

EROSION CONTROL & GRADING NOTES

1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.

3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.

4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.

6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.

7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT), SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.

8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.

9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.

11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.

12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.

15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

WATER & SEWER NOTES

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) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

5) 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.

6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.

7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

PUBLIC WORKS 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 SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.

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

4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.

5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

6) SOLID WASTE TO BE PROVIDED BY ROLL AWAY CANS. HOA TO ARRANGE FOR PRIVATE PICKUP. DEVELOPER TO SUBMIT IN WRITING A LONG TERM AGREEMENT FOR SERVICE PRIOR TO PERMIT SIGN OFF.

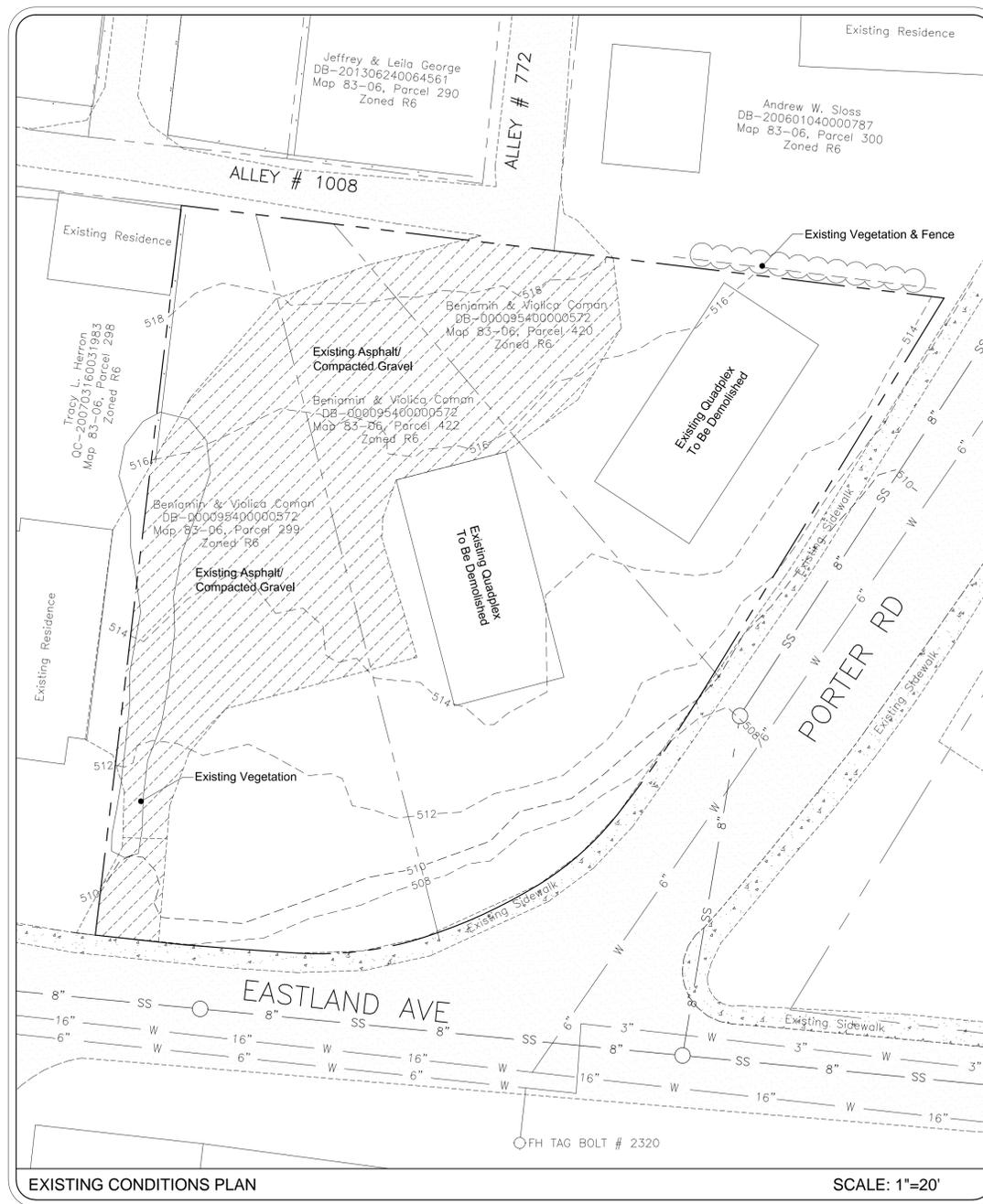
UTILITY NOTES

1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.

2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

3) WATER SERVICE SHALL BE PROVIDED BY A NEW TAP ON THE EXISTING 6" WATER MAIN. A BANK OF METERS SHALL BE PROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METRIC.

4) SEWER SERVICE SHALL BE PROVIDED VIA A NEW 6" LATERAL SERVICE LINE WITH 4" WYES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE EXISTING 8" SEWER MAIN AS SHOWN.



EXISTING CONDITIONS PLAN

SCALE: 1"=20'

PRE/POST CALCULATIONS

EXISTING CONDITIONS

TOTAL SITE AREA = 0.66 ACRES	
EXISTING IMPERVIOUS	=0.08 AC @ 98
EXISTING GRAVEL	=0.22 AC @ 85
PRE-DEVELOPED GRASS	=0.36 AC @ 69
COMPOSITE CN=	77.8 (Rv=0.530) **60% Tv Req'd

POST-DEVELOPMENT

TOTAL SITE AREA = 0.66 ACRES	
POST-DEVELOPED IMPERVIOUS	=0.14 AC @ 98
POST-DEVELOPED P.P. (GIP-03)	=0.16 AC @ 98 (Tv Req'd= 607 of / 2,836 of Pro)
POST-DEVELOPED U.B. (GIP-02)	=0.12 AC @ 98 (Tv Req'd= 414 of / 414 of Pro)
POST-DEVELOPED GRASS	=0.24 AC @ 69
COMPOSITE CN=	87.5
ADJUSTED CN =	75.4 (Rv=0.397) **60.3% Tv Pro

PRELIMINARY CALCULATIONS SHOW THAT UNDER PROPOSED CONDITIONS, THE TV REQUIREMENT HAS BEEN EXCEEDED (60.3%) THE ADJUSTED CN ASSUMES A 1" GRAVEL BASE FOR THE PP (GIP-03) & THE URBAN BIORETENTION SYSTEMS MEET THE MIN. REQUIREMENTS FOR TV. ALL STORMWATER FEATURES ARE DESIGNED TO MEET THE MINIMUM 0.50 IN/HR INFILTRATION REQUIREMENTS. AN INFILTRATION TEST SHALL BE COMPLETED PRIOR TO SUBMITTING THE FINAL SP AND TO METRO STORMWATER. URBAN BIORETENTION AREAS (7 SHOWN) ARE CONCEPTUALIZED TO CONSIST OF A 30" TALL ELEVATED PLANTER BED IN PRELIMINARY LOCATIONS AS SHOWN. MEDIA AND ITS DEPTH SHALL BE IN ACCORDANCE WITH GIP-02. IF TEST RESULTS SHOW INADEQUATE INFILTRATION RATES, AN OFFSITE EXTENSION MAY BE REQUIRED

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS McB (MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) DESIGN OF THE STORMWATER FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 3) 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, VOLUME 5 CRITERIA.

Property Information

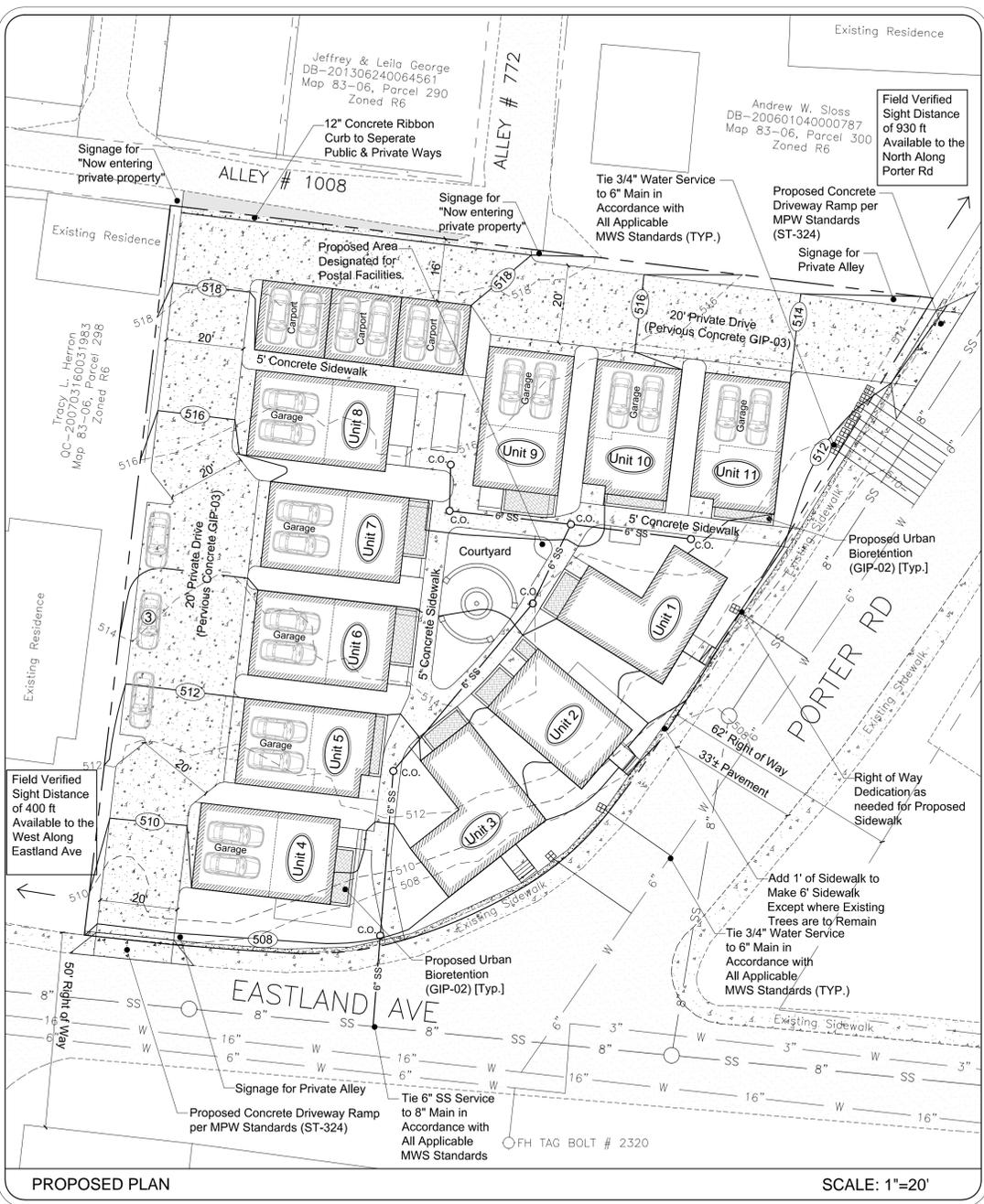
2009 Eastland Ave (Map 83-06, Parcel 299)
Nashville, Tennessee 37206
0.24 Total Acres
Council District 06 (Peter Westerholm)

700 Porter Rd (Map 83-06, Parcel 422)
Nashville, Tennessee 37206
0.23 Total Acres
Council District 06 (Peter Westerholm)

704 Porter Rd (Map 83-06, Parcel 420)
Nashville, Tennessee 37206
0.19 Total Acres
Council District 06 (Peter Westerholm)

Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0236F. Dated April 20, 2001.

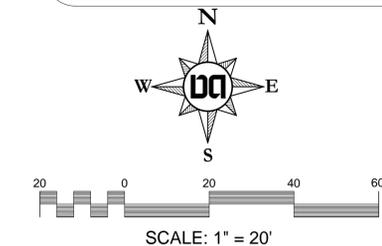


PROPOSED PLAN

SCALE: 1"=20'

Adjacent Fire Hydrant Test Results

- Hydrant Location: 2101 Eastland Ave #02319 & #02320
- Hydrant Tested by: Metro Water Services
- Hydrant Test Results:
 - o Static Pressure = 78 psi
 - o Residual Pressure = 76 psi
 - o Residual Flow = 993 gpm
 - Calc Flow at Minimum System Pressure of 20 psi = 6,119 gpm (Sprinkling not Req'd)
 - Table H.5.1 of the NFPA Requires 1,500 gpm @ 20 psi



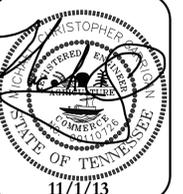
TOTAL AREA = 0.66 ACRES ±
= 28,749 S.F. ±



REVISIONS:
Staff Comments: 10/22/13
Add Sidewalks: 10/31/13
Add ROW Dedic.: 11/1/13

Preparation Date: 10/3/13

Eastland Court
Preliminary Specific Plan
Being Parcels 299, 420, & 422 on Tax Map 83-06
Nashville, Davidson County, Tennessee



MPC Case Number 2013SP-040-001
D&A Project #1315 Eastland Court
C1.0
Sheet 2 of 3

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Land Planning & Zoning
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