

Erosion Control and Grading Notes

- 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.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 6-12-12 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section tcp-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- 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.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- 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 sod, 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.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- 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.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- 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.
- 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.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro cp-10 and cp-13, respectively. Contractor to coordinate exact location with npdes department during the preconstruction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the epsc plan.
- 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.

Water and Sewer Notes:

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water 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 developer is responsible for the televising 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.
- 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.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

Public Works Notes

- All work within the public right of way requires an excavation permit from the department of public works.
- 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.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.

Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. The landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan, no light poles to be located in tree islands. See lighting plan for proposed light locations.

Standard SP Notes

- The purpose of this SP is to receive preliminary approval to permit a development consisting of 50 multi-family units (Single Family Detached).
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 & approved by the Metropolitan Department of Water Services.
- This property does not lie within a flood hazard area as identified by FEMA on map 47037C0261F dated April 20, 2001.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15' cmp).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by dumpster, stored on a concrete pad, as shown on this plan.
- 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.
- For any development standards, regulations and requirements not 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 RM9 zoning district as of the date of the applicable request or application.
- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, tree protection and replacement; and Chapter 17.40, Article x, tree protection and replacement procedures).
- Ownership for units may be divided by a horizontal property regime or a subdivision with a minimum lot size of 1,000 sq ft.

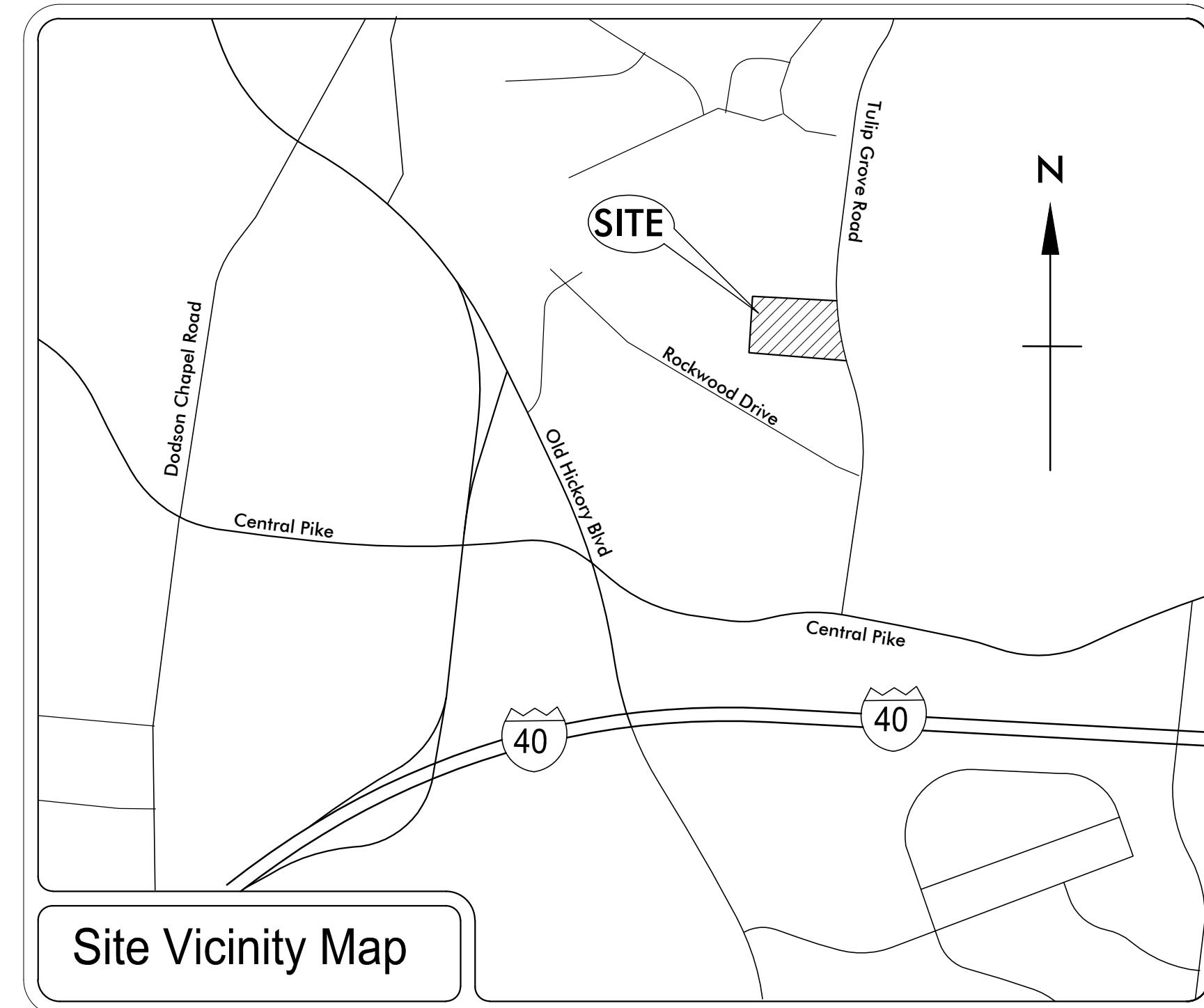
General Plan Consistency

The Specific Plan District proposed herein is located within Subarea #14, the Donelson Heritage Community Plan. The specified land use policy for this site is a Transect 3 (T3) Neighborhood Evolving policy (or T3 NE). The primary goal of the T3 NE policy is to create and enhance urban neighborhoods with higher density residential development while providing additional housing options and maintaining the existing character of the surrounding community.

As proposed, this Specific Plan District will maintain a streetscape along Tulip Grove Road while creating a sense of place within its interior. The plan as proposed will further the goals of the T3 NE policy by providing for future connectivity as shown on the attached plans. The connectivity proposed, both vehicular and pedestrian will result in a fluent development while still preserving over 40% of the natural terrain in its current state.

Architectural Notes

- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Buildings may have porches on the street side.
- Windows shall be vertically oriented at a ration of 2:1 or greater.
- EIFS and vinyl siding shall be prohibited on front facade, excluding areas above roof line.
- Porches shall provide a minimum of six feet in depth.



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

Use	Multi-family Units (Detached single family)
Project Area	8.86 Acres (386,109 sq ft)
Property zoning: SP	Surrounding Zoning: RS7.5
Minimum lot size	Not Applicable
Number of Residential Units/Density	49 total dwelling units / 5.53 units per acre
FAR	0.30 max / 0.24 proposed
ISR	0.50 max / 0.32 proposed
Street Setbacks	20' measured from R.O.W.
	Stoops may encroach up to 6'
Side yard	5' min. Perimeter (6' Spacing between units)
Rear yard	20' from Property line (West)
Height standards	3 stories or 35' (measured from final grade to eave) max.
Parking and Access	
Ramp Location and Number	(2) - Elegance Way, (1) Saddlestone Dr
Distance to nearest existing ramp (Min. 30')	(Tulip Grove Rd) Exceeds 30' to East (Private Drive) Exceeds 30' to West and South
Distance to intersection	(Elegance Way) ± 300' To North (Canal Ct) (Elegance Way) ± 90' to East (Tulip Grove Rd) (Saddlestone) ± 300' To South (N Saddlestone Ct)
Required Parking	100 stalls required (2 stalls / unit)
Provided Parking	125 stalls provided
**Note: Specific encroachments permitted by SP:	6 Ft. - Covered Porches
(Not to encroach into Right Of Way)	2 Ft. - Bay Windows 6 Ft. - Stoops & Balconies

Development Summary

Property Information
1132 Tulip Grove Road (Map 86, Parcel 272)
Nashville, Tennessee 37076
8.86 Total Acres

Council District 12 (Steve Glover)

Owner of Record
Southeastern Development Enterprise, LLC
106 Mission Court, STE 604B
Franklin, TN 37067
615.216.7171
Email: rubingroupllc@gmail.com

Developer
Southeastern Development Enterprise, LLC
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615.216.7171
Email: rubingroupllc@gmail.com

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Adam Seger, PE
Phone: 615-297-5166
Email: adam@daleandassociates.net

CASE # 2015SP-028-001

Sheet Schedule

- C0.0 Notes & Project Standards
- C1.0 Existing Conditions Plan
- C2.0 Site Layout & Landscape Plan
- C3.0 Site Utility & Stormwater Plan

Notes & Project Standards

Drawing Date:
January 29, 2015

Revisions:
Planning Comments
2/12/2015

Tulip Grove Addition

Preliminary Specific Plan

Being Parcel 272 on Tax Map 86
Hermitage, Davidson County, Tennessee



PERMITS:

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Consulting Civil Engineering
Land Planning & Zoning
Surveying & Architecture

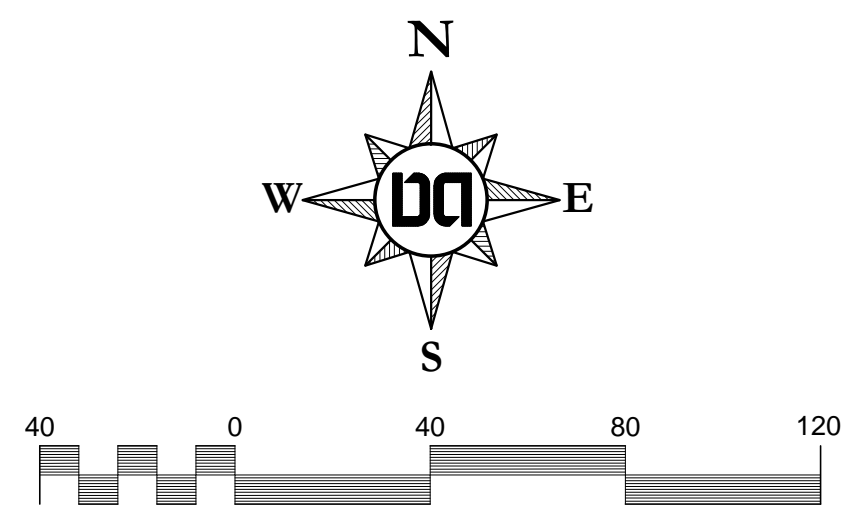
MPC Case Number
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D&A Project #14275
Tulip Grove

C1.0
Sheet 1 of 4

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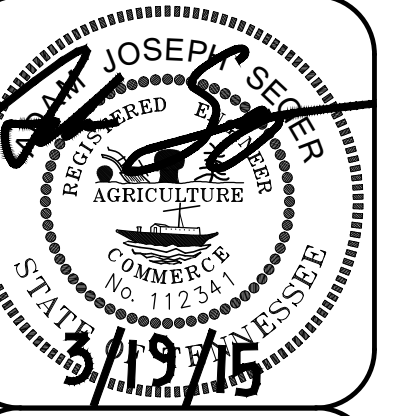
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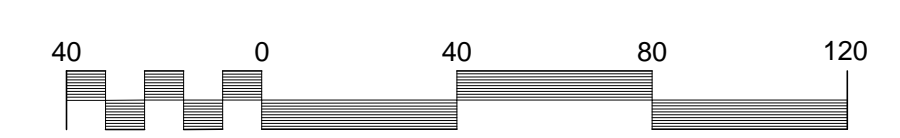
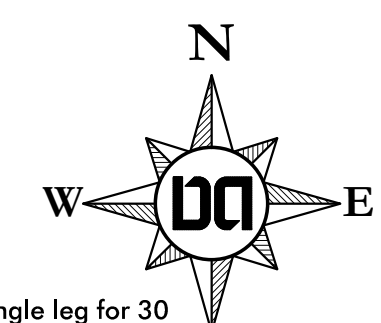
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Sheet 2 of 4



Existing Conditions Plan

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SCALE: 1" = 40'
SITE AREA = 386,109 SQ FT
= 8.86 AC

Right turn triangle leg for 30 mph speed limit, as posted. Dist = 290, (see exhibit 9-58, Green Book)

8' Right of Way dedication

SPECIFIC PLAN DEVELOPMENT SUMMARY	
Use	Multi-family Units (Detached single family)
Project Area	8.86 Acres (396,109 sq ft)
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Minimum lot size	Not Applicable
Number of Residential Units/Density	49 total dwelling units / 5.53 units per acre
FAR	0.30 max / 0.24 proposed
ISR	0.50 max / 0.32 proposed
Street Setbacks	20' measured from R.O.W. Stoops may encroach up to 6'
Side yard	5' min. Perimeter (6' Spacing between units)
Rear yard	20' from Property line (West)
Height standards	3 stories or 35' (measured from final grade to eave) max.
Parking and Access	
Ramp Location and Number	(2) - Elegance Way, (1) Saddlestone Dr
Distance to nearest existing ramp (Min. 30')	(Tulip Grove Rd) Exceeds 30' to East (Private Drive) Exceeds 30' to West and South
Distance to intersection	(Elegance Way) ± 300' To North (Canal Ct) (Elegance Way) ± 90' to East (Tulip Grove Rd) (Saddlestone) ± 300' To South (N Saddlestone Ct)
Required Parking	100 stalls required (2 stalls / unit)
Provided Parking	125 stalls provided
**Note: Specific encroachments permitted by SP: (Not to encroach into Right Of Way)	
	6 Ft. - Covered Porches 2 Ft. - Bay Windows 6 Ft. - Stoops & Balconies

Dumpster/Recycling Note:
All units proposed to be served by individual roll-away trash and recycling cans.

North bound left turn lane with 75' of storage shall be installed in Tulip Grove Road per AASHTO standards. Final design to be provided during Final SP.

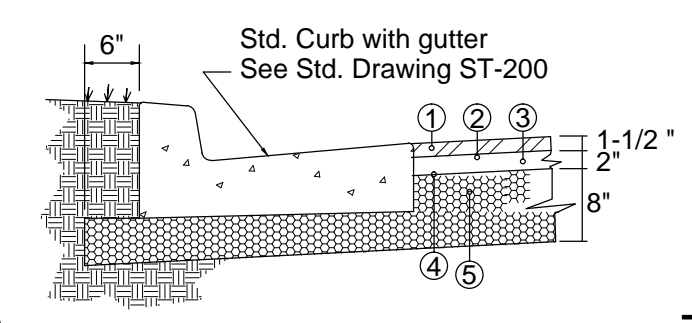
Left turn triangle leg 30 mph speed limit, as posted. Dist = 335', (see exhibit 9-55, Green Book)

Public Access Easement shall be provided to the existing cemetery on the property.

All private drives must be maintained by the Home Owner's Association and will not be maintained by Metro.

Notes

- Engineer shall inspect and certify that private drives have been constructed to the ST-251 pavement schedule.
- Decorative signs shall be placed at the entrances to the private development. Sign design to be approved by Metro during Final SP process.



ST-251 Pavement Detail

- 1 1/2" Asphaltic Concrete Surface (411D)
- Tack Coat (SS-1)
- 2" Bituminous Binder (B-M2)
- Prime Coat (RS-2)
- 8" Stone (Grading D PUG Mill Mix)

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8.86 Total Acres

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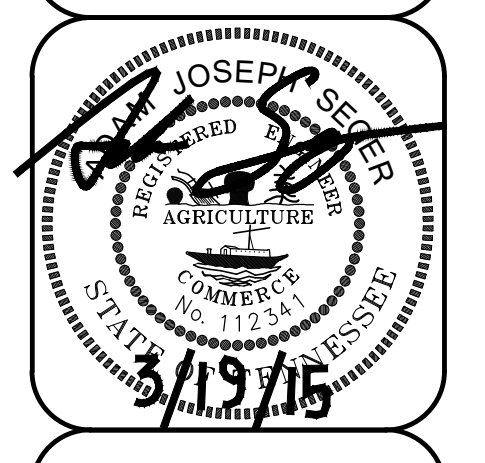
Tree Density Notes

Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no detailed tree information is available. The majority of this property today is wooded, and a portion of this will remain. Sampling of remaining vegetation will be completed during final SP process to meet tree density.

Preliminary tree density calculations:
TDU's Req. = 5.62 ac x 14 = 78.68 TDU's Req
50 proposed 2" caliper trees = 25 TDU's Pro

Remaining TDU's consists of existing vegetation to remain within the 3.6 Acres of open space as well as the preliminary bufferyards.

Tulip Grove Addition
Preliminary Specific Plan
Being Parcel 272 on Tax Map 86
Hermitage, Davidson County, Tennessee



PERMITS:

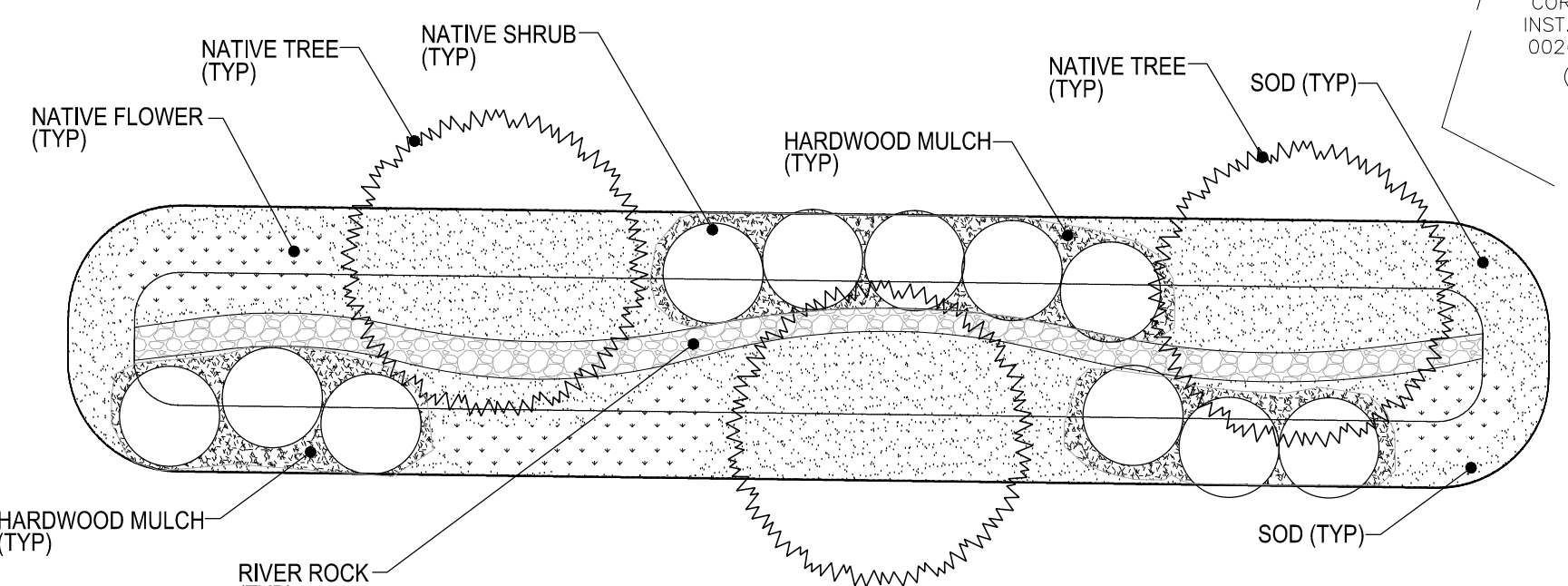
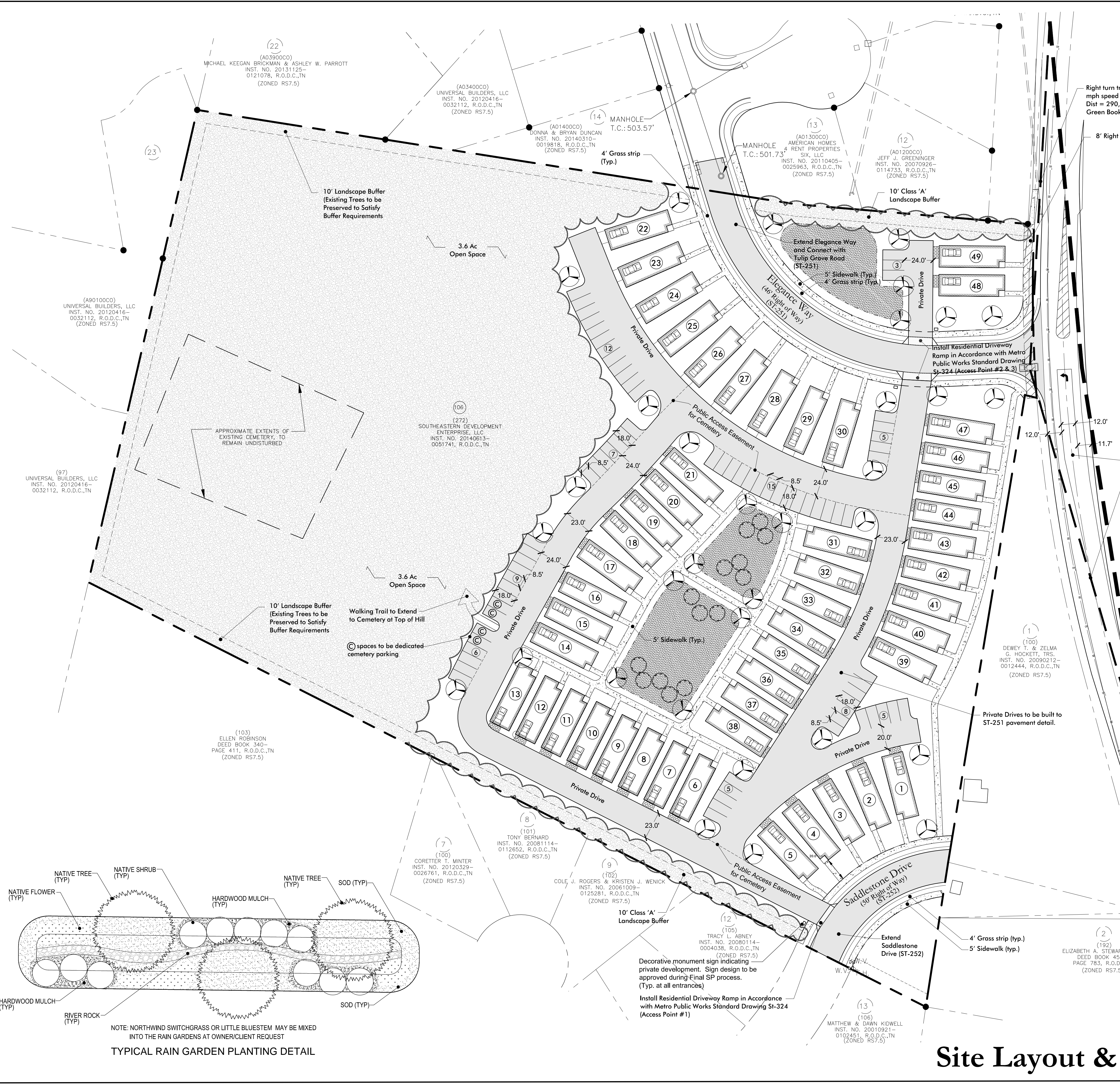
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D&A Project #14275
Tulip Grove
C3.0
Sheet 3 of 4

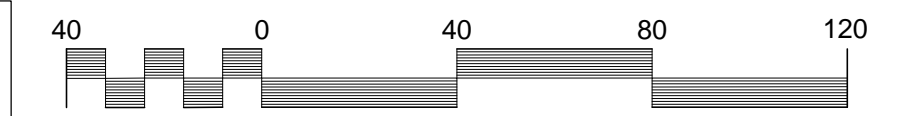
Site Layout & Landscape Plan



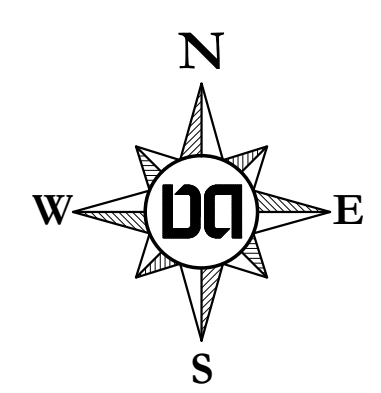
NOTE: NORTHWIND SWITCHGRASS OR LITTLE BLUESTEM MAY BE MIXED INTO THE RAIN GARDENS AT OWNER/CLIENT REQUEST
TYPICAL RAIN GARDEN PLANTING DETAIL

Drawing Date:
January 29, 2015

Revisions:
Planning Comments
2/12/2015



SCALE: 1" = 40'
SITE AREA = 386,109 SQ FT
= 8.86 AC



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Stormwater Notes

- The soil types for this site are SIC, SID, & TRC (Stiversville and Talbot-Rock) which all fall within the "A" and "C" hydrological soil groups.
- This site is responsible for water quality and water quantity.
- To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
- 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.
- This project will disturb more than 1 acre, therefore, a NOI will be submitted to TDEC during final SP process.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

Stormwater Calculations

Preliminary stormwater calculations have been completed for the area of proposed development (8.86 ac). Calculations show that the pre-development 100-yr flows for the area of proposed development are approximately 30.58 CFS. Post development flows for the 8.86 acres proposed for development have been calculated to be 40.96 CFS (based upon the composite curve numbers outlined on this sheet). Preliminary calculations indicate that two raingardens and one dry detention ponds provide all detention for this project to meet quantity requirements.

Water quality shall be also be provided through the storage within the two rain gardens shown herein. The site will be separated several smaller basins for each rain garden. Approximately 5,800 cf of water quality storage will be required for this project, and more detail will be provided during the final SP process.

Irrigation Notes

Irrigation will be provided in more detail on final plan. Irrigation to be design/build by landscape contractor.

Pre / Post Calculations

Pre-development	
Total site area	= 8.86 acres
Pre-developed Wooded 'A'	= 3.54 ac @ 36
Pre-developed Wooded 'C'	= 5.14 ac @ 73
Pre-developed Turf 'C'	= 0.18 ac @ 79
Composite CN	= 58.3
Post-development	
Total site area	= 8.86 acres
Post-developed Impervious	= 2.24 ac @ 98
Post-developed Wooded 'A'	= 3.54 ac @ 36
Post-developed Wooded 'C'	= 0.40 ac @ 73
Post-developed Turf 'C'	= 2.68 ac @ 79
Composite CN	= 66.4

Preliminary calculations above shows that this project will increase the amount of runoff generated by this site. Onsite mitigation shall be provided through the proposed rain gardens to ensure no adverse impacts & all water quantity requirements are met.

Adjacent Hydrant Test
FORTHCOMING

Single family homes that do not exceed 3600 sq ft, a minimum of 1000 @ 20 psi shall be met. Final hydrant flow shall be provided during Final SP.

Tulip Grove Addition

Preliminary Specific Plan

Being Parcel 272 on Tax Map 86
Hermitage, Davidson County, Tennessee



PERMITS:

Dale & Associates
Civil Engineering
Land Planning & Surveying

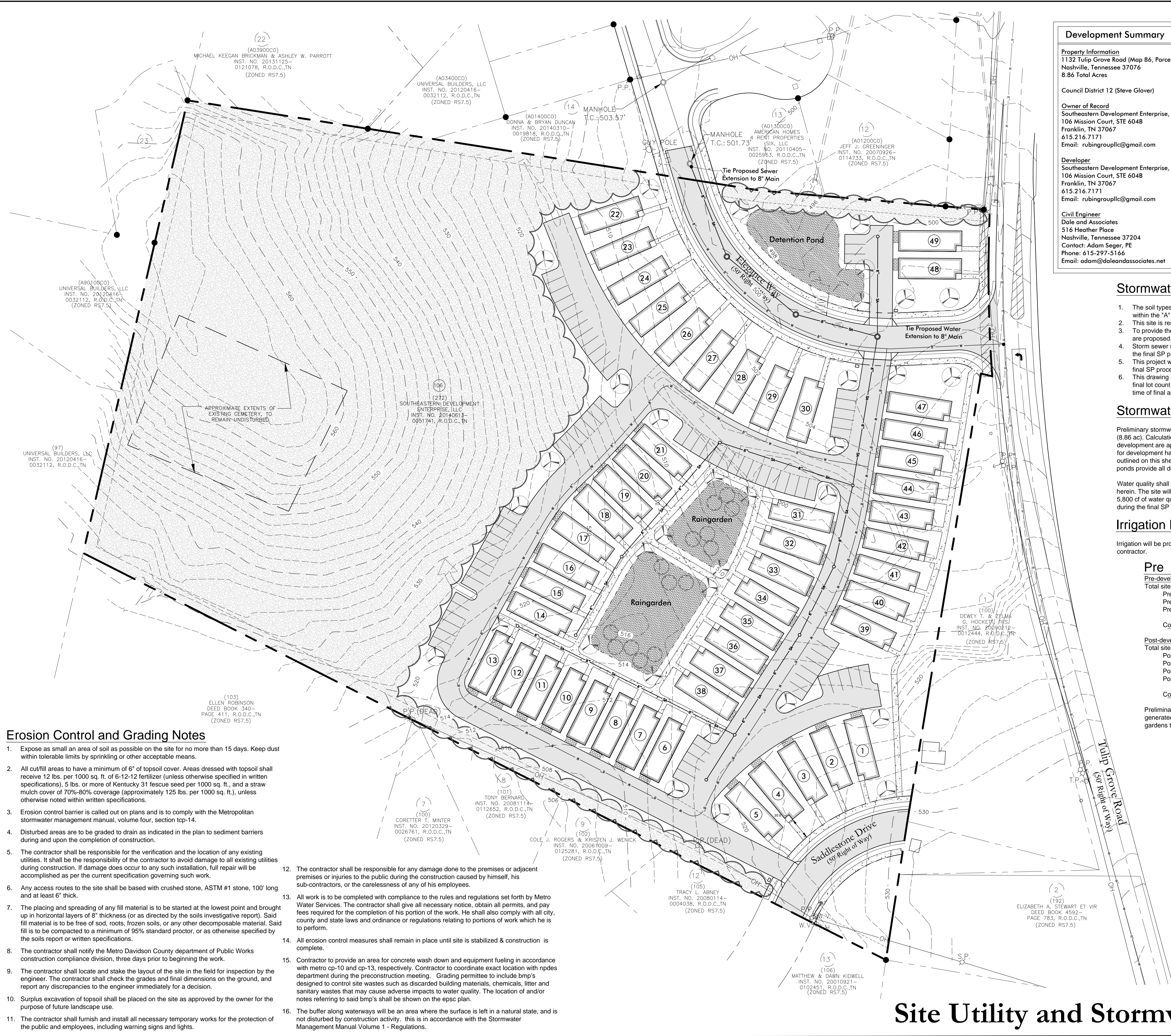
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Nashville, Tennessee 37204
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MPC Case Number
2015SP-028-001

D&A Project #14275
Tulip Grove

C4.0
Sheet 4 of 4

Site Utility and Stormwater Plan



Erosion Control and Grading Notes

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- 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.
- 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.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro cp-10 and cp-13, respectively. Contractor to coordinate exact location with npdes department during the preconstruction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the eps plan.
- 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.

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