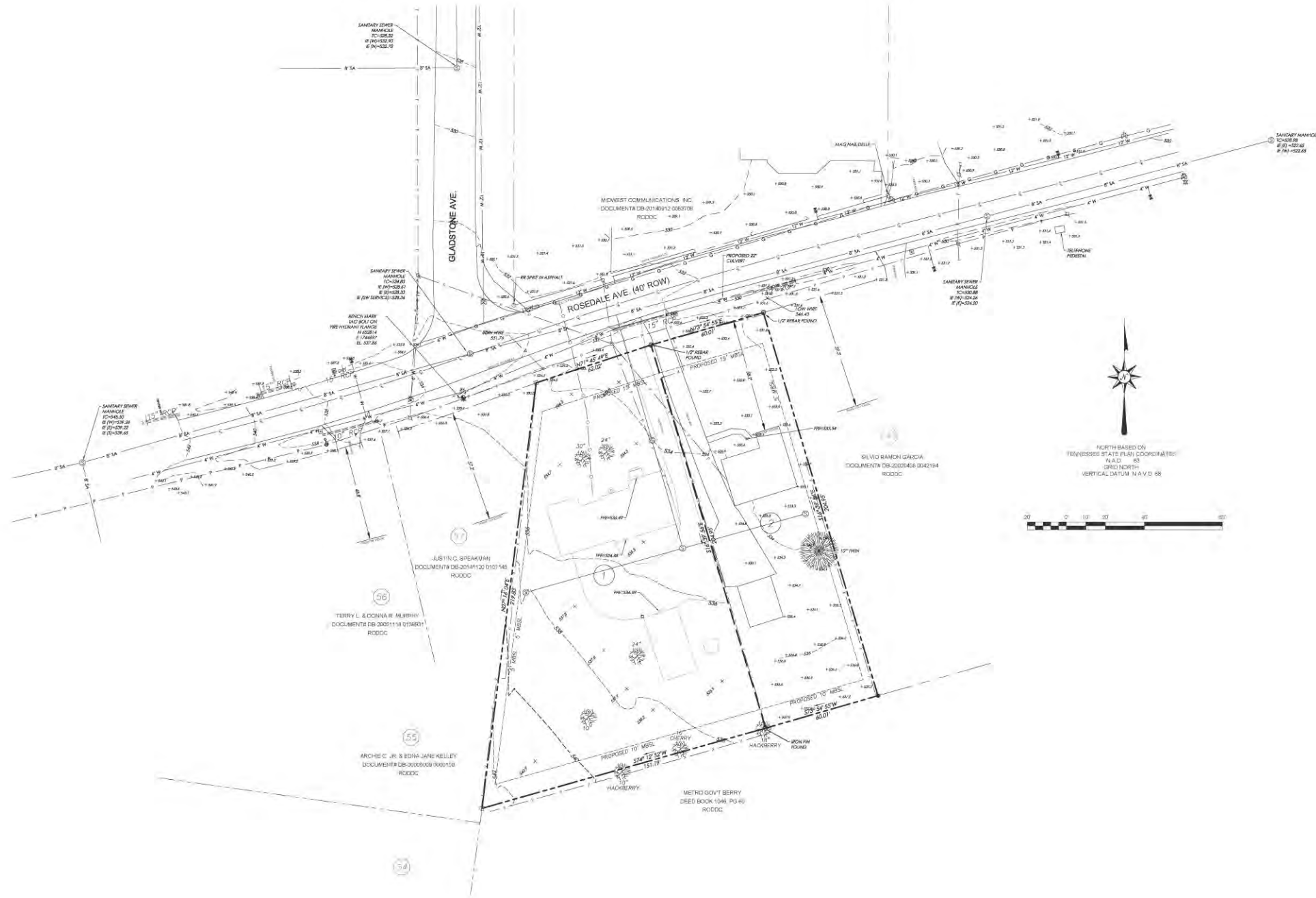
**David Smith
615-244-2040
dbsmith@dbsenr.com
95 White Bridge Road
Suite 250
Nashville, Tennessee 37205**

Architect:

**Van Pond, Jr.
615-499-4387
vpond@vanpondarchitect.com
2929 Sidco Drive
Suite 105
Nashville, Tennessee 37204**



Existing Conditions



Neighborhood Planning Information	
District /Representative	17 th / Colby Sledge
Policy Code	T4 NE
Policy Description	Urban Neighborhood Evolving
Transect	T4 Urban
Subarea Number/Name	11/South Nashville
Property Owner Information	
509 Rosedale Avenue	Parcel No. 11804014100 Sadler Jennings Vaden & Candice Fay Summers 509 Rosedale Avenue Nashville, TN 37204
511 Rosedale Avenue	Parcel No. 11804014200 Rosedale Properties, LLC 4317 Sunnybrook Drive Nashville, TN 37205
Adjacent Property Owners:	
Parcel 11804011400, 513 Rosedale Avenue:	Justin C. Speakman 513 Rosedale Avenue Nashville, TN 37204
Parcel 11804011500, 2202 Rosehaven Drive:	Archie C., Jr. & Edna Jane Kelley 2202 Rosehaven Drive Nashville, Tennessee 37204
Parcel 11804013900, 2233 Winford Avenue:	Metropolitan Government - Berry Head Start P.O. Box 196300 Nashville, Tennessee 37219
Parcel 11804014300, 507 Rosedale Avenue:	Silvio Ramon Garcia 505 Rosedale Avenue Nashville, TN 37204

EXISTING CONDITIONS

Erosion Control and Grading Notes:

- Expose as small 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.
- All cut/fill areas to have a minimum of 6 inch topsoil cover. Areas dressed with topsoil shall receive appropriate amount of fertilizer and seed mixture for the growth season being planted.
- Erosion control barrier is called out on plans is to comply with the Metropolitan Stormwater Management Manual, Volume 4, Section tcp – 14.
- Disturbed areas are to be graded to drain as indicated in the planned sediment barriers during and upon the completion of construction.
- 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 installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone ASTM #1 stone, 100 feet long and at least 6 inches thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal lifts of 8 inch thickness or as directed by a geotechnical report. Said fill material is to be free of sod, roots, frozen soils, or any other organic material. Said fill is to be compacted to a minimum of 95% standard proctor, or as specified by the project specifications.
- The contractor shall notify the Metro Davidson County Department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the Architect. The contractor shall check the grades and final dimension on the ground, and report any discrepancies to the Architect immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights as necessary.
- The contractor shall be responsible for any damage done to the premises or adjacent premise or injuries to the public during construction caused by himself, his subcontractors, or the carelessness of any of his employees.
- All work is to be completed within compliance to the rules and regulation 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 portion of work which he is to perform.

- All erosion control measure shall remain in place until the site is stabilized and construction is complete.
- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13. Location to be coordinated with the NPDES department during the pre-construction meeting.

Stormwater Notes:

- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures.
- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with stormwater management ordinance 78-840 and approved by The Metropolitan Department of Water Services.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval/comment only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulation at the time of the final application.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities at the site.

Landscape Notes:

- The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) lineal feet when trees are planted in rows, they shall be uniform in size and shape.
- All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, larvae, and shall have adequate root systems.
- All container grown material shall be healthy, vigorous, well rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a

healthy growing condition. All root bound plants shall be rejected.

- Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. Trees located within four feet of shrub beds shall share same mulch bed.
- Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.
- Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.
- The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

Water Notes:

- Water and Sewer Service to be provided by Metro Water Services.
- Water and sewer services are schematically shown. Final water and sewer service locations will be provided during the final SP process.
- Metro Water and Sewer Availability has been received from Metro Water Services dated August 15, 2016 which indicated water and sewer capacity is available to meet the 4,200 gallon per day average daily flow.
- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water Services for cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24 inch not to exceed a maximum of 28 inch below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressure exceeds 100 psi.

- Pressure regulating devices will be required on the street side of the meter when pressure exceeds 150 psi.

Utility Notes:

- Piedmont Gas will be the natural gas provider for this site.
- Existing utility pole obstructions will be relocated to an area outside of the driveway within the vegetation strip.
- Individual Water and/or Sanitary Sewer lines are required for each unit

Public Works Notes:

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. The requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement markings are to be thermoplastic, if required.
- The Right of Way shall be built out using the existing street crown as the center of the right of way per Metro Public Works.
- 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) with safety headwalls.
- Right of Way design will include: 12'-0" pavement, 2.5' Curb n Gutter, 4' Vegetation, and 8" sidewalk.

Sidewalk Notes: (continued page 7)

- All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
- Sidewalk within the Right of Way shall be constructed to provide a minimum of 5 feet clear access.
- Wheel Chair Accessible Curb Ramps, complying with applicable Metro Public Works Standards shall be constructed at street crossings as applicable.
- Sidewalk, curb and gutter, and road patching construction shall be in accordance with Metro Public Works details.

ADDITIONAL CIVIL NOTES:

- 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 sidewalks and grass strip or frontage zone. Prior to 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.

If a development standard, not including permitted uses, is absent from the SP plan and/or Council Approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.

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 increased the permitted density 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.

The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection will be met prior to issuance of any building permits.

Permitted Uses:

All uses permitted by Residential Multifamily 20 units an Acre (RM20-A) base zoning designation.

Parking:

Provided parking shall meet the requirements of the parking standards of the Zoning Code (17.20). Parking shall be provided within parking areas internal within the development.

Height Standards:

Maximum building height at the setback to be 35 feet above the top of the foundation wall of each unit.

Architectural Standards:

Building Elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- Building facades fronting a street and/or courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% of the wall surface in glazing.
- Windows shall be vertically oriented at a ratio of 1.75:1, excepting any dormer windows.
- EIFS, Vinyl and Untreated Wood Siding shall be prohibited.
- Finished ground floors and porches shall be elevated a minimum 18" from the abutting average grade elevation of a unit, up to a maximum of 48" from the abutting average grade elevation of a unit. Reductions may be granted by Planning Staff with the Final SP

application for topographical challenged areas and ADA requirements.

- Maximum height
- Porches shall provide for a minimum of 6'-0" in depth.
- Solid waste pickup for all units shall be as contracted by a private service using trash carts to be administered by a Homeowner's Association. Each residential unit shall be responsible for providing a trash cart and maintaining a cart storage area that is fully screened from public view by the combination of fences, or landscaping.

Fire Marshal's Note:

A private drive access with a hammer head style turn-around has been incorporated into the development for fire and emergency access to the future residents.

A fire hydrant is located within 500 feet to the furthest residential unit and is accessible by pavement.

The fire hydrant has been tested by Metro Water Services and provides more than adequate water pressure and capacity for fire emergencies. The test data has been provided on the preliminary site plans and included within this submittal.

This plan is consistent with the goals established throughout the policy and is also consistent with several critical planning goals.

Development Schedule:

Project is expected to break ground Spring 2017 and take 13 months to complete.

Traffic Study:

A meeting was conducted with the Metro Traffic Engineer and Public Works representatives to discuss traffic study along this corridor. There are no unobstructed street views for ±300 lineal feet line of sight in both directions when pulling out of the proposed driveway location. The traffic engineer was concerned with Utopia Avenue, which is located about ±314 feet from the proposed driveway location. Below are photos showing the line of site along Rosedale from the driveway location at 14 feet from the edge of asphalt. Utility pole to be relocated. Site distance plan will be submitted with SP Final.

Development Summary	
Square Feet/ Acreage	33,920 sq. ft./ 0.78 acres
Uses Permitted	12 Units Multifamily Residential
Land Use Area	100% Residential
Maximum Number of Units	12 Units
Number of 2 Bedroom	7 Units
Number of 3 Bedroom	6 Units
Rear Setback	10 feet from property line
Side Setback	5 feet from property line
Front Setback	15 feet from property line
Height Standards	See Architectural Standard This Page
Raised Foundations	18" min/36" max
Floor Area Ratio (FAR)	0.80 exclusive to front covered porches and decks
ISR per base zoning	0.70
ISR Proposed	TBD
Density	20 du/ac
Parking	18 required (1.5 space per unit in Multifamily) 18 provided 2 handicap provided
Access	Private Drive on Rosedale Avenue
Distance to Nearest Driveway (ramp)	±146 feet west and ±114 feet east
Distance to Intersection on same side of Rosedale	±296 feet west to Roshaven Drive; ±485 feet east to Winford Avenue
Distance to Intersection on opposite side of Rosedale	±93 feet west (Gladstone Avenue); and ±314 feet east (Utopia Avenue)
Phasing	One Phase Development
Specific Encroachments	
* Note: Specific encroachments proposed to be permitted by SP (not to encroach Right-of-Way):	
6'-0" Covered Porches	
2'-0" Bay Windows	
6'-0" Stoops and Balconies	



Photo 1. Looking west from driveway access

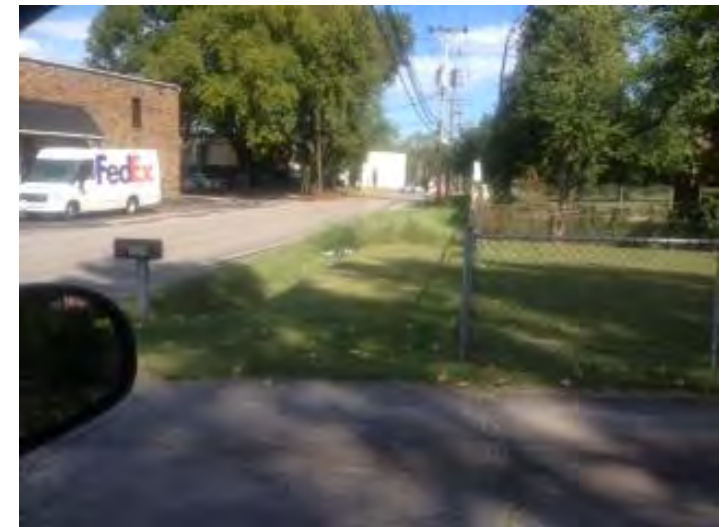


Photo 2. Looking east from driveway access

A traffic access survey will be completed for the Final SP submittal.

REGULATIONS

APPENDIX A



Metropolitan Nashville Planning Department

Metro Office Building
 800 Second Avenue South
 Nashville, TN 37201
 www.nashville.gov/mpc

Voice: 615.862.7190
 Fax: 615.862.7130
 E-mail: planningstaff@nashville.gov

Specific Plan Application

SP Project No. _____

Date Submitted: September 29, 2016

SP Name 511 Rosedale Cottages

Type of SP Request ? Preliminary SP Preliminary & Final SP Final SP Amend SP

Description of the SP:

The purpose of this SP is to provide 12 residential homes for work force housing within the Rosedale Community

Associated cases: PUD General Plan Amendment Subdivision Mandatory Referral

Map	Parcel(s) If portion, use "part of parcel...."	Current Zoning	# of Acres
118-04	141	R6	0.51
118-04	142	R6	0.27

Community Plan Consistency (to be completed by applicant):

South Nashville T4 Neighborhood Evolving

 Community Plan Name Land Use Policy (e.g. Neighborhood Maintenance, Neighborhood Evolving, Mixed-Use Corridor, etc.)

Application Fees - New/Amendment/Final		
SP Type	Application Fee	Description
Tier 1	\$2,500	Project is 0-5 residential units and/or less than 10,000 Sq. Ft. of non-residential uses
Tier 2	\$4,500	Project is 6-25 residential units and/or 10,000-25,000 Sq. Ft. of non-residential uses
Tier 3	\$6,195	Project is 26 or more residential units and/or greater than 25,000 Sq. Ft. of non-residential uses

SP PRE-APPLICATION CONFERENCE. While not required, a pre-application conference is strongly encouraged with the planning staff. Staff will provide feedback on your SP proposal; advise you on application submittal items, and review a projected review & approval schedule. Call 862-7190 to schedule a meeting.

Applicant: All communication by phone, fax, e-mail, or mail will be with the applicant. If you are not the property owner, and the owner(s) have not signed below, you will need to submit a letter, from the property owners(s) indicating you are acting as their agent. The letter needs to include map/parcel, existing zoning, & requested zoning.

- Architect Engineer Optionee Property Owner Purchaser of property Lease
 Other

Property Owner's

Name: Rosedale Properties, LLC
 Company Name: _____

Address: 4317 Sunnybrook Dr.

City: Nashville State: TN Zip: 37205

Phone: 615-405-2490 business home cell

Phone: _____ business home cell

Fax: _____ business home

E-mail: Wendell.harmer@gmail.com

Property Owner's

Name: Wendell Harmer
 Company Name: _____

Address: Same

City: _____ State: _____ Zip: _____

Phone: _____ business home

Phone: _____ business home

Fax: _____ business home

E-mail: _____

Property Owner's

Signature: Rosedale Properties, LLC.

Property Owner's

Signature(s): Wendell Harmer

Applicant

Name: Barry Cleveland

Company Name: DBS & Associates Engineering, Inc.

Address: 95 White Bridge Road, Suite 250

City: Nashville State: TN Zip: 37205

Phone: 615-244-2040 business home cell

Phone: _____ business home cell

Fax: _____ business home

E-mail: bcleveland@dbsengr.com

I have reviewed this application and its associated SUBMITTAL CHECKLIST fully, and believe, I have complied with all the requested submittal items. I acknowledge that plans or documents missing any of the requested information may be deemed incomplete and not accepted for project review. Further, I understand that additional information or clarification may be requested during the review process or prior to application approval.

Applicant

Signature: Barry Cleveland

Date: 9/28/2016

“MUST HAVES” and “MUST Dos”

Specific Plan: Development Plan (preliminary)

✓, if completed

- ① **APPLICATION.** A completed application along with items #2 – #9 below.
- ② **PUBLIC SEWER AND WATER:** Copy of current letter indicating water and sewer availability from Metro Water Services, Harpeth Valley Utility District, or Madison Suburban Utility District (water only). If previously issued letter has expired or is otherwise invalid, obtain new letter. *Contact Metro Water Services at 862-4598; Harpeth Valley Utility District: 352-7076; Madison Suburban Utility District: 868-3201.*
- ③ **GENERAL PLAN CONSISTENCY.** A written document describing the existing conditions on the property and how the proposed use(s) will be consistent with the principles and objectives of the General Plan, including any detailed neighborhood design plan, historic district, redevelopment district, or urban design overlay district that may exist.
- ④ **LAND USE TABLE.** Table listing all land uses proposed to be allowed in the SP district.
- ⑤ **DEVELOPMENT STANDARDS.** Written text with illustrations, tables, and exhibits detailing the site specific development standards related to building/structure types that are proposed in the SP District such as, but not limited to, height, floor area ratio, impervious surface ratio, building coverage, setbacks, permitted setback encroachments, landscaping, and parking. Standards need not be uniform for entire site. Standards may vary by building and use; however, provide map keyed to site plan showing where such standards are proposed. In case any standards are inadvertently omitted, please indicate what zoning district should apply (e.g. CL, CS, MUL).
- ⑥ **PRELIMINARY DEVELOPMENT PLAN.** Detailed development (site) plan complying with attached submittal checklist. If landscaping is proposed, provide detail either on site plan (if very minor improvements) or on separate landscape plan. Submit 10 copies of the SP Development Plan.
- ⑦ **DEVELOPMENT & PHASING SCHEDULE:** Detailed development and construction schedule for entire site, including any phases or sections.
- ⑧ **DIGITAL DATA FILE** (non-write protected) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) at time of preliminary SP application submittal, with each plan revision submittal during staff review, and after preliminary SP approval by Council.
- ⑨ **SUBMITTAL CHECKLIST:** The SP Submittal Checklist lists everything that must be included for all plans and documents required by Metro for your zone change application to SP District. The design professional should use this checklist when preparing project packages for submission. Plans or documents missing any required information will be deemed incomplete and not accepted for project review.

(NOTE: The Executive Director may approve the omission of certain items from the application that are inappropriate or unnecessary based on the purpose and intent of the application. If an item is proposed for omission, the applicant shall clearly state what requirement is omitted and why the item was omitted.) Additional information or clarification may be requested during the review process.

 **View “Specific Plan Submittal Checklist” on-line at**
<http://www.nashville.gov/mpc/applic.htm>

SP SUBMITTAL CHECKLIST

Any questions, contact staff at 862-7190

511 ROSEDALE AVENUE SP PRELIMINARY SUBMITTAL		Council Development Plan	MPC Final Site Plan
A. DATA (as applicable)			
1.	Development Summary: In a table with bullet points, provide the following information on the first sheet of the plans (if a very large SP, create a Cover Sheet). <ul style="list-style-type: none"> • Council district number and district councilmember name • Owner(s) of Record – Name, address and phone number. (If a corporation, identify contact person and title) • SP Name (including any former name) • SP Number (to be assigned by staff after submittal) • Cluster – Lot Residential SP (if applicable) • Plan preparation date (mm/dd/yy) with each revision date(s) noted too (mm/dd/yy) • Scale of not less than 1"=50' along with bar scale identifying scale used. Smaller scale may be used if pre-approved by staff. • Design professional – Name, company name, title, address, phone number, fax number of one or more professionals certifying preparation of plan – and where applicable, seal, signed and dated on each plan sheet as (mm/dd/yy). • U.S. FEMA FIRM community panel number or map number with map effective date along with flood zone. 	✓	•
2.	Names of adjacent recorded subdivisions and corresponding plan book and page numbers. If no recorded subdivision, adjacent owner name(s) and corresponding deed book and page numbers.	✓	•
3.	Notes: The "Purpose Note" shall be the first note on plan describing the SP's purpose. All other notes shall be placed beneath it in numeric order. See "Section H" of this checklist for typical required notes.	✓	•
4.	Development / Site Data Table (some items may not be applicable, please note when not applicable): <ul style="list-style-type: none"> • Acreage: total gross acreage and acreage by land use including any open space (identify if passive or active) and total net acreage if a cluster lot SP. Categorize land uses based on Zoning Code categorization. • Density: total for all phases, total for each phase, and any bonuses requested. • Dwelling units: total for all phases, total for each phase, total by each type overall and per phase • Floor area ratio (FAR): total site area with breakdown for each category of land uses, and each individual building/structure. Land use category should be based on Zoning Code categorization. • Lots: total # of lots along with corresponding square footage and maximum building area per lot. For residential lots, may place lot size on actual dimensioned lot or within a table on the plan, where all lots are consecutively numbered. For non-residential, place information in a table on face of the plan. • Impervious surface ratio (ISR): total site area covered by impervious surfaces with breakdown of ISR devoted to buildings and roads/sidewalks/drives • Parking: total # of spaces required by Zoning Code with required ratio identified on plan, total # of spaces being proposed with ratio identified on plan, and breakdown of same for each individual use and phase. • Square footage (gross) of all land uses, each individual use, and each individual building/structure. • Uses: Listing of all existing and proposed land uses as categorized by the Zoning Code (e.g. retail, restaurant, office, warehouse, manufacturing, apartments, townhouses, two-family structures, single-family homes). 	✓	•
5.	Vicinity Map showing relation to other development phases and surrounding area.	•	•
B. DEDICATIONS (as applicable)			
1.	Public park dedication or reservation	N/A	•
2.	Public school dedication or reservation	N/A	•
3.	Public greenway dedication	N/A	•
4.	Street (right-of-way) dedication or reservation.	✓	•
5.	Public dedication or reservation (other):	N/A	•
C. DEVELOPMENT PLAN DETAILS (as applicable)			
1.	Boundary of the SP or phase shall be delineated and labeled (accurate in scale and description).	✓	•
2.	Buildings: <ul style="list-style-type: none"> • Existing buildings and other structures on site and within 100 feet of the SP boundary line, including opposite sides of bordering streets. Label those to be removed or demolished. • Proposed building locations, square footages, # of stories, height, setbacks, trash dumpsters, and loading docks (if any). 	✓	•

SP SUBMITTAL CHECKLIST

Any questions, contact staff at 862-7190

		Council Development Plan	MPC Final Site Plan
C. DEVELOPMENT PLAN DETAILS (con't.) (as applicable)			
2. (con't.)	• Building envelopes for single-family and two-family homes shown by a "typical" illustration for interior, double frontage, and corner lots. N/A	•	•
	• Show envelope on a lot <u>only</u> if different from "typical". Setbacks of homes on perimeter lots per base zoning district (see Metro Zoning Code). Internal setbacks may vary.	✓	•
	• Historically registered buildings or structures identified within SP boundary. N/A	•	•
3.	Cemetery: acreage, name, dimensions, identify if to remain in present location or to be relocated. N/A	•	•
4.	Common / open space areas: acreage/square feet, label as active or passive open space, dimensions. N/A	•	•
5.	Critical Lots: Identify with a star (*) symbol on the face of the plan as required by 17.28.030 and 17.28.040 of the Zoning Code and/or Appendix C. of the Metro Subdivision Regulations. N/A	•	•
6.	Drainage: Buffered drainage ways without a floodway established, show the top of bank and the drain buffer area (sized per Stormwater Regulations). N/A	•	•
7.	Drainage: proposed methods for the discharge of on-site stormwater, showing any off-site existing drain pipes and culverts to be used.	•	•
8.	Limits of water quantity quality ponds/devices (existing and proposed) shall be clearly identified and labeled. For development plans, identify water quality concept <u>only</u> .	✓	•
9.	Drainage agreements: Cite the Register of Deeds' instrument number on face of final site plan for stormwater maintenance agreement, if any.	•	•
10.	Fire Hydrants: Show all fire hydrant locations. Any portion of a building shall be no further than 500 feet from a fire hydrant as measured via hard surface road – not a direct line from hydrant to building.	✓	•
11.	Floodplain: 100-year floodplain (existing and proposed), floodway line, buffers, and for each lot within the 100-year floodplain, the minimum first floor elevation applicable to that lot.	✓	•
12.	Landscape Plan:		
	• Existing vegetation on-site and within 100-feet of SP boundary. Indicate approximate location of tree masses and mature hedgerows on-site. General description of tree species and range of sizes within tree masses. Identify and note on plan location of trees 6" in caliper or larger which are not within tree masses.	✓	•
	• Proposed vegetation on-site with approximate location(s) to satisfy Chapter 17.24 of the Zoning Code. Identify proposed types, sizes at planting and with three years of maturity, and typical spacing, of all plant materials.	✓	•
	• Proposed measures to protect existing vegetation to be retained during site development.	✓	•
13.	Lots:		
	• Access, residential: Show driveway access points.	✓	•
	• Acreage: Identify square footage on each lot or place information in a table.	✓	•
	• Combining lots: If reconfiguring existing lots or parcels, show original lot lines as dashed lines and proposed lot lines as solid lines. Label lines as "old lot line" and "new lot line."	✓	•
	• Frontage: Lot shall abut a public street (unless otherwise approved through a SP or UDO).	✓	•
• Numbering: Lots shall be numbered in consecutive order. ✓	✓	•	
14.	North arrow and source on all plan sheets.	✓	•
15.	Phasing or section boundaries (proposed). If existing SP, identify any boundary changes. Include a development schedule for phasing or sections. N/A	✓	•
16.	Property map sheet match lines must be delineated and identified on face of plan. N/A	•	•
17.	Property tax map and parcel numbers of parcels within and abutting the SP.	✓	•
18.	Septic or any other kind of private sewerage disposal fields as approved by Metro Health Department. N/A	•	•
19.	Soils: Identify soils from a generalized soil map unless a more specific study has been done. Identify slopes of 15% to 20% and then those 25% or greater.	✓	•
20.	Sidewalk location (approximate).	✓	•
21.	Street Design		
	• Clearance for fire truck access: 20 feet of unobstructed area must be maintained along any public or private street, including any alley for fire truck access, unless street is a divided road.	✓	•
	• Cross-sections: Dimension any proposed streets or existing streets to be widened.	•	•
	• Cul-de-sacs: Any cul-de-sac longer than 150' must have a turnaround approved by the Fire Marshal for fire truck turnaround, with a landscaped open space in the center (specific dimensions to be determined). Maximum cul-de-sac length is 750', measured from first intersecting street to end of cul-de-sac. Cul-de-sacs longer than 750' may be required to include mid-block traffic calming devices approved by Metro Public Works.	✓	•
	• Any required dedication or reservation of land for right-of-way.	✓	•

SP SUBMITTAL CHECKLIST
Any questions, contact staff at 862-7190

		Council Development Plan	MPC Final Site Plan
C. DEVELOPMENT PLAN DETAILS (con't.) (as applicable)			
21. (con't.)	<ul style="list-style-type: none"> • Deviations & variations: Any deviations and/or variations from the Engineering Division of Public Works. Details and Specifications will be required to obtain approval from the Director of Engineering or his designated representative. • Fire lanes must be provided for any building less than 30 feet in height with a setback of 150 feet or more from a public street and for any building 30 feet or taller with a setback of 50 feet or more from a public street. <i>N/A</i> • Grades & cross-slopes, vertical design, speed, horizontal radius, tangents between reverse curves – (see Section 2-6.2.1, Sub. Regs.) • Intersections existing within 150 feet of the SP boundary. • Names, location, and width of all existing and proposed public and private streets and other public ways. Label all streets that are to be private, including any alleys. • Pavement: Show pavement width of any existing public or private streets. • Right-of-Way: Identify any dedicated or reserved rights-of-way, but which have never been built and/or accepted for public maintenance. Indicate whether through this plan, rights-of-way will be constructed or abandoned. • Sight distance must be shown as per current edition of AASHTO Manual. • Temporary turnarounds must be shown if street to be extended in future. Turnaround shown to the property line (no spite/reserve strip). If street is proposed for extension and less than 300 feet in length, no turnaround required. <i>N/A</i> 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
22.	Topography: Show existing contours (entire site) and proposed contours (areas to be developed) in five foot intervals or less, labeling contours every 10 feet as well as sinkholes or other natural depressions, and within 100 feet of SP boundary. Both types of contours must be shown on same sheet and easily distinguishable from one another. USGS contours are not acceptable.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
23.	Traffic signals: Existing and proposed within 150 feet of the SP boundary. <i>N/A</i>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
24.	Traffic impact study (TIS): Show all public roadway improvements of any required TIS on plan.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
25.	Utility lines: Label and dimension all electrical and gas lines (existing and proposed).	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
26.	Water and sewer lines: Location and size of existing and proposed supply lines and fire hydrants.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
27.	Wetlands: Show the Department of Army approved wetland delineation line and the drain buffer area (sized per Stormwater Regulations). <i>N/A</i>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
D. DOCUMENTS (as applicable)			
1.	Articles of Incorporation and Bylaws: Provide plans for improvement and maintenance of common areas, and copies of articles of incorporation and by-laws of the legal entity responsible for all common areas, if final SP and no future final plat will be recorded.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
2.	Development standards for entire site (e.g. height, size, setbacks, landscaping, parking, etc.)	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
3.	Digital output file (non-write protected) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) at time of preliminary and final SP application submittal, with each plan revision submittal during staff review, after preliminary SP approval by Council, and after final SP approval by MPC.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
4.	General Plan Consistency. Written letter describing the existing conditions on the property and how the proposed use(s) will be consistent with the principles and objectives of the General Plan, including any detailed neighborhood design plan, historic district, redevelopment district, or urban design overlay district that may exist.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
5.	Land Uses: Table identifying all land uses to be allowed in the SP District and whether they will be permitted, permitted with conditions or special exception uses.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6.	Metro Water Services - Active Water & Sewer Services <u>Availability</u> Letter (must be less than 60 days from date letter issued).	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
7.	Metro Water Services - Active Water & Sewer Services <u>Capacity</u> Letter (must be less than 1 year from date letter issued and fee paid).	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8.	Metro Water Services - Plan Review Fee Worksheet	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
9.	Metro Water Services – Stormwater Drainage Calculations: Submit stormwater drainage calculations and construction plans with final SP application.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
10.	Signatures or Notification of Current SP Owners: An application to amend or cancel all or a portion of a SP must either contain the signatures of all property owners within the SP, or an affidavit from the applicant that all property owners within the SP have been notified about the proposed change. <i>Metro Planning Commission Rules and Procedures, VIII. C. 2.</i>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

SP SUBMITTAL CHECKLIST

Any questions, contact staff at 862-7190

		Council Development Plan	MPC Final Site Plan
D. DOCUMENTS (con't.) (as applicable)			
11. Traffic Study: Submit four copies of any required Traffic Impact Study to Planning Department. If previously submitted to Metro Public Works, then only two copies are required to be submitted to Planning Department with the SP application. <p style="text-align: right;">Submittal Date: _____</p>	•		
E. EASEMENTS (as applicable)			
1. Cross-access and joint-access easements identified by drawing or note.	N/A	•	•
2. Greenway easements must be shown in accordance with the Subdivision Regulations.	N/A	•	•
3. Public access easement(s) proposed and existing (permanent / temporary).	N/A	•	•
4. Public infrastructure easements: Identify existing utility or drainage easements, including any to be abandoned, or relocated. Any easements to be abandoned or relocated must be labeled as "old existing easement" and "relocated easement". <u>If Metro Council approval is required for abandonment or relocation of easement, that approval must be obtained prior to final plat approval, or if there will be no final plat, then prior to approval of the final SP Plan.</u> If a formal request to abandon the easement has previously been filed with a Metro agency, identify date application was submitted to that agency and attach a copy of the application. Where applicable, label any easement abandoned with the council ordinance number that abandoned the easement. <p style="text-align: right;">Agency: _____ Submittal Date: _____</p>	N/A	•	•
5. Scenic Landscape Easement identified for any Scenic Roads designated by the Major Street Plan.	N/A	•	•
F. RELATED APPLICATIONS (as applicable)			
1. Easement or Right-of-Way Abandonment or Relocation (if applicable): <ul style="list-style-type: none"> ▪ Street and alley closures – submit application and required fee to Metro Public Works; ▪ Easement abandonment's or encroachments (water, sewer or drainage) – submit application and required fee to Metro Water Services; ▪ Easement abandonment's or encroachments (all others), including encroachments into Metro right -of-way – submit application and required fee to Metro Public Works. 	N/A	•	•
2. Bond Application submittal for any public infrastructure improvements where no final plat is required.			•
3. Metro Water Services: Payment of \$500 for Water & Sewer Availability Request. Identify below the receipt number and date paid. Receipt # <u>484601</u> Date Paid: <u>August 11, 2014</u>		•	•
4. Metro Water Services: Payment of applicable construction plan review fees.			•
5. Metro Water Services: Payment of 30% of Sewer Capacity Fee prior to submittal of any final SP plan, where no future final plat will be recorded. Attach copy of receipt to SP application as proof of payment.			•
6. Stormwater Management Committee (SMC) (if applicable): Submittal of application and \$50 fee for any variance to the Stormwater Regulations with Metro Water Services. SMC must act to approve/disapprove variance request prior to the Metro Planning Commission acting to approve/disapprove final SP.			•
G. PLANS (as applicable) (NOTE: All plans noted below should be submitted directly to reviewing agency)			
1. Metro Public Works: Submit 2 sets of roadway & sidewalk construction plans, including summary of lengths to be bonded, grading plans, and profiles. Identify below the date plans were submitted to Public Works for review/approval (Sidewalks (C25), grades and cross-slopes (C26), road construction (C26)). Submittal Date: _____			•
2. Metro Water Services (Stormwater): Submit 3 sets of grading and drainage plans with 1 set of worksheet calculations. Refer to Appendix A of the Stormwater Management Manual for specific submittal requirements; nashville.gov/stormwater/grading_permit_related.htm . Identify below the date plans and calculations were submitted to Stormwater for review/approval. (Drainage (C7, C8, C9, C10, C13), public infrastructure easements (E4)). Submittal Date: _____			•
3. Metro Water Services (Water & Sewer): Submit 2 sets of water & sewer construction plans. Refer to Residential and Commercial Handbooks for specific submittal requirements; including applicable construction plan review fees; nashville.gov/water/permits_handbooks.htm Identify below the date plans were submitted for review/approval. (Utility lines (C29), water and sewer lines (C30), public infrastructure easements (E4)). Submittal Date: _____			•

SP SUBMITTAL CHECKLIST
Any questions, contact staff at 862-7190

		Council Development Plan	MPC Final Site Plan
H. NOTES			
11.	Federal Compliance: All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: http://www.ada.gov/ U.S. Justice Dept.: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm	✓	•

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

August 15, 2016

DEPARTMENT OF WATER AND SEWERAGE SERVICES

Development Services
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

Barry Cleveland
Rosedale Properties, LLC
4317 Sunnybrook Drive
Nashville, TN 37205

Re: Sewer/Water Capacity Requirements, Rosedale Cottages, Proposed 13 Single Family Units, 511 Rosedale Avenue, Map 118-4, Parcel 141, (0.51 Acres)

Dear Mr. Cleveland:

Water and sanitary sewer service will be available as requested on August 10, 2016, upon payment of capacity charges based on the projected 4,200 gallons per day average daily flow. A public water and public sewer line extension will be required to serve the proposed site. Easement acquisitions are the developer's responsibility and at developer expense. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection.

Service can be made available by payment of the charges as follows:

<u>Commitment</u>	<u>Water Capacity Charge</u>	<u>Sewer Capacity Charge</u>	<u>Total Capacity Charge</u>
1 Year	\$1,000.00 (30%)	\$3,000.00 (30%)	\$4,000.00 (30%)
2 Years	\$1,750.00 (55%)	\$5,250.00 (55%)	\$7,000.00 (55%)
Perpetuity	\$3,000.00 (100%)	\$9,000.00 (100%)	\$12,000.00 (100%)

These non-refundable charges must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, P.O. Box 196300, Nashville, TN 37219-6300. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits. To acquire approval of final plats, final site plans, or public construction plans, you must pay the initial fee commitments.

If you have any questions, please contact Mr. David Brewington by phone at (615) 862-4268 or by email at david.brewington@nashville.gov.

Sincerely,

Charissa Mishu, P.E.
Engineer 2

cc: Ms. Shanna C. Whitelaw, P.E., Engineer 3
Mr. Colby Sledge, Council District 17
Mr. Joseph Woodson, Mayor's Office – Metro Council Liaison



If you need assistance or an accommodation, please contact Metro Water Services, at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208.

NOTES

RECEIPT

DATE August 11, 2006 484601

RECEIVED FROM Resdale Properties

ADDRESS 4317 Sunbrook Ln
Nashville, TN 37205

FOR Water & Sewer Renew Fee 500.00

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>500.00</u>
BALANCE DUE		OTHER	

Charm paid

©2005 HANSON, S. BL810

**Rosedale Partners, LLC
509 and 511 Rosedale Avenue
Nashville, Tennessee 37211**

September 28, 2016

**Metro Planning Department
800 2nd Avenue South
Nashville, Tennessee 37210**

To whom it may concern:

This correspondence is to inform you that Rosedale Properties, LLC has hired David B. Smith with DBS & Associates Engineering, Inc. to be the applicant/agent throughout the SP Zoning process for the property at 509 Rosedale Avenue and 511 Rosedale Avenue, Nashville, Tennessee.

Very truly yours,

2nd and Hart Partners, LLC



Wendell Harmer

HYDRANT FLOW TEST CUSTOMER INFORMATION AND BILLING SUMMARY FORM



REQUEST DATE :	8/11/2016
WORK ORDER # :	2921233
LOCATION OF TEST :	511 ROSEDALE AVENUE
CROSS STREET :	ROSEHAVEN
DATE OF TEST :	8/16/2016
TIME OF TEST :	8:35
FLOW HYDRANT ID :	05103
MONITOR HYDRANT ID :	04181
MAIN SIZE AT FLOW HYD:	6"

CUSTOMER BILLING INFORMATION

CONTACT PERSON :	BARRY CLEVELAND
EMAIL :	bcleveland@dbsegr.com
COMPANY NAME :	JAHCO, LLC
STREET ADDRESS :	4317 SUNNYBROOK DRIVE
CITY :	NASHVILLE
STATE :	TENNESSEE
ZIP :	37205
PHONE :	615-244-2040
FAX :	

COMMENTS

REQUEST TO BE ON SITE	YES		NO	X
IF YES, DATE?				
APPT. TIME OF TEST ?				
RESULTS (Select) :	EMAIL	X	FAX	PICKUP
PERMIT # :	WSFH2016-041439			
FIRE MARSHAL REQ	UNKNOWN	GPM		
NOTES:				

CHARGES :	\$100.00
HOURS :	
RATE:	
TOTAL :	\$ 100.00



Two Hydrant Test Results Summary
System Services Division (SSD)

Business Unit: 65556810 Work Order # **2921233**

Date of Test	8/16/16	Request Date: 8/11/2016
Job Location	511 ROSEDALE AVENUE	
Cross Street:	ROSEHAVEN	

Hydrant # 1 - Flowing Hydrant

MWS ID	05103		
Static Pressure	70	psi	Time ON 8:35 AM
Flow Pressure (Pitot)	55	psi	Time OFF 8:50 AM

Hydrant Outlet Coefficient **0.9**
 Hydrant Outlet Diameter **2.5** inches
 This corresponds to a flowrate of **1,245** gpm Using the Orifice Eqtn. (4.7.3 of NFPA 291)

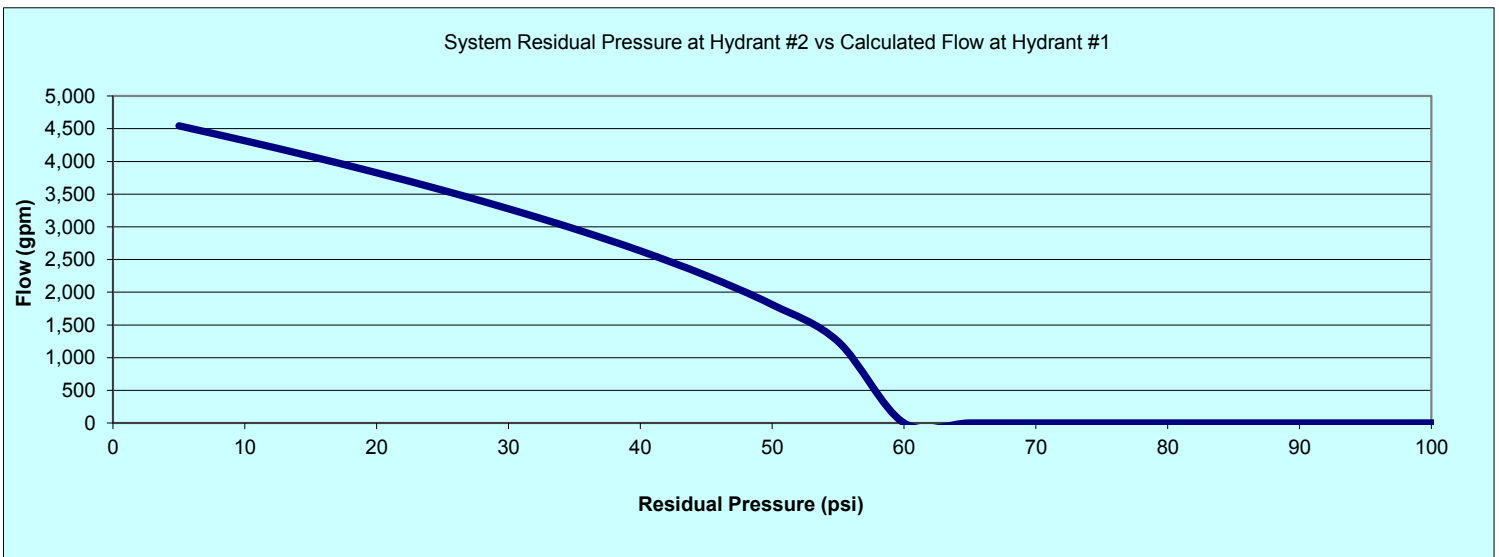
Hydrant #2 - Monitoring Hydrant

MWS ID	04181		
Static Pressure	60	psi	Time ON
Residual Pressure	55	psi	Time OFF

Calculation of available fire flow at 20 psi as required by Table H.5.1 of the NFPA 1 Uniform Fire Code 2006 Edition (Using the pressure relational equation - 4.10.1.2 of NFPA 291)

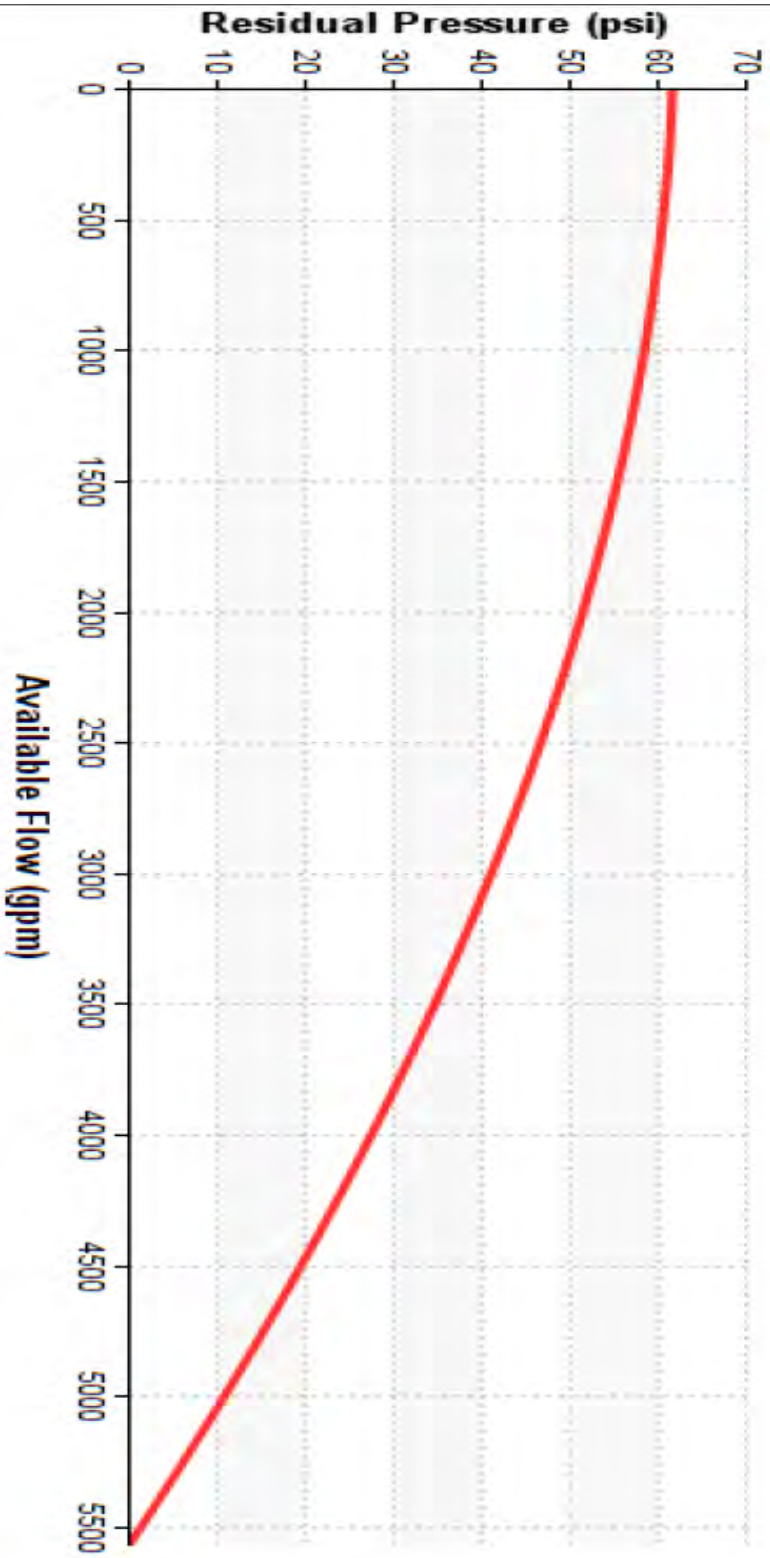
With a 20 psi residual pressure at Hydrant #2, the available flow in the main at Hydrant #2 is: **Review** gpm

MWS is providing these instantaneous readings for informational purposes only and cannot ensure that it represents actual hydrant flow conditions over any period of time.



20 PSI
4,500 GPM

Hydrant Curve for Junction 116-088 at 20:00 hrs



APPENDIX B

SANITARY SEWER
MANHOLE
TC=534.83
IE (W)=528.61
IE (E)=528.33
IE (SW SERVICE)=528.36

BENCH MARK
TAG BOLT ON
FIRE HYDRANT FLANGE
N 652814
E 1744697
EL. 537.86

SANITARY SEWER
MANHOLE
TC=530.88
IE (W)=524.26
IE (E)=524.20

ROSEDALE AVE. (40' ROW)

12' PAVEMENT per ST-261
2.5' CURB & GUTTER per ST-200
4' VEGETATION ZONE
8' SIDEWALK per ST-210

15" RCP
15" RCP

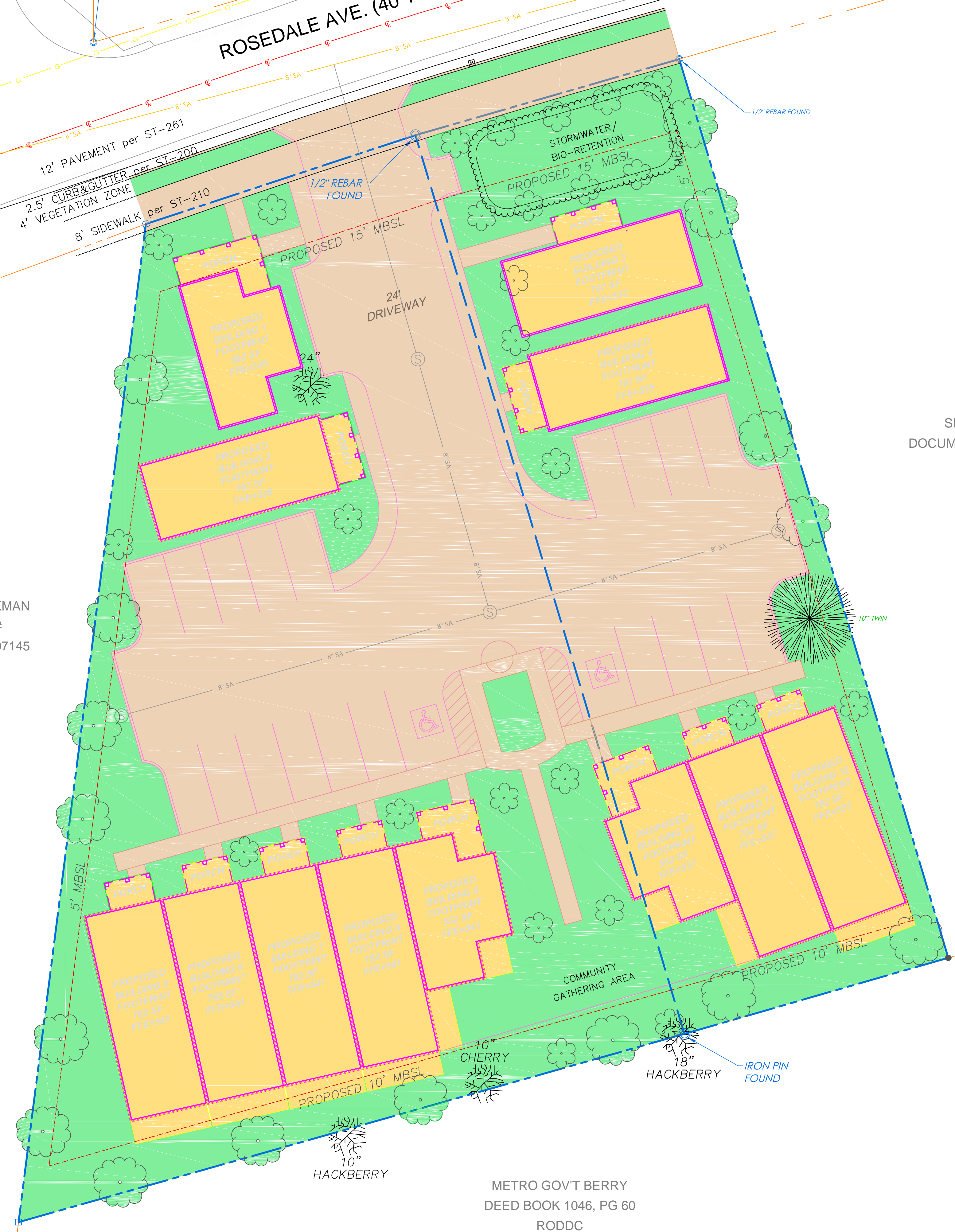
57
JUSTIN C. SPEAKMAN
DOCUMENT#
DB-20141120 0107145
RODDC

56
TERRY L. & DONNA R. MURPHY
DOCUMENT# DB-20051118 0139931
RODDC

55
ARCHIE C. JR. & EDNA JANE KELLEY
DOCUMENT# DB-00005009 0000159
RODDC

143
SILVIO RAMON GARCIA
DOCUMENT# DB-20020408 0042194
RODDC

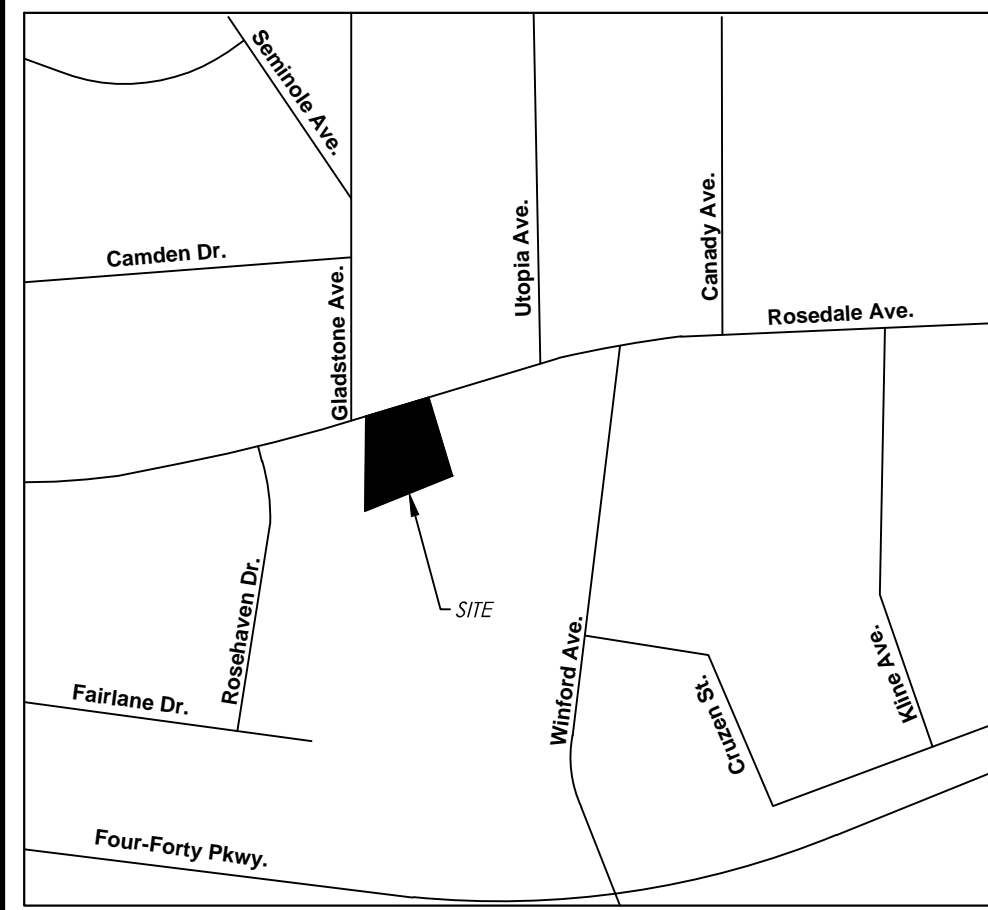
METRO GOV'T BERRY
DEED BOOK 1046, PG 60
RODDC







APPENDIX C



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- DISSOLVED BOUNDARY LINE
- X X FENCE
- 12" W WATER LINE (SIZE VARIES)
- P OVERHEAD UTILITY LINE
- 515 CONTOUR LINE
- MINIMUM BUILDING SETBACK LINE
- 8" SA SANITARY SEWER LINE
- ROADWAY CENTER LINE
- G NATURAL GAS LINE

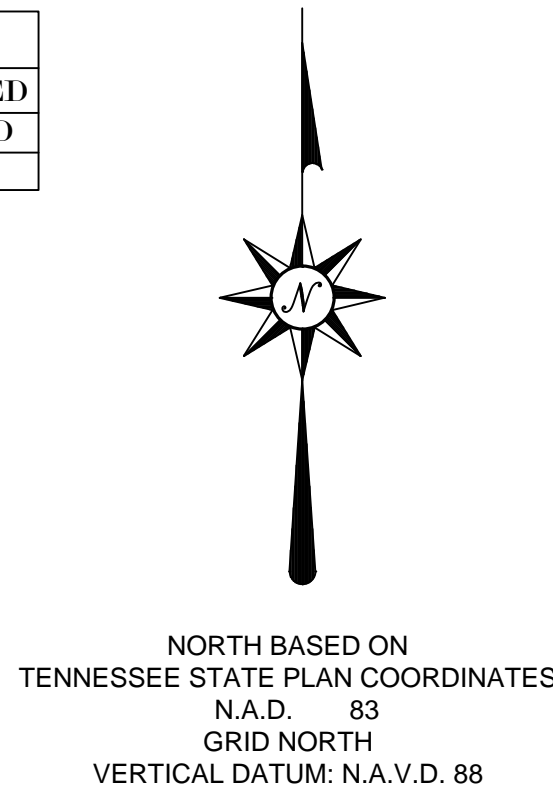
- ⊙ SANITARY SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE WITH LIGHT
- ⊙ GUY WIRE
- ⊙ UTILITY PULL BOX
- ⊙ MAILBOX
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ CURB INLET
- ⊙ AREA DRAIN
- ⊙ BENCHMARK
- ⊙ MONUMENT FOUND (SIZE AND MATERIAL AS NOTED)
- ⊙ CONCRETE MONUMENT FOUND
- MONUMENT SET (1/2" REBAR CAPPED "DBS & ASSOC.")

N.A.D. = NORTH AMERICAN DATUM
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 F.F.E. = FINISHED FLOOR ELEVATION
 MBSL = MINIMUM BUILDING SETBACK LINE
 ROW = RIGHT OF WAY
 TC = TOP OF CASTING
 IE = INVERT ELEVATION
 RODDC = REGISTER OF DEEDS DAVIDSON COUNTY, TENNESSEE

PURPOSE:
 THE PURPOSE OF THIS SP APPLICATION IS TO PROVIDE 12 RESIDENTIAL UNITS FOR WORK FORCE HOUSING THAT BLENDS INTO THE SOUTH NASHVILLE COMMUNITY

AREA:
 TOTAL - 33,930 SQUARE FEET OR 0.78 ACRES
 LOT 1 - 21,643 SQUARE FEET OR 0.50 ACRES
 LOT 2 - 12,277 SQUARE FEET OR 0.28 ACRES

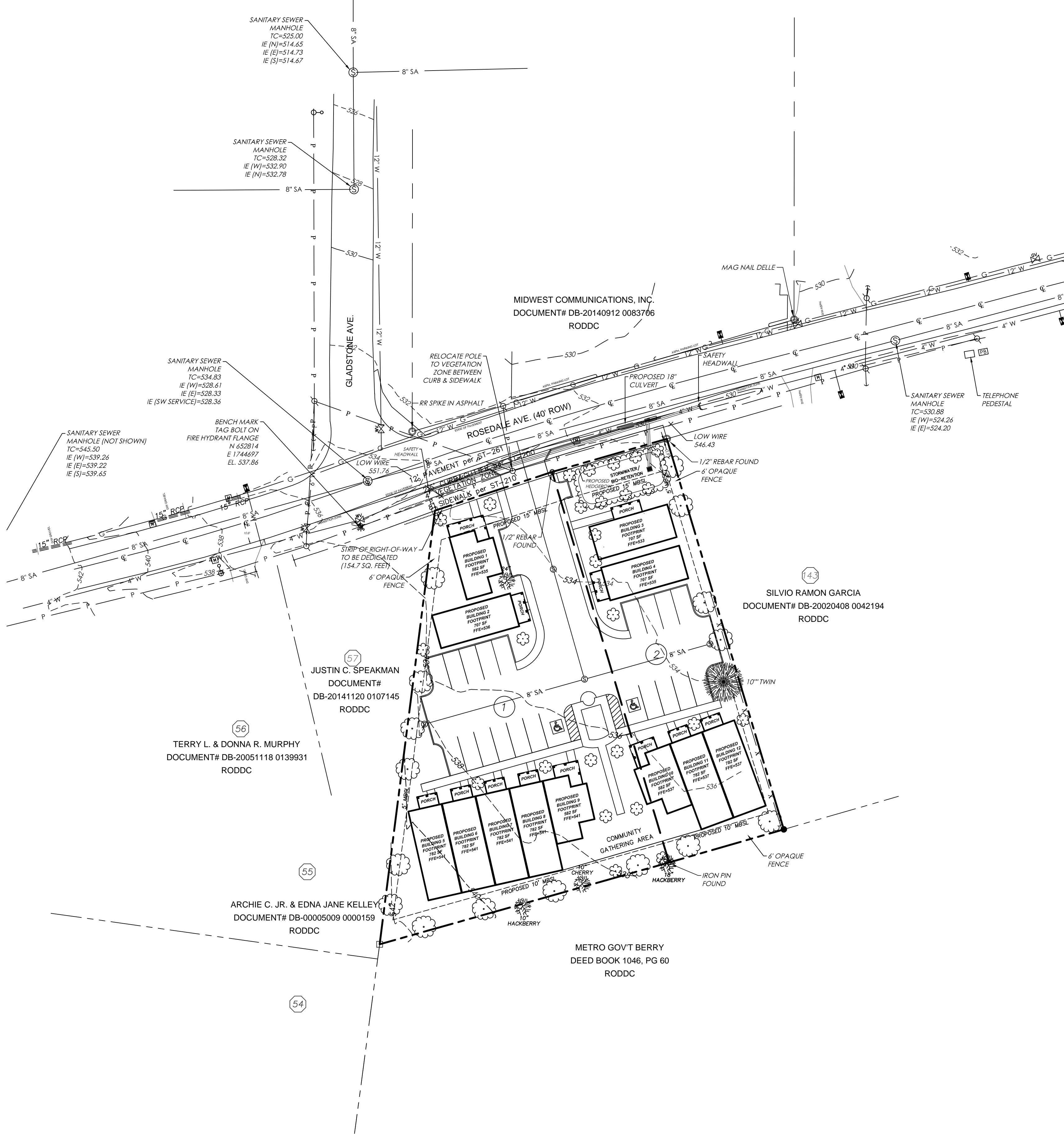
PARKING	
OVERALL	21 SPACES PROVIDED
HANDICAP REQUIRED	2 SPACES PROVIDED
	18 SPACES



- PUBLIC WORKS NOTES:**
- 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 OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 - ROW AND EASEMENT DEDICATIONS ARE TO BE RECORDED PRIOR TO METRO PUBLIC WORKS SIGN-OFF ON THE BUILDING PERMIT.
 - ALL CONSTRUCTION WITHIN THE ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - SOLID WASTE AND RECYCLING FOR THE DEVELOPMENT WILL BE IN COMPLIANCE WITH PUBLIC WORKS VIA CURBSIDE PICK-UP WITHIN DEVELOPMENT. PRIVATE CURB-SIDE PICK-UP WILL BE PROVIDED BY THE DEVELOPMENT'S HOMEOWNER'S ASSOCIATION.
 - STREET PARKING ON PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - THE CITY SHALL ONLY TAKE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES FOR THE "FUTURE PUBLIC STREET" ONCE THE TEMPORARY HEAD-IN PARKING FOR THE COMMUNITY CENTER IS APPROVED.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
 - STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
 - STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
 - ALL PAVEMENT MAKINGS ARE TO BE THERMOPLASTIC.

- METRO PLANNING NOTES:**
- 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.
 - IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLANE AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM20-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 - MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSIONER 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.
 - 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.

FEDERAL COMPLIANCE NOTE:
 ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <https://www.ada.gov/>
 U.S. JUSTICE DEPT: <https://www.justice.gov/crt/fair-housing-act-2>



Davidson County, Tennessee (TN037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
McB	Maury-Urban land complex, 2 to 7 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%



TAX MAP 118-04-0
PARCEL 141.00, & 142.00
ZONED R6

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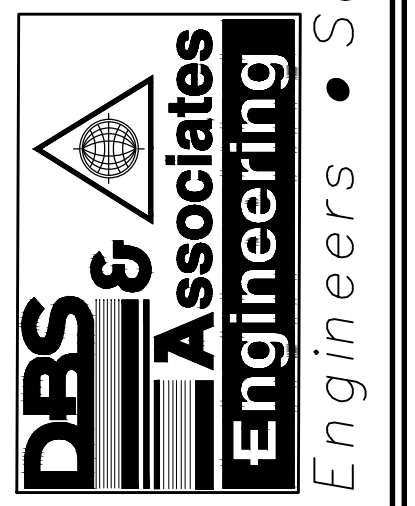
Case No. 2016SP-084-001
DEVELOPMENT PLAN

OWNER
 511 ROSEDALE AVENUE
 NASHVILLE, TN 37211

ARCHITECT
 VAN POND ARCHITECT, PLLC
 2929 SHILOH DRIVE SUITE #105
 NASHVILLE, TN 37204

SURVEYOR & ENGINEER
 DBS & ASSOCIATES ENGINEERING
 95 WHITE BRIDGE ROAD SUITE #250
 NASHVILLE, TN 37205

95 White Bridge Road
 Suite #250
 Nashville, TN 37205
 Phone (615) 244-2040
 Fax (615) 244-2040
www.dbsengr.com



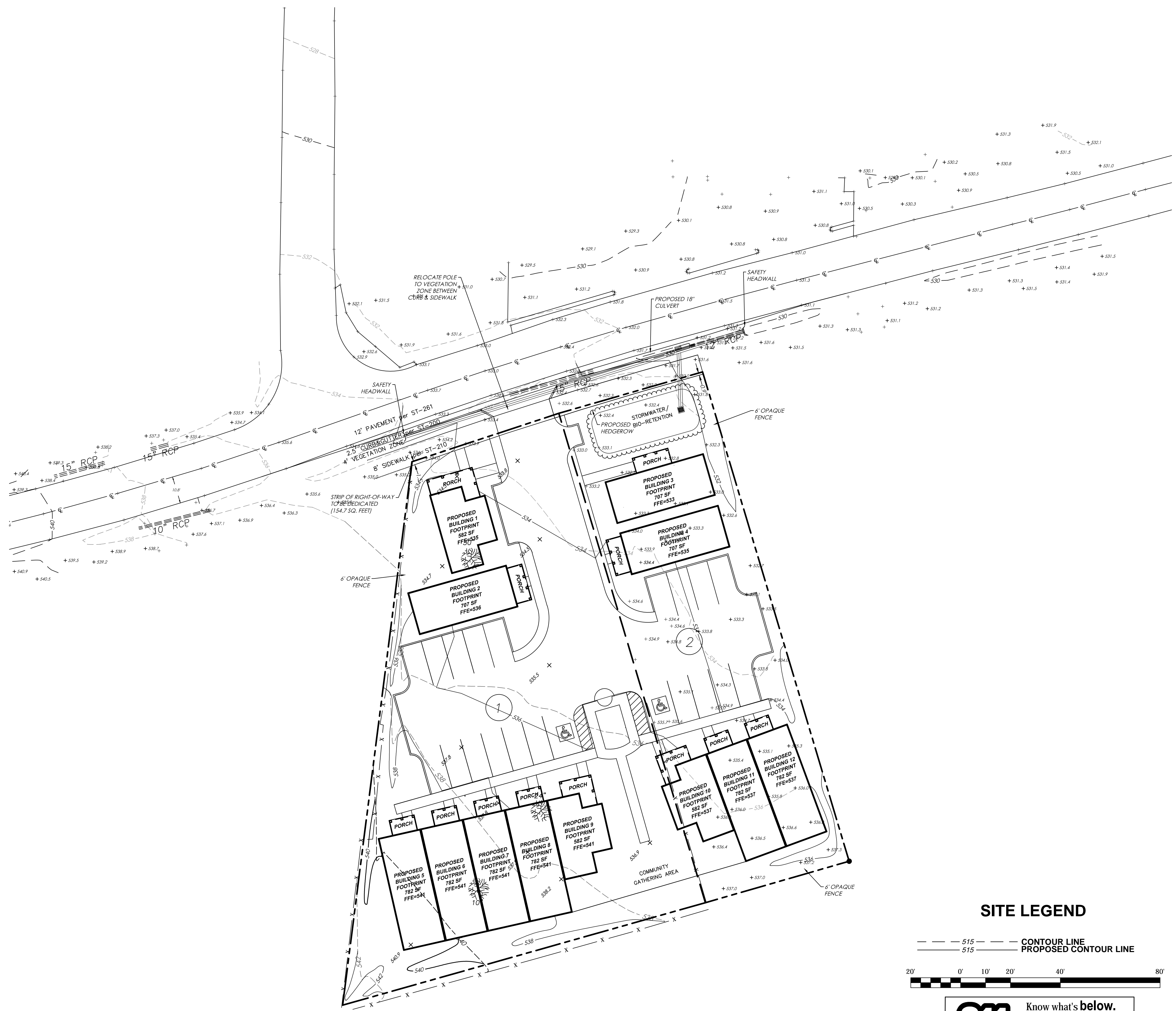
DEVELOPMENT PLAN
 OF THE
 ROSEDALE DEVELOPMENT
 511 ROSEDALE AVENUE
 NASHVILLE, TN 37203
 9/27/2016

REVISIONS

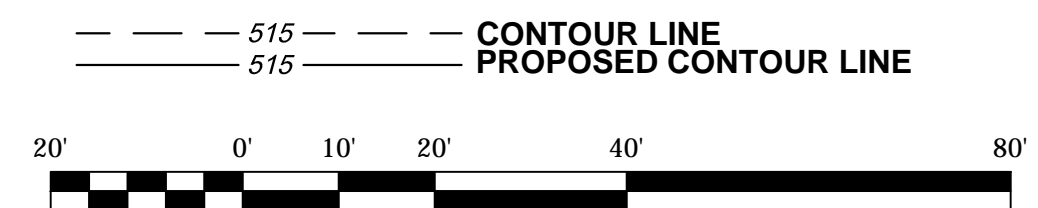
DRAWN BY: A. MARRIS
 CHECKED BY:
 SHEET
 2 OF 6

UNRECORDED PLAN 118-04-001 ROSEDALE - SP ZONING AND CONCEPT PLAN FOR ROSEDALE ROAD PLAN 118-04-001, DEUTERBLENDE.DWG
 PLOTTED: 10/17/2016 5:51:11 PM

PROJECT NO. 2016SP-084-001 ROSEDALE AVENUE, NASHVILLE, TN
 DRAWN BY: A. MARRIS
 CHECKED BY: []
 PLOTTED: 10/17/2016 4:45 PM



SITE LEGEND




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EROSION CONTROL AND GRADING NOTES:

1. EXPOSE AS SMALL 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 DRESSED 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 COVER OF 70% - 80% COVERAGE (APPROXIMATELY 135 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 4, 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 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 #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK. 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 WORK.
9. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT 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 CONSTRUCTION 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.

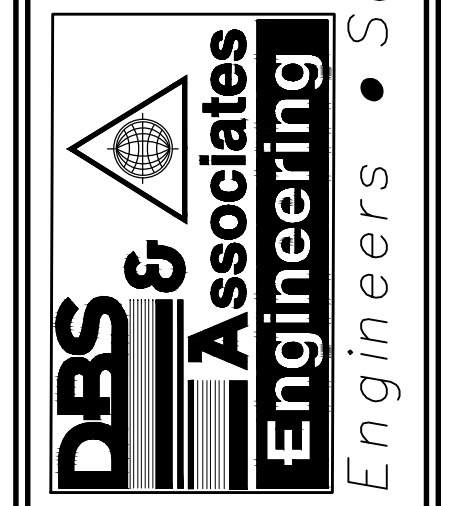
STORMWATER NOTES:

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. 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 THE FINAL APPLICATION.
3. 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.
4. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.
5. 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.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

GRADING NOTE:

BUILDING AREA DOES NOT INCLUDE ANY SLOPE EXCEEDING A 15% GRADE

95 White Bridge Road
 Suite #250
 Nashville, TN 37205
 Phone (615) 244-2040
 www.dbsengr.com



STORMWATER & GRADING PLAN

OF THE DEVELOPMENT
 ROSEDALE AVENUE
 511 ROSEDALE AVENUE
 NASHVILLE, TN 37203
 9/27/2016

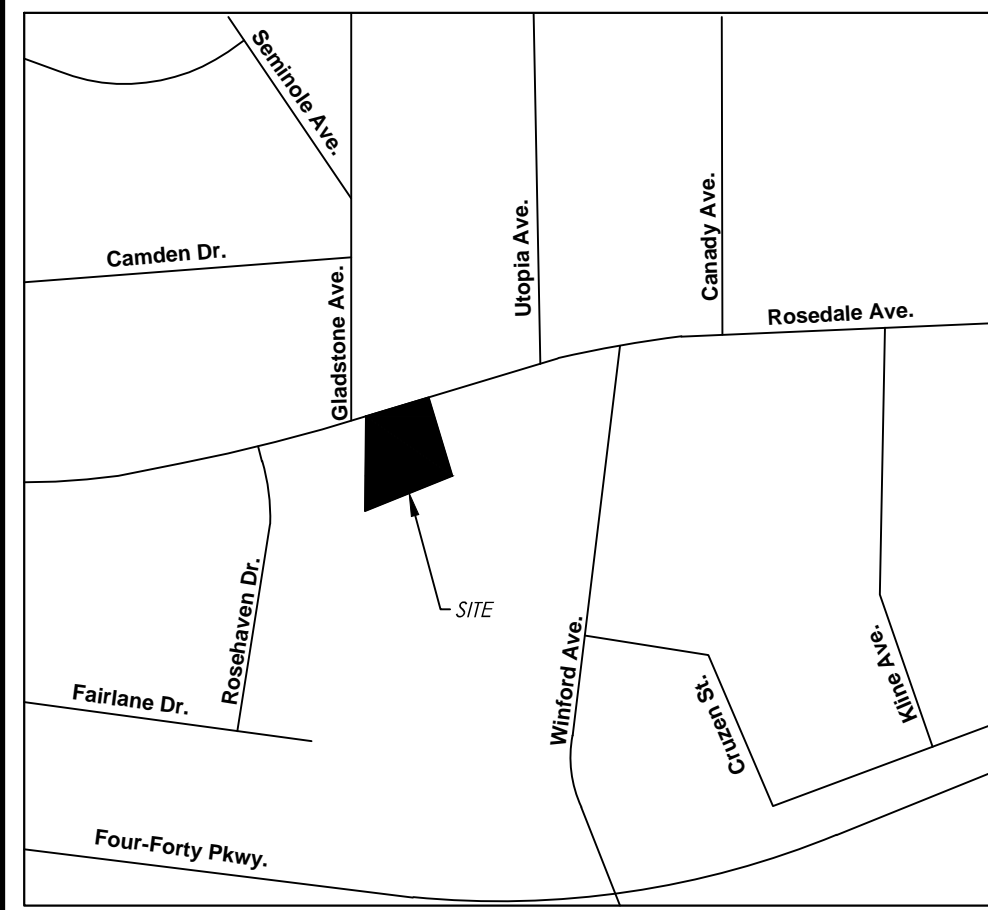
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Case No. 2016SP-084-001
STORMWATER & GRADING PLAN



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- DISSOLVED BOUNDARY LINE
- FENCE
- WATER LINE (SIZE VARIES)
- OVERHEAD UTILITY LINE
- 515' CONTOUR LINE
- MINIMUM BUILDING SETBACK LINE
- SANITARY SEWER LINE
- ROADWAY CENTER LINE
- NATURAL GAS LINE

- ⊙ SANITARY SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE WITH LIGHT
- ⊙ GUY WIRE
- ⊙ UTILITY PULL BOX
- ⊙ MAILBOX
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ CURB INLET
- ⊙ AREA DRAIN
- ⊙ BENCHMARK
- MONUMENT FOUND (SIZE AND MATERIAL AS NOTED)
- CONCRETE MONUMENT FOUND
- MONUMENT SET (1.2" REBAR CAPPED "DBS & ASSOC.")

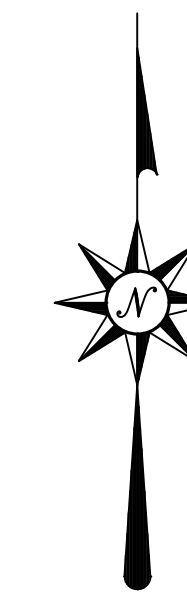
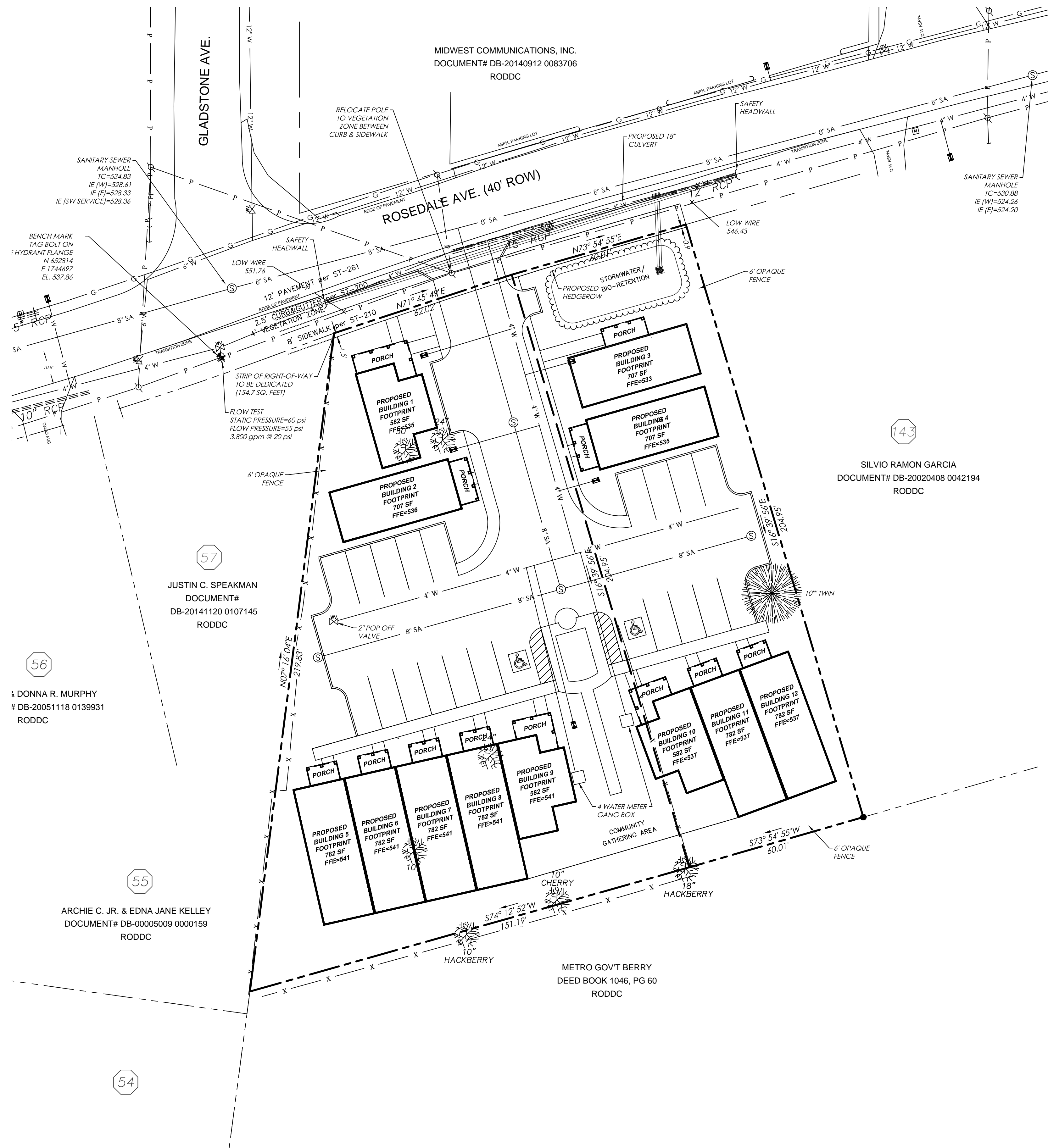
N.A.D.= NORTH AMERICAN DATUM
 N.A.V.D.=NORTH AMERICAN VERTICAL DATUM
 F.F.E.= FINISHED FLOOR ELEVATION
 MBSL= MINIMUM BUILDING SETBACK LINE
 ROW= RIGHT OF WAY
 TC= TOP OF CASTING
 IE= INVERT ELEVATION
 RODDC= REGISTER OF DEEDS DAVIDSON COUNTY, TENNESSEE

UTILITY NOTES:

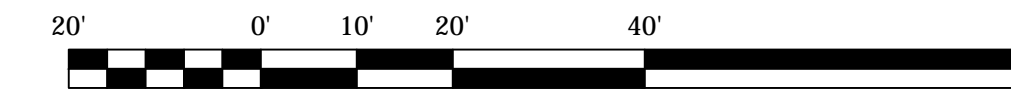
1. WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
2. WATER AND SEWER SERVICES ON THIS PLAN ARE SHOWN SCHEMATICALLY. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING THE FINAL SP PROCESS.
3. SEWER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC SEWER EXTENSION. INDIVIDUAL SERVICES TO BE PROVIDED FOR EACH UNIT.
4. METRO WATER AND SEWER AVAILABILITY LETTER HAS RESERVED 20,450 GALLONS OF AVERAGE DAILY FLOW.
5. PRESSURE REGULATING DEVICES WILL BE REQUIRED WHEN PRESSURES EXCEED 100 PSI.

DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT," THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.



NORTH BASED ON
 TENNESSEE STATE PLAN COORDINATES
 N.A.D. 83
 GRID NORTH
 VERTICAL DATUM: N.A.V.D. 88



METRO WATER SERVICE NOTE:

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.

STORMWATER NOTES:

1. THE SOIL TYPE FOR THIS SITE IS SVD (MAURY - URBAN LAND COMPLEX) WHICH FALLS WITHIN THE "A" HYDROLOGICAL SOIL GROUP.
2. THIS SITE IS RESPONSIBLE FOR STORMWATER TO MEET METRO STANDARDS.
3. STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
5. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
6. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR STORMWATER ON THIS SITE.
7. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47087C0392 F DATED APRIL 30, 2001.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
9. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
10. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
11. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
12. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
13. ALL WATER METERS SHALL BE A MINIMUM OF 2" NOT TO EXCEED A MAXIMUM OF 2" BELOW FINISHED GRADE.
14. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
15. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURE EXCEEDED 150 PSI.

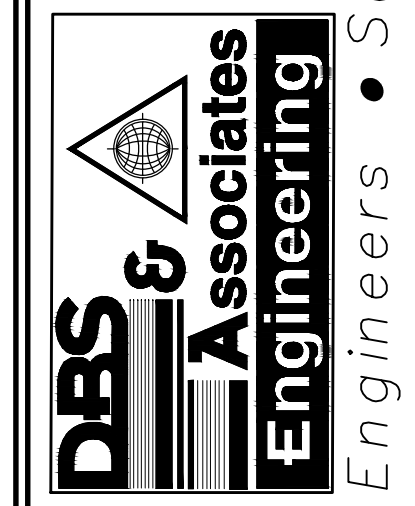
NASHVILLE ELECTRIC SERVICE NOTES:

1. NES MUST MEET WITH THE DEVELOPER/ENGINEER UPON REQUEST TO DETERMINE ELECTRICAL SERVICE OPTIONS.
2. DEVELOPER DRAWING SHALL SHOW ANY EXISTING UTILITY EASEMENTS ON THE PROPERTY, THE UTILITY POLES ON THE PROPERTY AND THE POLES ALONG THE RIGHT-OF-WAY.
3. NES SHALL BE PLACED IN "PUF" INSIDE DEVELOPMENT FOR CONDUIT RUNS AND METER CENTERS.
4. ANY ADDITIONAL EASEMENT REQUIRED THAT IS NOT PART OF THE PARCEL MUST BE OBTAINED BY THE DEVELOPER OR THE ENGINEER FOR THE DEVELOPER.
5. A POSTAL PLAN IS REQUIRED BEFORE NES'S FINAL CONSTRUCTION DRAWINGS CAN BE APPROVED.
6. NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES; REFER TO NFPA 70 ARTICLE 450-27 NAD NESC SECTION 15-152.A.2 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER "BUILDERS AND CONTRACTORS" TAB @ WWW.NESPOWER.COM).
7. DEVELOPER'S VEGETATION MANAGEMENT REQUIREMENTS CLEARANCES PER METRO STORMWATER REGULATIONS.
8. NES RISER POLE SHOULD BE INSTALLED ON DEVELOPMENT POLE.
9. THE TYPE OF METER SYSTEM THE DEVELOPMENT CHOOSES TO USE WILL AFFECT THE OWNERSHIP OF THE CABLE TO THE METER CENTER. REFER TO PAGE 74 OF THE NES GUIDELINES BOOK.
10. NES SHALL BE PROVIDED LOAD INFORMATION FOR DEVELOPMENT.

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 OF THE DEVELOPMENT
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REVISIONS

DRAWN BY: A. MARRIS

CHECKED BY:

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