

Preliminary Specific Plan

2500 W. HEIMAN ST.

Affordable Housing Development at 2500 W. Heiman St.

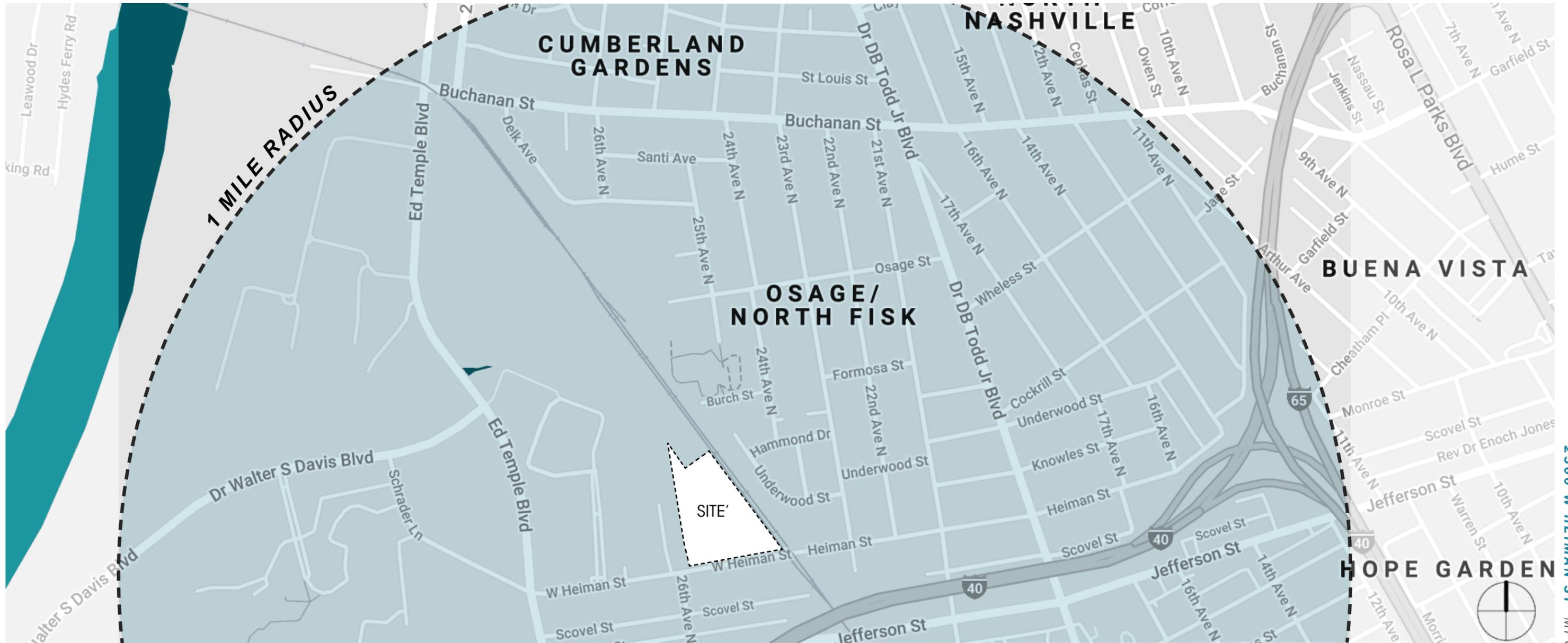


Kimley»Horn

 DOMINIUM



 Catalyst
DESIGN GROUP



Parcel ID: 08100003300
 Address: 2518 W Heiman St
 Nashville, TN 37208
 Owner(s): FMBC Investments, LLC
 Council District: (21) Brandon Taylor

Parcel ID: 08100003400
 Address: 2500 W Heiman St
 Nashville, TN 37208
 Owner(s): FMBC Investments, LLC
 Council District: (21) Brandon Taylor

Parcel ID: 08100003500
 Address: 2404 W Heiman St
 Nashville, TN 37208
 Owner(s): FMBC Investments, LLC
 Council District: (21) Brandon Taylor

Parcel ID: 08100003600
 Address: 0 W Heiman St
 Nashville, TN 37208
 Owner(s): FMBC Investments, LLC
 Council District: (21) Brandon Taylor

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CONTEXT MAP

Property Owner:
 FMBC Investments, LLC
 3716 West End Ave
 Nashville, TN 37205



Developer:
 Dominion Development
 2905 Northwest Blvd Suite 150
 Plymouth, MN 55441
 ATTN: Willy Boulay
 william.boulay@dominiuminc.com



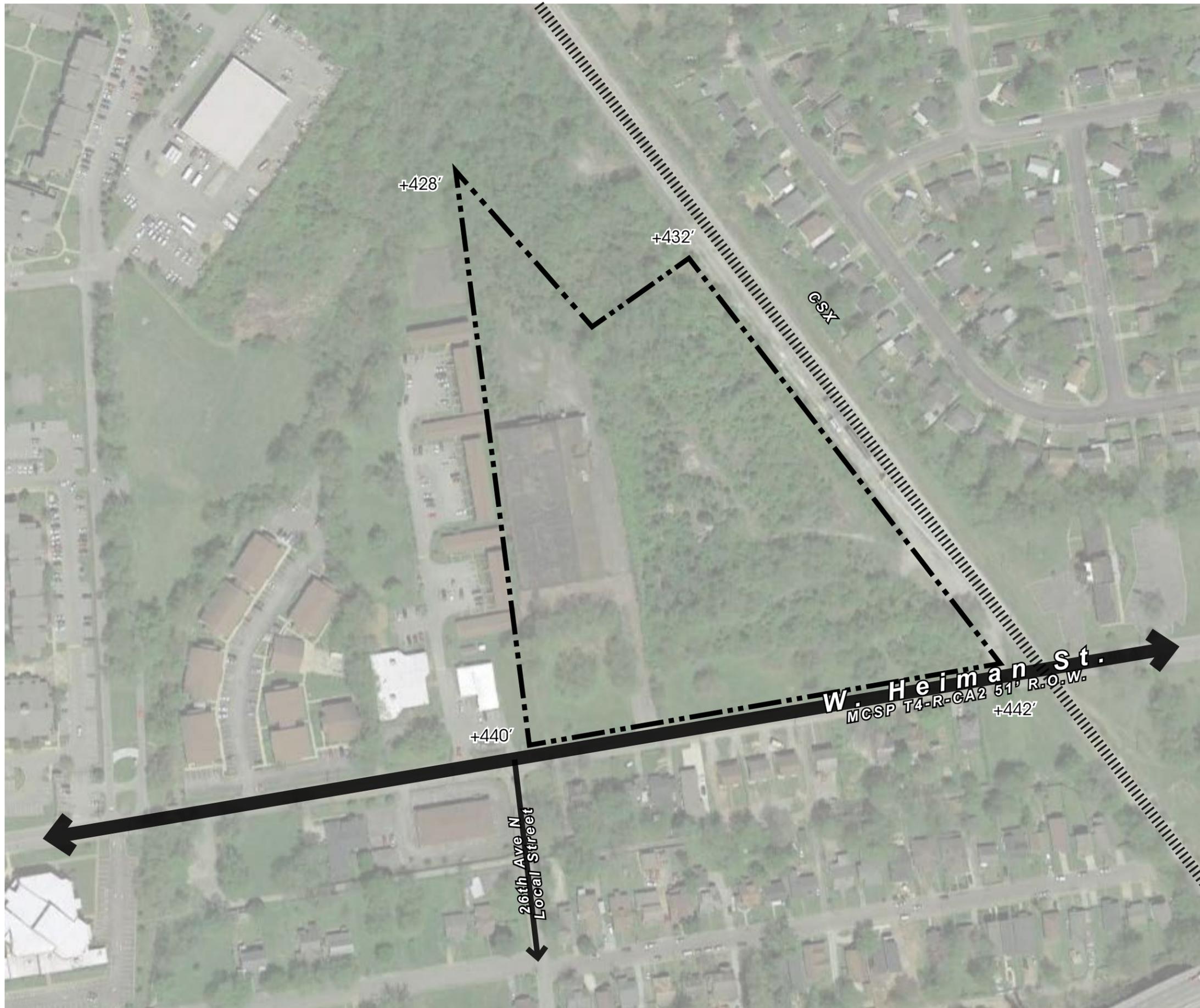
Applicant / Architect:
 Smith Gee Studio
 209 10th Avenue S., Suite 425
 Nashville, TN 37203
 ATTN: Scott Morton
 smorton@smithgeestudio.com



Civil Engineer:
 Catalyst Design Group
 5016 Centennial Blvd,
 Suite 200
 Nashville, TN 37209



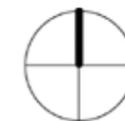
Transportation Engineer:
 Kimley-Horn
 214 Oceanside Dr,
 Nashville, TN 37204



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EXISTING CONDITIONS

↔ Existing Connections



SITE LEGEND

- BOUNDARY LINE
- - - ADJOINING BOUNDARY LINE
- X X FENCE
- G G UNDERGROUND GAS LINE
- W W WATER LINE
- P P OVERHEAD UTILITY LINE
- ELEV. CONTOUR LINE INDEX
- ELEV. CONTOUR LINE INTERVAL
- MINIMUM BUILDING SETBACK LINE
- SA SA SANITARY SEWER LINE (SIZE AND TYPE AS INDICATED)
- ⊕ ROADWAY CENTER LINE
- ST ST STORM SEWER LINE (SIZE AND TYPE AS INDICATED)

- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ELEV. CONTOUR SPOT
- ⊕ BENCHMARK
- ⊕ WATER VALVE
- ⊕ AREA DRAIN
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ TREE (SIZE AND TYPE SHOWN)
- ⊕ UTILITY POLE WITH LIGHT
- ⊕ SANITARY SEWER MANHOLE
- ▨ BUILDING
- ▨ CONCRETE
- ▨ ASPHALT
- MONUMENT FOUND (IRON PIN)
- MONUMENT SET (1/2" REBAR CAPPED "DBS & ASSOC.")

N.A.D.= NORTH AMERICAN DATUM
 N.A.V.D.=NORTH AMERICAN VERTICAL DATUM
 MBSL= MINIMUM BUILDING SETBACK LINE
 ROW= RIGHT OF WAY
 SAS= SANITARY SEWER
 TC= TOP OF CASTING
 IE= INVERT ELEVATION
 RODCT= REGISTER OF DEEDS DAVIDSON COUNTY, TENNESSEE
 ELEV.=ELEVATION
 RLS=REGISTERED LAND SURVEYOR
 RCP=REINFORCED CONCRETE PIPE

SURVEYOR'S NOTES

A TITLE COMMITMENT/ SEARCH WAS NOT FURNISHED AT TIME OF SURVEY, THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT/ SEARCH.

SETBACKS ARE AS PER ZONING, PROPERTY IS ZONED AS "R-6", "RM40" AND "IR" WITH A OVERLAY DISTRICT UZO. (THE OVERLAY DISTRICT IS BASED ON USE OF PROPERTY REFER TO LOCAL ZONING ORDINANCE FOR DETAILS).

PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

TOPOGRAPHIC FEATURES WERE DERIVED FROM FIELD MEASUREMENTS USING RANDOM SHOTS; CONTOUR INTERVAL = 2

AS NOTED ON THE SURVEY, AN OLD FENCE LINE MEANDERS WITH THE BOUNDARY SHOWN. THE OLD FARM FENCE LINE SHALL NOT BE REMOVED, ALTERED OR DAMAGED IN ANY MATTER, WITHOUT THE WRITTEN CONSENT OF HE AFFECTED ADJACENT PROPERTY OWNER.

BOSLEY ROAD IS ALSO KNOWN AS WEST HEIMAN STREET. WEST HEIMAN IS A 30' RIGHT OF WAY PER RECORDED DOCUMENTS AND A 51' ROW PER THE METRO ADOPTED MAJOR AND COLLECTOR STREET PLAN. SAID STREET PLAN ALSO CALLS FOR A PLANTING STRIP WIDTH OF 6' AND A SIDEWALK WIDTH OF 6'.



The perimeter shown here is per a Survey made on the ground, there are no encroachments other than those shown, and the survey is correct to the best of my knowledge, belief and professional opinion.

This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47037 C 0237 H Zone X) of the Metro Government of Nashville, Davidson County, Tennessee, Dated: April 5, 2017, unless otherwise noted on survey.

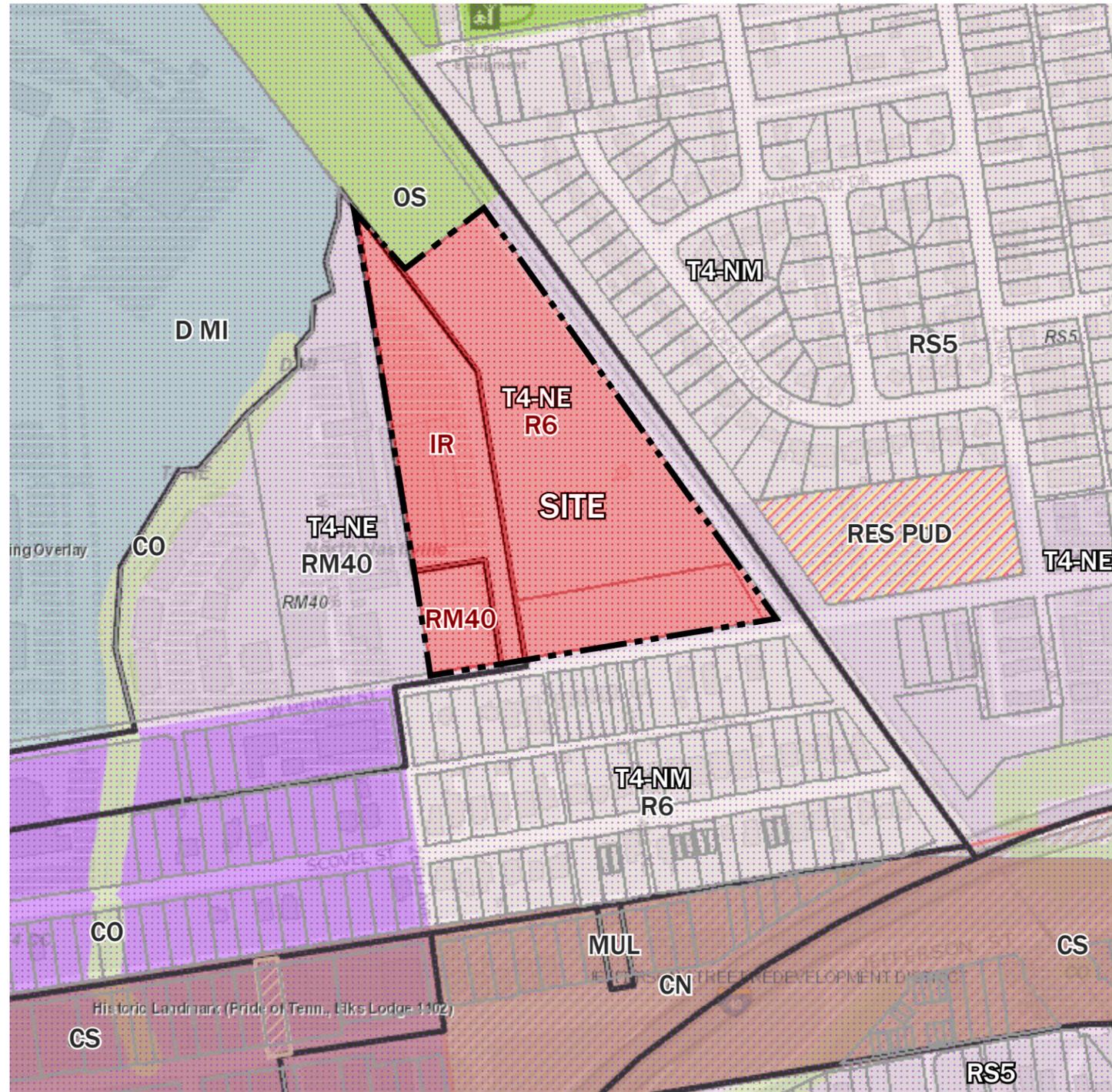
I hereby certify that this is a Category-I survey, and that the Closure of the Unadjusted Traverse is better than 1:10,000. This survey was done in compliance with current Tennessee minimum standards of practice.

Bearing and distance shown take precedence over scale.

Logan McCraw
 4-5-17

W LOGAN MCCRAW TN RLS # 2887
 DBS & ASSOCIATES ENGINEERING

04
PROPERTY SURVEY



05

SITE OVERVIEW

Current Zoning: Industrial Restrictive (IR), RM40, R6

Current Land Use Policy: The property is located within the North Nashville Community Plan. The current land use policy for the property is T4-NE (Urban Neighborhood Evolving).

T4 Neighborhood Evolving: is applicable to areas that are zoned residential, where the primary land use is residential, or that are envisioned to become primarily residential. Building height, form, and orientation fit in with the urban character and development pattern described in the Introduction to this section and the Policy Intent and General Characteristics of T4-NE policy. An integrated mixture of building types, including single-family, detached accessory dwelling units, plex houses, townhouses, and flats, to create housing choice are found in T4-NE areas. The mixture and placement of building types considers the street type and is designed to be cohesive throughout the development—providing a thorough mix of housing types versus groupings of single types of housing. Building massing results in a footprint with moderate to high lot coverage. Buildings are oriented to the street or an open space where a street does not exist. Types of open spaces may vary and could include courtyards or other types of functional and accessible open spaces.

Building setbacks are shallow and regular, providing some distinction between the public realm of the sidewalk and the private realm of the residence. Within this setback, stoops and porches are common to provide for some interaction between the public and private realm and to create a pedestrian-friendly environment. There is minimal spacing between buildings. Density is secondary to the form of development; however, T4-NE areas are intended to be moderate- to high- density with smaller lots and a more diverse mix of housing types than are typically found in T4 Urban Neighborhood Maintenance areas.

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 major corridors as identified on the NashvilleNext Growth & Preservation Concept Map, abutting or adjacent to centers, and to support affordable and workforce housing. Parking for multifamily buildings is provided in parking lots or structured parking, accessed preferably via alleys or consolidated access from side streets. Parking is located behind or beside the buildings and is screened from view.

New developments that create their own street or internal drive systems also provide inviting, functional, and accessible open space as an integral part of the development. This is particularly important in areas with a deficiency of public open space or where there is a need to protect nearby sensitive environmental features or watersheds.

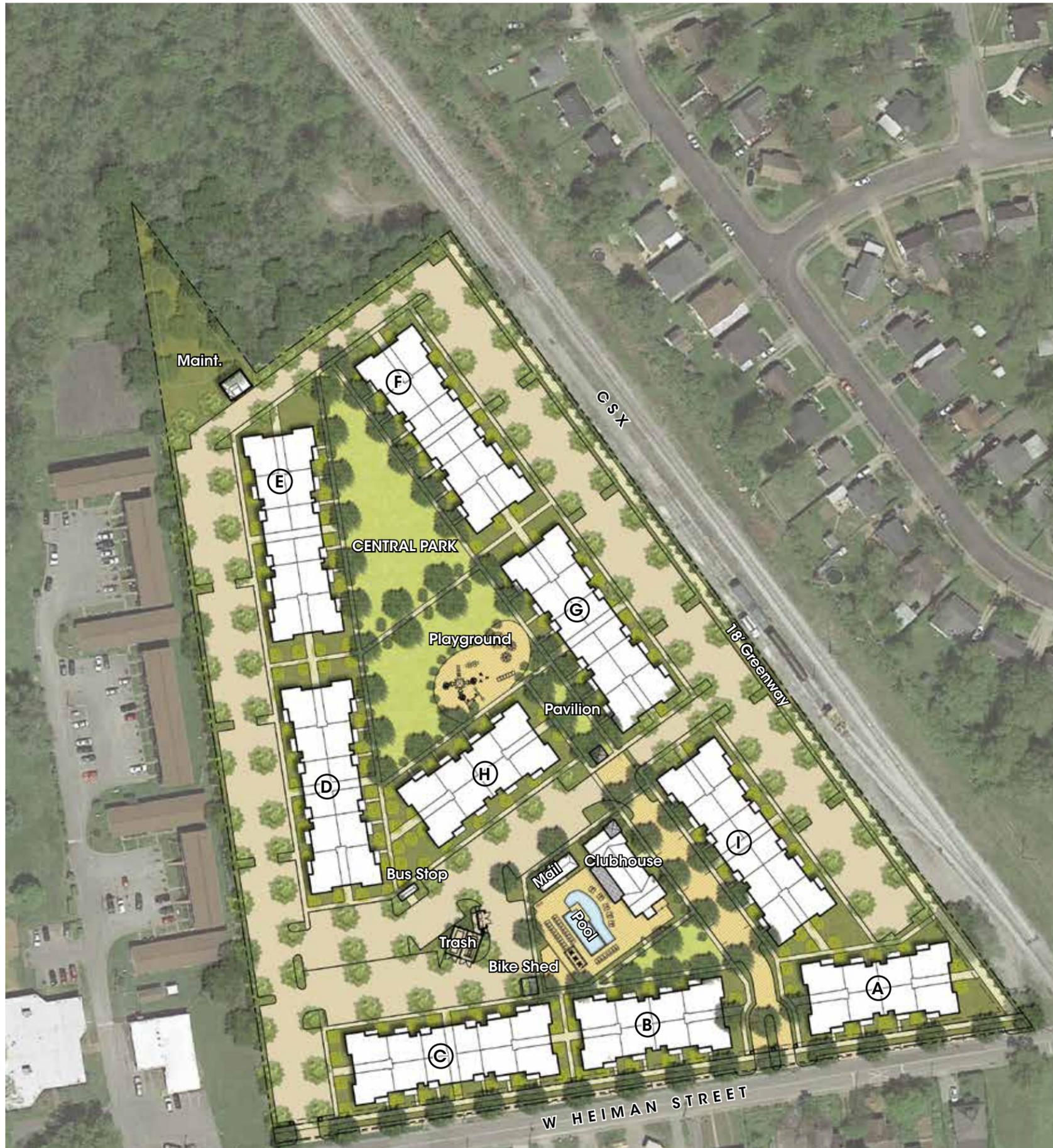
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SITE DESIGN + VISION

The vision for this project includes providing affordable housing options for the community within a highly amenitized, walkable environment. The site is centered around a large “Central Park” that will be activated with walkways, playgrounds, seating areas and pedestrian amenities. Additionally, a large clubhouse is provided with interior amenities for residents and exterior amenities including a pool and community splashpad. A central mail room and covered bike storage is provided adjacent to the clubhouse. To support transit and multi-modal access to the site, a bus stop to accommodate Metro schools loading / unloading for resident children is provided. The entire site will be connected through an extensive pedestrian network providing great access internally and externally from the site.

A traffic study has been completed to ensure adequate on and off site traffic improvement are implemented to mitigate any traffic impacts. In response to community feedback, the plan has incorporated a future connection to the adjacent MDHA property that may ultimately connect to Walter Davis Boulevard as those properties develop over time.

In addition to the internal amenities provided within the plan, a significant goal of the project is to create a high quality pedestrian realm along West Heiman Street that responds to the areas urban context. This is accomplished through a combination of design features including a new pedestrian focused streetscape along West Heiman with wide sidewalks, street trees and on-street parking. The combination of these elements will provide a high quality and safe pedestrian experience for area residents. Additionally, buildings oriented towards West Heiman Street are setback to provide more open space and contextual compatibility with adjacent existing development. The facades of these building have been carefully designed to reduce the scale and massing of the buildings that are oriented towards West Heiman.



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REGULATIONS

Site Acreage	11.46 acres
Permitted Uses	288 multi-family units
Prohibited Uses	STRP
FAR	1.0
ISR	0.70
Maximum Building Height ¹	3 stories within 40 feet
Heiman Street Build-To-Zone ²	10 - 25 feet
Build-To-Zone ²	5 - 25 feet
Side / Rear Setback	5 feet
Building separation	6 feet minimum
Parking Requirements	Per UZO Parking Requirements
Glazing ³	20% min.
Raised Foundations ⁴	18 in. min. to 36 in. max
<p>1 Measured from ground floor FFE to top of parapet</p> <p>2 Measured from the back of the proposed sidewalk.</p> <p>3 Minimum glazing requirements shall be required on building facades facing public right-of-way or easements. 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. Renovations to existing buildings shall be exempt.</p> <p>4 With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in higher or lower foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.</p>	

STANDARD SP NOTES:

- The purpose of this Specific Plan application is to permit a residential development of up to 288 units.
- For any development standards, regulations and requirements not specifically shown on the Regulatory SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of RM-40-A as of the date of the application 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 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.
- 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.

ARCHITECTURAL STANDARDS

- Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every twenty (20) linear feet of street frontage:
 - A change in building material;
 - A horizontal undulation in the building facade of two (2) feet or greater;
 - A porch, stoop, window or balcony; if provided, porches shall be a min. six (6) feet in depth;
 - 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 of 1.5:1 or greater, except for dormers, decorative windows, clerestory windows, and egress windows; Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows and other special conditions.

- EIFS, vinyl siding and untreated wood shall be prohibited for all uses.
- HVAC units shall be located at the rear half of the side of each structure, behind the building, or on the roof of each building.
- Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 20% glazing.
- Foundation Height: A raised foundation of 18" - 36" is required for all residential structures along the street frontage. Modifications may be granted by Planning Staff with the Final SP application for topographically challenged areas or ADA required units. Where raised foundations exceed heights of 36 inches, additional landscaping and fenestration may be required for additional screening.
- Final Elevations for all units will be required with the submittal of the final SP site plan.

ACCESS & PARKING

- Site Access shall be from W. Heiman St.
- Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
- All parking to meet UZO parking requirements and standards.

LANDSCAPE STANDARDS

- Landscape and tree density requirements per 2019SP-045-001.
- Street trees shall be provided, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 40 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24. No landscape buffer requirements of Title 17.24 shall apply.
- The plan will comply with all provisions of the Landscape Plan in Chapter 17.24 of the Metro Nashville Davidson Code and the final site plan will reflect this with the submittal of a landscape plan.
- A detailed landscape plan will be required at the Final Site Plan phase.

FEMA NOTE:

19. 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 47037C0237H, dated April 5, 2017.

PUBLIC WORKS 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 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.
- 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.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.
- Developer will ensure bike lanes are continuous through intersections.
- 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.
- All construction within the right of way shall comply with Metro Public Works Standards and Specifications.
- If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
- Submit copy of ROW dedications prior to bldg. permit sign off.
- Primary access to the site shall be from W. Heiman Street.
- An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.



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ADDITIONAL REGULATIONS + NOTES

FIRE MARSHALL NOTES:

1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
2. 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
3. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
4. All dead-end roads over 150 ft. in length require an approved fire turnaround, this includes temporary turnarounds.
5. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
6. If more than three stories above grade, Class I standpipe system shall be installed.
7. If more than one story below grade, Class I standpipe system shall be installed.
8. 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 nationally recognized standards.
9. A fire hydrant shall be provided within 100 ft. of the fire department connection.
10. Fire hydrants shall be in-service before any combustible material is brought on site

NES NOTES:

11. Where feasible, this development will be served with underground power and pad-mounted transformers.
12. 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.

METRO STORMWATER NOTES:

13. 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.
14. 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.
15. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
16. 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 predeveloped runoff due to LID implementation.
17. Water, sanitary sewer, and storm sewer connections will tie to existing public mains located in W. Heiman St.

FEDERAL COMPLIANCE:

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



24 UNIT BUILDING



36 UNIT BUILDING

09

ELEVATIONS



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PERSPECTIVES

WEST HEIMAN STREET PERSPECTIVE

A significant goal of the project is to create a high quality pedestrian realm along West Heiman Street that responds to the areas urban context. This is accomplished through a combination of design features including a new pedestrian focused streetscape along West Heiman with wide sidewalks, street trees and on-street parking. The combination of these elements will provide a high quality and safe pedestrian experience for area residents.

Additionally, buildings oriented towards West Heiman Street are setback to provide more open space and contextual compatibility with adjacent existing development. The facades of these building have been carefully designed to reduce the scale and massing of the buildings oriented towards West Heiman. Front porches and walkways activate the public realm along the entire street frontage.



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PERSPECTIVES

“MAIN STREET” PERSPECTIVE

The primary entrance to this residential community emphasizes the urban pedestrian-scale through a generous use of tree-lined streets, wide sidewalks, high quality paving materials, as well as enhanced street lighting. The street is framed by the residential buildings and amenity center, terminating at the grand open space.



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PERSPECTIVES

“CENTRAL PARK” PERSPECTIVE

The highly amenitized, “Central Park” is the defining feature of the site connecting a majority of the internal residential buildings to a large common green space to be enjoyed by all residents. Features include play grounds, multi-use lawn and a surplus of existing and new trees to provide a lush shade canopy. An extensive sidewalk network leads residents through the park space connecting the variety of amenities while showcasing sustainable elements and functional landscaping.





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WEST HEIMAN STREET SECTION

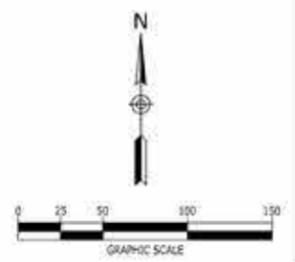
West Heiman is categorized as a Collector Avenue per the Major and Collector Street Plan with a proposed R.O.W. of 51 feet (T4-R-CA2). The plan will accommodate all of the recommendations and dedications required per the MCSP. In addition, the street section incorporates on-street parking in order to provide convenience parking for area residents and visitors. The provision of on-street parking in combination with the provided planting strip and street trees will create a buffered, safe zone for pedestrians adjacent to the busy corridor. The sidewalks will extend across the entire frontage to provide convenient access to area transit and convenient access to the TSU campus within a 1/4 mile walking distance of the site.



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(CB)	CATCH BASIN	
(JM)	JUNCTION MANHOLE	
(BP)	BIG POND	

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	

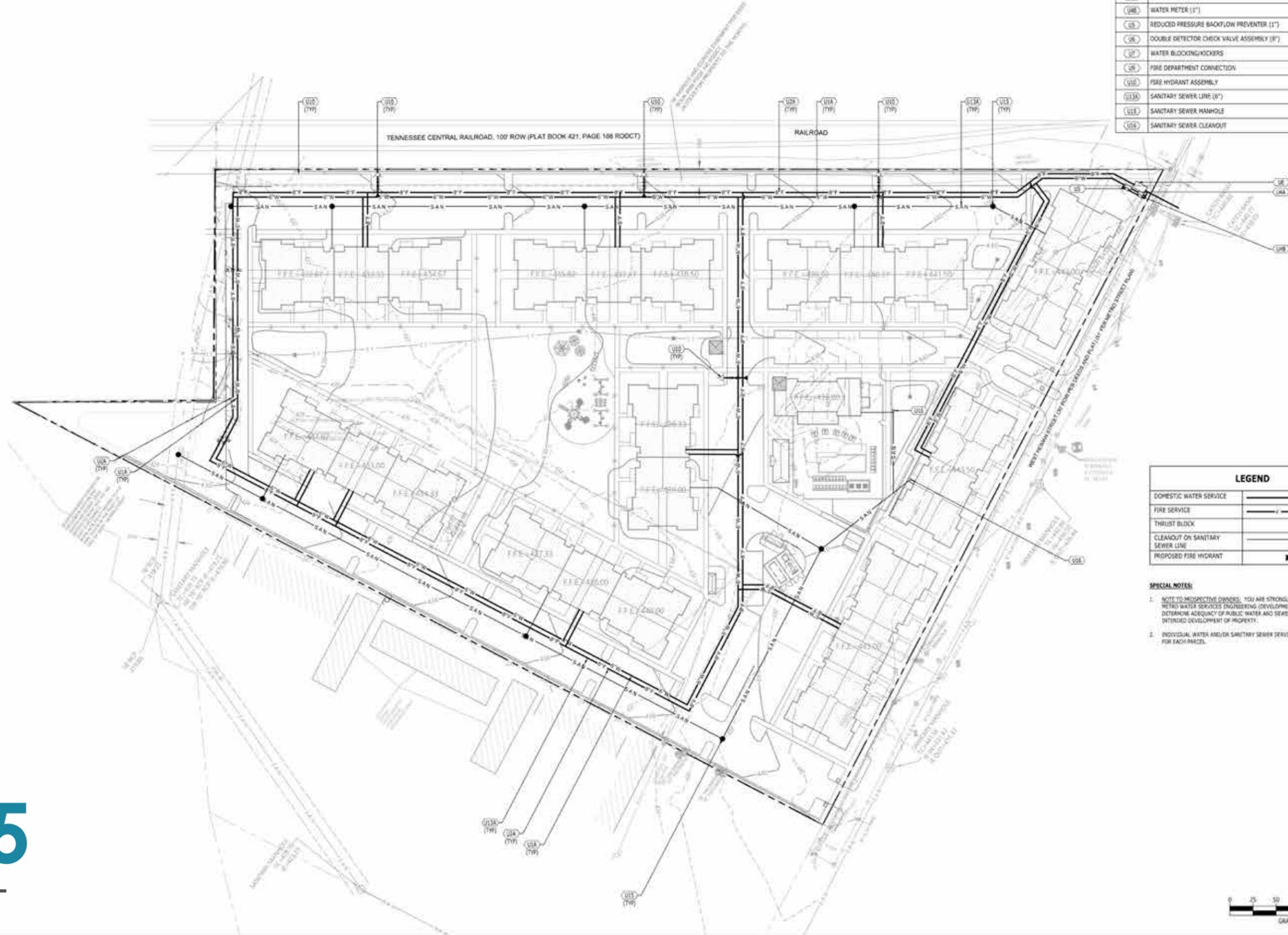
- SPECIAL NOTES:**
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 2. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNOBSTRUCTED ACCESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 4. SIZE OVERWEY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM OVERWEY CULVERT IN METRO-ROW IS 15" CMP).
 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 REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 6. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COANT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE STUDY.



DOMINIUM
2500 WEST HEIMAN STREET
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY TENNESSEE

NO.	DATE	DESCRIPTION

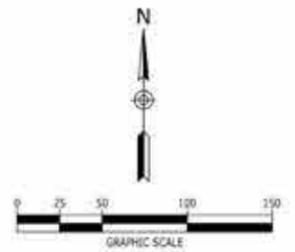
DRAWING TITLE	
GRADING AND DRAINAGE PLAN	
PROJECT NUMBER	20190132
DRAWING NUMBER	C1



UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1A	WATER LINE (6")	
U1B	FIRE LINE (8")	
U1C	IRRIGATION LINE (1")	
U1A	WATER METER (8")	
U1B	WATER METER (1")	
U1C	REDUCED PRESSURE BACKFLOW PREVENTER (1")	
U1D	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (8")	
U1E	WATER BLOCKING/KICKERS	
U1F	FIRE DEPARTMENT CONNECTION	
U1G	FIRE HYDRANT ASSEMBLY	
U1H	SANITARY SEWER LINE (8")	
U1I	SANITARY SEWER MANHOLE	
U1J	SANITARY SEWER CLEANOUT	

LEGEND	
DOMESTIC WATER SERVICE	
FIRE SERVICE	
THRUST BLOCK	
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	

- SPECIAL NOTES:**
- NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
 - INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.



DOMINIUM
2500 WEST HEIMAN STREET
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE	UTILITY PLAN
PROJECT NUMBER	20190132
DRAWING NUMBER	C2