

# NOVEL EDGEHILL SPECIFIC PLAN

CASE NO. 2018SP-077-001

# PRELIMINARY SITE PLAN APPLICATION

REVISION 3 - JANUARY 23, 2019



PEARL STREET PARTNERS, LLC



Hawkins Partners, Inc.  
landscape architects

Kimley»Horn



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## THE PURPOSE

TO PROVIDE ACTIVE HIGHER DENSITY MULTIFAMILY USE WITH GROUND FLOOR RETAIL ALONG A MAJOR ARTERIAL IMMEDIATELY ADJACENT TO THE DOWNTOWN CORE.

## THE VISION

CONTRIBUTE TO THE EXISTING URBAN NEIGHBORHOOD IN A COMPATIBLE WAY THAT PROVIDES A RANGE OF ADDITIONAL RESIDENTIAL OPTIONS FOR THE COMMUNITY. NEIGHBORHOOD SMALL SCALE COMMERCIAL USES ALONG 12TH AVENUE PROVIDE WALKABLE OPPORTUNITIES FOR THE NEIGHBORHOOD RESIDENTS. NOVEL EDGEHILL WILL BE CONNECTED AND CONNECTIVE.

## PROJECT INFORMATION

SP NAME: NOVEL EDGEHILL  
COUNCIL DISTRICT: 19  
COUNCIL MEMBER: FREDDIE O'CONNELL

ADDRESS: 801 12TH AVENUE SOUTH  
MAP AND PARCELS: 09313054200 09313028000  
OWNERS OF RECORD: PARK CENTER JOHN AND MICHELINE DOULIS

FEMA FIRM PANEL: 47037C0243H  
EXISTING ZONING: RM20

DEVELOPER: CRESCENT COMMUNITIES  
PEARL STREET PARTNERS, LLC  
KHRIS PASCARELLA  
615.312.8242

CIVIL ENGINEER: KIMLEY HORN AND ASSOCIATES, INC.  
BRENDAN BOLES, P.E.  
615.564.2701

LANDSCAPE ARCHITECT: HAWKINS PARTNERS, INC.  
KIM HAWKINS  
615.255.5218

ARCHITECT: KTGy ARCHITECTURE + PLANNING  
BRIAN FRASER  
703.992.6116

## DEVELOPMENT STATISTICS

4 STORY WOOD CONSTRUCTION SLAB ON GRADE  
4 STORY WOOD CONSTRUCTION OVER BASEMENT  
5 STORY WOOD CONSTRUCTION SLAB ON GRADE  
STRUCTURED PARKING / COURTYARDS ON GRADE

IMPERVIOUS AREA = 2.50 ACRES  
PERVIOUS AREA = 0.37 ACRES  
ROW DEDICATION = 0.06 ACRES  
TOTAL AREA = 2.93 ACRES  
ISR PROVIDED = 0.85  
**MAX ISR ALLOWED = 0.90**

**RESIDENTIAL AREA = 254,290 GSF**  
**FAR PROVIDED = 1.99 FAR**

**MAX FAR ALLOWED = 2.0 FAR**

MAX TOTAL OF NON-RESIDENTIAL COMMERCIAL AREA = 9,000 SF  
ALLOWABLE USES - PER MUG-A ZONING

MAX TOTAL NUMBER OF UNITS = 270 UNITS  
ALLOWABLE USES - PER MUG-A ZONING

### COMMUNITY BENEFITS

USEABLE STREETScape  
COMMUNITY OPEN SPACE  
STOOP ZONES AND MEWS  
SIGLER STREET SIDEWALK EXTENSION  
COMMUNITY FITNESS / PLAY / DOG ZONE  
LANDSCAPE BUFFER  
12TH AVENUE BIKEWAY CONTRIBUTION  
12TH AVENUE TDOT BRIDGE RAIL IMPROVEMENTS  
STREET TREES ON HAWKINS STREET FROM 13TH AVENUE S TO 12TH AVENUE S  
12TH AVENUE WATERLINE IMPROVEMENTS FROM DIVISION STREET TO THE PROJECT SITE

## PLANNING REQUIREMENTS

FALLBACK ZONING : MUG-A

SETBACKS VARY ALONG PUBLIC STREETS AND ARE BASED ON UTILITY POLES AND EASEMENTS.

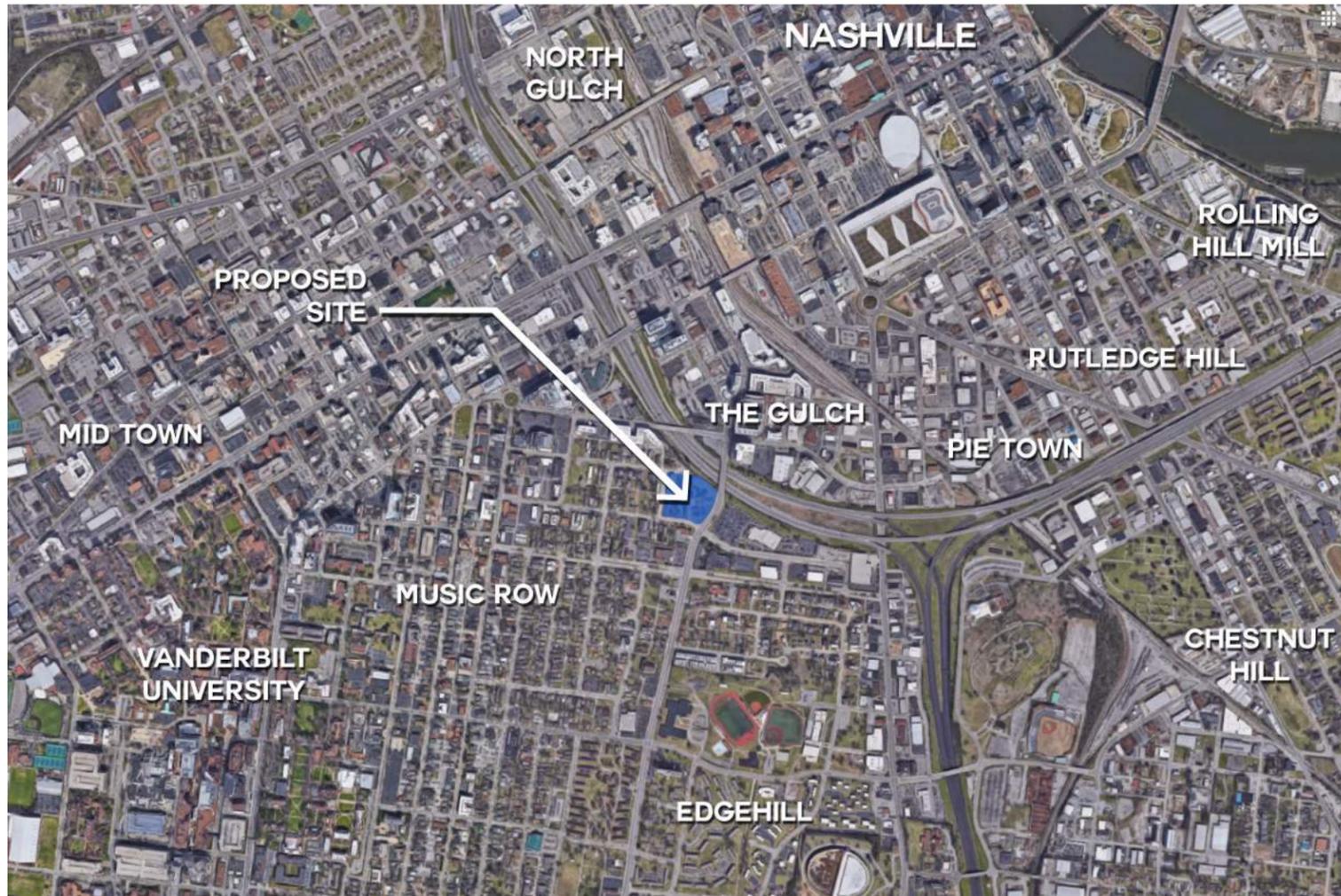
CLASS B LANDSCAPE BUFFER ADJACENT TO 1115 SIGLER STREET

### SETBACKS PROVIDED

10' MIN. REAR SETBACK  
(ALONG SIGLER STREET & ALLEY 428)  
10' MIN. SIDE SETBACK  
(ALONG ALLEY 419 & 1208 HAWKINS & INTERSTATE 40)  
FRONT BUILD-TO ZONE IS 0-15'  
(ALONG HAWKINS STREET)  
FRONT BUILD-TO ZONE IS 0-30'  
(ALONG 12TH AVENUE S)

## PARKING REQUIREMENTS / SUMMARY

ALL PARKING REGULATIONS SHALL COMPLY WITH THE UZO ZONING CODE PARKING REQUIREMENTS AND STANDARDS. A SHARED PARKING PLAN MAY BE APPROVED BY THE METROPOLITAN TRAFFIC ENGINEER BASED UPON A PARKING AND/OR LOADING STUDY THAT SATISFACTORILY DEMONSTRATES THAT THERE IS A REDUCTION IN THE NUMBER OF TRIPS BASED ON THE DETERMINATIONS OF THE APPROVED TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM).



LOCATION MAP



PROPOSED SITE



VICINITY MAP (N.T.S.)



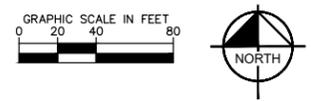
**CURVE DATA**

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C1	31° 00' 00"	508.39'	146.50'	285.91'	S 27° 22' 33" W	262.47'
C2	36° 44' 00"	30.00'	26.32'	43.30'	S 84° 22' 38" W	39.05'
C3	27° 40' 00"	275.00'	67.72'	132.79'	N 68° 05' 23" W	131.50'
C4	82° 17' 00"	20.00'	20.00'	31.61'	N 20° 46' 53" W	28.35'
C5	89° 43' 00"	20.00'	19.90'	31.32'	N 53° 13' 07" E	28.21'

**LEGEND**

MAPPING SYMBOLS AND CODES	LINE STYLES
▲ AIR CONDITIONER (AC)	— CENTERLINE
○ CATCH BASIN (CB)	▨ CONCRETE AREA
○ CLEANOUT	▨ ASPHALT AREA
○ DOUBLE CATCH BASIN (DCB)	▨ GRAVEL AREA
○ TRIPLE CATCH BASIN (TCB)	▨ EDGE OF WOODS LINE
○ AREA DRAIN (AD)	▨ EASEMENT LINE
○ ELECTRIC JUNCTION BOX (EJB)	▨ FENCE LINE
○ ELECTRIC METER (EM)	▨ GAS LINE
○ ELECTRIC TRANSFORMER (ETP)	▨ OVERHEAD POWER LINE
○ FINISHED FLOOR ELEVATION (F.F.E.)	▨ OVERHEAD TELEPHONE LINE
○ FIRE HYDRANT (FH)	▨ OVERHEAD POWER AND TELEPHONE LINE
○ FLAG POLE (FP)	▨ PROPERTY LINE
○ GAS METER (GM)	▨ SANITARY SEWER LINE
○ GUY POLE (GP)	▨ STORMWATER LINE
○ GAS VALVE (GV)	▨ UNDERGROUND POWER LINE
○ GUY WIRE (GW)	▨ UNDERGROUND TELEPHONE LINE
○ IRON ROD NEW (IRN)	▨ WATER LINE
○ IRON ROD OLD (IRO)	▨ WATER LINE
○ IRON PIPE OLD (IPO)	▨ GUMBRAL
○ IRON SPIKE OLD (ISO)	▨ EDGE OF WATER
○ LIGHT STANDING METAL/WOOD (LSM/W)	
○ MANHOLE (MH)	
○ POST INDICATOR VALVE (PIV)	
○ MANHOLE (MO)	
○ CONCRETE MONUMENT OLD (CMONO)	
○ CONCRETE MONUMENT NEW (CMONN)	
○ P.A. NAL OLD (PNAO)	
○ P.A. NAL NEW (PNAO)	
○ POWER LIGHT POLE (PLP)	
○ POWER MANHOLE (PMH)	
○ POWER POLE (PP)	
○ POWER TELEPHONE LIGHT POLE (PTLP)	
○ POWER TELEPHONE POLE (PTP)	
○ RIGHT-OF-WAY MONUMENT (ROW)	
○ SPRINKLER HEAD/VALVE (SPL/SHV)	
○ SANITARY SEWER MANHOLE (SSMH)	
○ SIGN (SI)	
○ STEAM MANHOLE (STMH)	
○ STORMWATER MANHOLE (SMH)	
○ TELEPHONE JUNCTION BOX (TJB)	
○ TELEPHONE LIGHT POLE (TLP)	
○ TELEPHONE POLE (TP)	
○ TREE EVERGREEN	
○ WATER METER (WM)	

AREA= 127,581 SQ. FT., OR 2.93 ACRES +/-



SITE DATA TABLE	
IMPERVIOUS AREA	2.50 AC
PERVIOUS AREA	0.37 AC
ROW DEDICATION	0.06 AC
TOTAL AREA	2.93 AC

**SOIL SURVEY NOTE**  
 THIS SITE IS COMPRISED ENTIRELY OF MAURY-URBAN LAND COMPLEX 2 TO 7 PERCENT SLOPES (MGB)

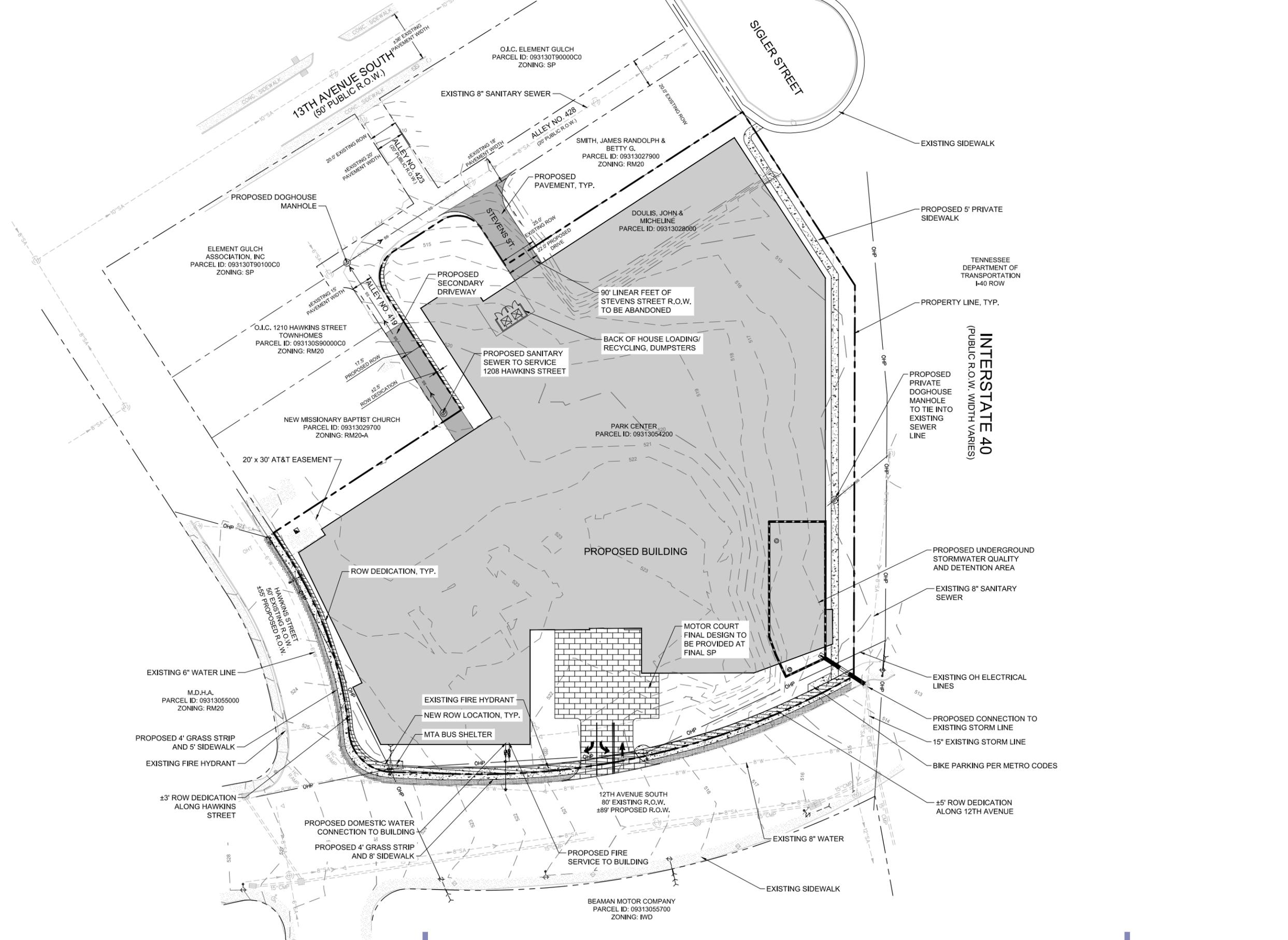
- STORMWATER NOTES**
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
  2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIME IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
  3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP.)
  4. PROJECT INTENT FOR THIS SITE IS TO BE REDEVELOPED PER THE REQUIREMENTS OF THE CURRENT STORMWATER MANAGEMENT MANUAL. DETENTION WILL BE PROVIDED SUCH THAT POST DEVELOPED FLOWS WILL BE LESS THAN PREDEVELOPED.

- UTILITY NOTES**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
  2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
  3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS.
  4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
  5. REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
  6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
  7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
  8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO METRO PUBLIC WORKS STANDARD.

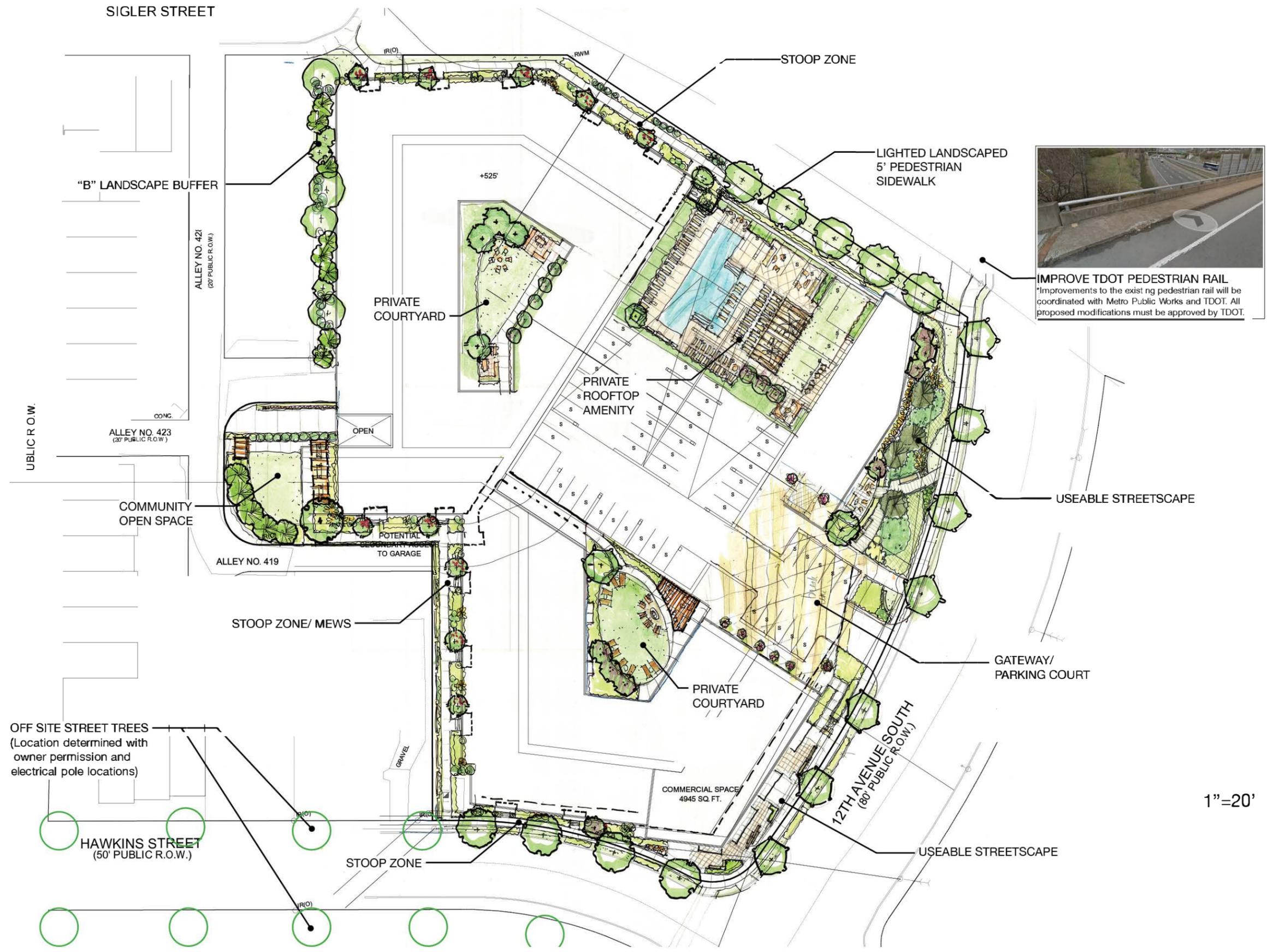
**EXISTING UTILITIES NOTE**  
 CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

- METRO NASHVILLE WATER SERVICES STANDARD NOTES**
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
  2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE WATER SERVICES THE COST OF INSPECTION.
  3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
  4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISION OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO NASHVILLE WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
  5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
  6. 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 NASHVILLE WATER SERVICES.
  7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
  8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
  9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
  10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
  11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
  12. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
  13. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
  14. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
  15. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
  16. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
  17. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
  18. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

**NOTE**  
 TRASH AND RECYCLING PICKUP TO BE HANDLED BY PRIVATE THIRD PARTY.

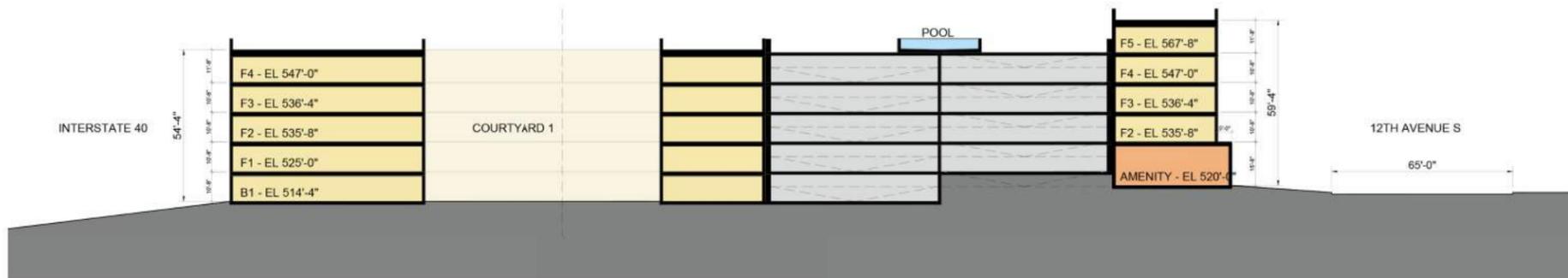
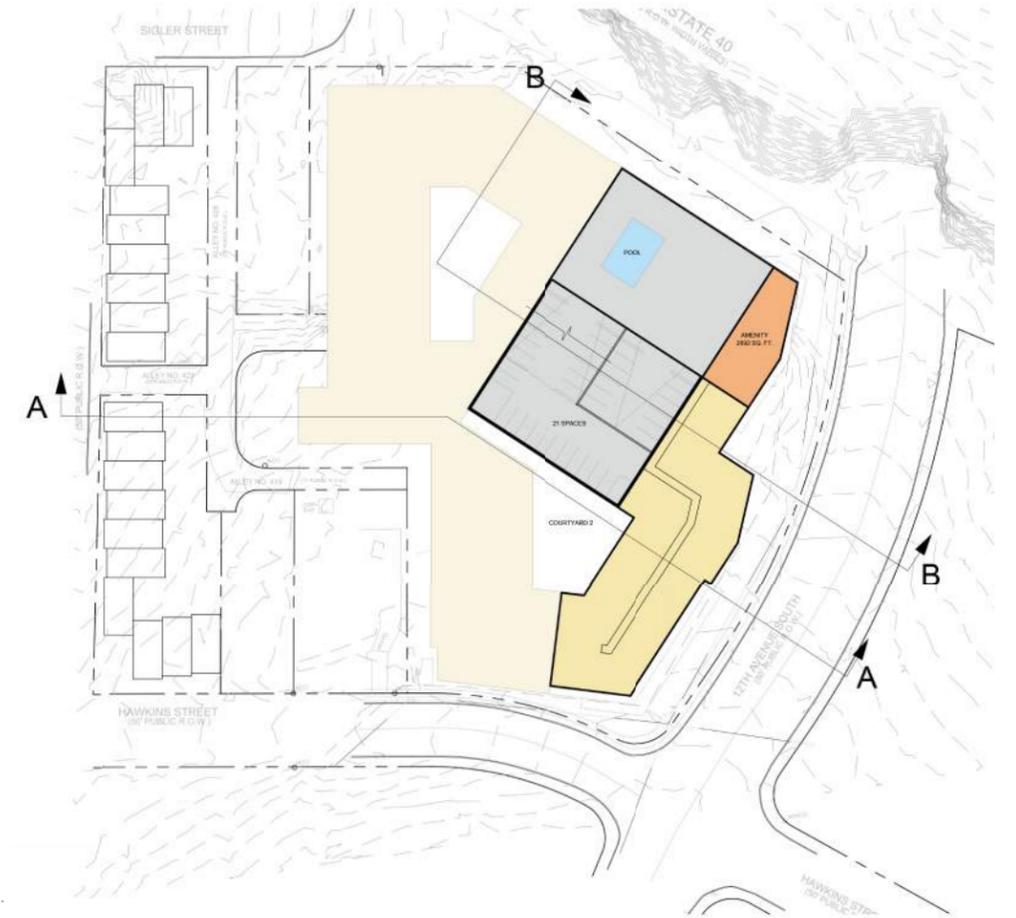


SIGLER STREET





SECTION A



SECTION B



VIEW FROM INTERSTATE 40 & 12TH AVENUE S



VIEW FROM 12TH AVENUE S & HAWKINS STREET



VIEW FROM HAWKINS STREET



VIEW FROM HAWKINS STREET



NOVEL EDGEHILL

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USEABLE STREETScape

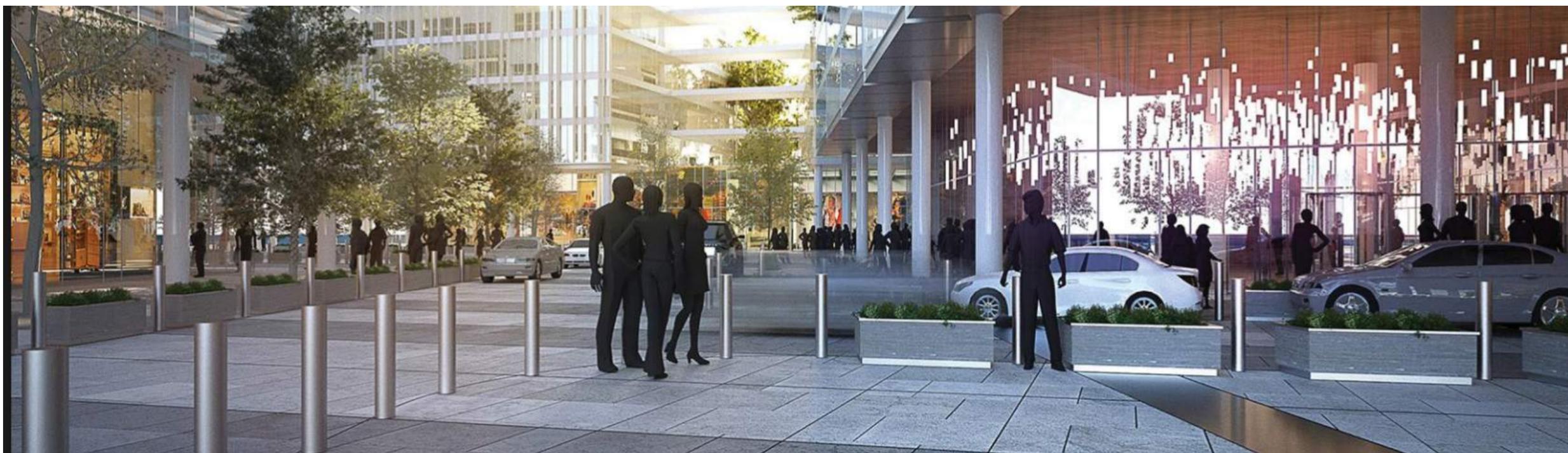


NOVEL EDGEHILL



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STOOP ZONES AND MEWS



NOVEL EDGEHILL

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GATEWAY/ PARKING COURT



NOVEL EDGEHILL

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COMMUNITY OPEN SPACE  
AND POCKET PARK



NOVEL EDGEHILL

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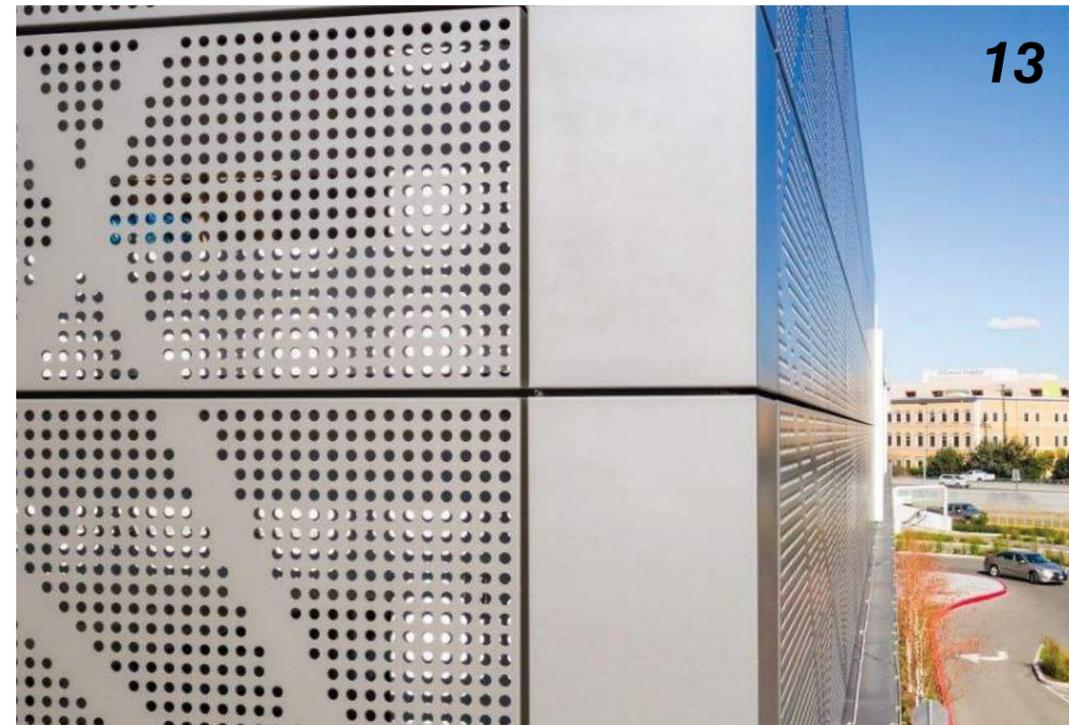
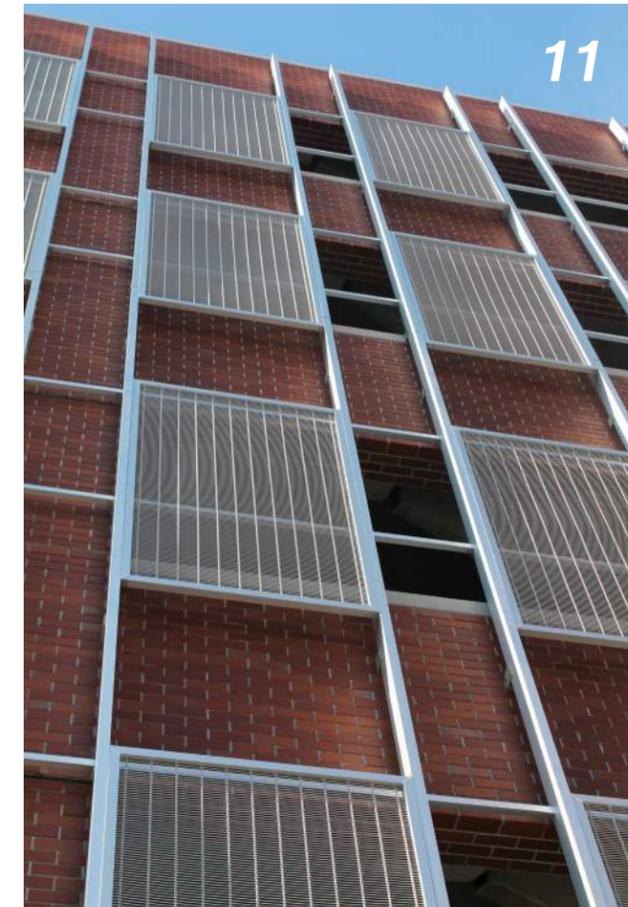
ARCHITECTURAL PRECEDENCE



NOVEL EDGEHILL

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ARCHITECTURAL PRECEDENCE



NOVEL EDGEHILL

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GARAGE SCREENING  
PRECEDENCE

### **ARCHITECTURAL STANDARDS-**

1. Buildings shall provide a principal entry onto the street/sidewalk network to promote activity at the street level. Residential uses along stoop zones shall include stoops or articulation that engages the pedestrian environment per the open space plan.
2. For building facades fronting streets and public open space, the width of any blank façade, 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.
3. Vinyl siding and untreated wood shall not be permitted; EIFS shall only be allowed on 3rd floor and above; structural stucco is permitted.
4. Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of architectural cladding, walls, or landscaping.
5. Windows shall be vertically oriented at a ratio of 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.
6. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
7. Ground level porches shall provide a minimum of six feet of depth.
8. A raised foundation of 18"- 36" is required for all residential structures.
9. No rooftop amenity access on the west wing of the development adjacent to 13th St townhomes.

### **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).

1. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
2. Street trees will be planted along both sides of Hawkins Street per the public open space plan.
3. A type B landscape buffer shall be applied adjacent to 1115 Sigler Street.

### **SUSTAINABILITY-**

The developer of this project will look to pursue National Green Building Standard Bronze Certification.

### **ACCESS & PARKING-**

1. Parking structures visible from public street right of way or public open space shall be screened with landscaping or architectural feature.
2. Building Loading/ Service area shall be located internal to the property.
3. Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
4. All parking regulations to UZO parking requirements and standards. A shared parking plan may be approved by the metropolitan traffic engineer based upon a parking and/or loading study that satisfactorily demonstrates that there is a reduction in the number of trips based on the determinations of the approved Transportation Demand Management Plan (TDM).
5. Arterial-Boulevards shall be constructed per Major and Collector Street Plan Standards at time of application. Local Streets shall be constructed with a 4 ft. grass strip including street trees and an 5 ft. sidewalk.
6. Consult with Planning to produce a Transportation Demand Management (TDM) plan and implementation strategy that includes transportation modal shift goals that reduce number of single occupancy vehicle (SOV) trips to and from the development. Complete plan and implementation agreement before issuance of Use and Occupancy permit.
7. The project will provide a designated stall for dockless transportation.
8. USPS mail delivery will be provided by centralized kiosk or mail rooms within the multi-family building.
9. Trash and recycling services to be contracted between the developer/owner and a private hauler for all tenants.

### **ADDITIONAL REGULATIONS & NOTES-**

1. Adjustments to the site concept plans may be required to provide flexibility during design of the project.
2. Short term rentals, per the Metro Zoning Code, will not be a permitted use for this project.

### **STANDARD SP NOTES-**

1. The purpose of this SP is to permit 270 multi-family residential units and 9,000 square feet of non-residential space allowing all uses permitted by the MUG-A zoning district.

### **STANDARD SP NOTES (CONTD.)-**

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 MUG-A base zoning as of the date of the application request or application.
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.
5. 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 minimum required sidewalk width. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. Ground floor uses along 12th Avenue South shall be occupied with active uses including retail, restaurant, office, institutional, entertainment, residential leasing or other uses as approved by Metro Planning Staff.

### **FEMA NOTE-**

This property does not lie in an area designated as a special flood hazard area according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0243H, dated April 5, 2017.

### **METRO PUBLIC WORKS NOTES-**

1. 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.
2. Parking ratios shall be provided at or above the Metro Zoning Code UZO Parking Standards, a supplemental shared parking plan may be presented to Metro Public Works at FINAL SP.
3. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
4. 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.
5. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
6. 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.

### **METRO STORMWATER NOTES-**

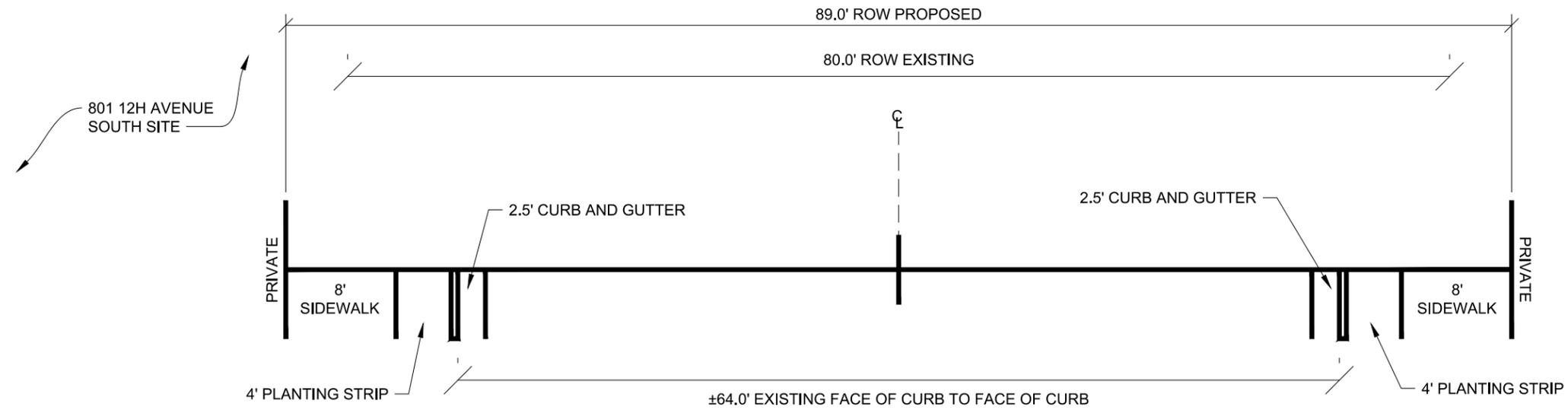
1. Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
2. Offsite storm improvements may be required.

### **NES NOTES-**

1. Where feasible, this development will be served with underground power and pad-mounted transformers.
2. 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.

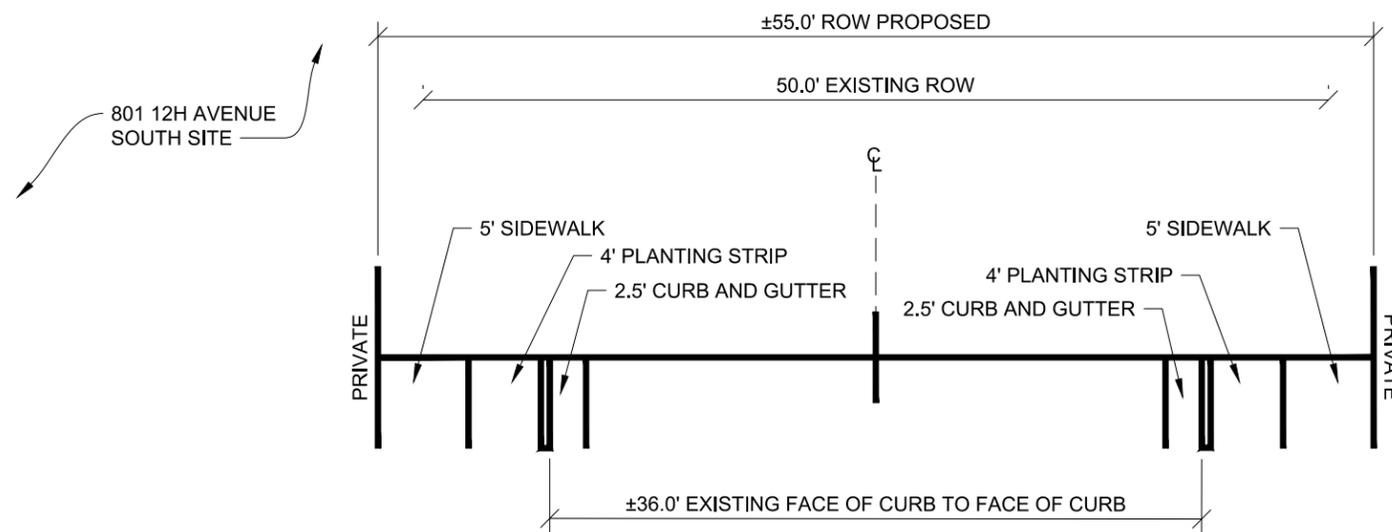
### **FEDERAL COMPLIANCE-**

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



- NOTES**
1. STREET IMPROVEMENTS WILL BE MADE TO THE PORTIONS OF THE PUBLIC R.O.W. ABUTTING THE PROPOSED PROJECT SITE. ONE-HALF OF THE REQUIRED FUTURE R.O.W. WILL BE DEDICATED AS A PART OF THIS PROJECT.
  2. ROADWAY STRIPING IMPROVEMENTS ALONG 12TH AVENUE ARE TO BE COORDINATED WITH METRO PLANNING AND PUBLIC WORKS.

### 12TH AVENUE PROPOSED STREET SECTION



- NOTES**
- STREET IMPROVEMENTS WILL BE MADE TO THE PORTIONS OF THE PUBLIC R.O.W. ABUTTING THE PROPOSED PROJECT SITE. ONE-HALF OF THE REQUIRED FUTURE R.O.W. WILL BE DEDICATED AS A PART OF THIS PROJECT.

### HAWKINS STREET PROPOSED STREET SECTION