



Preliminary Specific Plan

BUENA VISTA

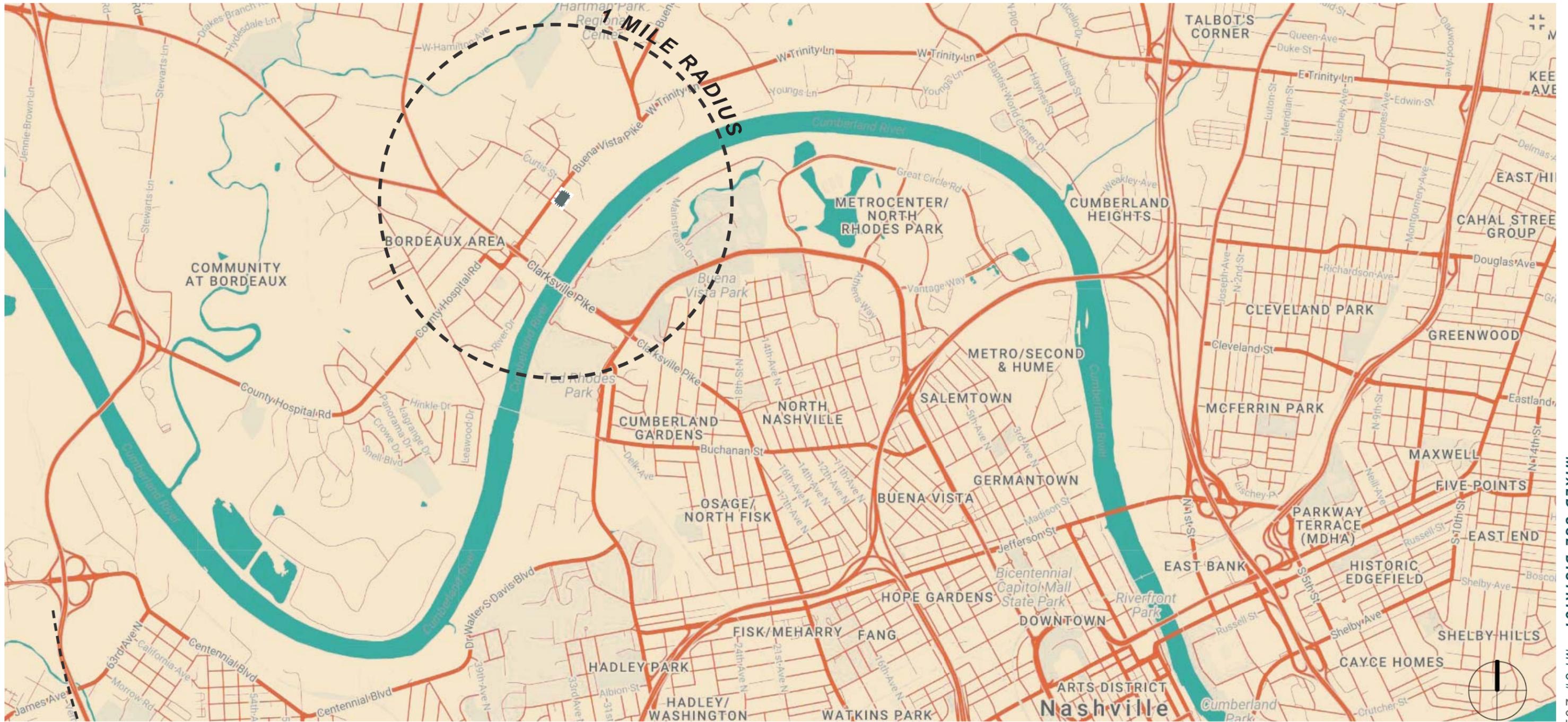
Residential District at Buena Vista Pike and Cliff Drive

PARAGON

NASHVILLE  TENNESSEE



MPC# 2018SP-068-001 | October 2, 2018



02

CONTEXT MAP

Parcel ID: 07009013300
 Address: 2216 Buena Vista Pike
 Nashville, TN 37218
 Owner(s): Silmar Holdings, LLC
 Council District: (02) DeCosta Hastings

Developer:
 Paragon Group
 408 Taylor St., Suite 202
 Nashville, TN 37208
 ATTN: Jenn Yadon
 jyadon@liveparagon.com

Parcel ID: 07009013200
 Address: 2210 Buena Vista Pike
 Nashville, TN 37218
 Owner(s): UP Development, LLC
 Council District: (02) DeCosta Hastings

Applicant / Land Planner:
 Smith Gee Studio
 209 10th Avenue S., Suite 425
 Nashville, TN 37203
 ATTN: Scott Morton
 smorton@smithgeestudio.com

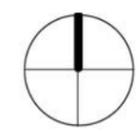
Parcel ID: 07009013100
 Address: 0 Buena Vista Pike
 Nashville, TN 37218
 Owner(s): Tree Mendus Development JV
 Council District: (02) DeCosta Hastings

Civil Engineer:
 Dale & Associates
 516 Heather Pl
 Nashville, TN 37204
 ATTN: Michael Garrigan
 michael@daleandassociates.net

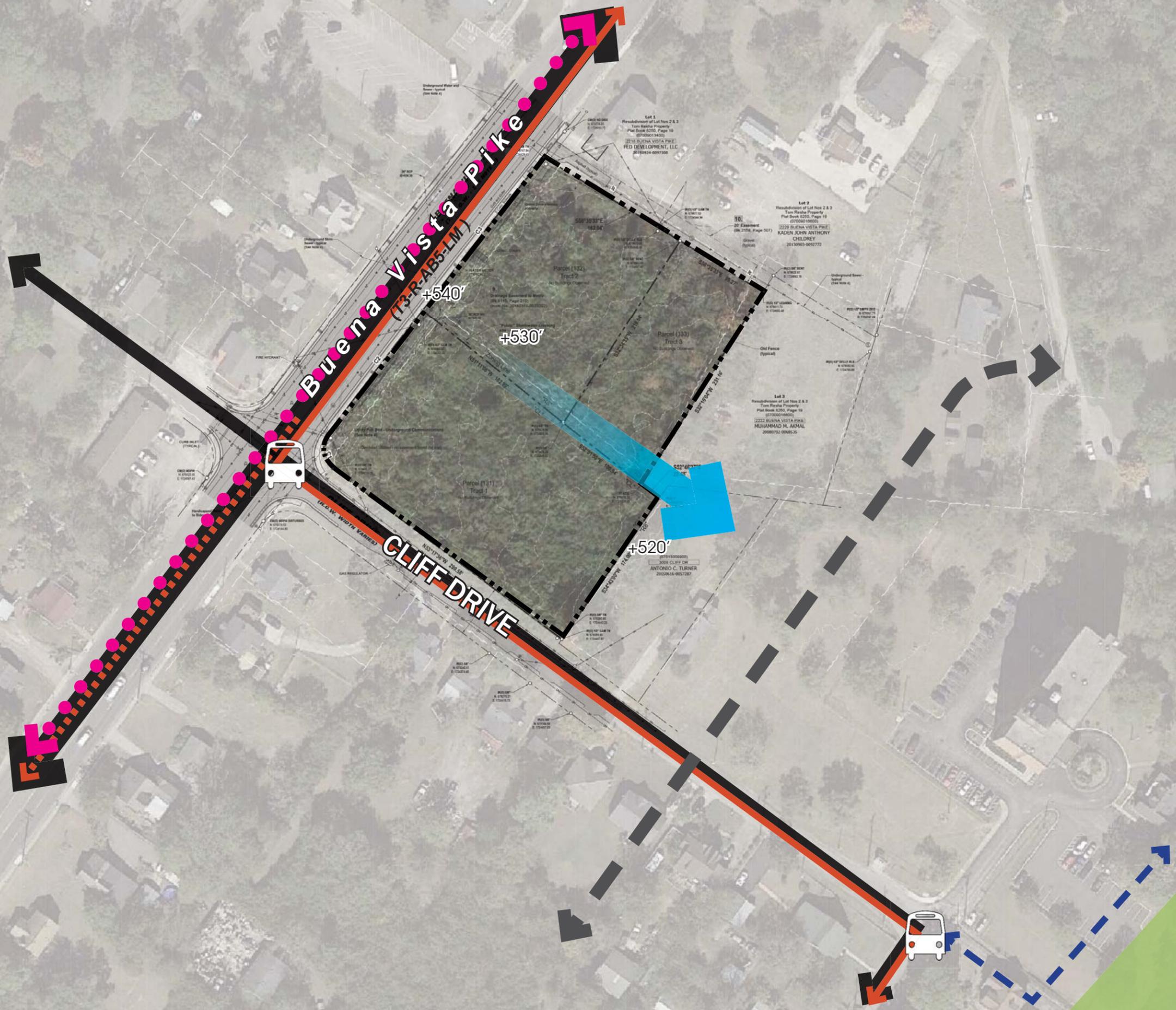
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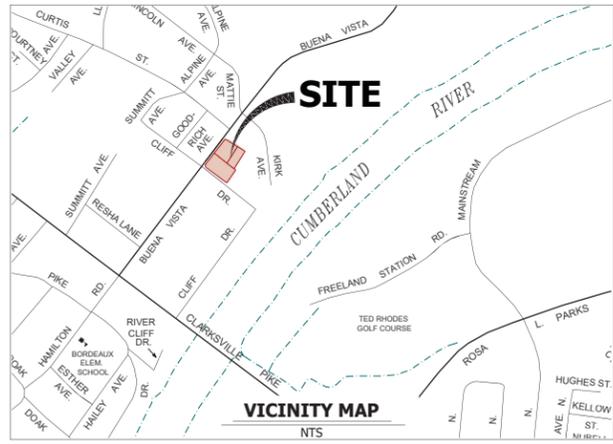
EXISTING CONDITIONS

-  Existing Connections
-  Sight Drainage
-  MTA Bus Stop (RTE 22)
-  MTA Existing Connection
-  MTA Proposed Connection*
-  Linear Riverfront Park*
-  Future Street Connection*
-  Potential Alley Connection*
-  Proposed Trinity Ln Protected Bikeway

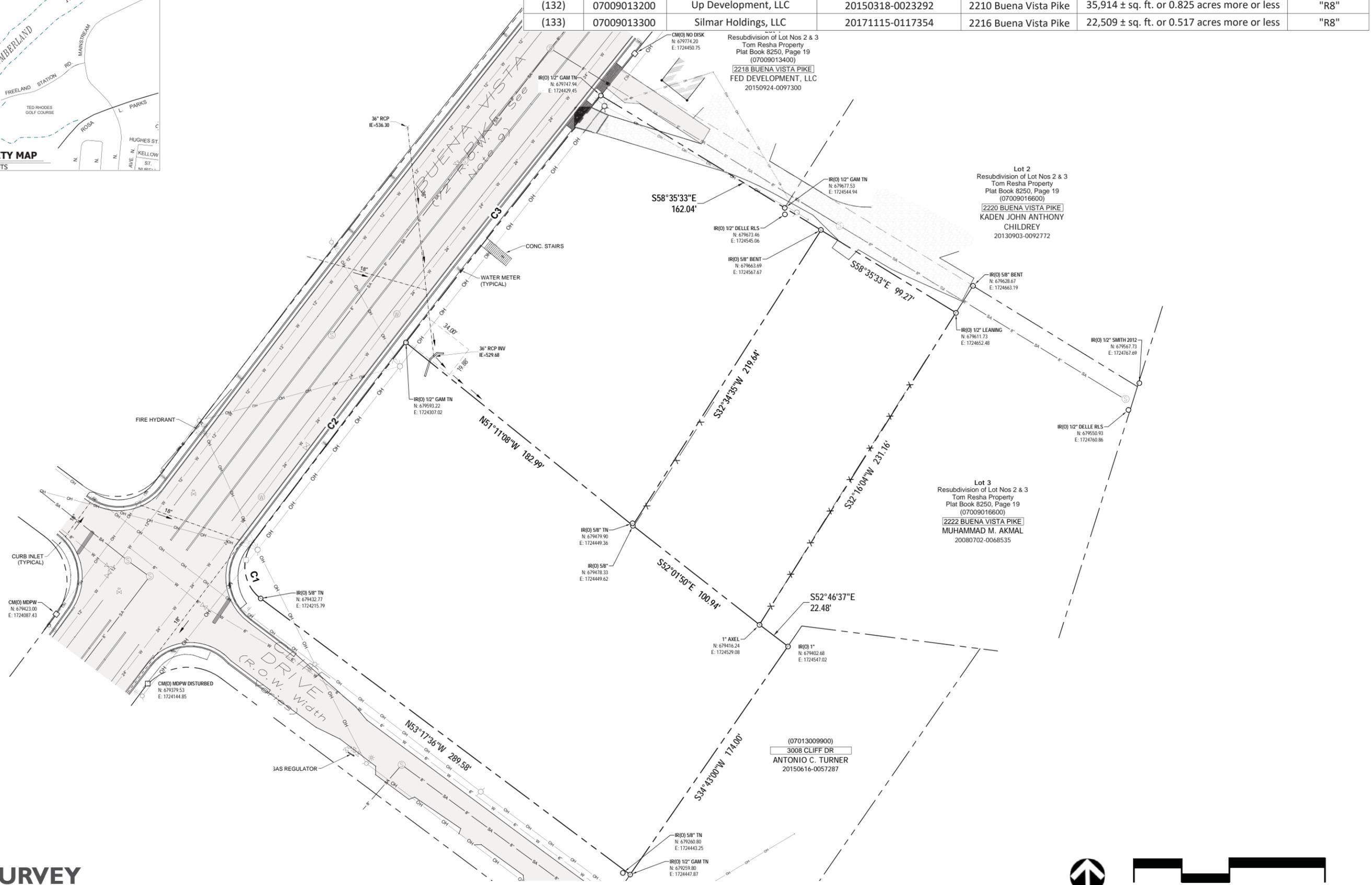


*According to Bordeaux Whites Creek Community area plan and Haynes Trinity Special Area Plan





SITE DATA						
Parcel No.	Parcel ID	Owner	Deed Reference	Address	Parcel Area	Zoning
(131)	07009013100	Tree Mendus Development JV	20150417-0034219	0 Buena Vista Pike	55,091 ± sq. ft. or 1.265 acres more or less	"CL"
(132)	07009013200	Up Development, LLC	20150318-0023292	2210 Buena Vista Pike	35,914 ± sq. ft. or 0.825 acres more or less	"R8"
(133)	07009013300	Silmar Holdings, LLC	20171115-0117354	2216 Buena Vista Pike	22,509 ± sq. ft. or 0.517 acres more or less	"R8"

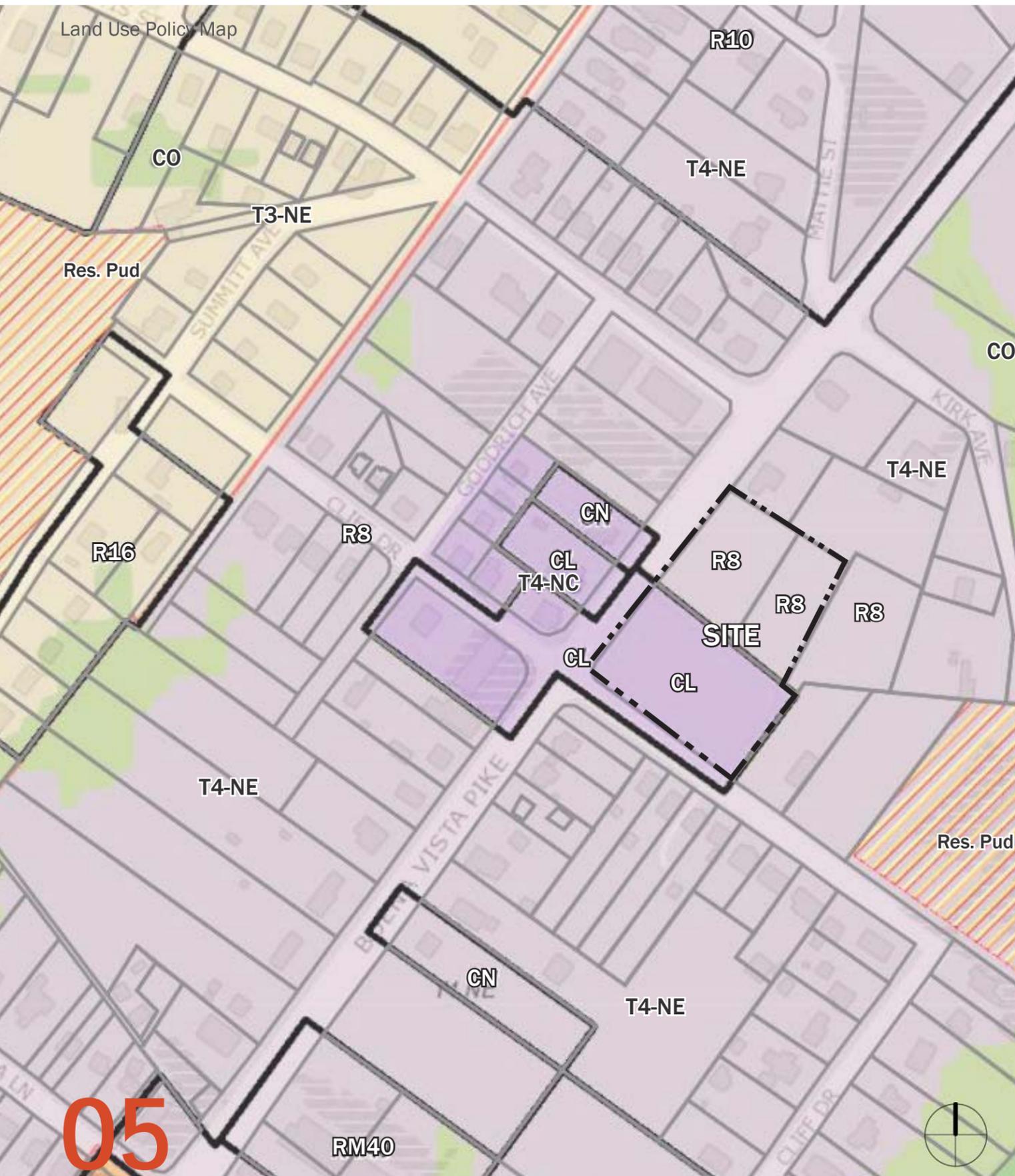


Lot 2
Resubdivision of Lot Nos 2 & 3
Tom Resha Property
Plat Book 8250, Page 19
(07009013400)
2218 BUENA VISTA PIKE
FED DEVELOPMENT, LLC
20150924-0097300

Lot 3
Resubdivision of Lot Nos 2 & 3
Tom Resha Property
Plat Book 8250, Page 19
(07009016600)
2222 BUENA VISTA PIKE
MUHAMMAD M. AKMAL
20080702-0068535

(07013009900)
3008 CLIFF DR
ANTONIO C. TURNER
20150616-0057287





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SITE OVERVIEW

Current Zoning: Commercial Limited (CL), Medium Density Residential (R8)

Current Land Use Policy: The property is located within the Bordeaux-Whites Creek Community Plan and the Haynes Trinity small area plan. The current land use policy for the property is T4NC (Urban Neighborhood Center) and T4NE (Urban Neighborhood Evolving).

T4 Urban Neighborhood Center: generally located at the intersections of urban streets with intensity placed within the edges and consist of commercial, mixed use, residential and institutional land uses and services to meet the needs of the larger surrounding urban area within a five to ten minute walk. The massing of mixed use buildings results in a footprint with moderate to high lot coverage with regularly spaced buildings built to the back edge of the sidewalk with parking provided on street, beside or behind the buildings. The building and entrances are oriented towards the higher-order street and the front facade of a building is built to the back edge of the sidewalk and to engage the public realm and create a pedestrian friendly environment. The public realm and streetscape feature the consistent use of lighting and generally formal landscaping. T4 Urban Community Centers are served by highly connected street networks, sidewalks, and existing or planned mass transit leading to surrounding neighborhoods and open space. The edges of T4 Urban Neighborhood Centers compliment the adjacent neighborhoods that the center serves and the infrastructure to which it has access.

T4 Urban Neighborhood Evolving: generally located in areas where the primary land use is residential. These areas will have higher densities and a more integrated mixture of housing types and high levels of connectivity with complete streets networks, sidewalks, bikeways and existing or planned mass transit. Building massing results in a footprint with moderate to high lot coverage and buildings oriented to the street or an open space. Buildings are regularly spaced with shallow setbacks and minimal spacing between buildings. Within this setback, stoops and porches are common for some interaction between the public and private realm to create a pedestrian friendly environment. Buildings are generally one to three stories in height. Buildings up to four, possibly five, stories may be supported in appropriate locations such as abutting or adjacent to a major corridor and to support affordable and workforce housing. Parking is accessed by alley and is provided on street or on surface or structured parking. Parking is located behind or beside the building and is screened from view. Landscaping is generally formal with consistent use of lighting and open spaces, such as rain gardens that serve as storm water management as well as site amenities.

06

REGULATORY PLAN



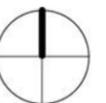
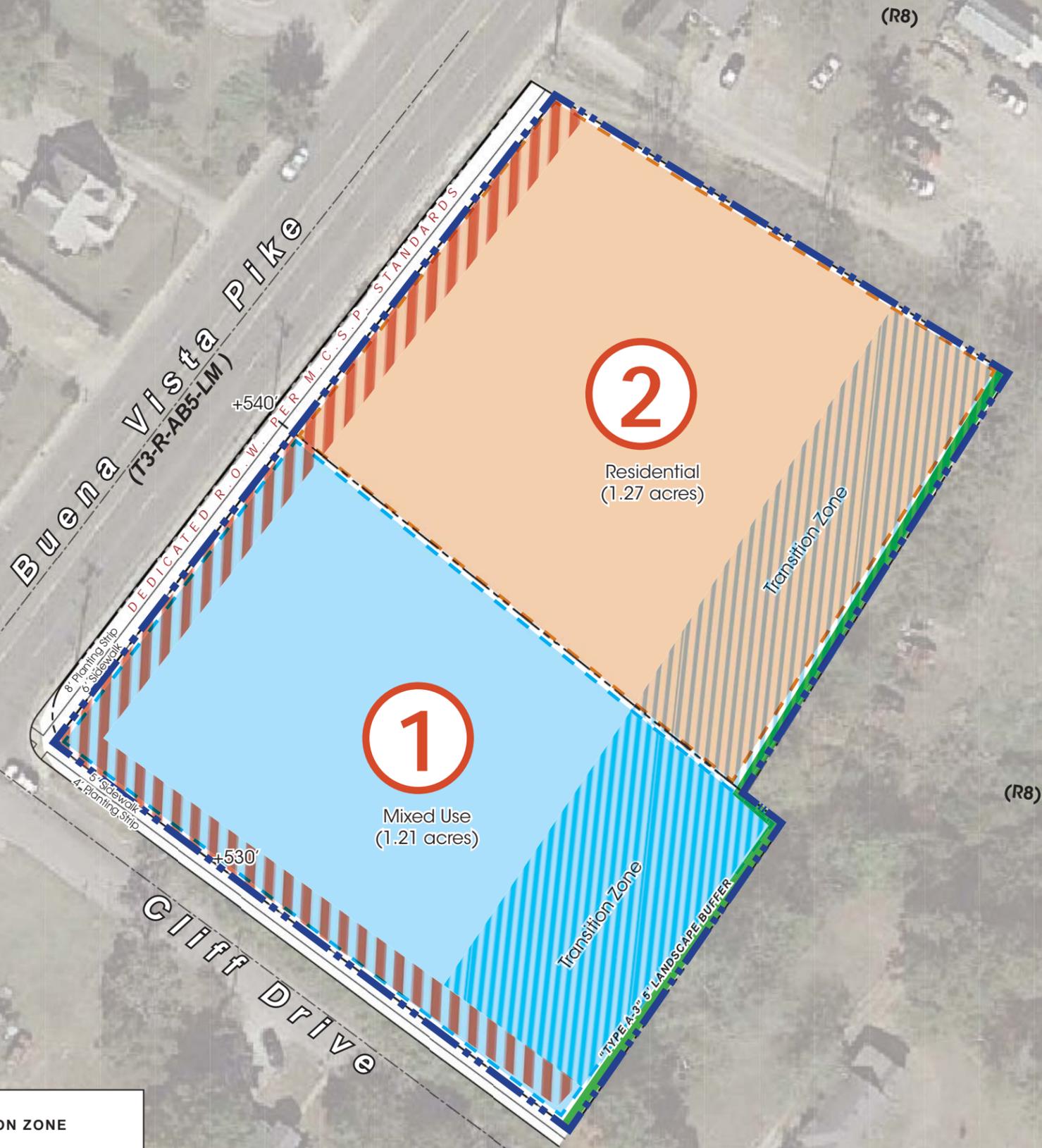
The purpose of this Regulatory SP application is to permit a mixed-use development. The area will be regulated in four subdistricts in order to best respond to the intensity planned for on Buena Vista Pike while respecting the residential zoning adjacent to the property.



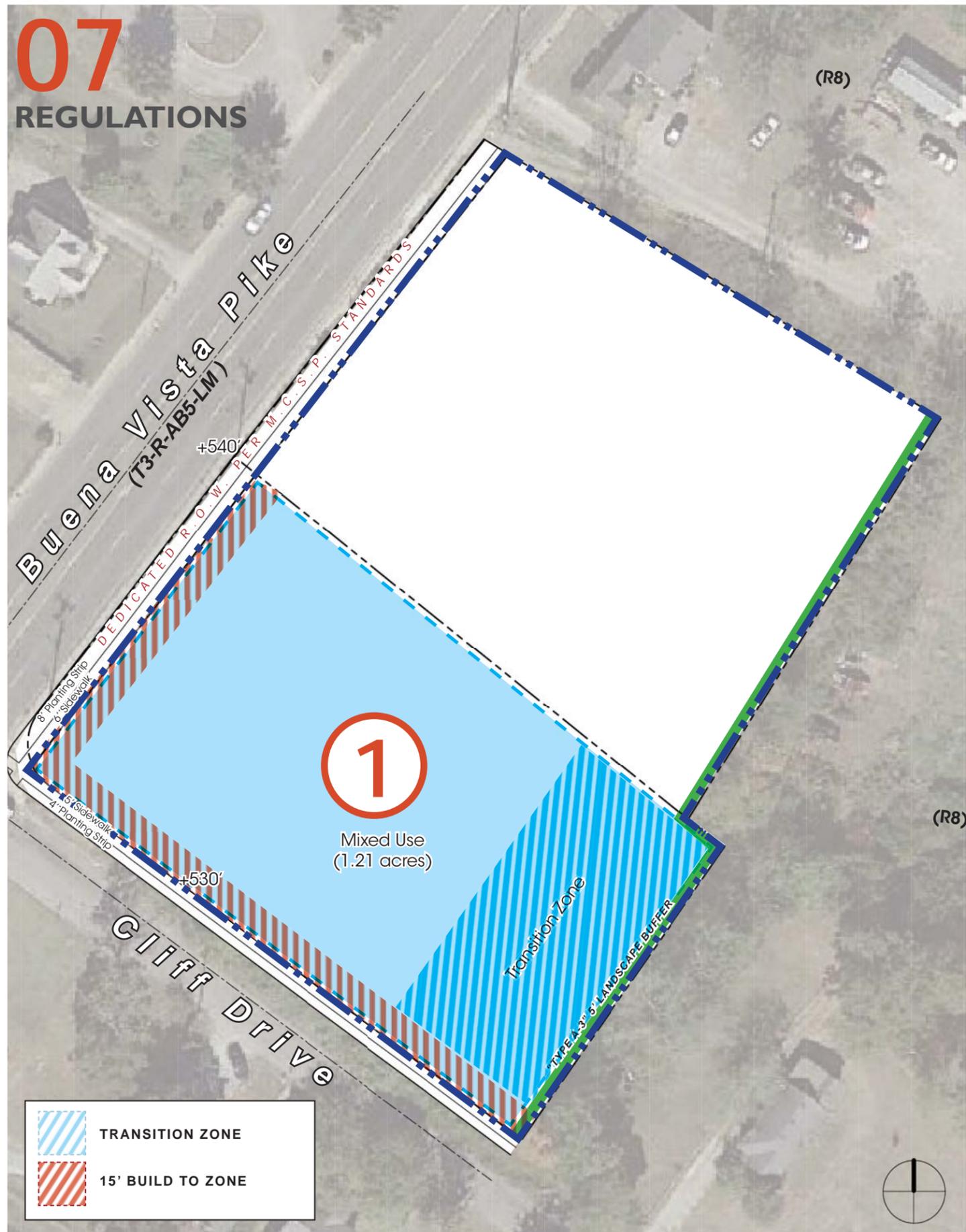
The property lies within the Bordeaux-Whites Creek community plan and the regulatory plan best supports the Haynes Trinity small area plan by creating a design that takes into account a planned alley through the center of the property and provides opportunity for connections to a future local street to the South of the property. The regulations will remain consistent with the T4 Urban Neighborhood Evolving (T4-NE) policy and T4 Urban Neighborhood Center (T4-NC) policy areas on the property as described in the Nashville Next Community Character Manual.



	TRANSITION ZONE
	15' BUILD TO ZONE



07 REGULATIONS



	TRANSITION ZONE
	15' BUILD TO ZONE

DISTRICT 1 REGULATIONS

"District 1" Uses	Per MUN-A Base Zoning, Live/Work, Office (no MUN-A SF limit)	
FAR ¹	0.60	
Active Use Req. ²	<i>A min. 40 ft. deep active use shall be provided along a minimum of 50% of the Buena Vista street frontage within District 1. The proposed Active Use must address Cliff Dr. at intersection corner.</i>	
ISR	0.80	
Maximum Building Height Fronting Buena Vista Pike	4 stories within 70 feet	
General Maximum Building Height	3 stories within 45 feet	
Transition Zone Maximum Building Height	3 stories within 42 feet	
Build-to-zone	0 to 15 feet	
Side / Rear Setback	5 feet	
Parking Requirements	Per UZO Parking Requirements	
Glazing ⁴	Residential	20% min.
	Commercial	50% Ground Floor 30% Upper Floor
Raised Foundations ⁵	Residential	18 in. Min. to 36 in. Max.
	Commercial	36 in. Max

- No Maximum FAR applies to residential uses.
- Active use shall be defined as a space occupied by retail, live/work, office, institutional, entertainment or recreational uses.
- Overall building height in feet shall be measured from finished grade to the highest point of the roof; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories. An additional "basement" level may be provided internally to the development where topography allows for additional sub-surface development including parking and conditioned residential.
- Minimum glazing requirements shall be required on building facades facing public streets. The first floor transparent glazing area calculation shall be measured from the finished grade at the setback to the finished floor elevation of the second floor, or to a height of sixteen feet, whichever is less. Upper floor glazing calculations shall be measured from floor to floor.
- With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets and open spaces.

ARCHITECTURAL STANDARDS

- Non-residential uses shall orient to a public street. All residential units shall orient to a public street. Residential units shall orient to a centralized open space if a public street is not available.; the front facade must be built between 0 - 15 feet from the back of the proposed sidewalk.
- Heights of buildings or portions thereof located within the "Transition Zone" shall step down in height and/or massing to adjacent properties. Metro Planning Staff shall make appropriate determination of proper transition upon submittal of final site plan.
- Buildings shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public street or green space shall provide a connection/entrance to public sidewalk.
- For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Vinyl siding, EIFS and untreated wood shall not be permitted;
- Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
- Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
- If provided, porches shall have a minimum depth of 6 feet.

ACCESS & PARKING

- Surface Parking shall be located towards the interior of the site.
- Site Access shall be from Cliff Drive.
- Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
- All parking regulations to meet UZO parking requirements and standards.

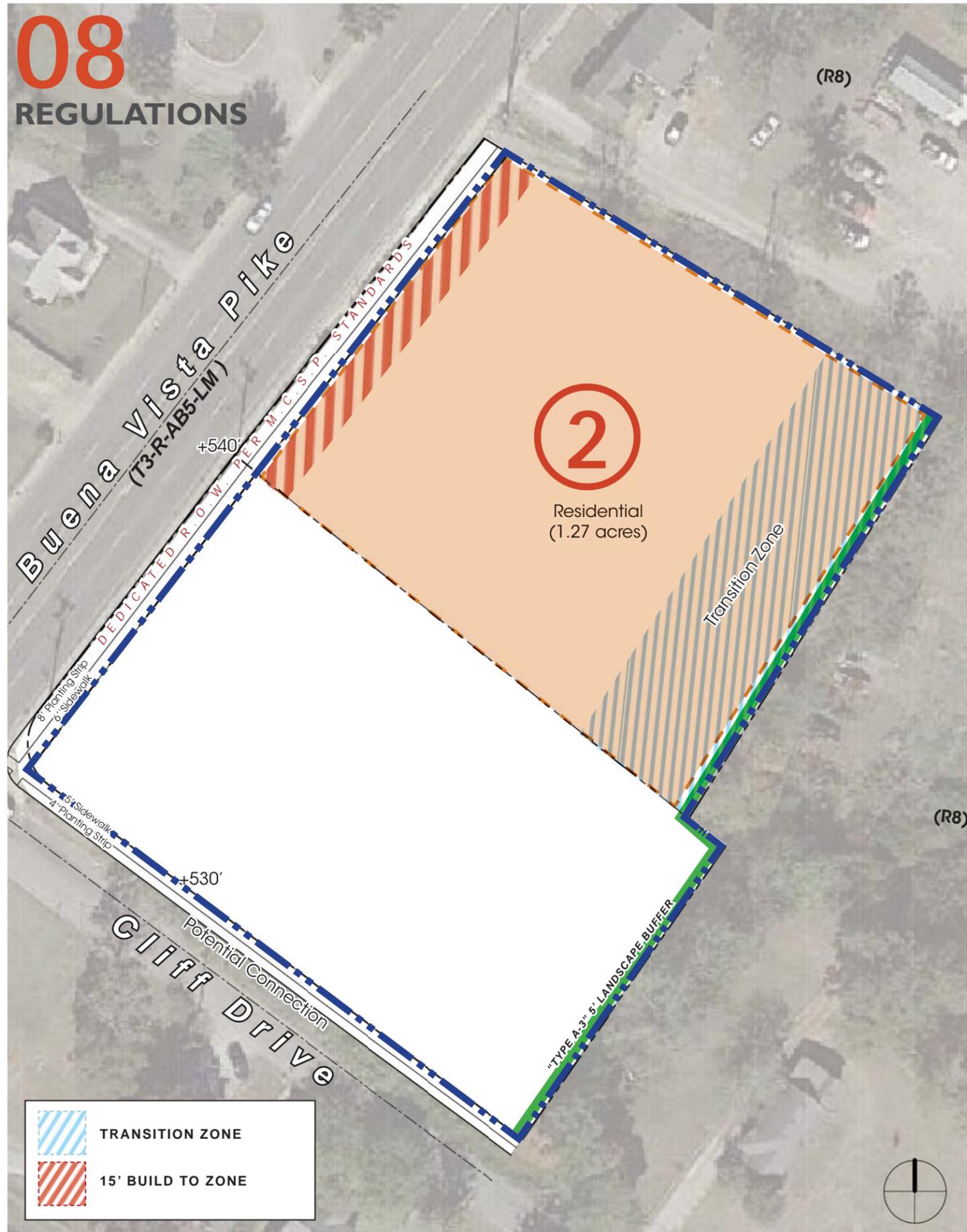
LANDSCAPE STANDARDS

- 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, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 50 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
- A TYPE (A) buffer shall be provided per the Metro Zoning Ordinance along all adjacent private residential property boundaries. No other buffer requirements of 17.24 shall apply.

PROHIBITED USES

- | | |
|--------------------------|-----------------------------|
| Cash Advance | Recycling Collection Center |
| Check Cashing | Country Club |
| Title Loan | Cemetery |
| Auction House | Power/gas substation |
| Pawnshop | Reservoir/water tank |
| Radio/TV/satellite tower | Water/Sewer Pump station |
| Satellite dish | Wind Energy Facility |
| Waste Water Treatment | Driving Range |
| Water Treatment Plant | Golf Course |
| Medical Waste | |

08 REGULATIONS



DISTRICT 2 REGULATIONS

"District 2" Uses	Per RM20-A Base Zoning	
Max. Residential Density	20 Dwelling units/acre	
ISR	0.80	
Maximum Building Height Fronting Buena Vista Pike	4 stories within 70 feet	
General Maximum Building Height ³	3 stories within 45 feet	
Transition Zone Maximum Building Height	3 stories within 42 feet	
Build-to-zone	0 to 15 feet	
Side / Rear Setback	5 feet	
Parking Requirements	Per UZO Parking Requirements	
Glazing ²	Residential	20% min.
Raised Foundations ³	Residential	18 in. Min. to 36 in. Max.
1	Overall building height in feet shall be measured from finished grade to the highest point of the roof; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories. An additional "basement" level may be provided internally to the development where topography allows for additional sub-surface development including parking and conditioned residential.	
2	Minimum glazing requirements shall be required on building facades facing public streets. The first floor transparent glazing area calculation shall be measured from the finished grade at the setback to the finished floor elevation of the second floor, or to a height of sixteen feet, whichever is less. Upper floor glazing calculations shall be measured from floor to floor.	
3	With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets and open spaces.	

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- Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
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- All parking regulations to meet UZO parking requirements and standards.

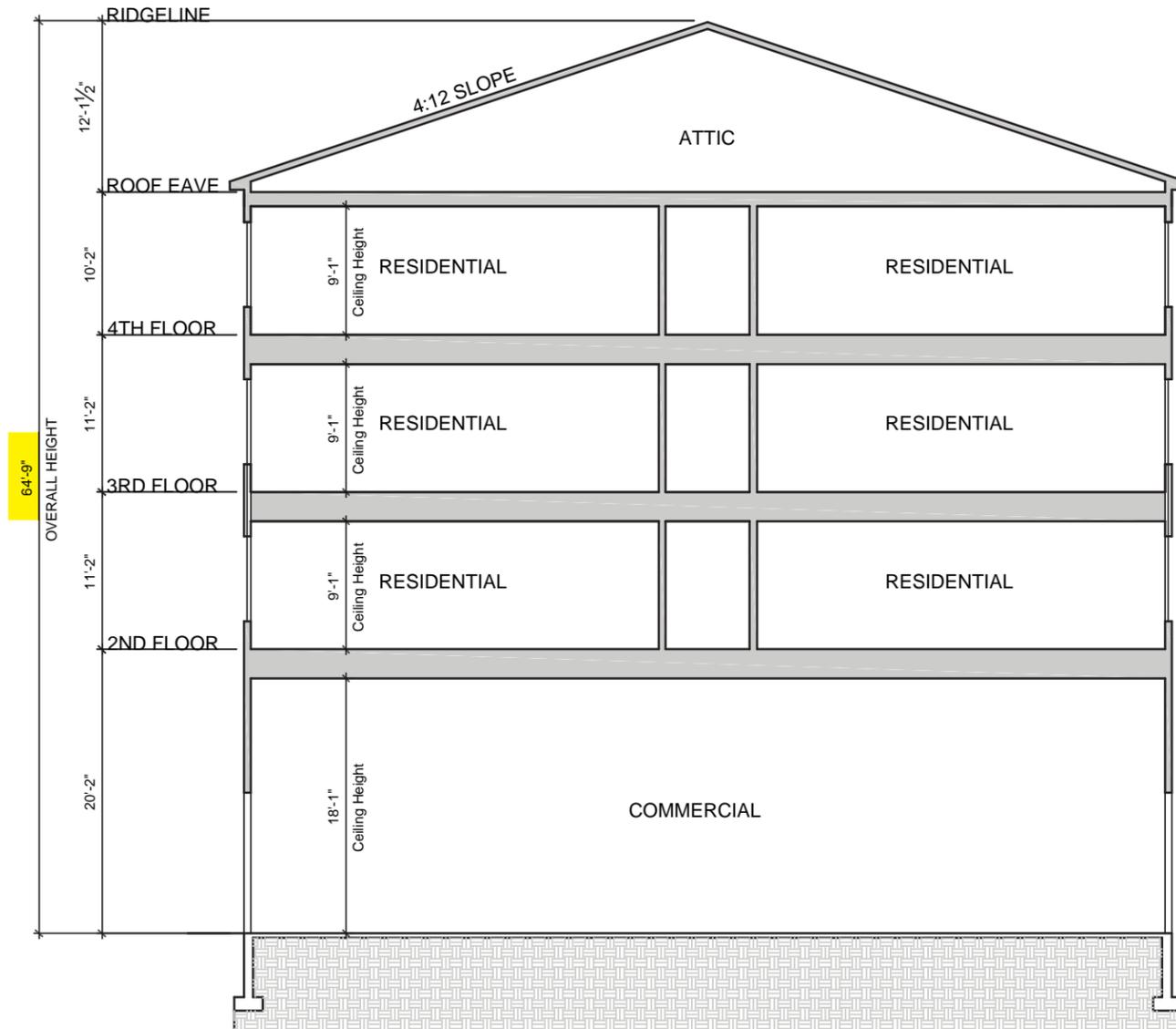
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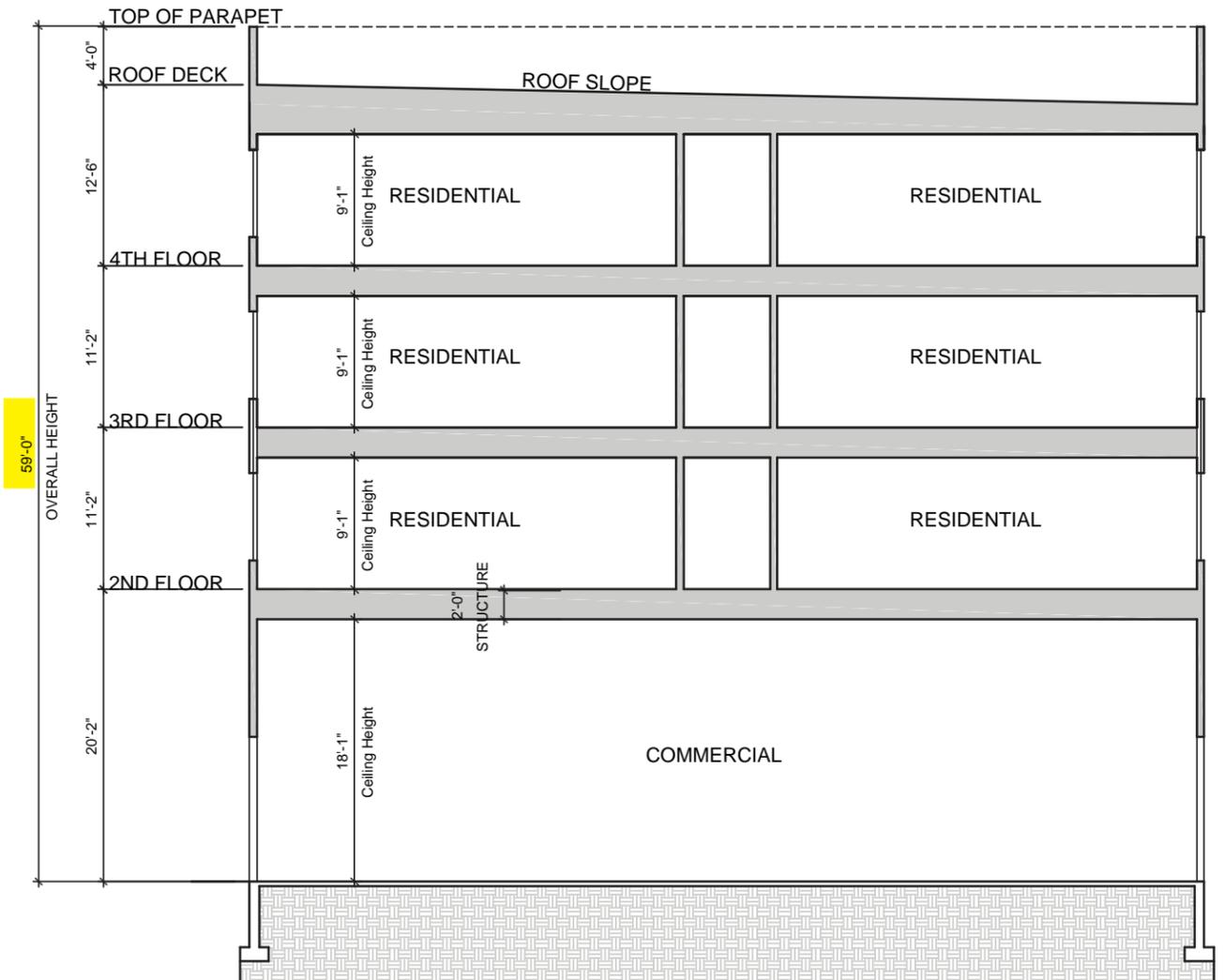
Short Term Rental Property (STRP)

TYPICAL 4 STORY MIXED USE BUILDING



SLOPED ROOF EXAMPLE

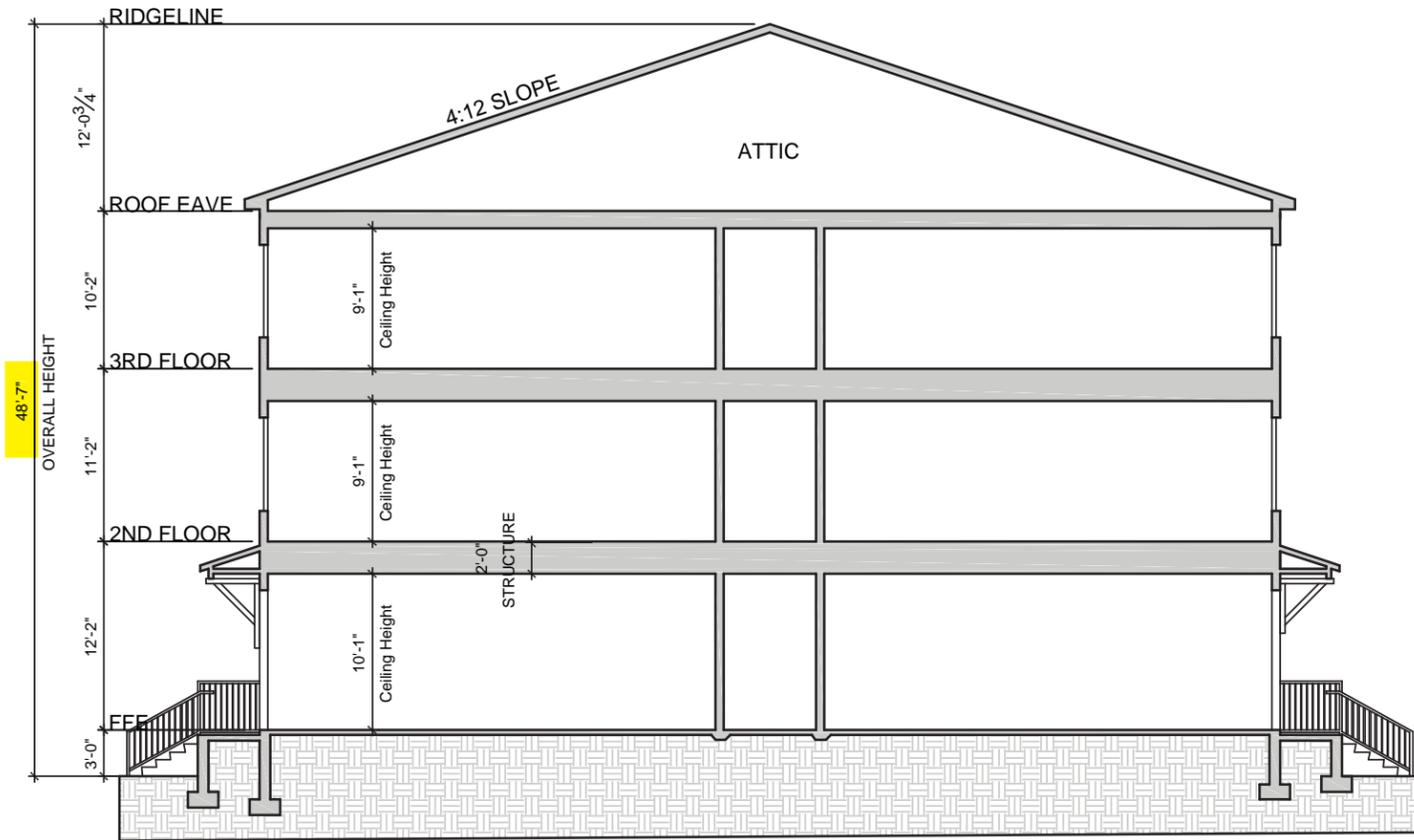
- 18 foot Ground Floor Retail
- Standard 9 ft. Residential Ceilings
- Moderate 4:12 Roof Pitch
- No Raised Foundation



FLAT ROOF EXAMPLE

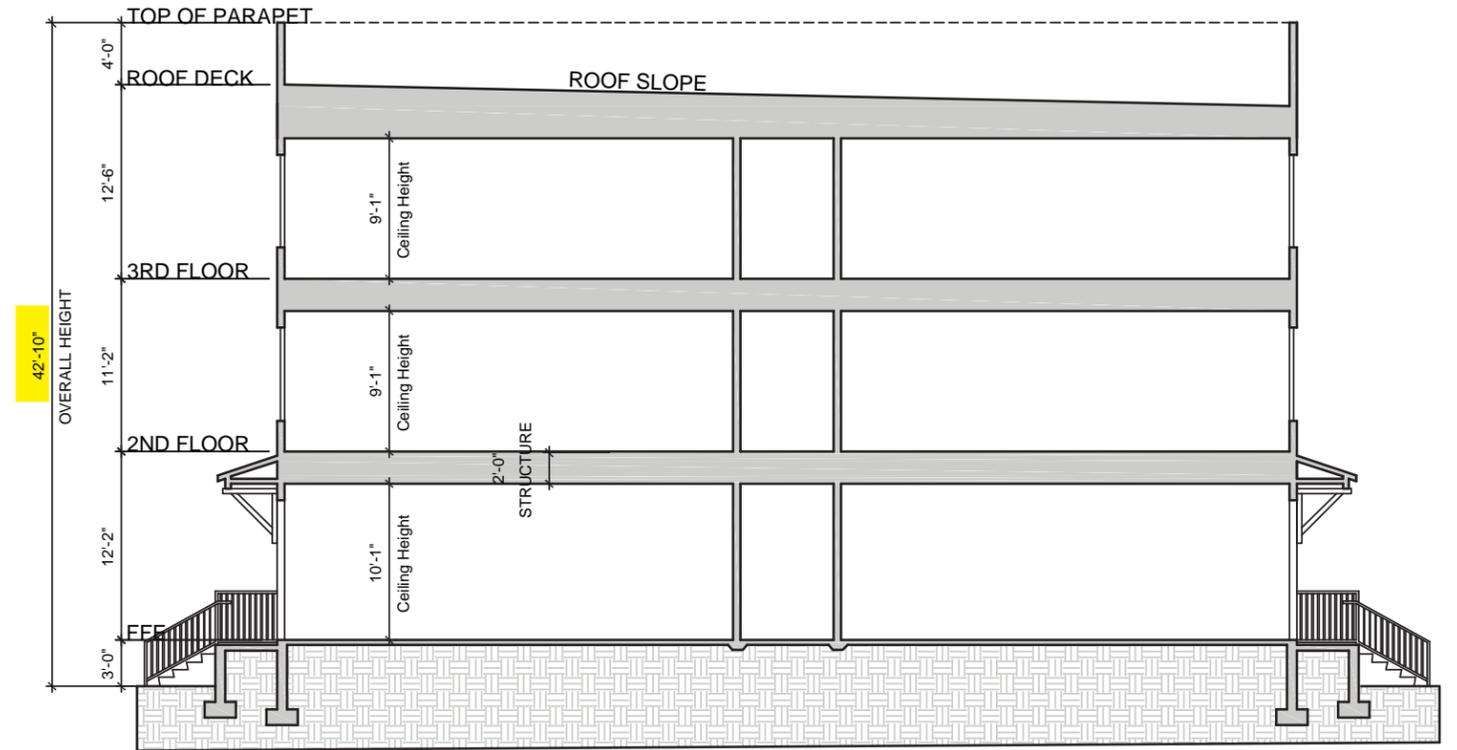
- 18 foot Ground Floor Retail
- Standard 9 ft. Residential Ceilings
- Standard Parapet Roof
- No Raised Foundation

TYPICAL 3 STORY STACKED FLAT



SLOPED ROOF EXAMPLE

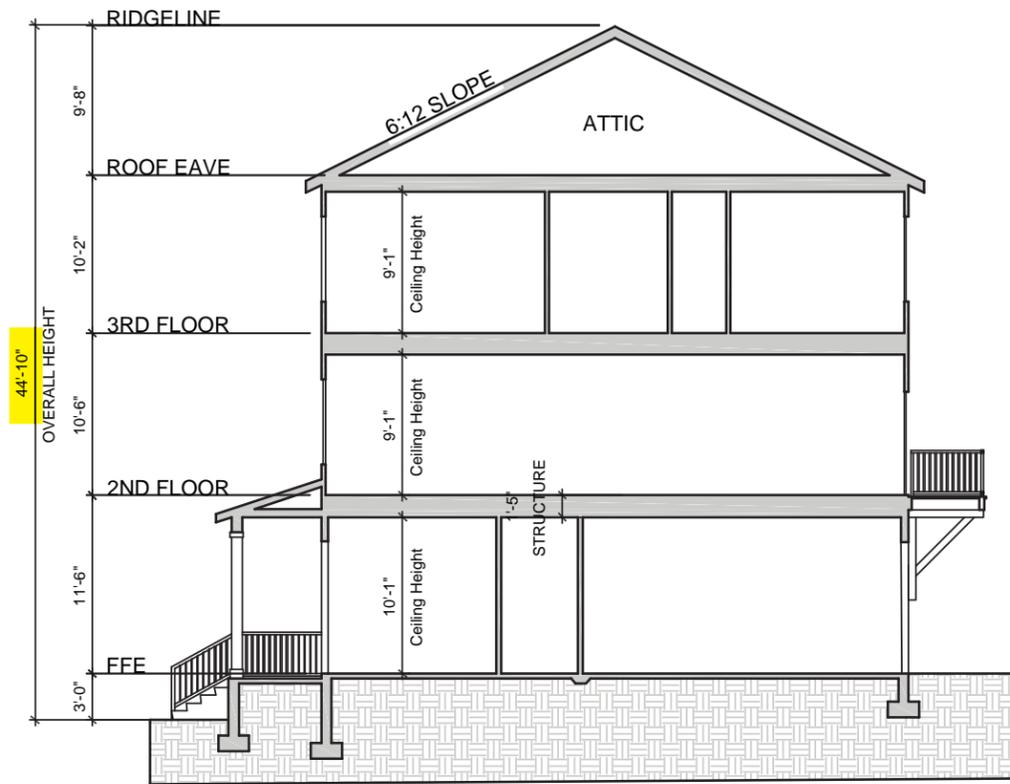
- 10 ft. Ceilings on Ground Floor
- Standard 9 ft. Upper Floors Ceilings
- Moderate 4:12 Roof Pitch
- 3 foot Raised Foundation



FLAT ROOF EXAMPLE

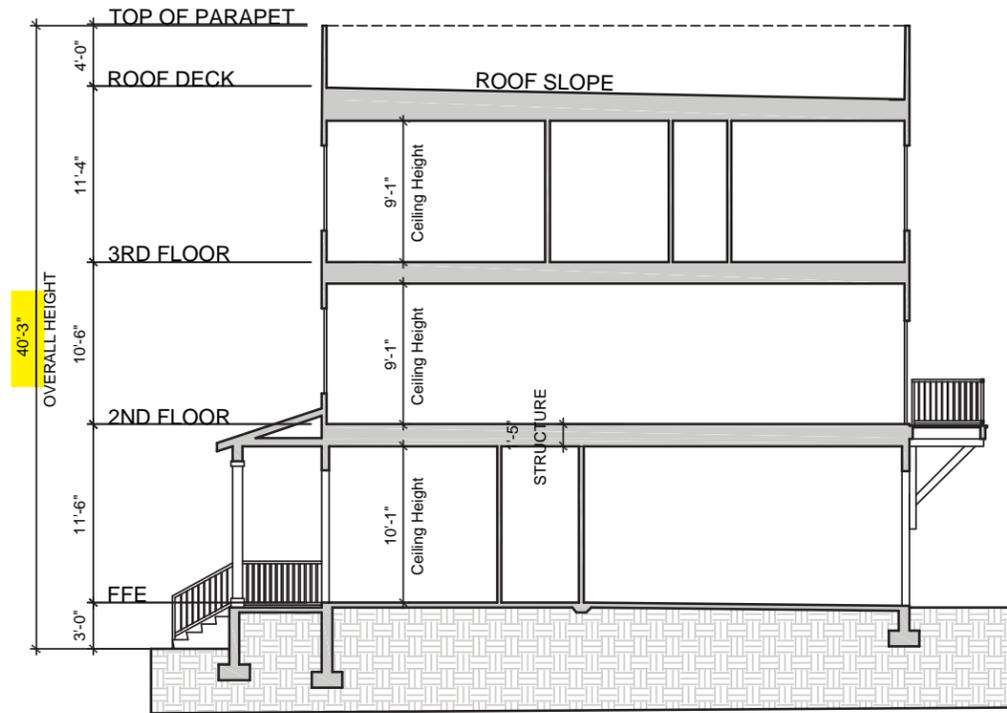
- 10 ft. Ceilings on Ground Floor
- Standard 9 ft. Upper Floors Ceilings
- Standard Parapet Roof
- 3 foot Raised Foundation

TYPICAL 3 STORY TOWNHOME



SLOPED ROOF EXAMPLE

- 10 ft. Ceilings on Ground Floor
- Standard 9 ft. Upper Floors Ceilings
- Moderate 6:12 Roof Pitch
- 3 foot Raised Foundation



FLAT ROOF EXAMPLE

- 10 ft. Ceilings on Ground Floor
- Standard 9 ft. Upper Floors Ceilings
- Standard Parapet Roof
- 3 foot Raised Foundation



ADDITIONAL REGULATIONS + NOTES

Standard SP Notes:

1. The purpose of this SP is to receive preliminary approval to permit the development of a 2.6 acre mixed-used development as shown.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of the following base zoning designations as of the date of the application request or application.

Zone 1	MUN-A
Zone 2	RM20-A
3. 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 the 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.
4. All development is currently planned to be constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

FEMA Note:

5. This property lies in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0229H, dated April 5, 2017.

Metro Public Works Notes:

6. The final site plan/building permit 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.
7. Roadway Improvements that are a direct result of this specific project or as determined by an approved Traffic Impact Study and the Department of Public Works shall be constructed.
8. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
9. Developer will ensure bike lanes are continuous through intersections.
10. 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.

11. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
12. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
13. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
14. Submit copy of ROW dedications prior to bldg. permit sign off.
15. 'Districts 1 and 2' are to have access via the recorded shared access and Cliff Dr. No additional access onto Buena Vista will be approved.
16. Each 'District' is to have a dumpster and recycling container(s), serviced by a private hauler.

Fire Marshal Notes:

17. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/prev/tableH51.htm>)
18. No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
19. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
20. All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
21. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
22. If more than three stories above grade, Class I standpipe system shall be installed.
23. If more than one story below grade, Class I standpipe system shall be installed.
24. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with na-

tionally recognized standards.

25. A fire hydrant shall be provided within 100 ft. of the fire department connection.
26. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

27. Where feasible, this development will be served with underground power and pad-mounted transformers.
28. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

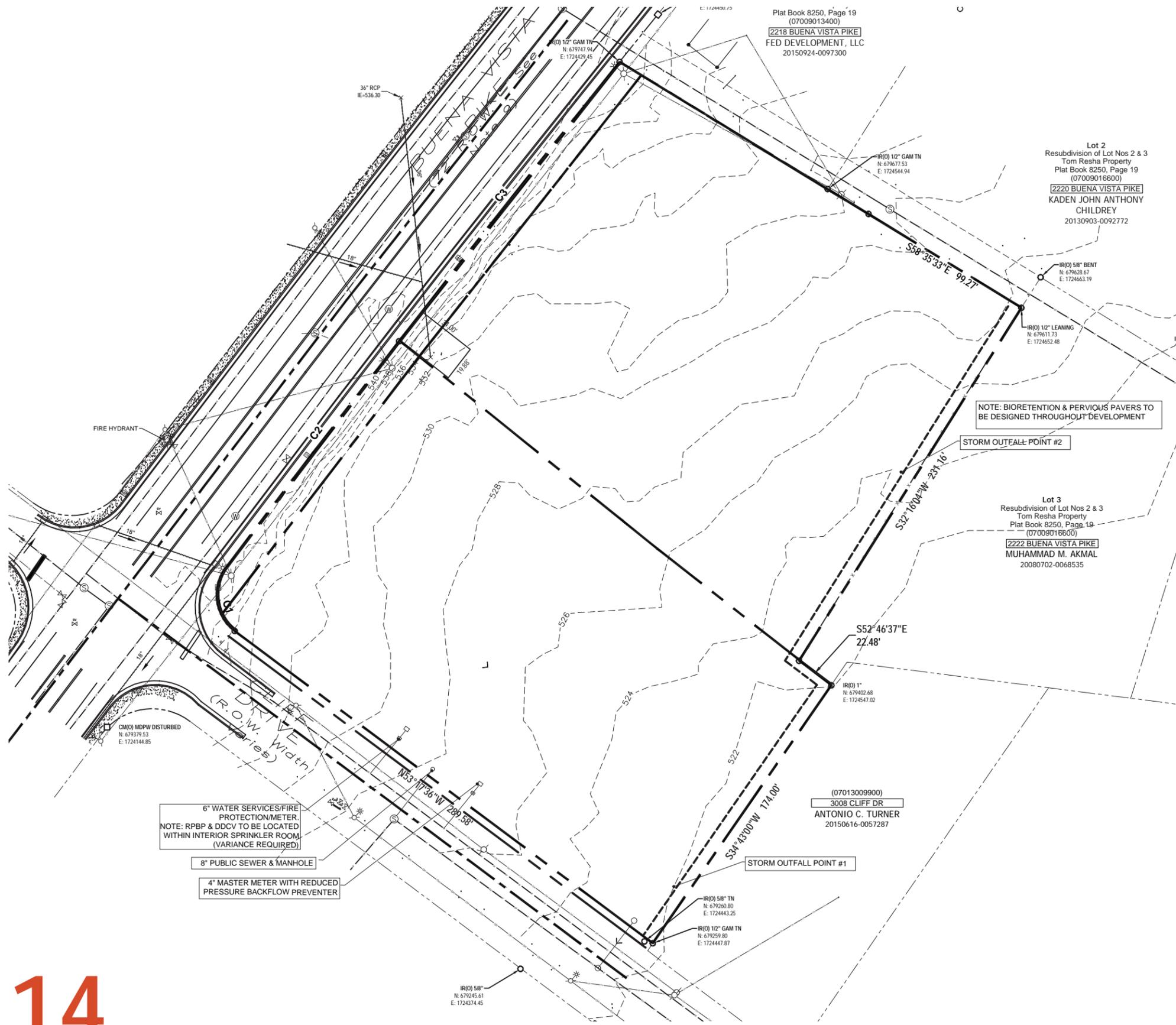
29. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
30. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
31. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
32. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than pre-developed runoff due to LID implementation.

Federal Compliance:

33. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.



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CHARACTER IMAGERY



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 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 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 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.
- 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 INSPECTION 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 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.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) 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.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE STICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINCHMAAL SP PROCESS.
- 3) WATER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC WATER LINE EXTENSION. INDIVIDUAL WATER METERS SHALL BE PROVIDED FOR EACH UNIT
- 4) SEWER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC SEWER LINE EXTENSION. INDIVIDUAL SERVICES TO BE PROVIDED FOR EACH UNIT.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS MIMOSA-URBAN LAND COMPLEX, 2 TO 15 PERCENT SLOPES WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. FINAL SP SHALL DEPICT COMPLIANCE WITH VOLUME 5 OF THE STORM WATER MANAGEMENT (LID MANUAL).
- 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.

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