

VERNON AVENUE SPECIFIC PLAN

CASE NO. 2019SP-026-001

PRELIMINARY SITE PLAN APPLICATION

REVISION 2 - APRIL 26, 2019

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PROJECT INFORMATION

SP NAME: VERNON AVENUE

COUNCIL DISTRICT: 20

COUNCIL MEMBER: MARY CAROLYN ROBERTS

ADDRESS: 0 & 649 VERNON AVENUE - 37209

MAP & PARCEL NO.: 09105012600 09105012700

OWNER OF RECORD: AL BARISH 6310 E. VALLEY ROAD - 37205

EXISTING ZONING: R8 (OV-UZO)

PROPOSED FALL

BACK ZONING: RM15-A

DEVELOPER:

ELMINGTON CAPITAL GROUP

118 18th AVENUE SOUTH, SUITE 200

NASVHILLE, TN 37203

CONTACT: MICHAEL LAMPING

EMAIL: mlamping@elmingtoncapital.com

PHONE: (615) 490-6722

CIVIL ENGINEER:

S+H GROUP, LLC

2606 EUGENIA AVENUE, SUITE D

NASHVILLE, TN 37211

CONTACT: TRIPP SMITH, PE

EMAIL: tripp@shgroupllc.com

PHONE: (615) 647-8775

PROJECT PURPOSE

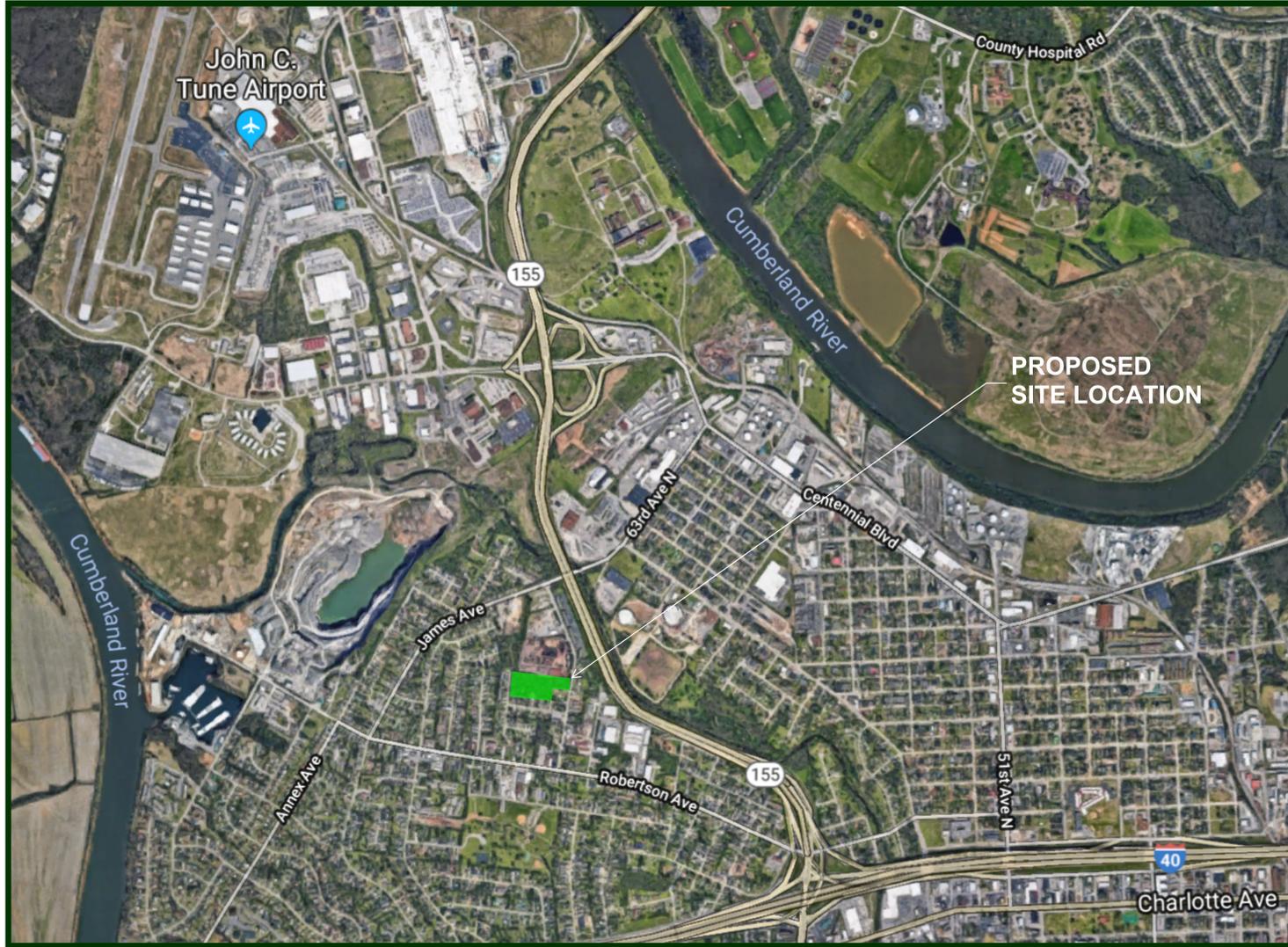
THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECIEVE APPROVAL FOR THE DEVELOPMENT OF A FIFTY (50) UNIT MULTI-FAMILY PROJECT, CONSISTING ENTIRELY OF DETACHED SINGLE FAMILY DWELLINGS AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.

GENERAL PLAN CONSISTENCY

THE PROPOSED SP IS LOCATED WITHIN THE WEST NASHVILLE COMMUNITY PLAN. THE PROPOSED SP IS LOCATED WITHIN THE **T4-NE** (T4 URBAN NEIGHBORHOOD EVOLVING) POLICY AREA.

T4-NE AREAS ARE PEDESTRIAN FRIENDLY AREAS THAT TYPICALLY CONSIST OF HIGH DENSITY, SMALL LOT SIZED PARCELS INTENDED FOR MIXED USE RESIDENTIAL DEVELOPMENTS. INTENSITY IS GENERALLY PLACED WITHIN THE INTERIOR OF THE LOT, LEAVING THE EXTERIOR WITH HIGH LEVELS OF CONNECTIVITY FOR ROAD NETWORKS, BIKEWAYS, AND EXISTING OR PLANNED MASS TRANSIT.

THESE PROPERTIES CONTAIN APPROXIMATELY 4.25 ACRES OF LAND AREA. BASED UPON THE LOCATION IN WEST NASHVILLE, THE PROPOSED REGULATORY SP IS CONSISTENT WITH THE T4-NE POLICY BY UTILIZING THE PROPERTY TO PROVIDE A HIGHER INTENSITY RESIDENTIAL DEVELOPMENT THAT MAINTAINS COMMON PLANNED OPEN SPACES AND PROMOTES CONNECTIVITY WITHIN A WALKABLE, EVOLVING NEIGHBORHOOD THAT IS LACKING IN NEIGHBORHOOD SUPPORTED USES THAT WILL BE ALLOWED WITH THIS ZONE CHANGE.



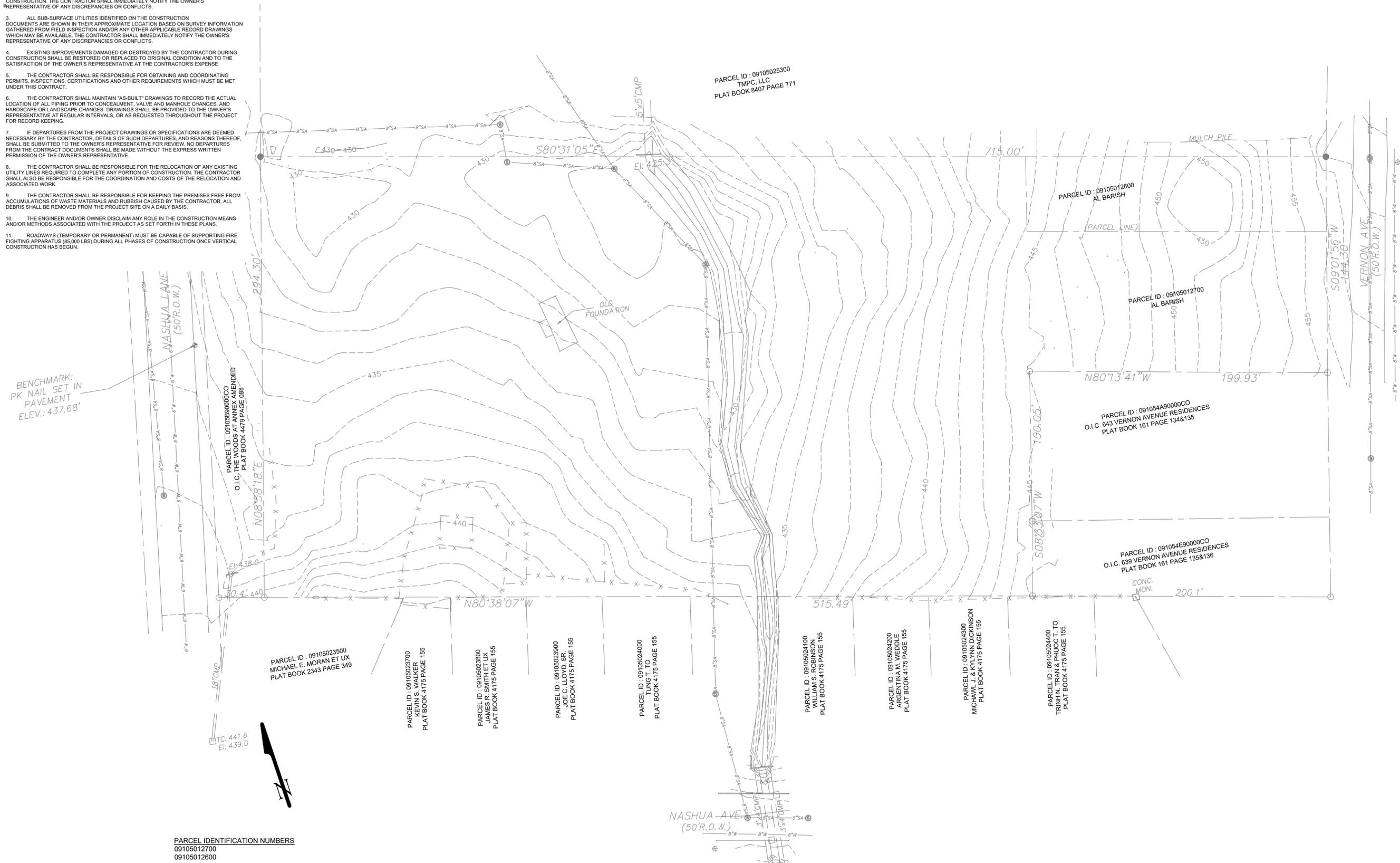
OVERALL VICINITY



SITE LOCATION

GENERAL NOTES

- EXISTING SURVEY INFORMATION, INCLUDING TOPOGRAPHIC INFORMATION CONDUCTED BY CRAIFORD SCUMMINGS, (DATED MARCH 5, 2019) UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING OF DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES, AND REASONS THEREOF, SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.



PARCEL IDENTIFICATION NUMBERS
 09105012700
 09105012600

PROJECT BENCHMARK
 PK NAIL SET IN PAVEMENT
 EL - 437.68
 NAD83
 NAVD88



GENERAL NOTES:

1. DRIVEWAY WIDTH IS REQUIRED TO BE 20' MINIMUM.
2. VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION STRIP AND SIDEWALK REQUIREMENTS.
3. IT IS ANTICIPATED THAT TWO 8 CUBIC YARD DUMPSTER AND TWO 8 CUBIC YARD RECYCLING CONTAINER WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. PADS ARE TO BE 12' BY 12'. LOCATION SHOWN IS APPROXIMATE.
4. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
5. ARCHITECTURAL ELEVATIONS WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL SP.
6. 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 ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

METRO PUBLIC WORKS NOTES:

1. ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING.
2. ALL REPAIRS SHALL UTILIZE A 2-FOOT CUTBACK ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.
3. NEW UTILITY CUTS WILL BE MILLED AND PAVED TO ANY EXISTING UTILITY CUT OR DAMAGED PAVEMENT WITHIN 10 FEET. IF EXISTING CUT OR DAMAGED PAVEMENT IS LESS THAN 10 FEET IN LENGTH, THE EXISTING CUT SHALL ALSO BE MILLED AND PAVED.
4. ASPHALT REPAIR GREATER THAN 24 INCHES, ADJACENT TO CURB & GUTTER ALONG A ROADWAY SHALL HAVE A FULL LANE WIDTH PAVING.
5. FLOWABLE FILL IS REQUIRED ON ALL DOWNTOWN STREETS, COLLECTORS, & ARTERIAL STREETS. FLOWABLE FILL MAY ALSO BE REQUIRED ON OTHER STREETS AT THE DISCRETION OF THE UTILITY INSPECTORS.
6. ALL REPAIRS WILL HAVE A 1-YEAR WARRANTY.
7. PERMIT OFFICE WILL NEED TO BE NOTIFIED, WHEN REPAIRS ARE FINISHED, TO START WARRANTY PERIOD.
8. SEE METRO STANDARDS 270 THROUGH 275.
9. CURB RAMPS SHALL BE PROVIDED TO ALLOW ALL USERS TO MAKE THE TRANSITION IN GRADE FROM THE STREET TO THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE AN UNIFORM GRADE ON THE CURB RAMP. LONGITUDINAL AND TRANSVERSE JOINT MARKINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMPS.
11. DRAINAGE AND UTILITY STRUCTURES SHALL NOT BE PLACED IN CURB RAMPS OR LANDINGS.
12. THE GUTTER LINE PROFILE OF THE STREET SHALL BE MAINTAINED THROUGH THE AREA OF THE CURB RAMP.
13. THE FURNISHING ZONE BUFFERS PEDESTRIANS FROM THE ADJACENT ROADWAY, AND IS ALSO THE AREA WHERE ELEMENTS SUCH AS STREET LIGHTS, CONTROLLER BOXES, HYDRANTS, SIGNS, PARKING METERS, DRIVEWAY APRONS, GRATES, HATCH COVERS, AND STREET FURNITURE ARE PROPERLY LOCATED.

MWS STANDARD PRIVATE UTILITY PLAN NOTES:

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE 8 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

DESIGN STANDARD NOTES:

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1:5:1 OR GREATER, EXCEPT FOR DORMERS.
3. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
4. PORCHES SHALL PROVIDE A MINIMUM SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

TREE DENSITY NOTES

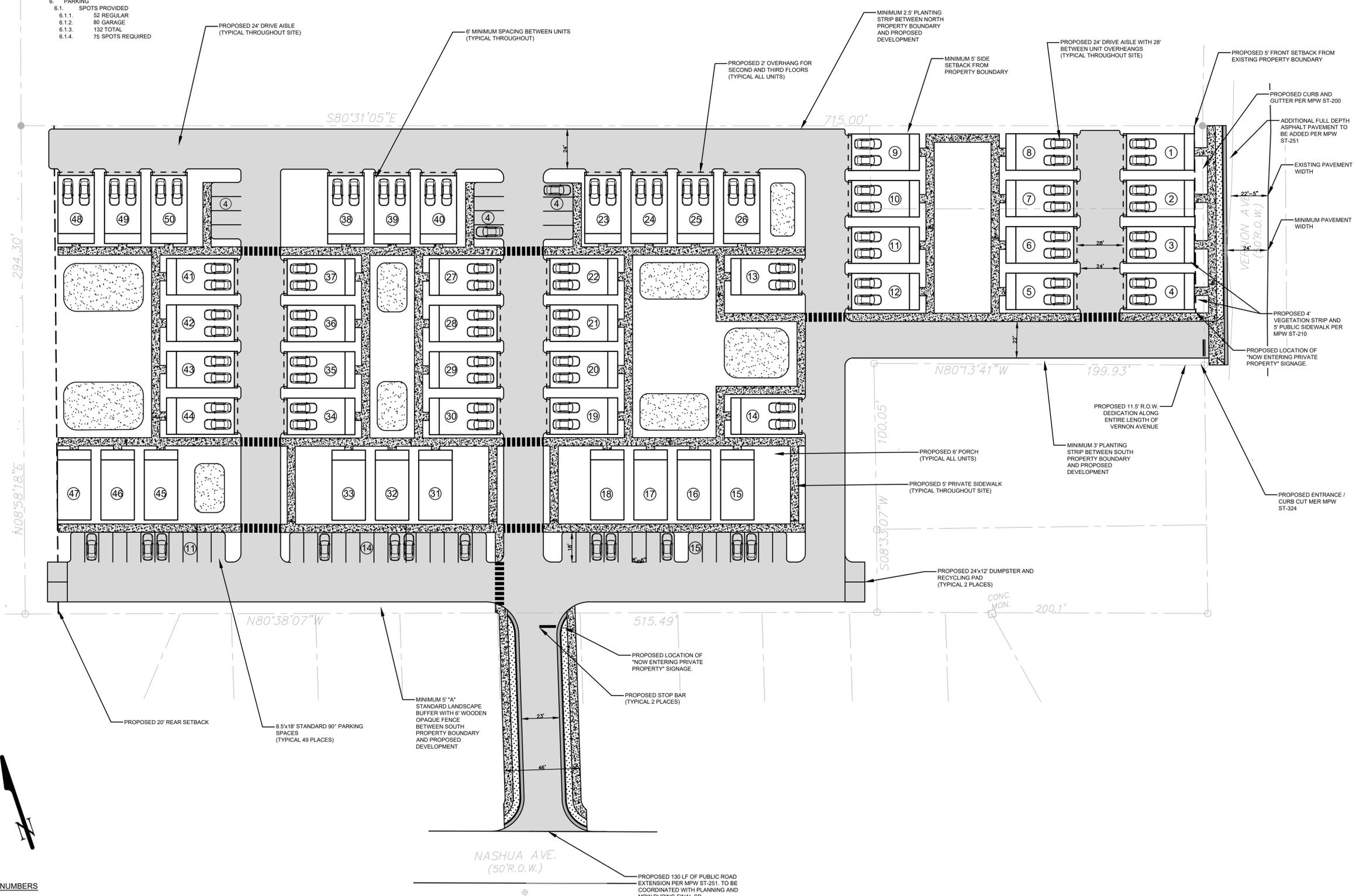
METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:

4.25AC - 1.17AC = 3.08AC X 14 = 43.12 TDUs REQUIRED
 88 PROPOSED 2" CALIPER TREES = 44 TDUs PROVIDED
 (NOTE: DOES NOT INCLUDE EXISTING TREES TO BE PRESERVED)
 *TDU EXCEEDED

SITE SUMMARY

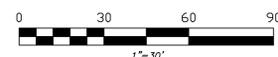
1. EXISTING SITE = 4.25+/- ACRES ~ 185,130 S.F.
2. UNITS = 53
3. ZONING = SP
 - 3.1. FALL BACK ZONING = RM15-A
4. SETBACKS
 - 4.1. STREET - 5' FROM EXISTING R.O.W
 - 4.2. SIDES - 5' MINIMUM FROM PROPERTY LINE
 - 4.3. REAR - 20' FROM PROPERTY LINE
5. PROPOSED AREAS
 - 5.1. BUILDING FOOTPRINTS - 46,395 SF
 - 5.2. PAVEMENT - 59,335 SF
 - 5.3. SIDEWALKS - 13,600
 - 5.4. GREEN AREA - 65,800 SF
 - 5.5. ISR = 64.5%
 - 5.6. FAR = 159,185 / 185,130 = 75.1%
 - 5.7. MAX HEIGHT = 35'
6. PARKING
 - 6.1. SPOTS PROVIDED
 - 6.1.1. 52 REGULAR
 - 6.1.2. 80 GARAGE
 - 6.1.3. 132 TOTAL
 - 6.1.4. 75 SPOTS REQUIRED



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DRAINAGE NOTES

- ALL BUILDING FOUNDATION THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIORETENTION POND SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
- ALL EAVY EQUIPMENT MUST REMAIN OUTSIDE THE BIORETENTION AREA DURING AND AFTER CONSTRUCTION.
- 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.

PRE / POST CALCULATIONS

PRE DEVELOPMENT
 TOTAL SITE AREA = 4.25 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0 ACRES @ 98
 PRE-DEVELOPED PERVIOUS = 4.25 @ 61
 COMPOSITE CN = 61

POST DEVELOPMENT
 TOTAL SITE AREA = 4.25 ACRES
 POST DEVELOPMENT IMPERVIOUS = 2.80 ACRES @ 98
 POST DEVELOPMENT PERVIOUS = 1.45 ACRES @ 61
 COMPOSITE CN = 85

PRELIMINARY CALCULATIONS ABOVE SHOW THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGHOUT THE PROPOSED BIORETENTION AREAS PER GIP-01 TO ENSURE NO ADVERSE IMPACTS PER VOLUME 5 OF SWMM.

MWS STANDARD PRIVATE UTILITY PLAN NOTES:

- ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
- ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
- BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

FLOODPLAIN NOTES

- ACCORDING TO THE FEMA FIRM MAP #47037C, PANEL 0236H, DATED APRIL 5, 2017 THE PROJECT SITE IS IN AN AREA DESIGNATED "ZONE X" AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.

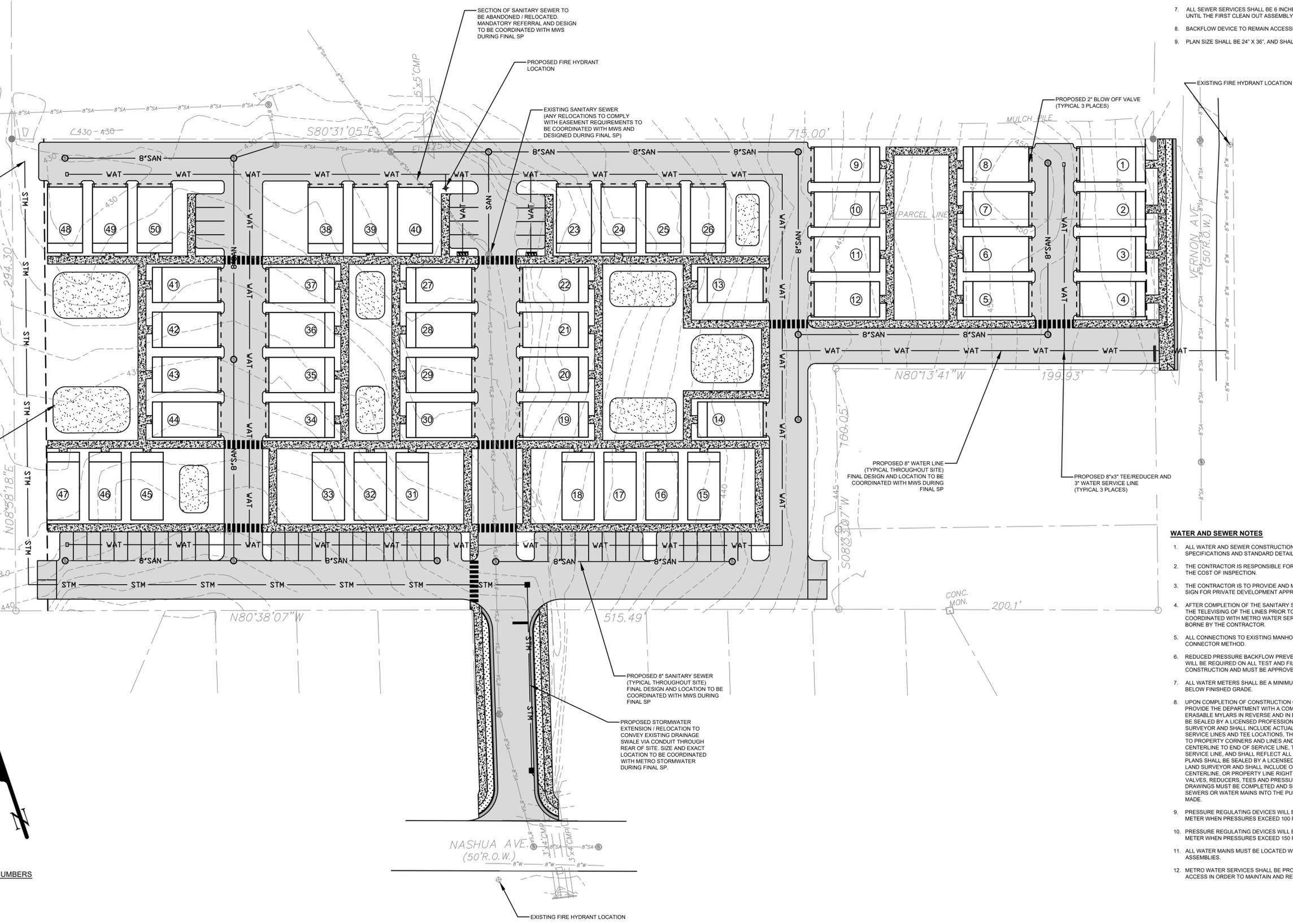
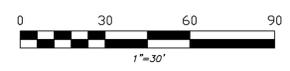
IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- GIP-01 AND GIP-03

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

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WATER AND SEWER NOTES

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATERS SERVICES THE COST OF INSPECTION.
- THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- AFTER COMPLETION OF THE SANITARY SEWER, THE CONTRACTOR IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE CONTRACTOR.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 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.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 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 A 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.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.