

# 325 FLORA MAXWELL ROAD

## PRELIMINARY SP

GENERAL PLAN CONSISTENCY NOTE

THE PROPOSED SPECIFIC PLAN IS LOCATED WITHIN SUBAREA 12 OR THE SOUTHEAST NASHVILLE COMMUNITY PLAN. THE SPECIFIC PROPERTY IS TRANSECT T3 SUBURBAN NEIGHBORHOOD MAINTENANCE ("T3 NM"). T3 NM IS INTENDED TO PRESERVE THE GENERAL CHARACTER OF DEVELOPED SUBURBAN RESIDENTIAL NEIGHBORHOODS. EFFORTS SHOULD BE MADE TO RETAIN THE EXISTING CHARACTER OF THE NEIGHBORHOOD. T3 NM AREAS HAVE AN ESTABLISHED DEVELOPMENT PATTERN CONSISTING OF LOW- TO MODERATE-DENSITY RESIDENTIAL DEVELOPMENT AND INSTITUTIONAL LAND USES. ENHANCEMENTS MAY BE MADE TO IMPROVE PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY.

AS PROPOSED, THIS SPECIFIC PLAN PROPOSES THE RESIDENTIAL DENSITY OF 18 UNITS PER ACRE THROUGH THE ATTACHED S.F. DWELLINGS AS SHOWN. THE SPECIFIC PLAN EXEMPLIFIES T4 NE POLICY BY CREATING A WALKABLE AND CONNECTED ATMOSPHERE WITH LIMITED DRIVEWAY ACCESS TO THE PUBLIC ALLEY ONLY. PARKING IS LOCATED ONSITE IN AN ATTEMPT TO AVOID STREET PARKING AND ALL IS SCREENED FROM PUBLIC VIEW.

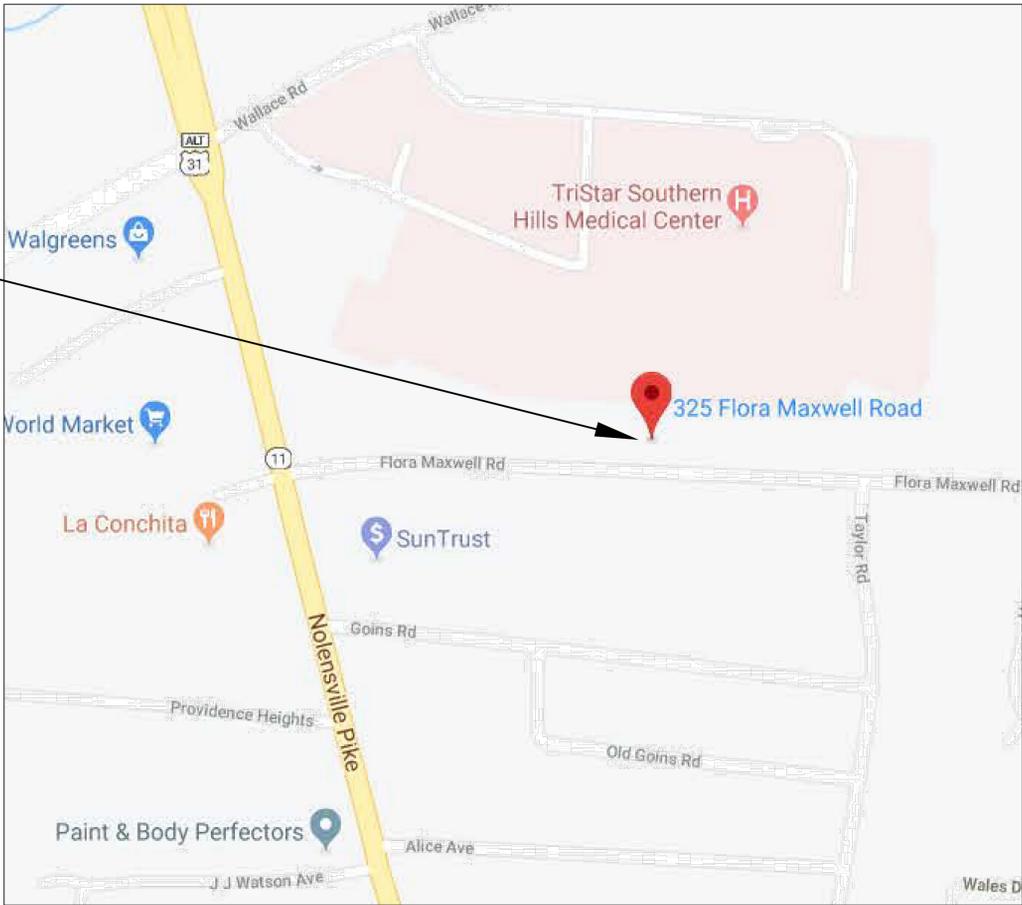
NOTES:

1. THE PURPOSE OF THIS SP IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A SEVEN UNIT ATTACHED TOWNHOME PROJECT AS PRESENTED IN THESE PLANS.
2. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/ 840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM20 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
4. 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 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.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
6. 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](http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)

PARCEL IDENTIFICATION NUMBER

14707012500

SITE LOCATION



VICINITY MAP

CONTACTS:

OWNER:

PILLARS DEVELOPMENT, LLC  
 CONTACT: ED HENLEY  
 EMAIL: edward@pillarsdevelopment.com  
 PHONE: (615) 953-9696

ENGINEER:

S+H GROUP, LLC  
 2737 LARMON DRIVE  
 NASHVILLE, TN, 37204  
 CONTACT: TRIPP SMITH, PE  
 EMAIL: tripp@stonehoworth.com  
 PHONE: (615) 645-1560

METRO PUBLIC WORKS:

720 SOUTH 5TH STREET  
 NASHVILLE, TN 37206  
 CONTACT: RORY ROWAN  
 EMAIL: rory.rowan@nashville.gov  
 PHONE: (615) 862-8782

MWS - STORMWATER:

800 2ND AVE S  
 NASHVILLE, TN 37210  
 CONTACT: STEVE MISHU, PE  
 EMAIL: steve.mishu@nashville.gov  
 PHONE: (615) 862-4780

COUNCIL DISTRICT: 30  
 COUNCIL MEMBER: JASON POTTS

INDEX OF DRAWINGS

- C0.0 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 PRELIMINARY SITE PLAN
- C3.0 PRELIMINARY UTILITY PLAN

PREPARED BY:  
 S + H Group, LLC  
 2606 Eugenia Ave. Suite D  
 Nashville, TN 37211

DESCRIPTION OF REVISION

DATE

FLORA MAXWELL TOWNHOMES  
 325 FLORA MAXWELL ROAD  
 NASHVILLE, TN 37211

PRELIMINARY SP



SHEET TITLE:



2606 EUGENIA AVENUE  
 SUITE D  
 NASHVILLE, TN 37211  
 TEL: 615.647.8775

DATE: 8/30/19

SCALE: NOT TO SCALE

DRAWN BY: ZHR

REVIEWED BY: FPS

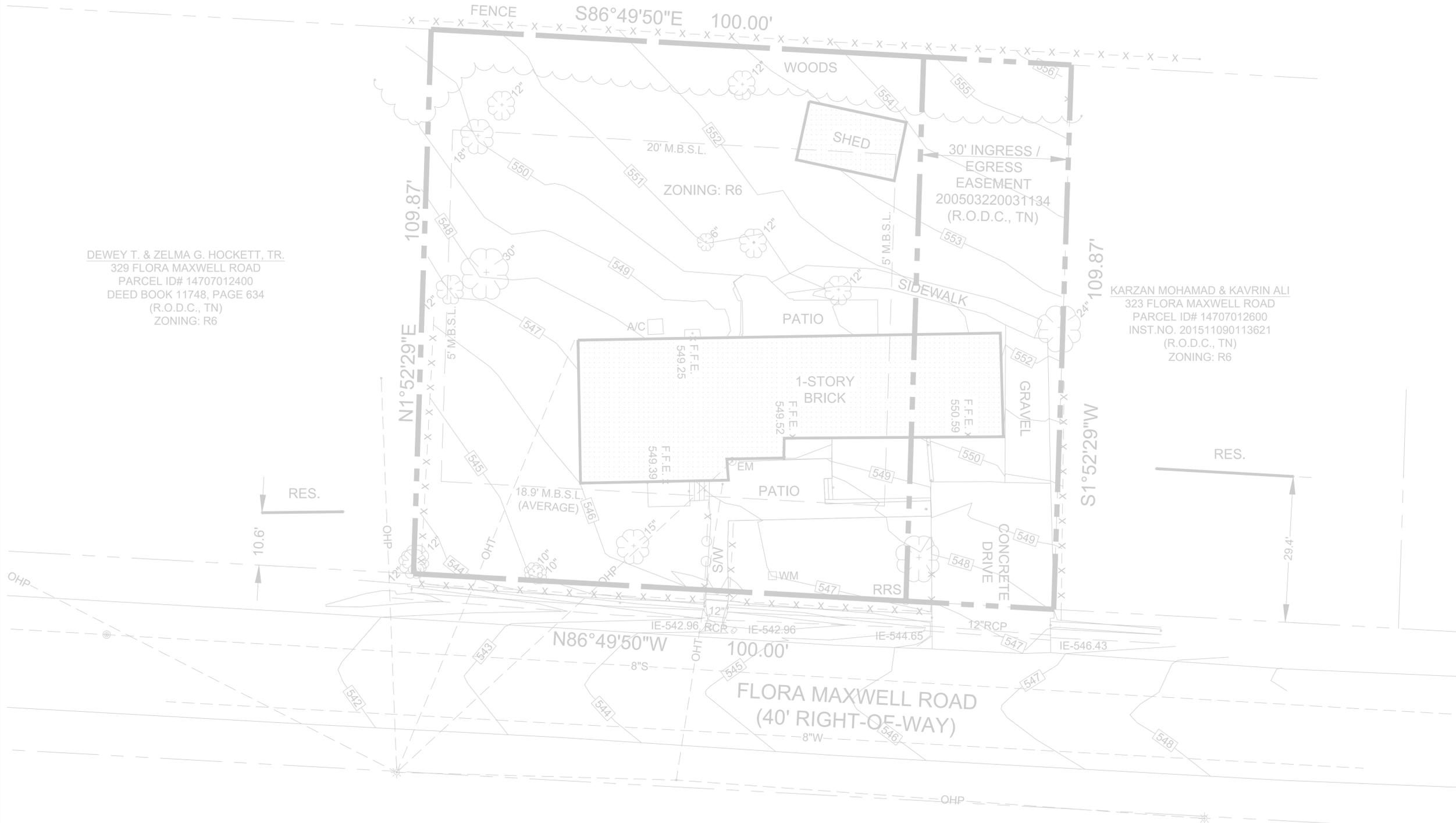
SHEET NUMBER:

HCA HEALTH SERVICES OF TN, INC.  
 391 WALLACE ROAD  
 PARCEL ID# 14707011201  
 DEED BOOK 6310, PAGE 705  
 (R.O.D.C., TN)  
 ZONING: OG

**NOTE:**  
 SURVEY PROVIDED BY SOUTHERN PRECISION LAND SURVEYING, INC. ON  
 4/28/2017.

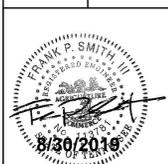
DEWEY T. & ZELMA G. HOCKETT, TR.  
 329 FLORA MAXWELL ROAD  
 PARCEL ID# 14707012400  
 DEED BOOK 11748, PAGE 634  
 (R.O.D.C., TN)  
 ZONING: R6

KARZAN MOHAMAD & KAVRIN ALI  
 323 FLORA MAXWELL ROAD  
 PARCEL ID# 14707012600  
 INST.NO. 201511090113621  
 (R.O.D.C., TN)  
 ZONING: R6



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 323 FLORA MAXWELL ROAD  
 NASHVILLE, TN 37211  
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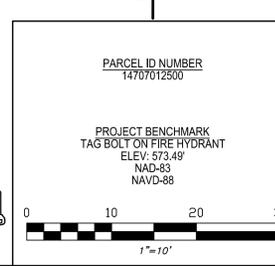


SHEET TITLE:  
 EXISTING CONDITIONS

**S+H** ENGINEERING  
 DESIGN  
 CONSULTING  
 2006 EUGENIA AVENUE  
 SUITE 100  
 NASHVILLE, TN 37211  
 TEL: 615.847.8775

DATE: 8/30/19  
 SCALE: 1" = 10'  
 DRAWN BY: ZHR  
 REVIEWED BY: FPS  
 SHEET NUMBER:

**C1.0**



**GENERAL CONSTRUCTION:**

- ADA RAMPS SHALL BE INSTALLED PER MPW STANDARD DRAWINGS.
- ALL CURBS WITHIN ROW ARE TO BE PER ST-201
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A TENNESSEE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
- NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
- NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

**METRO PUBLIC WORKS NOTES:**

- ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING.
- ALL REPAIRS SHALL UTILIZE A 2-FOOT CUTBACK ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.
- 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.
- ASPHALT REPAIR GREATER THAN 24 INCHES, ADJACENT TO CURB & GUTTER ALONG A ROADWAY SHALL HAVE A FULL LANE WIDTH PAVING.
- 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.
- ALL REPAIRS WILL HAVE A 1-YEAR WARRANTY.
- PERMIT OFFICE WILL NEED TO BE NOTIFIED, WHEN REPAIRS ARE FINISHED, TO START WARRANTY PERIOD.
- SEE METRO STANDARDS 270 THROUGH 275.

HCA HEALTH SERVICES OF TN, INC.  
391 WALLACE ROAD  
PARCEL ID# 14707011201  
DEED BOOK 6310, PAGE 705  
(R.O.D.C., TN)  
ZONING: OG

**SPECIFIC PLAN DEVELOPMENT SUMMARY:**

**SITE INFORMATION**

PARCEL NUMBER ID'S: 14707012500  
COUNCIL DISTRICT: 30  
COUNCIL MEMBER: JASON POTTS  
PARCEL OWNER: PILLARS DEVELOPMENT  
ADDRESS: 1208 3RD AVE. SOUTH  
CITY, STATE: NASHVILLE, TN 37210  
CONTACT NAME: ED HENLEY  
SP NAME: 325 FLORA MAXWELL ROAD  
SP NUMBER: XXXXX  
EXISTING ZONING: R6  
APPLICANT: PILLARS DEVELOPMENT  
ADDRESS: 325 FLORA MAXWELL RD  
CITY, STATE: NASHVILLE, TN 37211  
PHONE NO.: (615) 891-8431  
FAX NO.: (615) 246-3914  
CONTACT NAME: ED HENLEY  
EMAIL ADDRESS: edward@pillarsdevelopment.com  
FEMA MAP: NOT IN FLOOD ZONE  
47037C0378H (APRIL 5, 2017)

**SITE DATA**

LAND USE: MULTI-FAMILY RESIDENTIAL  
EXISTING ACREAGE: 0.328  
PROPOSED ACREAGE: 0.328  
DENSITY: 12.2 UNITS/ACRE  
NUMBER OF UNITS: 4  
MAX BUILDING HEIGHT: 45 FEET  
BUILDING AREA: 6,912 SQFT  
FLOOR AREA RATIO: 0.48  
IMP. SURFACE RATIO: 0.51  
PARKING:  
REQUIRED: 6  
PROPOSED: 11 OPEN SPOTS  
11 TOTAL (2.75/UNIT)

**NOTES:**

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- THE FINAL 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.
- PROPERTY OWNER INTENDS TO ENTER INTO A THIRD PARTY AGREEMENT FOR PRIVATE RECYCLING PICK UP. RECYCLING AGREEMENT DOCUMENTATION WILL BE COORDINATED DURING FINAL SP. ACCORDINGLY, NO SEPARATE AREA IS DELINEATED FOR RECYCLING PAD.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ACCORDING TO THE FEMA FIRM MAP #47037C0378H, DATED APRIL 5, 2017 THE PROJECT SITE IS CONSIDERED ZONE X AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.

**PRELIMINARY STORMWATER**

**PRE-DEVELOPMENT**

TOTAL SITE AREA: 0.328 ACRES  
IMPERVIOUS AREA: 0.104 ACRES  
PERVIOUS AREA: 0.224 ACRES  
SITE CN: 74

**POST-DEVELOPMENT**

TOTAL SITE AREA: 0.328 ACRES  
IMPERVIOUS AREA: 0.218 ACRES  
PERVIOUS AREA: 0.11 ACRES  
SITE CN: 88

**STORMWATER NOTE**

FINAL DESIGN OF BIORETENTION FACILITY, PERMEABLE PAVEMENT, AND OTHER STORMWATER MANAGEMENT INFRASTRUCTURE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF METRO WATER SERVICES - STORM WATER DIVISION. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

**UTILITY NOTE**

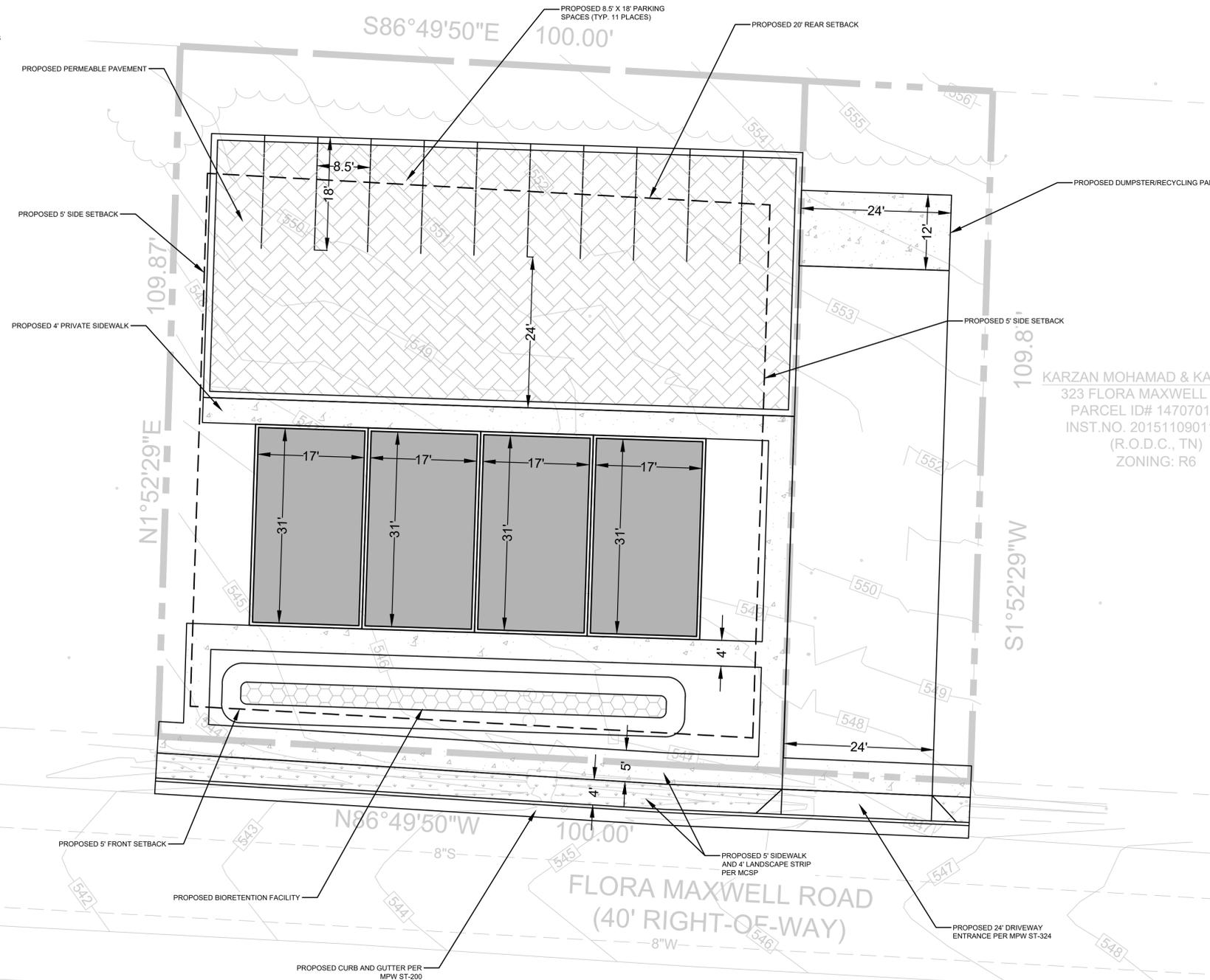
FINAL WATER AND SEWER INFRASTRUCTURE TO BE IN ACCORDANCE WITH MWS AND WILL BE PROVIDED WITH FINAL SP.

**SOIL CONDITIONS**

THE SOILS ON THIS SITE ARE IDENTIFIED AS 50% T/C (TALBOTT-URBAN LAND COMPLEX, 3 TO 12% SLOPES) WHICH FALLS WITHIN THE HYDROLOGICAL SOILS GROUP "C", AND 50% SVD (STIVERSVILLE-URBAN LAND COMPLEX, 3 TO 25% SLOPES) WHICH FALLS WITHIN THE HYDROLOGICAL SOILS GROUP "A".

DEWEY T. & ZELMA G. HOCKETT, TR.  
329 FLORA MAXWELL ROAD  
PARCEL ID# 14707012400  
DEED BOOK 11748, PAGE 634  
(R.O.D.C., TN)  
ZONING: R6

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323 FLORA MAXWELL ROAD  
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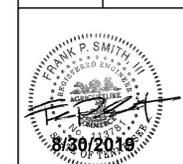


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325 FLORA MAXWELL ROAD  
NASHVILLE, TN 37211

PRELIMINARY SP

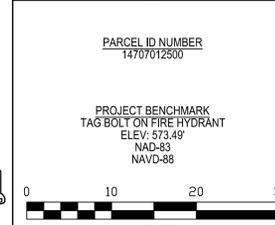


SHEET TITLE: PRELIMINARY SITE PLAN



DATE: 8/30/19  
SCALE: 1" = 10'  
DRAWN BY: ZHR  
REVIEWED BY: FPS  
SHEET NUMBER:

C2.0



PARCEL ID NUMBER  
14707012500  
PROJECT BENCHMARK  
TAG BOLT ON FIRE HYDRANT  
ELEV: 573.48  
NAD-83  
NAVD-88

HCA HEALTH SERVICES OF TN, INC.  
 391 WALLACE ROAD  
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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 OWNER 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 DEVELOPER.
- 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 MYLAR 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 190 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.
- CONTRACTOR SHALL COMPLY WITH METRO WATER SERVICES SPECIFICATIONS AND STANDARD DETAILS FOR THRUST RESTRAINT AT CONNECTIONS TO EXISTING SYSTEM AND HYDRANT ASSEMBLY INSTALLATION. WHERE RESTRAINED JOINT PIPE AND FITTINGS ARE PERMITTED, CONTRACTOR SHALL USE ACIPCO AMARILLO FAST-GRIP GASKETS AT PIPE JOINTS AND EBAA IRON MEGALUG SERIES 1100 AT MECHANICAL JOINT FITTINGS.
- IN THE EVENT THE EXISTING CLAY SEWER LINE IS DAMAGED DURING CONSTRUCTION, THE ENTIRE SECTION FROM MANHOLE TO MANHOLE MUST BE REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SEWER FLOW CONTROL/BYPASS PUMPING AND AT NO TIME SHOULD SEWER BE DISCHARGED FROM THE SITE DURING THE INSTALLATION OF SEWER IN EXISTING TRENCH OR THE REINSTATEMENT OF ANY SEWER SERVICE LATERALS.

DESCRIPTION OF REVISION

DATE

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 323 FLORA MAXWELL ROAD  
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PRELIMINARY SP



SHEET TITLE  
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**S+H** ENGINEERING DESIGN CONSULTING  
 2006 EUGENIA AVENUE  
 SUITE D  
 NASHVILLE, TN 37211  
 TEL: 615.847.8775

DATE: 8/30/19

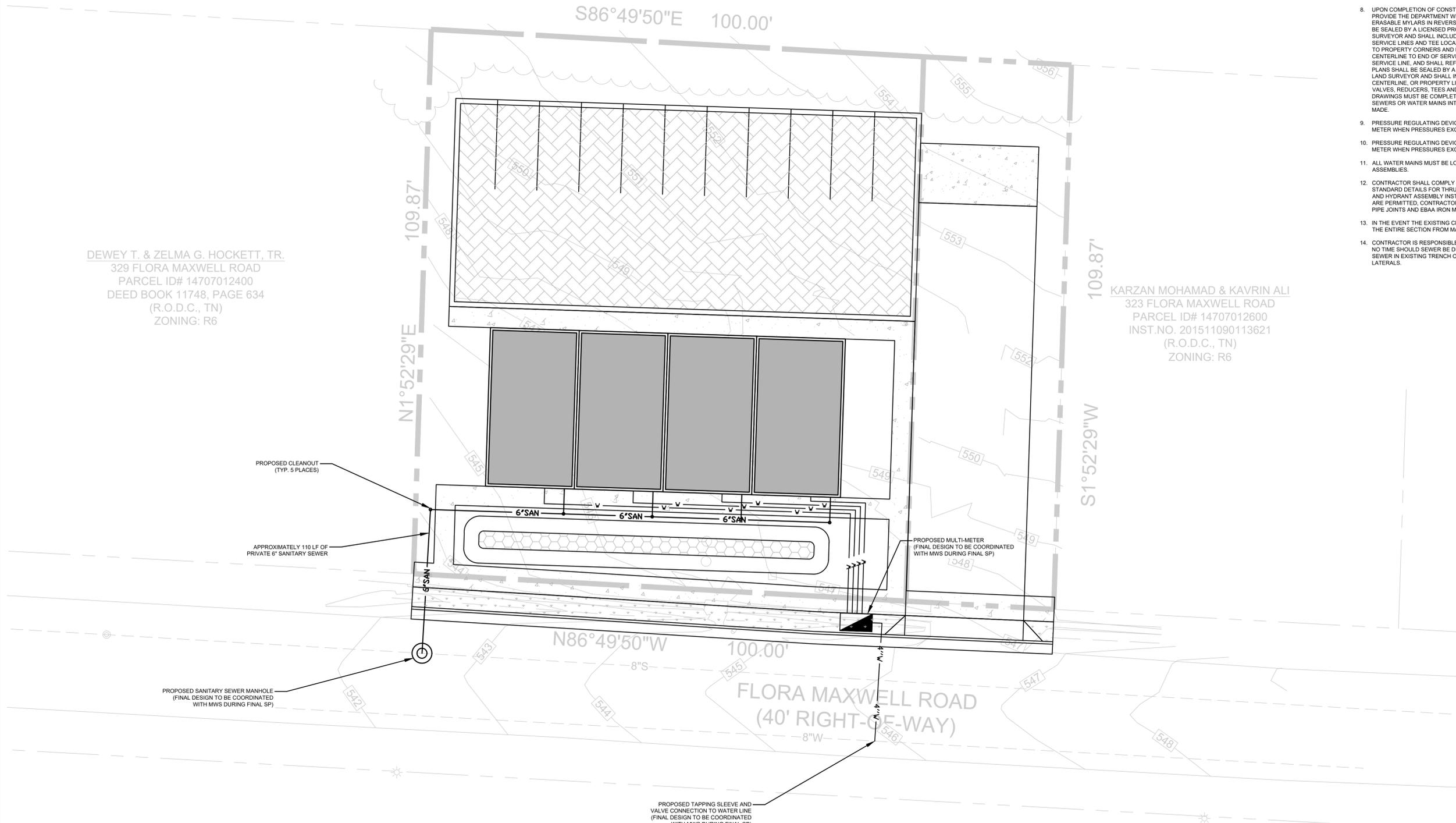
SCALE: 1" = 10'

DRAWN BY: ZHR

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SHEET NUMBER

**C3.0**



PROPOSED CLEANOUT (TYP. 5 PLACES)

APPROXIMATELY 110 LF OF PRIVATE 6" SANITARY SEWER

PROPOSED SANITARY SEWER MANHOLE (FINAL DESIGN TO BE COORDINATED WITH MWS DURING FINAL SP)

PROPOSED MULTI-METER (FINAL DESIGN TO BE COORDINATED WITH MWS DURING FINAL SP)

PROPOSED TAPPING SLEEVE AND VALVE CONNECTION TO WATER LINE (FINAL DESIGN TO BE COORDINATED WITH MWS DURING FINAL SP)

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PROJECT BENCHMARK  
 TAG BOLT ON FIRE HYDRANT  
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