

PRELIMINARY SP
316 HOMESTEAD ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

2023SP-032-001
CATALYST PROJECT NO. 20220203
ISSUE DATE

SITE DATA

COUNCIL DISTRICT: 02
COUNCIL MEMBER: KYONZTE TOOMBS
TAX MAP: 6003
PARCEL ID.: 06003002200
SITE ADDRESS: 316 HOMESTEAD RD
NASHVILLE, TN 37207
1.63 AC. (70,811.24 FT²)
SITE ACREAGE: CS
EXISTING ZONING: SP (MUL-A BASE) (FALLBACK ZONING: RM20)
PROPOSED ZONING: MULTIFAMILY, TOWN HOUSES
PROPOSED USE: THREE BEDROOM:
TOTAL UNITS: 23
PROPOSED MAX. BUILDING HEIGHT: 3 STORIES (45')
ALLOWED MAX. BUILDING HEIGHT: 3 STORIES (45')

NOTE: HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF FOUR MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND ELEVATION) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (THE VERTICAL DISTANCE FROM EAVE TO MIDPOINT) OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF

SETBACKS

FRONT: 20' BUILD-TO ZONE
REAR: 5'
SIDE: 5'

IMPERVIOUS SURFACE AREA

BUILDINGS: 0.45 AC. (19,550 FT²)
DRIVES/SIDEWALKS: 0.63 AC. (27,646.75 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 1.08 AC. (47,196.75 FT²)
PROPOSED ISR: 0.65
ALLOWED ISR: 0.90
PROPOSED FAR: 0.75
ALLOWED FAR: 1.00

PARKING SUMMARY

PARKING REQUIRED: 1 SPACE PER BEDROOM UP TO 2 BEDROOMS,
ADDITIONAL 0.5 SPACE FOR EACH ADDITIONAL BEDROOM.
58 SPACES REQUIRED

PARKING PROVIDED:

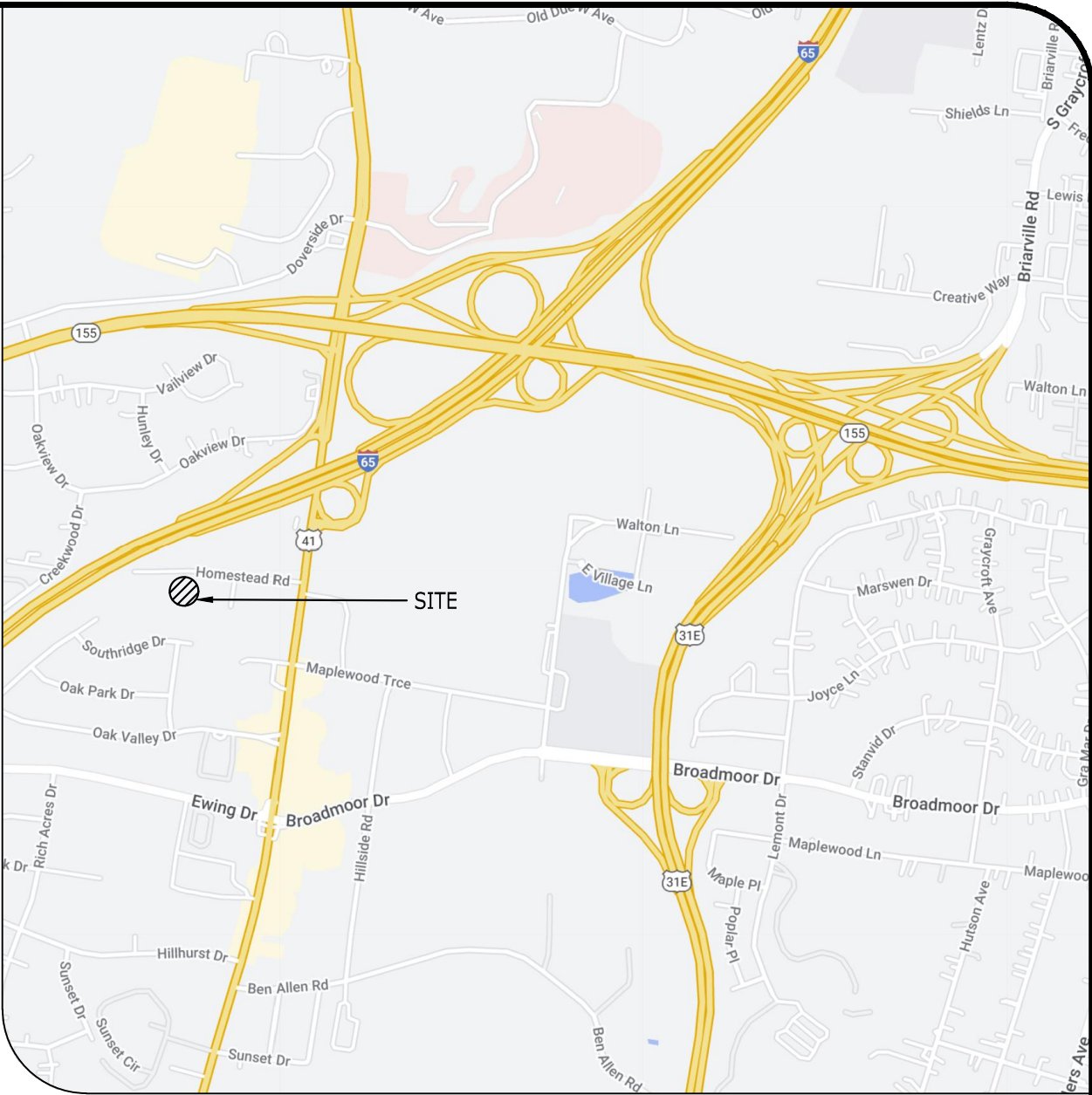
GARAGE: 46 SPACES
SURFACE: 12 SPACES
TOTAL: 58 SPACES PROVIDED

OWNER: BELLA CYRUS DEVELOPMENT, LLC
ADDRESS: 107 FOXWOOD LN
FRANKLIN TN, 37069
310.886.9626
CONTACT NAME: MIAD BALLAI
CONTACT E-MAIL ADDRESS: mliad.ballai@gmail.com

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
615.622.7200

PHONE NO.: ANDREW WISEMAN
CONTACT NAME: awiseman@catalyst-dg.com
CONTACT E-MAIL ADDRESS:

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0232H, 04/05/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT NOTES

THE PURPOSE OF THIS PROPOSED PRELIMINARY SP IS TO CREATE A SITE SPECIFIC ZONING TO PERMIT THE DEVELOPMENT OF THE 23 TOWNHOME UNITS AS GENERALLY SHOWN HEREIN. THE FALL-BACK ZONING FOR THIS PRELIMINARY SP SHALL BE MUL-A. THIS TOWNHOME PRODUCT WOULD HELP BRING A DIVERSITY OF HOUSING OPTIONS AND PROVIDE ADDITIONAL DENSITY THAT COULD PROVIDE SOME INTENTIONALITY IN THE DEVELOPMENT WITHIN THIS T4 COMMUNITY CENTER DISTRICT.

1. TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.

ADA: [HTTP://WWW.ADA.GOV/](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)

2. SHORT TERM RENTAL WOULD BE A PERMITTED USE WITHIN THIS DEVELOPMENT INCLUDING BUT NOT LIMITED TO OWNER OCCUPIED OR NON-OWNER OCCUPIED SHORT TERM RENTALS.

POLICY COMPLIANCE NOTE:

THE PROPOSED MULTIFAMILY DEVELOPMENT PROVIDES FOR AN INCREASE IN THE DENSITY AND PROVIDES A MIXTURE OF HOUSING OPTIONS WITHIN THE T4 COMMUNITY CENTER POLICY. THE REQUESTED DENSITY WOULD SATISFY TO HONOR THE INTENSITY PLAN WITHIN DICKERSON NORTH SMALL AREA PLAN, WHILE STILL POTENTIALLY ATTRACTING ADDITIONAL MIXED USE DEVELOPMENT TO THE AREA.

ARCHITECTURAL STANDARDS

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.

2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.

3. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.

4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

5. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

PUBLIC WORKS CONSTRUCTION NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

2. PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR, REQUEST TO BE MADE 24 HOURS IN ADVANCE.

3. STOP SIGNS TO BE 30 INCH BY 30 INCH.

4. STREET NAME SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.

5. STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.

6. ALL SIGNS TO HAVE 3M REFLECTIVE COATING.

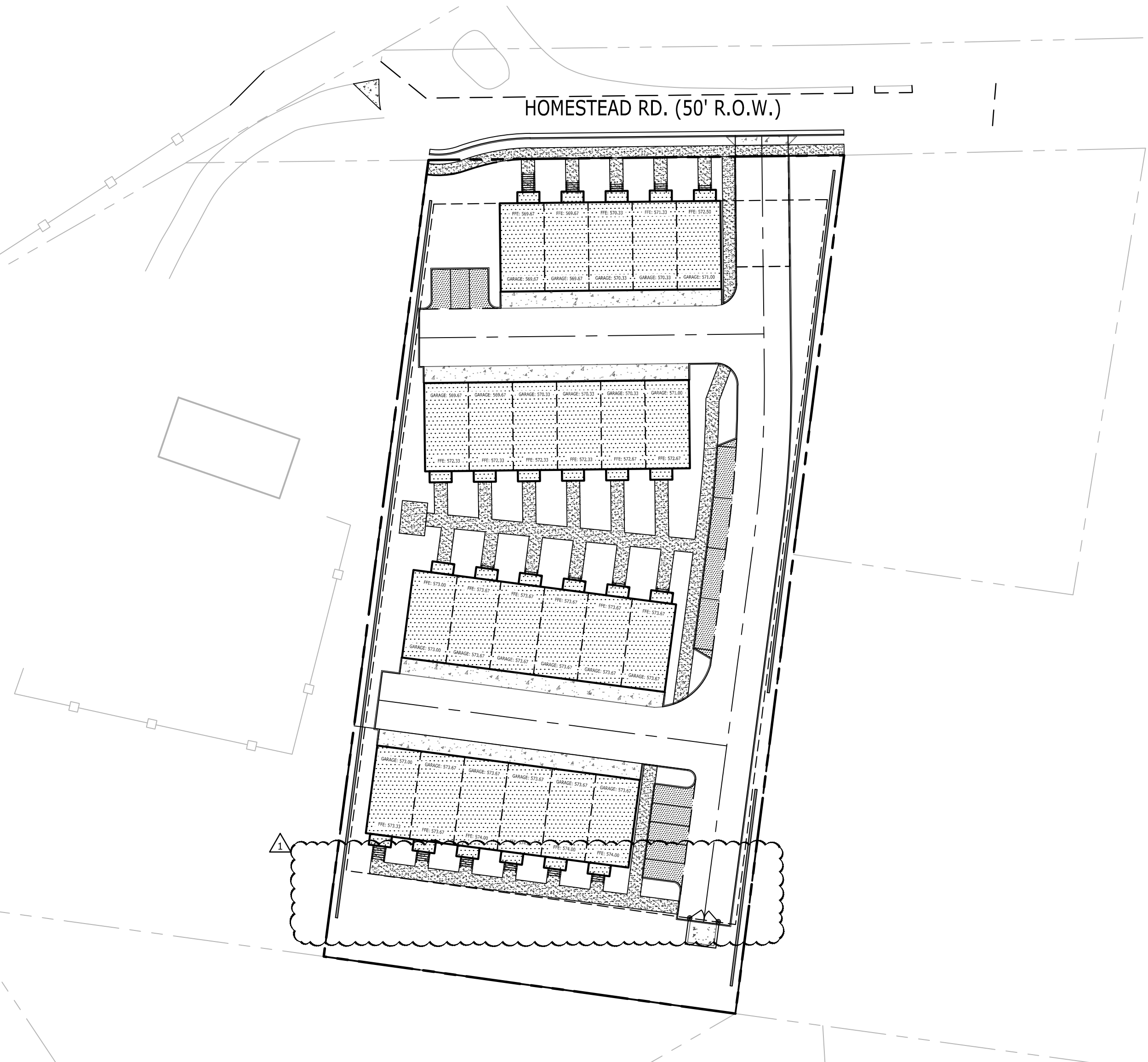
STORMWATER NOTES:

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. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).

4. DRAWING IS FOR TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.



Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C4.0	DEMOLITION PLAN
C5.0	LAYOUT PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	PUBLIC STORM PLAN & PROFILE
C7.0	UTILITY PLAN
C7.1	SANITARY SEWER PLAN & PROFILE - LINE B
C7.2	SANITARY SEWER PLAN & PROFILE - LINE A & C
C7.3	WATER PLAN & PROFILE
L1.0	LANDSCAPE PLAN

PREPARED FOR
BELLA CYRUS DEVELOPMENT, LLC
107 FOXWOOD LN
FRANKLIN TN, 37069
310.886.9626



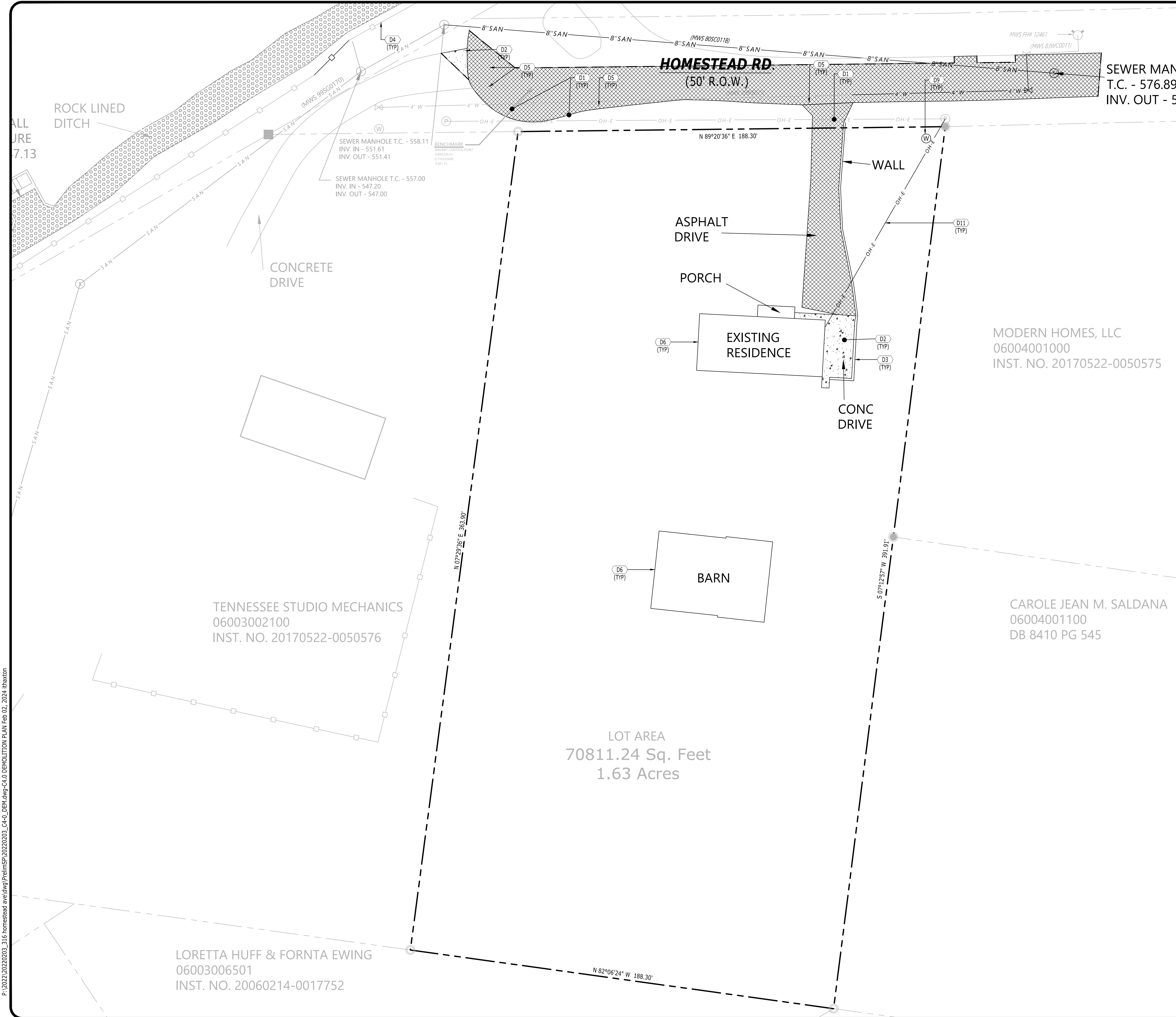
CIVIL ENGINEER/LANDSCAPE ARCHITECT

Catalyst
DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200

COVER SHEET

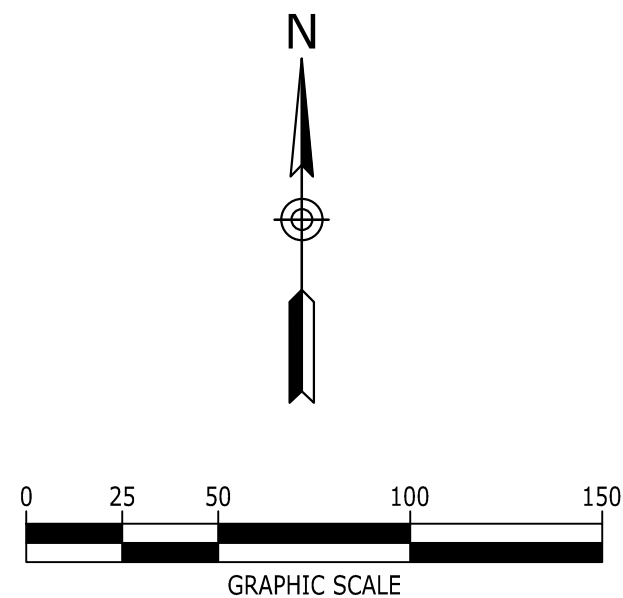
C0.0

P:\2022\20220203_316 Homestead ave\dwg\PrelimSP 20220203_C4.0_DEM.dwg-C4.0 DEMOLITION PLAN Feb 02, 2024 lthaxton



DEMOLITION KEYNOTES	
CODE	DESCRIPTION
D1	REMOVE EXISTING ASPHALT PAVEMENT
D2	REMOVE EXISTING CONCRETE PAVEMENT
D3	REMOVE EXISTING WALL
D4	REMOVE EXISTING CHAIN-LINK FENCE
D5	EVENLY SAWCUT
D6	REMOVE EXISTING BUILDING/STRUCTURE
D9	REMOVE EXISTING WATERLINE & APPURTENANCES
D11	REMOVE EXISTING UTILITY LINE & APPURTENANCES
D14	REMOVE EXISTING TREE

LEGEND	
BUILDING TO BE REMOVED	
CONCRETE TO REMOVE	
ASPHALT PAVEMENT TO REMOVE	
TREES TO BE REMOVED	



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DAVIDSON

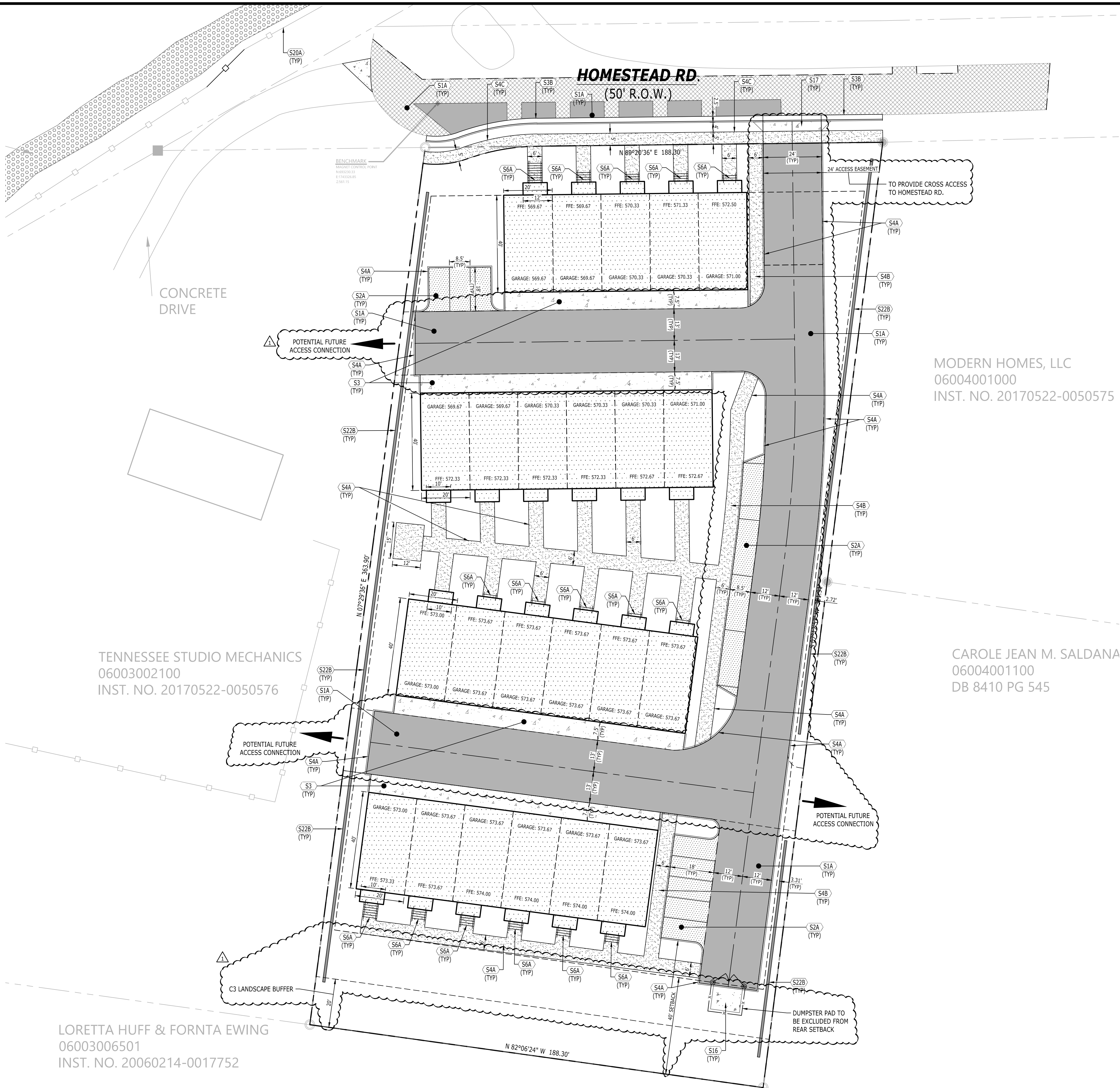
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DRAWING TITLE
DEMOLITION PLAN

PROJECT NUMBER
20220203

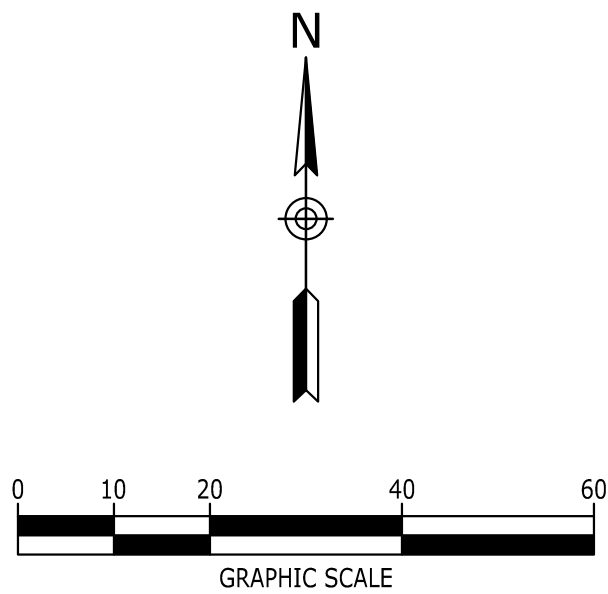
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C4.0

P:\2022\20220203_316 homestead ave\dwg\PrelimSP 20220203_C5-0_LAYOUT.dwg-C5.0 LAYOUT PLAN Feb 02, 2024 thxton



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1B	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S2	CONCRETE PAVEMENT	2 / C8.0
S3A	CONCRETE POST CURB	3 / C8.0
S3B	CONCRETE CURB & GUTTER (METRO ST-200)	4 / C8.0
S4A	CONCRETE SIDEWALK	5 / C8.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	6 / C8.0
S4C	PUBLIC CONCRETE SIDEWALK (METRO ST-210)	7 / C8.0
S5	SIDEWALK JOINTS	8 / C8.0
S6A	CONCRETE STAIRS WITH HANDRAIL	9 / C8.0
S16	CONCRETE DUMPSTER PAD	10 / C8.0
S17	DRIVEWAY RAMP (METRO ST-322)	11 / C8.0
S20A	CHAIN LINK FENCE (MATCH EXISTING)	--
S21A	GUARDRAIL	BY OTHERS
S22B	SEGMENTAL RETAINING WALL	BY OTHERS

LEGEND	
BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]
TACTILE WARNING	[Pattern]



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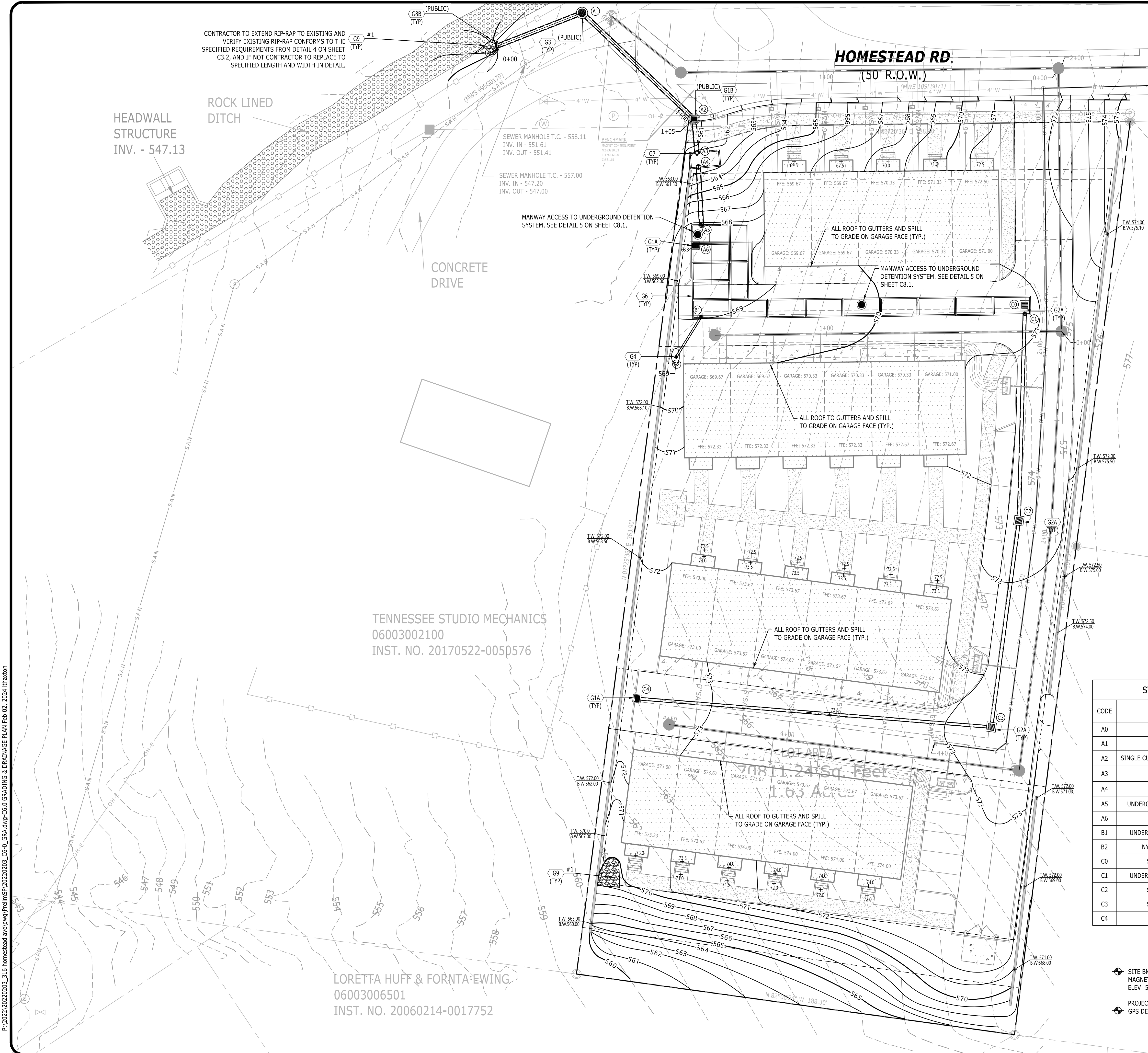
NO.	DATE	GENERAL REVISION	DESCRIPTION

DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20220203

DRAWING NUMBER
C5.0

P:\2022\20220203_316 homestead ave\dwg\PrelimSP 20220203_C6-0_GRA.dwg-C6.0 GRADING & DRAINAGE PLAN Feb 02, 2024 lthaxton



CONTRACTOR TO EXTEND RIP-RAP TO EXISTING AND VERIFY EXISTING RIP-RAP CONFORMS TO THE SPECIFIED REQUIREMENTS FROM DETAIL 4 ON SHEET C3.2, AND IF NOT CONTRACTOR TO REPLACE TO SPECIFIED LENGTH AND WIDTH IN DETAIL.

HEADWALL
STRUCTURE
INV. - 547.13

ROCK LINED
DITCH

CONCRETE
DRIVE

TENNESSEE STUDIO MECHANICS
06003002100
INST. NO. 20170522-0050576

LORETTA HUFF & FORNTA EWING
06003006501
INST. NO. 20060214-0017752

HOMESTEAD RD.
(50' R.O.W.)

GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	12 / C8.0
G1B	CURB INLET W/ 48" ROUND BASE (TDOT D-CB-10RA)	1 / C8.1
G2A	CATCH BASIN	2 / C8.1
G3	JUNCTION MANHOLE	4 / C8.1
G4	NYLOPLAST DRAIN BASIN	3 / C8.1
G6	UNDERGROUND DETENTION STRUCTURE	5 / C8.1
G7	WATER QUALITY STRUCTURE	1 / C8.2
G8B	CONCRETE HEADWALL - WINGED	4 / C8.1
G9	OUTLET PROTECTION	4 / C3.2

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	
DRAINAGE STRUCTURE	
SILT FENCE	
TREE PROTECTION	
INLET PROTECTION	
STRAW BALE FILTER	

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 AND OCCUPANCY PERMIT.

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

PUBLIC STORMWATER AS-BUILT NOTE:

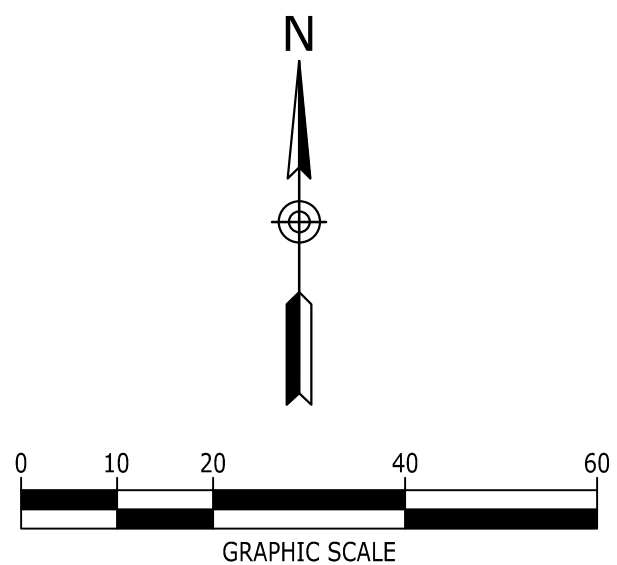
THE CONTRACTOR SHALL VIDEO-INSPECT ANY PUBLIC STORMWATER INFRASTRUCTURE (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) TO VERIFY PROPER INSTALLATION, PER VOLUME 1, SECTION 3.9 OF THE METRO STORMWATER MANAGEMENT MANUAL. VIDEO INSPECTION AND ASSOCIATED REPORT(S) MUST BE COMPLETED BY NASSCO PACP CERTIFIED PROFESSIONALS AND PROVIDED TO THE ENGINEER FOR SUBMITTAL AS PART OF THE AS-BUILT RECORD. ADDITIONAL TESTING MAY BE REQUIRED IF WARRANTED BY VIDEO INSPECTION. SEE <https://www.nashville.gov/Water-Services/Developers.aspx> FOR MORE INFORMATION.

STRUCTURE TABLE		
CODE	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A1	48" MANHOLE	557.35
A2	SINGLE CURB INLET W/ 48" ROUND BASE	560.23
A3	WQ UNIT OUTLET	N/A
A4	WQ UNIT INLET	N/A
A5	UNDERGROUND DETENTION OUTLET	N/A
A6	SINGLE CURB INLET	568.30
B1	UNDERGROUND DETENTION INLET	N/A
B2	NYLOPLAST DRAIN BASIN	568.95
C0	SINGLE CATCH BASIN	570.95
C1	UNDERGROUND DETENTION INLET	N/A
C2	SINGLE CATCH BASIN	571.70
C3	SINGLE CATCH BASIN	572.60
C4	SINGLE CURB INLET	572.67

PIPE TABLE							
FROM CODE	FROM INV.	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
A1	554.19	A0	554.00	0.50%	18"	39	RCP
A2	554.72	A1	554.39	0.50%	18"	66	RCP
A3	555.00	A2	554.92	0.55%	18"	15	RCP
A5	559.42	A4	558.83	2.43%	18"	24	RCP
B1	563.50	B1	563.00	2.48%	8"	20	HDPE
C2	567.60	C1	565.00	2.95%	15"	88	HDPE
C3	568.40	C2	567.70	0.79%	15"	89	HDPE
C4	568.60	C3	567.16	0.95%	12"	151	HDPE

• SITE BM:
MAGNET CONTROL POINT
ELEV: 561.15'

• PROJECT BM:
GPS DERIVED (NAD83 & NAVD88)



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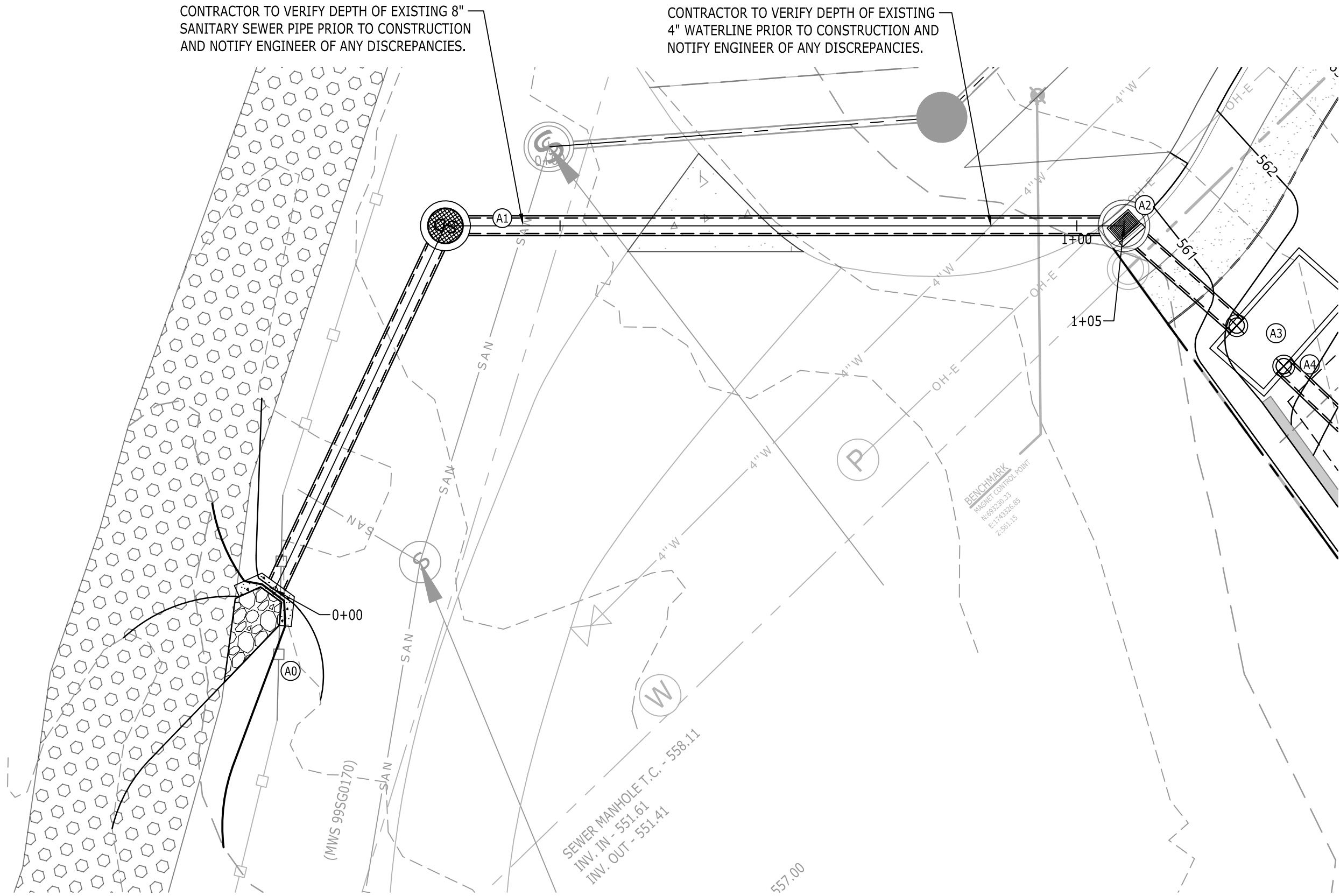
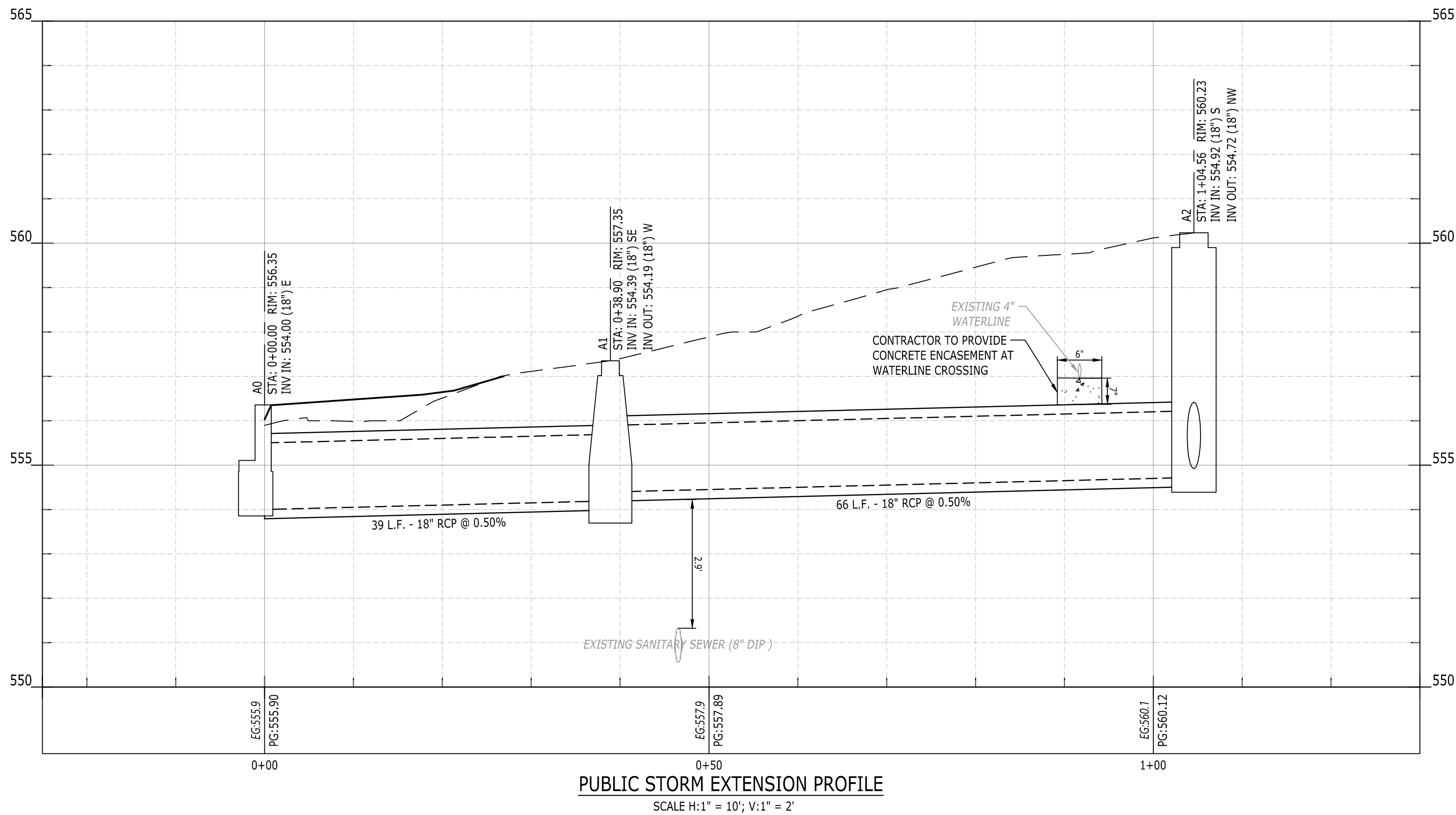
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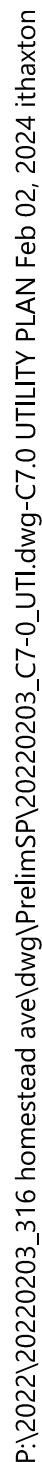
DRAWING TITLE
GRADING & DRAINAGE PLAN

PROJECT NUMBER
20220203

DRAWING NUMBER
C6.0

P:\2022\20220203_316 Homestead ave\dwg\PrelimSP\20220203_C6-0_GRA.dwg-C6.1 PUBLIC STORM PLAN & PROFILE Feb 02, 2024 ltharxon



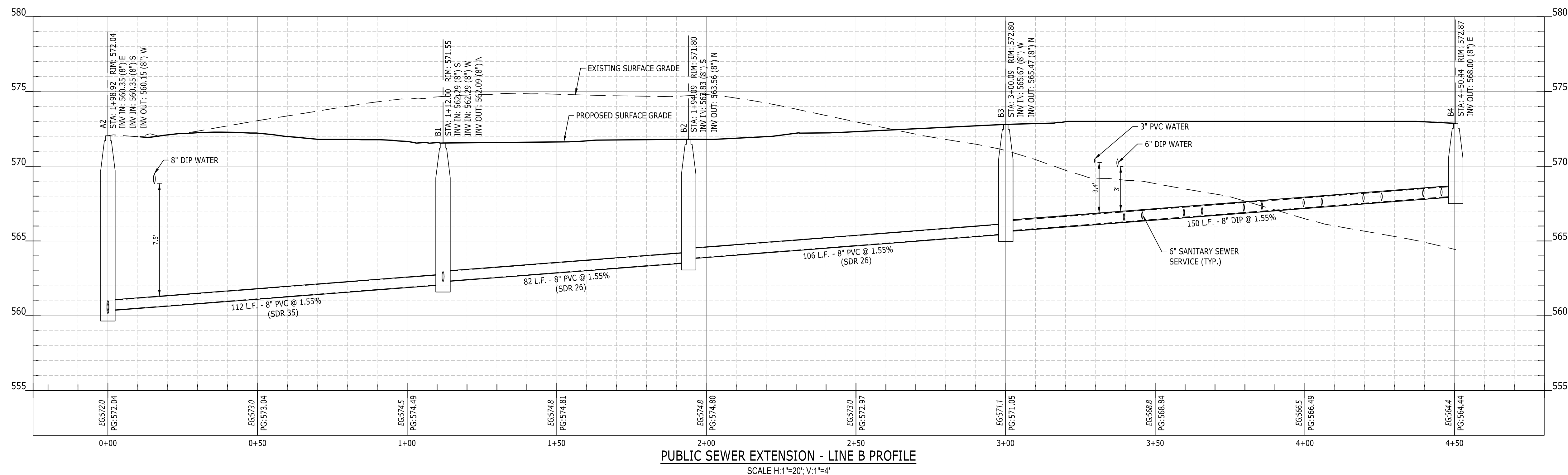
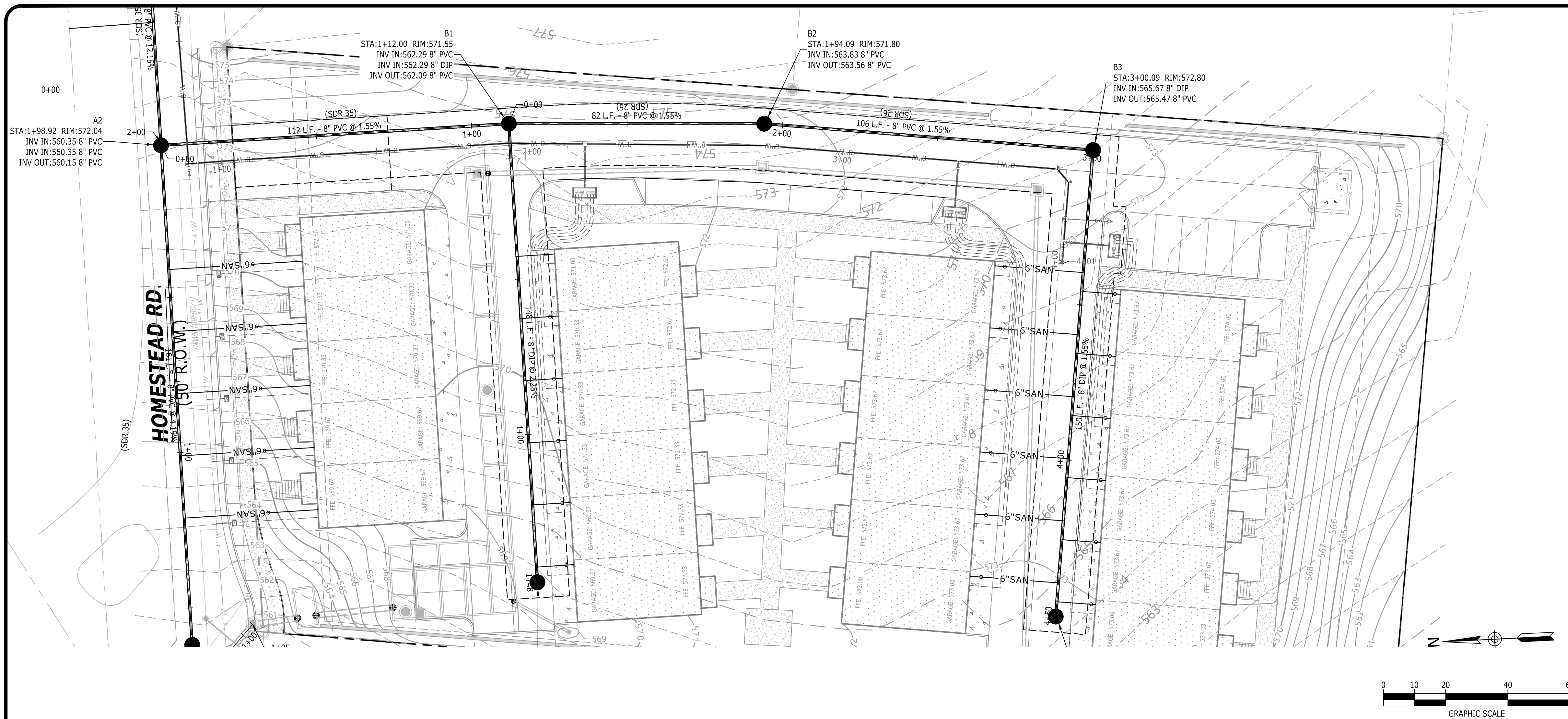


NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.

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 MINIMUM 6 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.
10. ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
11. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTEATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
12. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
13. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

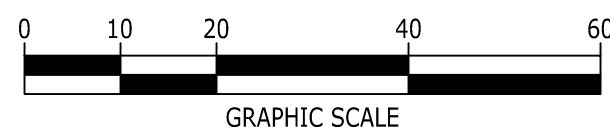
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NASHVILLE, TENNESSEE, 37207

C7.0



MWS STANDARD PUBLIC UTILITY PLAN NOTES:

5. 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. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVIEWING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO 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 WATER SERVICES.
7. 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 IN DIGITAL (DWG AND PDF) FORMAT. 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.
 - A. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TIE 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.
 - B. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
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 LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
13. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES MUST NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATION WITHIN THE RIGHT OF WAY.
14. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.



LEGEND	
DOMESTIC WATER SERVICE	 W
FIRE SERVICE	 F F
GAS LINE	 GAS
THRUST BLOCK	 T
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	 UGE UGE

MWS DEVELOPMENT SERVICES
800 SECOND AVENUE SOUTH
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(615) 877-7292

DAVIDSON COUNTY TAX MAP 6003
PARCEL 06003002200
COUNCIL DISTRICT No. 02
MEMBER: KYONZTE TOOMBS
MWS PROJECT No: PUBLIC SEWER# T2023048279
PUBLIC WATER# T2023048278
SITE UTILITY# T2023048280

PRELIMINARY SP

HOMESTEAD TOWNHOMES

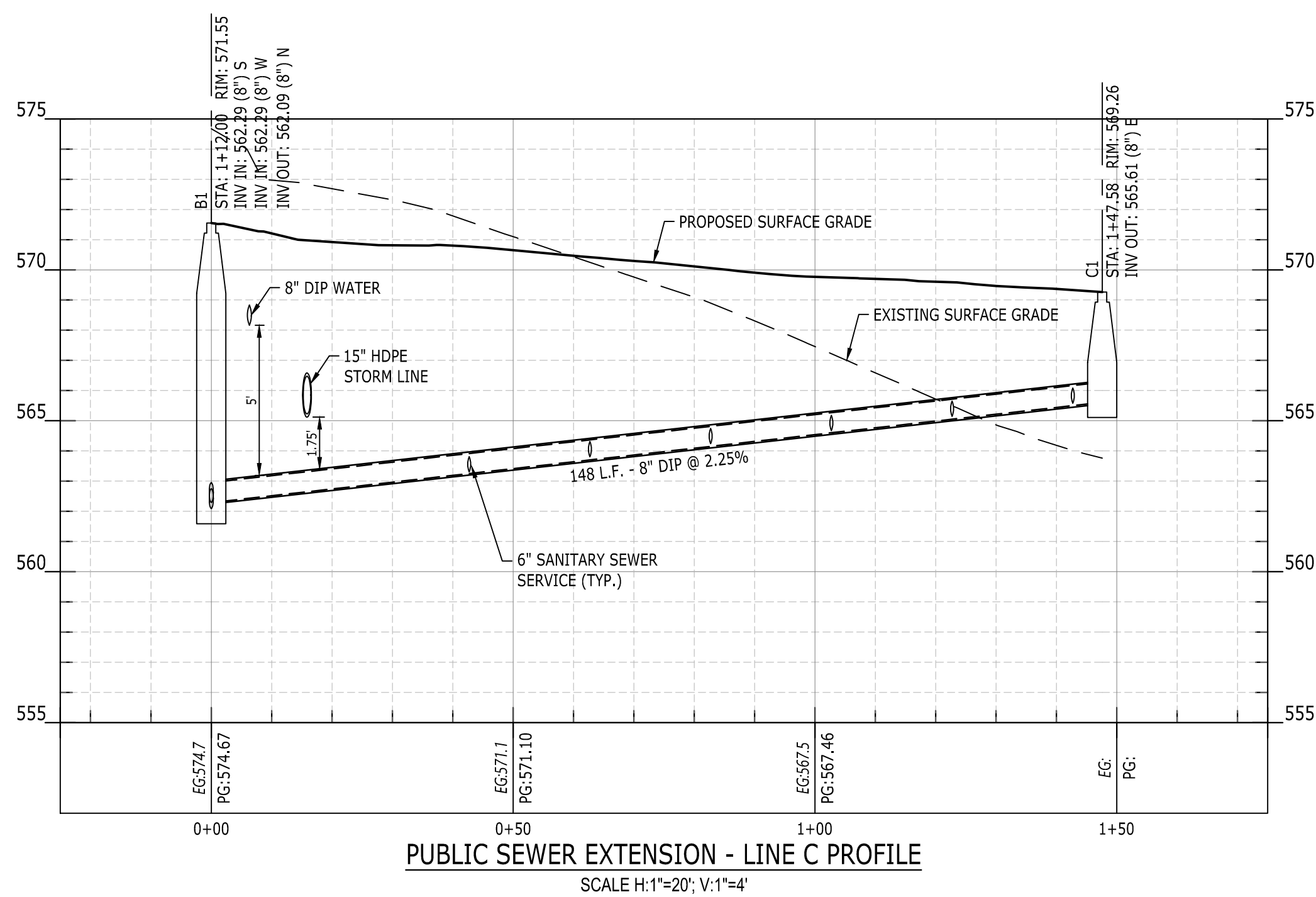
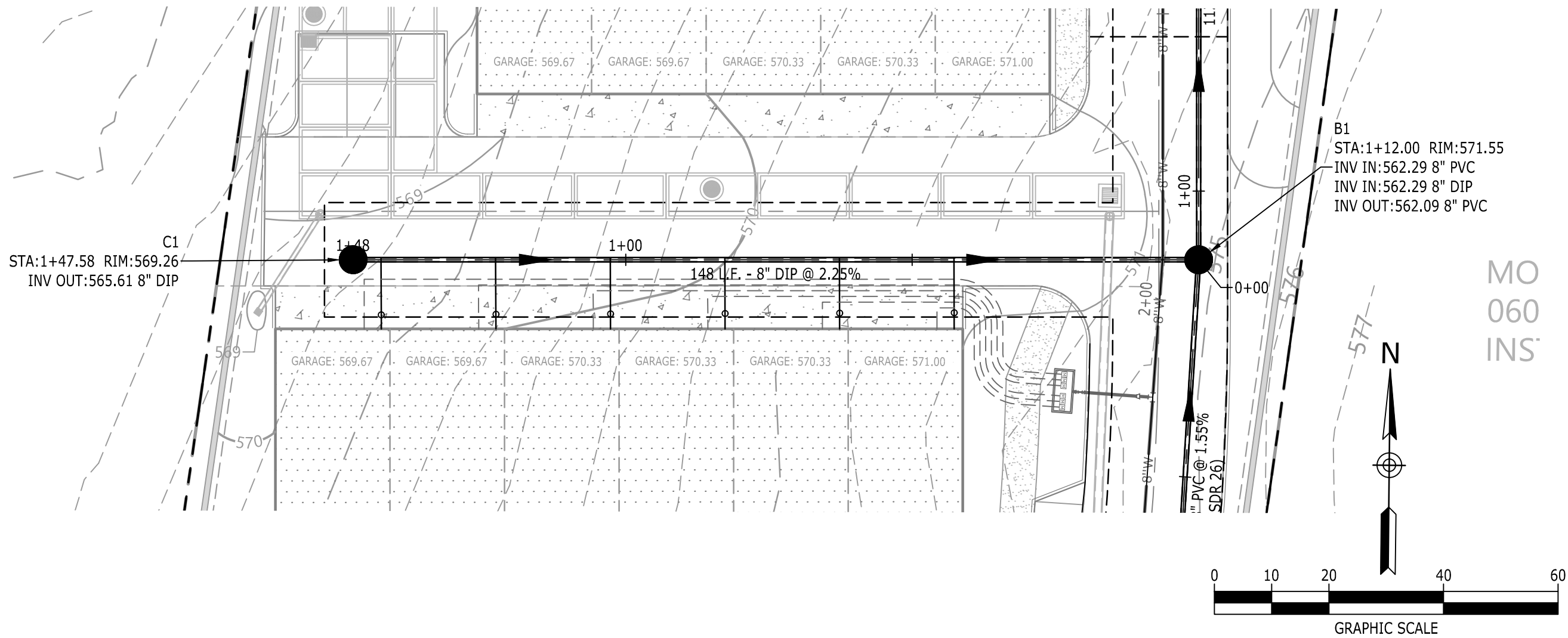
316 HOMESTEAD RD
NASHVILLE, TENNESSEE, 37207
DAVIDSON



**BELLA CYRUS
DEVELOPMENT, LLC**
107 FOXWOOD LN
FRANKLIN TN, 37069
310.886.9626



C7.1

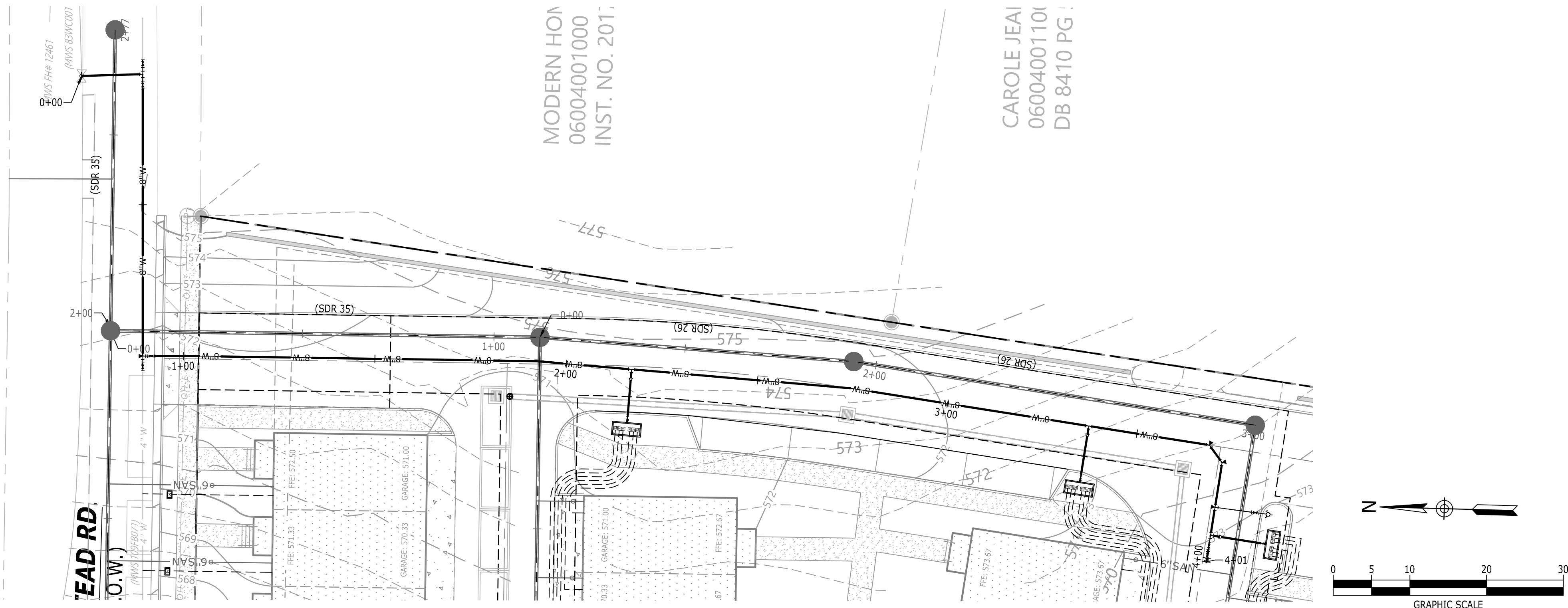


9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTEATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
13. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
14. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

LEGEND	
DOMESTIC WATER SERVICE	 W 
FIRE SERVICE	 F 
GAS LINE	 GAS 
THRUST BLOCK	
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	 UGE 

DAVIDSON COUNTY TAX MAP 6003
PARCEL 06003002200
COUNCIL DISTRICT No. 02
MEMBER: KYONZTE TOOMBS
MWS PROJECT No: PUBLIC SEWER# T2023048279
PUBLIC WATER# T2023048278
SITE UTILITY# T2023048280

DRAWING TITLE	
SANITARY SEWER PLAN & PROFILE - LINE A & C	
PROJECT NUMBER	20220203
DRAWING NUMBER	C7.2



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. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISION OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO 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 WATER SERVICES.
7. 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 IN DIGITAL (DWG AND PDF) FORMAT. 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.
 - A. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
 - B. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.

- ### LEGEND
- | | |
|---------------------------------|---|
| DOMESTIC WATER SERVICE |  W |
| FIRE SERVICE |  F F |
| GAS LINE |  GAS |
| THRUST BLOCK |  |
| CLEANOUT ON SANITARY SEWER LINE |  |
| PROPOSED FIRE HYDRANT |  |
| UNDERGROUND ELECTRIC |  UGE UGE |

DAVIDSON COUNTY TAX MAP 6003
PARCEL 06003002200
COUNCIL DISTRICT No. 02
MEMBER: KYONZTE TOOMBS
MWS PROJECT No: PUBLIC SEWER# T2023048279
PUBLIC WATER# T2023048278
SITE UTILITY# T2023048280

P:\2022\20220203_316 homestead ave\dwg\PrelimSP\20220203_C7-0_UTI.dwg-C7.3 WATER PLAN & PROFILE Feb 02, 2024 ithaxton



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PRELIMINARY SP

HOMESTEAD TOWNHOMES

316 HOMESTEAD RD
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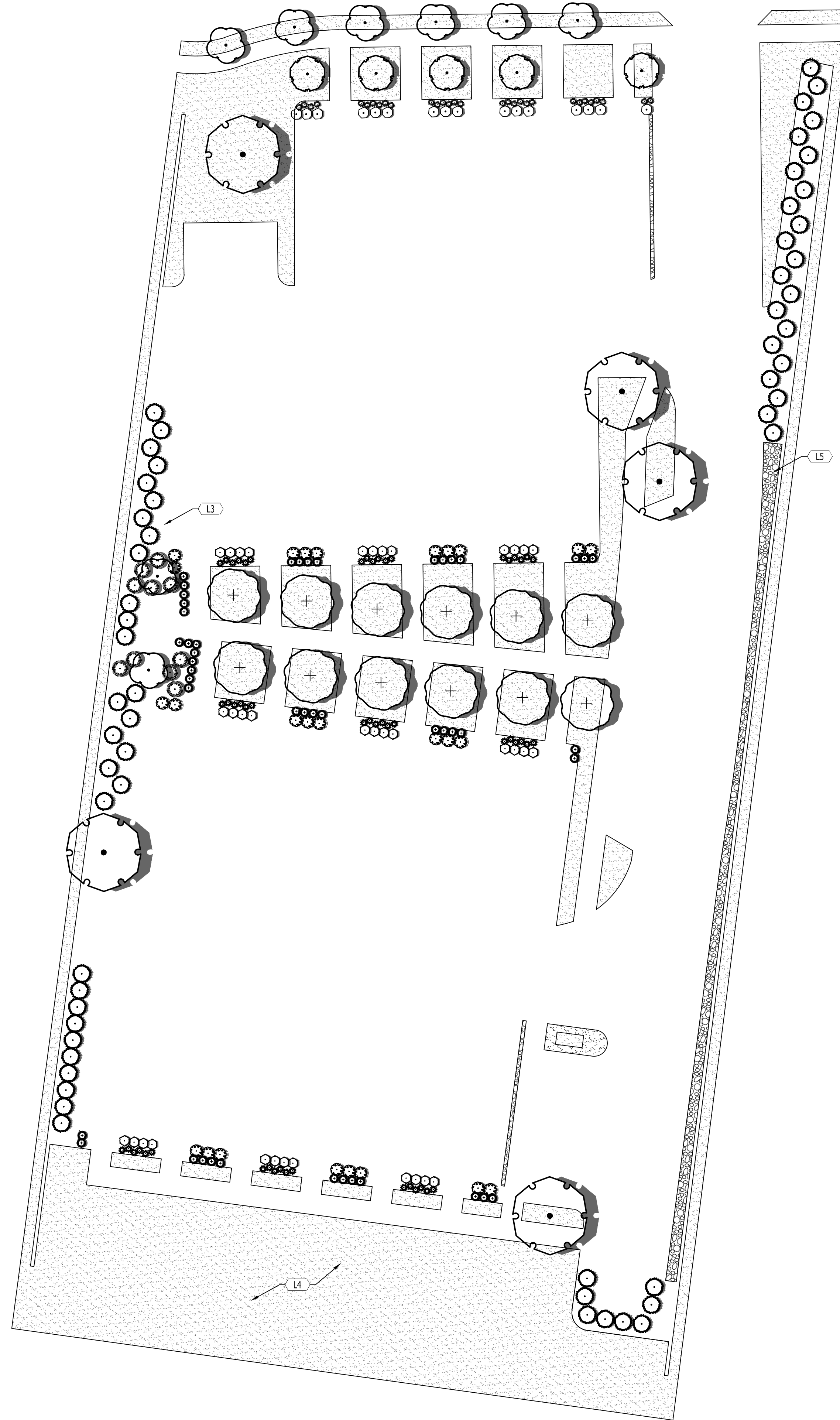
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DRAWING TITLE

WATER PLAN &
PROFILE

PROJECT NUMBER
20220203
DRAWING NUMBER

C7.3



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
 L1	PLANTING BED LIMITS	
 L2	IRRIGATION LIMITS	
 L3	AREA TO BE MULCH	
 L4	AREA TO BE SODDED	
 L5	AREA TO BE 4"-6" RIVER ROCK	

TREE DENSITY UNIT WORKSHEET	
DATE	04/17/2023
MAP & PARCEL	06003002200
APPLICATION NUMBER	
PROJECT NAME	316 HOMESTEAD RD
ADDRESS	316 HOMESTEAD RD,NASHVILLE TN 37207
ACREAGE	1.56 AC
BUILDING COVERAGE	0.45 AC
REQUIRED DENSITY	22
TOTAL REQUIRED TDU	24.42

REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES			
DBH	#	VALUE	TDU
2"	0	0.50	0.000000
3"	5	0.60	3.000000

REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES			
DBH	#	VALUE	TDU
2"	74	0.25	18.500000
3"	12	0.30	3.600000

TOTAL RETAINED TDU	0
TOTAL REPLACED TDU	25.100000
TOTAL TDU PROVIDED	25.100000
TREE BANK PAYMENT	\$0

PLANT SCHEDULE						
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	5	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	3"	10'-12'	3-5'
UNDERSTORY/COLUMNAR TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	5	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B&B	2"	10'-12'	3-5'
	6	Cornus florida 'Cherokee Chief' / Cherokee Chief Dogwood	B&B	2"	7-8'	3-5'
	2	Magnolia grandiflora 'Little Gem' / Little Gem Southern Magnolia	B&B	2"	6-8'	4-5'
	12	Prunus x yedoensis 'Yoshino Cherry	B&B	3"	12-14'	6-8'
	60	Thuja occidentalis 'Green Giant' / Green Giant Arborvitae	B&B		6-8'	4-5'
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	36	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia	#5		15-18"	18-24"
	26	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	#3		12-18"	18-21"
	30	Carex oshimensis 'Evergold' / Evergold Sedge	#1		12-15"	12-15"
	47	Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Pink Muhly Grass	#3		18-24"	18-24"
	54	Pennisetum alopecuroides "Moudry" / Fountain Grass	#3		18-24"	30-36"
	16	Rhododendron x 'RLH1-12P0' TM / Double Shot Lavender Azalea	#3			
	10	Taxus x media "Densiformis" / Dense Yew	#3		18-24"	18-24"

