

## 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.
- 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.
- 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.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The televising must be coordinated with the Metro Water Services inspection section. All costs will be borne by the developer.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Metro Water Services 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.
- All water mains must be located within the paved area including all blow-off assemblies.

## 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.

## 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.
- The Developer's final construction drawings shall comply with the 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 upon field conditions.
- Comply with the MPW Traffic Engineer upon the Final Plan to insure adequate sight distance is provided
- Driveways within the development are to be a minimum of 24 feet wide
- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- All sidewalks required per the MCSP shall meet MPW standards and are to be within dedicated right of way
- At driveway access points install ground mounted signs, "Now Entering Private Property"

## Phasing

Project to be completed in multiple phases.

## 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 10-10-10 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 pre-construction 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.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to storm water approval / comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

## Standard SP Notes

- The purpose is of this SP to permit 196 multi-family residential units, 6,000 square feet of in house office and coffee bar ( for residents and guests of residents)
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO391H dated 4/5/2017.
- 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 lot.
- 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).
- 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 RM15a zoning district as of the date of the applicable request or application.
- The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- The final site plan / building permit site plan shall depict 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 issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.

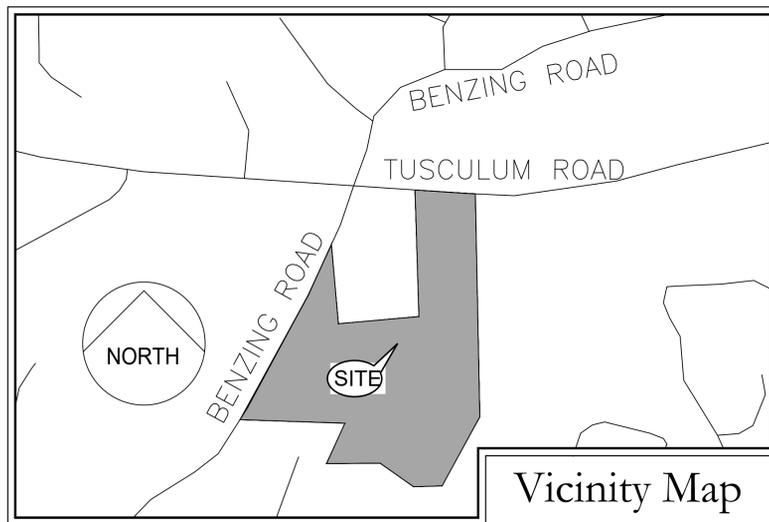
## Traffic and Parking

A Traffic Study Is Included With This SP. The Recommendations of Said Study Are Required As A Part of This SP. Upon Final SP adequate site distance to be provided at each entrance "Now Entering Private Property" signage shall be placed at the driveway connection to the public roadways.

## Architectural Notes

- Building elevations for all street facades shall be provided with the final site plan.

# Preliminary SP Tusculum Crossings Map 162 Parcels 56 Nashville, Davidson Co., Tennessee Case No. 2019SP-032-001



## SHEET SCHEDULE

### C0.0 Project Notes and Standards C1.0 Existing Conditions Plan C2.0 SP Layout Plan C3.0 Concept Grading Plan

## NES

- NES can meet with developer upon request to determine service options.
- This development to be served with underground power with the riser pole on development property.
- Construction plans shall show any existing utilities easements on property and the utility poles along ROW.
- All of NES equipment to be placed in a P.U.D.E. or P.U.E.
- Meter walls will be required for this development.
- NES will need any construction drawings showing improvements to Tusculum Rd. and Benzing Rd.
- Any relocation of NES equipment could come as a cost to the developer.
- Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- Postal plan is required before NES's final construction drawings can be approved.
- NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead line must have a horizontal clearance of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
- Final quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. A preliminary Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re-design, after this document has been signed, will be at the developer's expense.
- Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter or meter center.
- NES needs electrical load information.

## TO APPLY FOR SERVICE:

- DIGITAL COPY: Provide copy of civil site plan on a CD (no pdfs; no x-ref's in .dwg file) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) with NO Datum Adjustment applied. Put data in separate layers and label them for easy identification.
- Developer/Engineer will provide one complete set of approved plans by Metro Planning w/ all changes from other departments (fire, storm water, public works, etc...) to NES.
- Developer/Engineer to provide a proposed easement drawing for the electric, phone and CATV. .
- Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.

(contact: Brad Batts TBatts@NESPOWER.COM )

## GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN AMENDED HEREIN IS LOCATED WITHIN THE SOUTHEAST NASHVILLE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS C T3NE SUBURBAN NEIGHBORHOOD EVOLVING. THE PROPOSED SP CREATES A MIXTURE OF HOUSING TYPES AND PROMOTES WALKABILITY AND PRESERVATION OF OPEN SPACE THEREFOR IT MEETS THE GOALS OF THIS POLICY. COMMUNITY MEETINGS INDICATED A NEED FOR SMALL ASSOCIATED OFFICE AND GATHERING SPACE.

Development Summary		
<b>Property Information</b> Map 162 Parcel 56 0 Tusculum Road Nashville, TN 37211 Zoned: AR2a Site Area: 27.0 Acres	<b>Council District 31</b> Bedne	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
<b>Owners of Record</b> American Dream Builders 4201 Barnes Cove Antioch TN, 37013 Yasin Kokoye kokoyes83@gmail.com 615-414-8759	<b>Civil Engineer and Surveyor</b> Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
	<b>Floodnote</b> This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037CO391H dated 4/5/2017.	<b>Water and Sewer Service</b> Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598
		<b>Telephone Service</b> Bellsouth 866.620.6000
		<b>Utility Location</b> Tennessee One-Call 800.351.1111

Specific Plan Development Summary	
Use	This SP allows for the following : 196 Residential Units and Associated In-House Office and Coffee Bar 6,000 SF
Project Area	27.0 Acres
Property zoning: AR2A	Surrounding Zoning: RM9, RM10, RM15, AR2a
Minimum lot size	N/A
Number of Residential Units/Density	196 units / 7.25 units per acre
FAR	0.40
ISR	0.65 max
Street Setbacks	40' measured from exist R.O.W.
Side yard	20' min. Perimeter
Rear yard	20' measured from Property Line
Height standards	Three Stories in 45 feet (Top of Roof)*
<b>Parking and Access</b>	(1) - Benzing Road (1) Tusculum Road
Existing Ramp Location and Number	
Distance to intersection	230 feet
Residential Multifamily	36 Units (1 Br) and 160- (2 Br) = 356 Spaces
Provided Parking	397 spaces

## Tusculum Road and Benzing Road Improvements

- A five foot sidewalk and a 5 foot grass strip shall be installed along the entire frontage of the property and connected by extending said improvement along the frontage of Map 162 Parcel 55
- An underground stormwater system will be installed on the west side of Benzing Road and extended to the south so as to be discharged into Whitmore Branch. This system is being installed to intercept current runoff from damaging homes along the west side of Benzing Road.
- In the event Benzing Road is closed to cut through Traffic, this owners of the property within this SP will dedicate the necessary right of way for a dead end turnaround at the new terminus

## Stormwater Notes

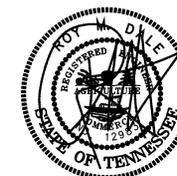
- This site is responsible for water quality and water quantity.
- Design of stormwater features will be provided during the final SP process.
- Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater 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.

## Irrigation Notes

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

## Tusculum Road and Benzing Road Improvements

- 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.
- If porches Porches shall provide a minimum of six feet of depth.
- A raised foundation of 18"-36" is required for all the fronts detached of all structures.



3/24/19  
REV 4/14/19



**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
316 Leather Place  
Nashville, TN 37204  
(615) 297-5166

D&A Project #18210  
Case No 2019SP-032-001  
**C0.0**  
Sheet 1 of 4



MAP 162 PARCEL 55  
 KELVIN PENNINGTON  
 BK 2884 PC 571  
 ZONED RM9  
 P.U.D.

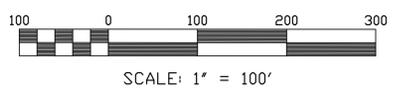
MAP 162 PARCEL 54  
 TITAN REAL-ESTATE GROUP  
 QC 20170330-0031083  
 ZONED AR2a

MAP 162 PARCEL 52  
 LIOR ROSE  
 DB 20180403-000811  
 ZONED R10

MAP 162 PARCEL 53  
 MAHMQQD SARFARAZ  
 DB 2013004-0104795  
 ZONED R10

MAP 162 PARCEL 65  
 ALLEGRO ON BELL  
 DB 20190110-000291  
 ZONED RM15  
 P.U.D.

MAP 162 PARCEL 18  
 ALLEGRO ON BELL  
 DB 20190110-000291  
 ZONED RM15  
 P.U.D.



Existing Conditions

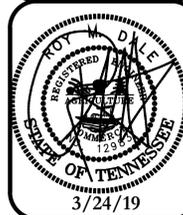


REVISIONS:

DATE:

Preparation Date:

**Tusculum Crossings**  
 @ Tusculum Road  
 0 Tusculum Road  
 Nashville, Davidson County, Tennessee



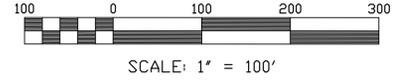
REV 4/14/19

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

D&A Project #18210  
 Case No 2019SP-032-001

**C1.0**  
 Sheet 2 of 4

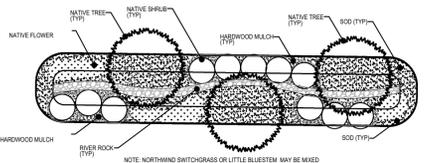
516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166



Specific Plan Development Summary	
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Surrounding Zoning	RM9, RM10, RM15, AR2a
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<b>Parking and Access</b>	
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Provided Parking	400 spaces

**Tusculum Road and Benzing Road Improvements**

1. A 6 foot sidewalk and a 8 foot grass strip shall be installed along the Tusculum Road frontage of the property and connected by extending said improvement along the frontage of Map 162 Parcel 55, the extending to a 5 foot sidewalk and 4 foot grass strip along Benzing Road
2. An underground stormwater system will be installed on the west side of Benzing Road and extended to the south so as to be discharged into Whitemore Branch. This system is being installed to intercept current runoff from damaging homes along the west side of Benzing Road
3. In the event Benzing Road is closed to cut through Traffic, this owners of the property within this SP will dedicate the necessary right of way for a dead end turnaround at the new terminus



**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.



REVISIONS:

DATE:

Preparation Date:

**Tusculum Crossings @ Tusculum Road**  
0 Tusculum Road  
Nashville, Davidson County, Tennessee

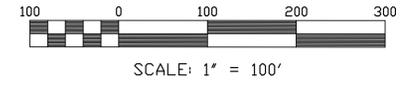


3/24/19  
REV 4/14/19

**Dale & Dale Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture  
Surveying

D&A Project #18210  
Case No 2019SP-032-001

**C2.0**  
Sheet 3 of 4



**Erosion Control and Grading Notes**

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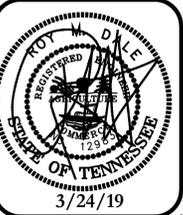


REVISIONS:

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**Tusculum Crossings**  
 @ Tusculum Road  
 0 Tusculum Road  
 Nashville, Davidson County, Tennessee



REV 4/14/19

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

D&A Project #18210  
 Case No 2019SP-032-001

**C3.0**  
 Sheet 4 of 4

**Concept Grading Plan**

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