

VOLUME 1 Regulations

STORMWATER MANAGEMENT MANUAL

Prepared for
**METROPOLITAN GOVERNMENT
NASHVILLE AND DAVIDSON COUNTY**



2026





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Chapter 1 INTRODUCTION

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1.1 Background and Purpose

An ordinance for stormwater management (No. 78-840) in combination with an ordinance establishing the Floodplain Overlay District (No. 78-843) were adopted by the Council of the Metropolitan Government of Nashville and Davidson County to take effect on January 1, 1979. These ordinances, as codified in the Metropolitan Code of Laws §15.64.010 et seq. which are presented in Appendix A, established the legal framework for reviewing building permits for stormwater management provisions and for requiring Grading Permits to control erosion and sedimentation problems. Regulations and technical guidelines were developed soon after adoption to assist with implementation of the regulatory program established by the ordinance.

In addition to dealing with the potential for personal injury or property damage associated with the improper management of stormwater, these ordinances secured the eligibility of the Metropolitan Government of Nashville and Davidson County (Metro) to participate in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). Participation in the NFIP provides local property owners with the opportunity to purchase federal flood insurance. In addition, federal disaster funds beyond emergency relief are available, along with Federal Housing Administration and Veterans Housing Administration funds, which can be restricted in communities not eligible for participation in the NFIP.

1.2 Most Recent Edition

The original version of this manual was released in 1979 with revisions in 1987, 1988, 1991, 1999, 2006, 2009, 2012, 2013, and 2016. The 1999 revision was prompted by requirements in Metro’s National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit issued by the Tennessee Department of Environment and Conservation (TDEC). This manual was updated in 2006 to more comprehensively address stormwater management throughout the jurisdiction of Metro and to clarify certain aspects of the program. The 2006 revision included the recommendations of the Stormwater Regulations



Review Committee (SR2C), a group of stakeholders convened by the Metropolitan Department of Water and Sewerage Services (MWS). The 2009 revision contained minor editorial changes and updates of policies and procedures to align the manual with current departmental practices. In 2012, Volume 5, the Low Impact Development (LID) Manual, was added to the Stormwater Management Manual (SWMM). The 2013 revision includes improvements to the proprietary device approval policy and corrections to the LID Manual. In 2016, Volumes 1 and 5 were revised to comply with Metro’s MS4 permit runoff reduction requirement. The 2021 revision updated policies and procedures to align the manual with departmental practices and organized the LID Manual for easier use.

This 2026 release contains updates to regulated residential infill and supersedes any and all previous manual releases.

1.3 Authorization and Title

As authorized by Ordinance No. 78-840 and Ordinance No. 97-1016 (as codified in the Metropolitan Code of Laws §15.64.010 *et. seq.*) and approved by the Mayor of Nashville, the provisions of this document establish the regulations and technical guidelines developed by the Director of the Metropolitan Department of Water and Sewerage Services (MWS) to enforce the terms of the ordinances.

This manual shall be cited as the “Metropolitan Nashville Stormwater Management Manual” and is comprised of the following volumes:

- Volume 1 – Regulations
- Volume 2 – Procedures
- Volume 3 – Theory
- Volume 4 – Best Management Practices (BMP) Manual
- Volume 5 – Low Impact Development (LID) Manual

1.4 Scope

The provisions of this manual shall replace any previous regulations and shall apply to all surface alteration and construction within the boundary of the Metropolitan Government of Nashville and Davidson County. Davidson County contains six incorporated satellite cities: Belle Meade, Berry Hill, Forest Hills, Goodlettsville, Oak Hill, and Ridgetop, which are not bound by these regulations.

1.5 Language

1.5.1. Rules of Construction

The following rules shall apply to the text of these volumes:



1. The particular shall control the general.
2. Reference to “Ordinance” is to the Stormwater Management Ordinance 78-840, as codified in the Metropolitan Code of Laws §15.64.010 *et. seq.*, unless otherwise specified. Any references to §15.64.010 *et. seq.* apply to the version of the Code at the time of this Manual’s publication. That version is included as Appendix A.
3. In the case of any difference in meaning or implication between the text of these regulations and the text of the Ordinance, the text of the Ordinance shall control.
4. The words “shall” and “should” are always mandatory and not discretionary. The word “may” is permissive.
5. The word “permitted” or words “permitted as of right” means permitted without meeting the requirements of these regulations.
6. Words used in the present tense include the future tense. The singular includes the plural, unless the context clearly indicates the contrary.
7. All public officials, bodies, and agencies to which reference is made are those of the Metropolitan Government of Nashville and Davidson County, Tennessee, unless otherwise indicated.
8. The term “Nashville,” “Metropolitan Nashville,” “Metropolitan Government,” or “Metro” shall mean the area of jurisdiction of the Metropolitan Government of Nashville and Davidson County.
9. Unless specifically or otherwise noted, the term “development” shall include “redevelopment” and “significant redevelopment” as defined in Appendix B. Stormwater quality shall be treated consistently on both new development and significant redevelopment sites and should meet the water quality requirements presented in Chapter 7.

1.5.2. Definitions

In general, all words used in these regulations shall have their common dictionary definitions. Definitions for certain specific terms as applied to these regulations may be found in Appendix B of this volume. Acronyms are found in Appendix B after the definitions.

1.6 Legal Considerations

1.6.1. Caveat

This manual neither replaces the need for professional engineering judgment nor precludes the use of information not presented in the manual. The user assumes full responsibility for determining the appropriateness of applying the information presented herein. Careful consideration should be given to site-specific conditions, project requirements, and engineering experience to ensure that criteria and procedures are properly applied and adapted.



1.6.2. Disclaimer of Liability

The degree of flood protection intended to be provided by Ordinances No. 78-840 and 78-843 and these regulations is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on occasion, or the flood height may be increased by manmade or natural causes, such as bridge openings restricted by debris. These ordinances and regulations do not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. These regulations or ordinances shall not create a liability on the part of, or a cause of action against, Metro or any officer or employee thereof for any flood damages that result from reliance on these regulations or ordinances, or any administrative decision lawfully made thereunder.

1.6.3. Severability

If any section, subsection, sentence, clause, phrase, or portion of these regulations is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of these regulations.

1.6.4. Compatibility

If any provisions of these regulations and any other provisions of law impose overlapping or contradictory requirements, or contain any restrictions covering any of the same subject matter, that provision which is more restrictive or imposes higher standards or requirements shall govern. These regulations do not relieve the applicant from provisions of any other applicable codes, ordinances, or regulations not explicitly repealed by these regulations. Nothing in these regulations alters, amends, or negates requirements under existing detention pond agreements between Metro and property owners.

1.6.5. Saving Provision

These regulations do not abate any action now pending under prior existing regulations unless as expressly provided herein.



Chapter 2 STORMWATER MANAGEMENT POLICY

STORMWATER MANAGEMENT POLICY 1

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2.1 Objectives

The objectives of these regulations are:

1. To protect human life and health.
2. To minimize expenditure of public money for costly flood control projects.
3. To minimize the need for rescue and relief efforts associated with flooding.
4. To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to maximize beneficial use without increasing flood hazard potential or diminishing the quality of the natural stormwater resources.
5. To ensure that potential homebuyers are notified that property is in a flood area and generally increase the public awareness of flooding potential.
6. To minimize prolonged business interruptions.
7. To minimize damage to public facilities and utilities such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in floodplains.
8. To ensure a functional stormwater quantity and quality management system that will not result in excessive maintenance costs.
9. To encourage the use of natural and aesthetically pleasing design that maximizes preservation of natural areas.
10. To guide the construction of stormwater management facilities by developing comprehensive master plans to address stormwater quantity and quality.
11. To protect or enhance stormwater quality to a level of “designated use” and minimize the impacts from new development or areas of significant redevelopment.
12. To encourage preservation of floodplains, floodways, and open spaces to protect and benefit the community’s quality of life and natural resources.



2.2 Policy Statements

To implement the objectives presented above, the following general policy statements shall apply:

1. The Metro Stormwater Management Program is intended to establish guidelines, criteria, and procedures for stormwater management activities within Metropolitan Government of Nashville and Davidson County (Metro). Metro contains six incorporated satellite cities: Belle Meade, Berry Hill, Forest Hills, Goodlettsville, Oak Hill, and Ridgeway. These satellite cities are not bound by the requirements of the Metro Stormwater Management Program. Key elements of the program include the Stormwater Management Manual, Ordinances No. 78-840 and 78-843, and §15.64.010 *et. seq.*
2. Individual projects and common plans of development shall be evaluated for consistency with the stormwater management master plans, if available, for the major watershed or watersheds within which the project site is located. The individual project and/or common plan of development evaluation will determine if stormwater quantity and quality management practices can adequately serve the property and limit impacts to downstream public and private properties. The presence of a regional facility or regional facilities will be considered in determining the extent to which quantity and/or quality controls will be necessary.
3. In the absence of a stormwater quantity and/or quality master plan, a system of uniform requirements shall be applied to each individual project site and/or common plan of development. In general, these uniform requirements will be based on the criterion that post-development stormwater peak runoff and water quality must not differ significantly from pre-development conditions. Additional requirements will be based on volume control for sites tributary to sinkholes or “drainage” wells.
4. Metro will identify streams or watersheds where new flood elevation studies were not performed by the Federal Emergency Management Agency (FEMA) or the U.S. Army Corps of Engineers (USACE) and prioritize them for study updates.
5. No construction, whether by private or public action, shall be performed in a manner that will have a negative impact on stormwater quantity or quality in its vicinity or in other areas whether by flow restrictions, increased runoff, or by diminished channel or overbank storage capacity.
6. New construction may not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with new development.
7. Unwarranted acceleration of erosion due to various land development activities must be controlled.
8. Metro’s Grading Permit requirements must meet but may exceed the Tennessee Department of Environment and Conservation’s (TDEC’s) Construction General Permit requirements to



- remain in compliance with Metro’s National Pollutant Discharge Elimination System (NPDES) permit.
9. New construction shall not be permitted until temporary or permanent erosion prevention and sedimentation control management practices have been placed or constructed and are operational to Metro’s satisfaction. Metro reserves the right to stop work on properties that do not have adequate erosion prevention and sedimentation control measures.
 10. New development will be required to minimize the impact to stormwater quality by applying structural and/or nonstructural management practices selected to address site-specific conditions. As a first option, Metro encourages the use of non-structural stormwater control measures and better site design practices that decrease reliance on structural stormwater control measures.
 11. New development and significant redevelopment will be required to maintain water quality buffers along water features that are designated as community waters.
 12. Metro reserves the right to require more stringent erosion prevention and sedimentation control practices on properties within watersheds identified by TDEC as Exceptional Tennessee Waters or Waters with Unavailable Parameters.
 13. Metro reserves the right to require maintenance or modification of stormwater management practices that are not operating properly, as determined by MWS.
 14. Metro encourages regional stormwater quantity control practices that serve multiple areas. However, instream regional quantity controls are not permitted.
 15. Land disturbance activities will not be permitted within the floodway or a buffer. Construction in floodplains should be done in a way that protects or enhances stormwater quality and promotes land and tree conservation, greenways, floodplain preservation, and hazard mitigation. Furthermore, development within a floodplain shall be consistent with the requirements of Ordinances No. 78-840 and 78-843.
 16. Metro reserves the right to require an “erosion prevention and sediment control professional” or other similar person designated by the TDEC or Metro to be on site for inspection and enforcement of proper construction and maintenance of erosion prevention and sediment control management practices at construction sites.



2.3 Stormwater Management Systems

For the purposes of these regulations, stormwater management systems are considered to be comprised of two parts, the major and minor systems. A brief description of these two parts is presented below.

2.3.1. *Minor Systems*

The minor system of a stormwater management network is sometimes termed the “initial system” and may consist of a variety of stormwater management appurtenances ranging from inlets, manholes, street gutters, roadside ditches, and swales to small channels or pipes. This system collects the initial stormwater runoff and conveys it to the major system.

2.3.2. *Major Systems*

The major system primarily consists of natural waterways, “Waters of the State”, community waters, large storm sewers, major culverts, bridges and large water impoundments, but it can also include less obvious flow paths such as overland relief swales and infrequent floodplain storage. The major system includes not only the trunk line conveyance that receives the water from the minor system, but also the natural flow path that functions in case of overflow from or failure of the minor system. Properly designed overflow relief will not flood or damage homes, businesses, or other property. The major system is needed for small, medium, and large flood events. Eventually, it will fill with water whether or not it has been planned and designed, and whether or not development is situated wisely with respect to it.

2.4 Stormwater Quantity and Quality Detention

Increased urbanization within Metro has caused radical changes to the topography, ground cover, and minor stormwater management systems within each drainage basin. These changes have adverse effects on the environment, primarily through the subsequent increase in stormwater runoff quantity and nonpoint source pollution, which has a negative impact on stormwater quality. In some areas, the combination of increased runoff and the location of property near a stream cause frequent flooding (often several times per year). In these areas, upstream control of frequent as well as large flows may not provide adequate flood protection for residents and property downstream.

To minimize adverse stormwater quantity and quality impacts, all new developments must be evaluated for adverse impacts on downstream properties. This requirement is mandatory for all developments that are not served by an adequately sized regional stormwater management facility, subject to review by MWS. Because detention in downstream areas of a large watershed can cause increased peak flows in downstream channels, MWS reserves the right to alter the detention criteria and to prohibit it where it would cause adverse impacts. This decision shall be based on sound engineering judgment along with supporting data and studies. In all cases where detention facilities



are required, the location and design must comply with any stormwater master plans that may have been adopted.

This policy is primarily concerned with maintaining pre-development conditions, for stormwater quality, flood storage, flow, and velocity; it should also be applied under certain conditions for the purpose of maintaining adequate capacity of an existing outfall or combining public and private efforts to correct existing deficiencies for flooding, erosion, and stormwater quality. In some cases controlling the total volume of runoff to predevelopment levels may also be required, such as in areas tributary to sinkholes.

2.5 Other Stormwater Quality Management Practices

TDEC classifies surface waters into seven designated use categories based upon water quality standards and goals for each water body. The use classifications are: fish and aquatic life protection, recreation, drinking water supply, industrial water supply, livestock watering and wildlife, irrigation, and navigation. All of the lakes and streams in Metro are classified, at a minimum, for fish and aquatic life protection and recreation. Increased pollutant concentrations and loads affect the ability of Waters of the State to meet designated use goals. To minimize these stormwater quality impacts, onsite stormwater quality management practices are mandatory for all developments subject to review by MWS and on existing sites deemed by MWS as contributing significant pollutant loadings to a receiving stream or Municipal Separate Storm Sewer System (MS4).

2.6 Floodplains

Development of property located within the floodplain must comply with guidelines established in Ordinances No. 78-840 and 78-843 and provisions specified in Chapter 5 of this volume. Wise use of the floodplain is encouraged to minimize adverse effects on flood heights, flow velocities, and stormwater quality, as well as maximize land conservation, greenways, floodplain preservation, and hazard mitigation. Buffers are required in and proximate to approved floodways and community waters. See Section 6.9 of this volume for additional details.

Areas of the floodplain available for development must be protected through the use of compacted fill, elevated structures, dikes, or floodwalls (see Section 3.4.3 for acceptable fill characteristics). Any use of these measures must be in accordance with the requirements in Chapter 5 of this volume. Other flood proofing measures are subject to the approval of MWS.

2.7 Erosion and Sediment Control

All development shall be conducted in a manner that minimizes soil erosion and resulting sedimentation. Construction may not, under any circumstance, allow sediments to leave a construction site in a way that would be a violation of the site's Grading Permit or of Metro's



NPDES MS4 permit. Site-specific variables such as topography, soil erodibility, stormwater management features, and vegetation shall be considered when developing an erosion control plan. The exposed area of any disturbed land shall be limited to the smallest practical area for the shortest possible period of time. New development and areas of significant redevelopment shall be required to fulfill the provisions in Section 6.10 of this volume. This includes the use of sediment detention ponds and traps at the fringes of cleared areas along with silt fences and/or berms, as appropriate. The detention shall be sized to control runoff and silt for the duration of the project.



Chapter 3 ADMINISTRATION

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3.1 Overview

This chapter summarizes the division of responsibilities for administering stormwater management activities among public agencies. The requirements for permitting and activities exempted from permit review by the Metropolitan Department of Water and Sewerage Services (MWS) are delineated for both building and grading. Procedures are established for enforcement of stormwater regulations and inspection of affected sites. As-built certification requirements for the stormwater management system, cut and fill, site grading, and other construction are also addressed.

3.2 Organization

Administration of stormwater management activities is carried out by three agencies of the Metropolitan Government of Nashville and Davidson County: MWS, the Department of Codes Administration, and the Planning Commission. Stormwater management responsibilities of these three entities are briefly discussed in the following subsections. A list of addresses and phone numbers for these and other relevant agencies is presented in Table 3-1.



Table 3-1 Administrative Responsibilities for Stormwater Management Activities

Local Agencies	Contact Purpose
Metro Water Services Development Services 800 Second Avenue South Nashville, TN 37219-6300 (615) 862-4588	Plan review and approval; Variances; As-builts; Bonds; PUD/Plat review; Floodplain information; Elevation certificates; Flood insurance program
Metro Water Services Stormwater Division-NPDES 1607 County Hospital Road Nashville, TN 37218 (615) 880-2420	Grading Permit; Pre-con meetings; Drainage system inspections & maintenance; Illicit discharge investigations; Industrial inspections; Flood response
Department of Codes Administration 800 Second Avenue South Nashville, TN 37210 (615) 862-6510	Building Permits; No-rise Certificates; Urban Forestry
Metropolitan Planning Department 800 Second Avenue South Nashville, TN 37210 (615) 862-7150	Subdivision Plat approval
State Agencies	Contact Purpose
Tennessee Department of Environment and Conservation (TDEC) Nashville Field Office 711 R.S. Gass Boulevard Nashville, TN 37216 (615) 687-7000	Aquatic Resource Alteration Permit; National Pollutant Discharge Elimination System Permit; Construction General Permit; Water quality issues
TDEC - Division of Water Resources William R. Snodgrass Tennessee Tower 312 Rosa L. Parks Avenue, 11th Floor Nashville, TN 37243 (615) 532-0625	Aquatic Resource Alteration Permit; National Pollutant Discharge Elimination System Permit; Construction General Permit; 303(d) list; TMDL; Class V Injection Well Permit, Water quality issues relating to sinkholes
TDEC- Division of Natural Areas William R. Snodgrass Tennessee Tower 312 Rosa L. Parks Avenue, 2nd Floor Nashville, TN 37243 (615) 532-0431	Threatened and Endangered Species/Habitat Assessment
Tennessee Wildlife Resources Agency (TWRA) Ellington Agricultural Center P.O. Box 40747 Nashville, TN 37204 (615) 781-6643	Threatened and Endangered Species/Habitat Assessment



Table 3-1 Administrative Responsibilities, continued

Federal Agencies	Contact Purpose
Federal Emergency Management Agency (FEMA) Region IV Mitigation Division Koger Center-Rutgers Building Atlanta, GA 30341 (877) 336-2627;877-fema-map	Floodplain/floodway mapping; Flood insurance information; Alteration of floodplains/floodways
Department of Army U.S. Army Corps of Engineers Nashville P.O. Box 1070 Nashville, TN 37202-1070 (615) 736-7161	Section 404 permit (alteration to navigable waterways and wetlands)
Natural Resources Conservation Service (NRCS) US Courthouse Room 675 801 Broadway Nashville, TN 37203 (615) 736-5477	Soils information; Hydrologic procedures (TR-55)
Department of the Interior U.S. Geological Survey (USGS) 640 Grassmere Park, Suite 100 Nashville, TN 37211 (615) 837-4700	Stream gage information; Regional regression equations; historical stream flow information



3.2.1. Metro Water Services

MWS reviews Grading Permit applications for land disturbance activities. Applications are evaluated for completeness and for technical compliance with the requirements of these stormwater management regulations and other pertinent laws and ordinances, and to ensure that sites are reasonably safe from flooding. In addition, MWS is responsible for inspection and enforcement activities, and for obtaining as-built certifications by a registered professional engineer.

MWS reviews subdivision plats, specific plans (SP), and planned unit development (PUD) plans at the request of the Planning Commission. The following applies to subdivision plats only.

1. The Stormwater plat requirements are reflected on the “Subdivision Plan/Plat Application” checklist available from the Planning Department. The checklist incorporates by reference various requirements from the Stormwater Management Manuals.
2. Stormwater Review. All plats submitted for Stormwater review must comply with the requirements in the checklist. Since checklist items are not equally weighted, Stormwater will assign each plat a status of either “Approved Except as Noted” or “Returned for Correction” subsequent to plat review.

<u>Status</u>	<u>What does the status mean?</u>
Approved Except as Noted	Plat may be approved by the Metro Planning Commission subject to the noted revisions being made conditions of plat approval. Prior to the plat being recorded by the Metro Planning Department, all of Stormwater’s conditions of approval must be satisfied. If they are not, the Mylar (plat) will be returned for correction until all items are addressed.
Returned for Correction	Plat is not approved by Stormwater and is <u>not</u> ready for Metro Planning Commission review/approval. Until the requested corrections are made, the plat will not be given approval or conditional approval by Stormwater.

MWS serves as the Federal Emergency Management Agency (FEMA) floodplain program administrator and contact for the Community Rating System (CRS) for Metro. In this role, MWS reviews and signs off on Conditional Letters of Map Revision (CLOMRs).

1. Authorize designated employees of MWS to act in his behalf in carrying out the duties set forth in Ordinance No. 78-840.
2. Establish and amend written regulations and technical guidelines to enforce the terms of Ordinance No. 78-840 (approval of the Mayor required).



3. Inspect private stormwater management systems and stream alterations and order corrective actions as necessary to properly maintain stormwater management systems and assure the flood-carrying capacity of a watercourse is not diminished.
4. Prepare or have prepared stormwater master plans for basins with such detail as may be needed to implement master plans.
5. Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved buildings or the level to which these buildings have been floodproofed, in accordance with Chapter 5 of these regulations.
6. Maintain all records pertaining to the provisions of Ordinance No. 78-840 and these regulations. Such records shall be open for public inspection.

MWS facilitates and implements the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit issued to the Metropolitan Government by the Tennessee Department of Environment and Conservation (TDEC). In this role, MWS reserves the right to inspect public and private infrastructure or facilities that may have an impact on the quality of Metro's stormwater or any activities that could result in a violation of the NPDES MS4 permit. These inspections may or may not be associated with construction activities.

3.2.2. *Department of Codes Administration*

Codes reviews building permit applications and refers them to MWS to determine if a Grading Permit is required. A building permit cannot be issued on a project requiring a Grading Permit until the Grading Permit is issued. The Department of Codes also administers a Use and Occupancy (U&O) permit process for certain Grading Permit projects. Codes will not issue a U&O permit for a project until MWS approves the final grading and drainage at the site.

The Director of Codes Administration, with the approval of the Mayor, has the authority to establish written regulations and technical guidelines as necessary to enforce the terms of Ordinance No. 78-840.

3.2.3. *Planning Commission*

The Planning Commission is responsible for receiving and referring subdivision plats and PUD plans to MWS.

All preliminary concept plans for major subdivisions and all PUDs submitted to the Planning Commission shall include the following statement: "Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with stormwater management ordinance 78-840 and approved by the Metropolitan Department of Water Services." Depending on the potential impact of the proposed project, the Planning Commission may require that certain



requirements of these regulations be included on the preliminary plan for review by MWS (see Section 4.2.2).

3.2.4. Stormwater Management Commission

The Metropolitan Stormwater Management Commission (Commission) has been established to hear appeals from adverse decisions related to compliance with the stormwater management regulations and to consider requests for variances from the requirements of these regulations.

Appeals and variances for consideration by the Commission must be filed on a form provided by MWS and will be handled in accordance with variance procedures of Section 3.6 and the internal operating rules and regulations of the Commission presented in Appendix C. All adverse decisions can be appealed to the Commission within 30 days of the decision. Decisions that are not appealed within 30 days become final and can be enforced by Metro through additional legal action in Chancery Court. Notices of Violation (NOVs) can be appealed to the Director (see Section 3.7.3 for more information).

3.3 Grading and Building Permit Requirements

Stormwater management activities associated with development projects require either building or Grading Permits or both. These permits shall be in conformance with the provisions of these regulations and are required prior to the commencement of the development activities they cover. Additional permits may be required by state or federal agencies. It is understood that an applicant who requests coverage under an MWS Grading Permit has obtained and examined Volume 1 of the Metro Stormwater Management Manual, and agrees to comply with the Grading Permit terms and conditions.

Except for exempted activities (see Section 3.5), a building permit cannot be issued until grading, drainage, and erosion control plans are submitted by a registered professional engineer and approved by MWS. If a project requires both building and Grading Permits, the Grading Permit must be issued first. When grading, stripping, excavating, filling, or any disturbance to the natural ground cover is planned for non-exempt activities not requiring a building permit (see Section 3.4 for exemptions), then a Grading Permit is required. All development activity within a designated floodplain requires a Grading Permit. When development is exempt from obtaining a Grading Permit (see Section 3.4) or exempt from MWS approval for a building permit (see Section 3.5), MWS retains the authority to remove such exemption if a development is found to be in violation of Metro regulations.

In addition, none of the following documents shall be issued or granted under applicable zoning regulations or other laws unless and until grading and drainage and erosion control plans have been approved by MWS:



1. Final approval for a proposed subdivision by the Planning Commission.
2. Final approval for a proposed PUD by the Planning Commission.

Any of the above should be applied for at the same time as the Grading Permit. “Conditional final approval” does not constitute “final approval” under this section.

All Grading Permit applications shall include grading and drainage and erosion control plans prepared by a professional engineer, as appropriate. Methods used shall be consistent with the procedures in Volume 2 of this manual.

3.4 Grading Permit Exemptions

Activities that are exempt from obtaining a Grading Permit are identified in Sections 3.4.1 through 3.4.8. These exemptions shall not be construed as exempting the identified activities from onsite stormwater management improvements that may be required to conform to adopted building and construction codes, or from compliance with floodplain requirements presented in Chapter 5 of this volume.

In addition, the property owner or developer whose activities have been exempted from the requirements for permits and approvals enumerated in this manual shall nevertheless be responsible for complying with the intent and provisions of these regulations. This includes the installation and maintenance of proper erosion prevention and sediment control measures where necessary.

Metro, through MWS, reserves the right to revoke any of the following exemptions if an individual site may have an impact upon stormwater quantity, quality, or other related provisions in implementing its NPDES MS4 permit responsibilities.

3.4.1. *Exemption for Approved Subdivision or PUD Grading Plans*

No Grading Permit shall be required for any individual structure within a major subdivision or PUD that was issued an overall Grading Permit. However, any alteration to the original plan may require the submittal of an additional plan.

Any person disturbing the natural ground cover in an area for which there is an approved grading, drainage, and erosion control plan shall conform to the requirements of such plan without exception. In addition, subsequent development activities shall not impair existing stormwater management systems, constitute a potential erosion hazard, or act as a source of sedimentation to any adjacent land or watercourse.

Regulated Residential Infill is the creation of 800 to 15,000 square feet of additional net impervious area (IA) for a residential dwelling(s) and any associated improvements on the property through new development, redevelopment, or rehabilitation in existing neighborhoods.



These projects follow a different regulatory path than traditional Grading Permits and the Residential Infill Permit is issued as part of the building permit. Please see Chapter 8 and Appendix D for more information.

3.4.2. Exemption for Finish Grading

Provided a site is out of the 1-percent-annual-chance floodplain and required buffer, no Grading Permit shall be required for finish grading or excavation below finished grade for the following structures:

1. Basements and footings of a single-family or duplex residential structure.
2. Retaining walls less than 6 feet in height.
3. Swimming pools.
4. Human or animal cemeteries.
5. Accessory structures related to single-family residences or duplex structures authorized by a valid building permit, provided the disturbed material or fill is handled in such a manner as to conform to the approved erosion control plan for the area or, where no such erosion control plan is in effect, that such work is done in a manner which presents no significant erosion hazard.

3.4.3. Exemption for Excavation or Fill

No Grading Permit shall be required for an excavation or fill that satisfies all of the following criteria:

1. Fill material contains only inert soil, rock, concrete without rebar and no more than 24 inches in length, and/or brick rubble.
2. Fill is not in the 1-percent-annual-chance floodplain and is less than five (5) feet in vertical depth at its deepest point as measured from the natural ground.
3. Does not result in a total quantity of more than 100 cubic yards of material being removed from, deposited on, or disturbed on any lot, parcel, or subdivision thereof.
4. Does not impair existing surface stormwater management systems, constitute a potential erosion hazard, or act as a source of sedimentation to any adjacent land or watercourse. This includes any changes to the flow regime by adding, replacing, removing, or modifying public infrastructure (channels, ditches, storm pipes, structures, castings, etc.).



5. Has no fill placed on a surface having a slope steeper than five (5) feet horizontal to one (1) foot vertical (steeper slopes can be allowed if justified by calculations for appropriate stabilization measures).
6. Has no final slopes steeper than one (1) foot vertical to three (3) feet horizontal (steeper slopes can be allowed if justified by calculations for appropriate stabilization measures).
7. Has temporary or permanent soil stabilization measures applied to denuded areas within 15 days of disturbance.
8. Does not contain hazardous substances.
9. Is not partially or totally in a watershed with outlet to a sinkhole or drainage well.
10. Does not result in the exposure or disturbance of more than 10,000 square feet of land.

Additionally, consult Chapter 7 for post construction stormwater runoff quality requirements.

3.4.4. Exemption for Agricultural Practices

If the site is out of the 1-percent-annual-chance floodplain, no Grading Permit shall be required for accepted agricultural land management practices such as plowing; cultivation; construction of agricultural structures; nursery operations such as the removal of or transplanting of cultivated sod and trees; the clearing of land to create pasture; and logging operations leaving the stump, ground cover, and root mat intact. An agricultural project involving greater than 100 cubic yards of fill must notify Metro Stormwater prior to site disturbance to obtain an exemption.

3.4.5. Exemption for Maintenance Grading

No Grading Permit shall be required for grading as a maintenance measure, or for landscaping on existing developed lots or parcels, provided all of the following criteria are met:

1. The aggregate area affected or stripped at any one time does not exceed 10,000 square feet and is not within a natural drainageway.
2. The grade change does not exceed eighteen (18) inches at any point and does not alter the direction of the drainage flow path.
3. Has temporary or permanent soil stabilization measures applied to denuded areas within 15 days of disturbance.
4. The grading does not involve a quantity of material in excess of 100 cubic yards.



3.4.6. Exemption for Public Utilities

No Grading Permit shall be required for installation of lateral sewer lines, telephone lines, electricity lines, gas lines, or other public service utilities by a public utility or its agent. Although exempt, public agencies are requested to submit documents to MWS for consistency reviews and to allow coordination with other activities. This exemption does not include the construction of sites or buildings used by public utility agencies.

3.4.7. Exemption for Demolition

No Grading Permit shall be required for the demolition of aboveground structures if the following provisions are met:

1. Demolition Permit has been obtained from Codes.
2. Proper site controls to prevent demolition materials or related pollution from leaving the site are installed.
3. The earth exposed or disturbed does not exceed 10,000 square feet or 100 cubic yards.

3.4.8. Exemption for Permitted Mining Operations

Provided a site is out of the 1-percent-annual-chance floodplain and required buffer, no Grading Permit shall be required for activities conducted within the permitted area of mining operations that are covered under a TDEC-issued Surface Mining (NPDES) Permit. Discharges from such sites are subject to a valid NPDES permit since they are considered to be industrial process wastewater. This exemption shall be conditional upon the permit holder ensuring that, at the time the NPDES permit is issued, modified or renewed, whichever is later, the quantity of any such permitted discharge does not cause the conveyance capacity of any downstream stormwater conveyance/structure to be exceeded. Activities conducted outside the permitted area are subject to Metro Stormwater Management regulation.

3.5 Exemptions from MWS Building Permit Review

Codes may exempt certain residential, commercial, or industrial activities from MWS review if they meet the conditions defined below.

3.5.1. Residential Exemptions

Residential exemption is limited to the criteria presented in section 3.4.3 for Grading Permit exemptions for excavation or fill. This exemption does not remove water quality buffer and erosion and sediment control requirements of these regulations. Activities that require a building permit for residential dwelling(s) in existing neighborhoods must be reviewed according to Chapter 8 and Appendix D – Regulated Residential Infill. Construction activities that alter a drainage channel or change the landscape by excavation or fill may need a full grading permit.



3.5.2. *Commercial or Industrial Exemptions*

Activities that require a building permit may be exempted from review by MWS if they are: commercial or industrial development, disturb less than 10,000 square feet of surface area, and meet all of the criteria presented in Section 3.4.3 for Grading Permit exemptions for excavation or fill.

3.6 Variance Procedures

The Stormwater Management Commission shall hear requests for variances from the requirements of these regulations. Requests for variances must be filed on a form provided by MWS and will be handled in accordance with these variance procedures and internal operating rules and regulations of the Commission presented in Appendix C. If the conditions under which a variance was approved are not met or if the Commission is informed of any misrepresentation of facts in the application or at the hearing, the Stormwater Management Commission may revoke the variance upon notice and opportunity for a hearing. MWS may issue a Stop Work Order or the Metro Department of Codes may withhold the Use and Occupancy Permit for a project until any problems identified by a Metro department with the variance are resolved to the satisfaction of the issuing department.

3.7 Enforcement

3.7.1. *Right of Entry*

The Director of MWS, the Director of Codes Administration, or any of their duly authorized representatives may enter upon the premises of any land within Metropolitan Nashville and Davidson County for the purposes of inspecting the site before, during, and after construction to determine compliance with these regulations.

The Director of MWS or any of his or her duly authorized representatives may enter upon the premises of any land and enter facilities within Metropolitan Nashville and Davidson County for the purposes of inspecting potential impacts to stormwater quality or any activities that may violate the NPDES MS4 permit.

3.7.2. *Revocation*

Upon notice and opportunity for a hearing, the Director of MWS may revoke any approval or permit issued under the provisions of these regulations for any of the following reasons:

1. A false statement or misrepresentation of facts was made in the application or plans on which the permit or approval was based;
2. The developer or EPSC professional changes on a project without notifying MWS NPDES department;



3. A permitted site has unpaid civil penalties that are delinquent by 60 days or more; or,
4. Fill in excess of 100 cubic yards was brought from the site to a location without a valid Grading Permit, creating a violation of the SWMM.

3.7.3. *Notice of Violation*

When it is found that any provision of these regulations is being violated, MWS may issue a Notice of Violation (NOV). This NOV shall include a description of the violation and any work or remediation required to bring the site into compliance. NOVs may also include corrective measures, the requirement for work on a project to stop, or penalties. A NOV may be issued to any or all of the following: the property owner, the contractor or subcontractor, the developer, or the homebuilder.

3.7.3.1. *Corrective Measures*

Any non-permitted stormwater management system, construction, or fill shall, upon written notice from the Director of MWS, be removed at the expense of either the property owner and/or the party that created the violation.

3.7.3.2. *Stop Work Order*

When it is found that any provision of these regulations is being violated, the Director of MWS or the Director of Codes Administration may issue a stop work order.

The stop work order shall be in writing and shall be served personally or by certified mail upon the owner of the business or property violating the provision, the duly authorized agent, or the person responsible for such work; or posted at the site of the violation or noncompliance.

The stop work order shall set forth the following:

1. The reasons why such work is being stopped;
2. The regulation or the Metropolitan Code of Law section that is being violated;
3. The conditions under which the order may be removed, and the work resumed; and
4. The right to an informal hearing before the Director to appeal the stop work order.
5. Repeated and/or chronic noncompliance with Grading Permit provisions and/or approved site Grading plans.

3.7.3.3. *Penalties*



Any violation of these regulations shall be punishable by a penalty as provided in the Metropolitan Code of Laws, §15.64.220 and §1.01.030. Each day a violation continues shall constitute a separate offense.

3.7.3.4. Fill Taken from Permitted Site to Unpermitted Site

Transporting/disposing of excess or unwanted fill on a site that does not already hold a valid Grading Permit will result in the issuance of a Notice of Violation (NOV), a Stop Work Order (SWO), a penalty, or the revocation of the Grading Permit for the project that is the source of the fill material.

A hearing to appeal the NOV may be requested by anyone upon whom a NOV has been served. Such an appellate hearing must be requested in writing to the issuing Director within ten (10) days of service of the NOV. The issuing Director or his designee, hereinafter referred to as Director, shall hold the hearing within fifteen (15) days of receipt of the hearing request. The Director shall determine whether provisions of the Metropolitan Code of Laws or these regulations were violated and, if a violation occurred, any conditions required to bring the site into compliance. The hearing shall be informal, shall be scheduled by the issuing Director, and may be continued only with the consent of the issuing Director. A written decision shall be mailed to the owner of the business or property within ten (10) business days of the conclusion of the hearing. An adverse decision of the Director of MWS may be appealed to the Stormwater Management Commission (SWMC) pursuant to the procedures outlined in Appendix C.

If no hearing is requested within ten (10) days of service of the NOV, the NOV shall remain in effect until compliance with the cited regulation or code section can be demonstrated to the satisfaction of the issuing Director. A compliance hearing to demonstrate that the business or work is in compliance with the relevant regulation or code section may be requested at any time after issuance of a NOV. The issuing Director shall schedule such a compliance hearing within ten (10) business days of receiving the request. The hearing shall be informal and may be continued only with the consent of the issuing Director. No such continuance shall excuse the violation for purposes of the assessment of penalties for continuing violations. A written decision shall be mailed to the owner of the business or property within ten (10) business days of the conclusion of the hearing.

3.7.4. Injunctions

In addition to all other remedies provided by law, the Metropolitan Government of Nashville and Davidson County shall have the right to injunctive relief for any violation of these regulations.



3.7.5. *Other Enforcement Tools*

In addition to the enforcement mechanisms named above, MWS may use any of the following measures to enforce compliance with Stormwater regulations. Until the development in question is in compliance with regulations and until all penalties have been paid, MWS will:

1. Withhold release of infrastructure bonds that it holds on any phase of the development until the phase in question is in compliance and until all penalties have been paid;
2. Withhold new Grading Permits for other phases of the development until the phase in question is in compliance and until all penalties have been paid; or
3. Withhold the Stormwater Use & Occupancy permit sign-off on any phase of the development until the phase in question is in compliance with these regulations and all associated penalties have been paid.
4. Withhold approvals and grading permit issuance from any person, partnership, limited partnership, joint venture, corporation or any other type of business entity or related entity who has another grading permit project or building permit that is currently in violation of stormwater regulations. For purposes of this section, partnerships, limited partnerships, joint ventures, corporations or other type of business entities owned or operated by common person(s) or having common person(s) involved in the day-to-day operation of the business will be viewed as a related entity unless a significant change of control can be evidenced.

3.8 Inspections

MWS may make or cause to be made the inspections required by this section. Reports by inspectors employed by recognized inspection services may be accepted provided that, after investigation, their qualifications and reliability prove satisfactory to MWS. No certificate called for by any provision of these regulations shall be based on such reports unless the same are in writing and certified by a responsible officer of such service.

3.8.1. *Permitting*

Before the Department of Codes Administration issues a building permit, MWS may examine or cause to be examined any tract of land for which an application has been received. MWS may also examine or cause to be examined any tract of land for which a Grading Permit application has been received.

3.8.2. *Construction*

MWS shall inspect or cause to be inspected at various intervals all construction or grading for which a building permit or Grading Permit has been issued, and a final inspection or waiver thereof shall be made of the tract of land upon completion.



Upon notification from the permittee or his agent, inspections of the tract of land shall be performed at the following times, as well as such other inspections as may be necessary:

1. Prior to the initiation of the project after temporary or permanent erosion prevention and sediment control practices have been installed.
2. After the completion of the rough grading and installation of stormwater management structures.
3. Upon completion of the project.

MWS shall either approve that portion of the construction or grading as completed or shall notify the permittee or his agent where violations are noted.

Work shall not be done on any part of the tract of land beyond the point indicated in each successive inspection without first obtaining approval from MWS. In particular, construction may not proceed until the site has been inspected to ensure that adequately sized temporary or permanent erosion prevention and sediment control (EPSC) practices have been installed and are operational for grading activities. A Grading Permit will not be issued until MWS verifies that EPSC measures are adequate.

3.9 As-Built Certifications

Prior to the issuance of a Use and Occupancy (U&O) permit or the full release of the performance bond for a development or for any structure in a development (unless exempted by Sections 3.4 and 3.5), a Tennessee registered engineer shall submit to MWS a certification letter stating that the site has been inspected and that the stormwater management system and stormwater control measures (both structural and non-structural) are complete and functional in accordance with the plans approved by MWS. Any deviations from the approved plans shall be noted on as-built drawings submitted. The as-built plan should be submitted electronically as a CAD file and should be registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83). Data should be placed in separate layers and should be labeled for easy identification.

To ensure the adequacy of stormwater quantity detention facilities, stormwater quality management practices, and public infrastructure, the certification submittal shall also include the following as a part of the as-built package:

- a. An engineer sealed certification letter from TN registered P.E. stating that the site has been inspected and that the stormwater management system and stormwater control measures (both structural and non-structural) are complete and functional in accordance with the plans approved by MWS.



- b. An as-built LID spreadsheet, as warranted from changes.
- c. Hydrologic and hydraulic calculations for as-built conditions, as required.
- d. As-built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures.
- e. Any deviations from the approved plans shall be noted on as-built drawings submitted.
- f. Copy of as-built plan CAD file registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) and vertical elevations are to be tied to the North American Vertical Datum 1988 (NAVD88). Data should be submitted electronically and be placed in separate layers and should be labeled / named for easy identification.
- g. Cut and fill balance certification for floodplain and sinkhole alterations.
- h. Water quality buffers shall be surveyed and included with the as-built submittal.
- i. Any public (to become the responsibility of Metro to maintain) stormwater infrastructure shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of as-built record. In general, video ratings of 1 and 2 are usually minor and don't need to be addressed. However, MWS reserves the right to require remedy or repair to the structure(s) rated 1 and 2 as deemed necessary by the design engineer or MWS reviewer.
- j. Additional testing may be required as/if warranted by video inspection.

Prior to the issuance of a U&O permit or the full release of the performance bond for any new or substantially improved structure subject to minimum floor elevation requirements, a registered engineer and/or registered land surveyor shall submit to MWS certification of the elevation (in relation to mean sea level) of the lowest floor (including basement); or if the structure has been floodproofed, the elevation (in relation to mean sea level) to which the structure was floodproofed. This information must be provided on a FEMA Elevation Certificate. To ensure that floodplain cut and fill balances have been achieved, as-built plans, cross-sections, and related calculations must be submitted for all floodplain manipulations.



Chapter 4 PERMITTING PROCEDURES

PERMITTING PROCEDURES 1

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4.1 Overview

This chapter explains the procedure for applying for Grading Permits¹ and the process by which the Metropolitan Department of Water and Sewerage Services (MWS) reviews permit applications.

Responsibilities of the applicant for posting permits, complying with regulations, fulfilling time limits, and obtaining other required federal and state permits are also discussed. Appendix E contains the Grading Permit process flow chart and checklists for plan contents as well as the Plan Submittal Information form and the Construction General Permit (CGP) stamp template.

4.2 Application Preparation

4.2.1. Pre-Application Meeting

All applicants may schedule a pre-application meeting with MWS to discuss their proposed projects. While not mandatory, a pre-application meeting is encouraged to assure timely permit application preparation and review. This meeting will also aid the applicant in identifying water quality buffers and post-construction water quality requirements. During this meeting, staff can determine if a proposed project qualifies for an exemption and explain how technical guidelines and criteria should be applied.

4.2.2. Required Information and Checklist

Each application for a Grading Permit or a building permit referred to MWS shall contain site preparation plans certified by a registered engineer. The plans shall indicate whether or not the tract will be developed in stages, and timing schedules shall be included when appropriate. In particular, site preparation plans shall include grading, drainage, erosion control, and stormwater management plans with appropriate details of erosion prevention and sediment control measures and details of the stormwater quantity and quality management systems.

¹ Projects may also require a building permit. A building permit is required, according to the Metropolitan Code of Laws § 16.28.010, for any construction, alteration, repair, enlargement, movement, or demolition of any building or structure; or part of a building or structure; or any appurtenances connected or attached thereto.



An application checklist is provided in Appendix E to assist the applicant in preparing a complete application package, which serves to expedite the application review process. The applicant shall attach a copy of the checklist with the signed application to certify that a complete package is being submitted. The application checklist indicates that the applicant may also be required to meet certain State and Federal regulations for land disturbance activities that may affect “Waters of the State”, “Wetlands”, and/or “Sinkholes.” It is the responsibility of the applicant to pursue and obtain any applicable State and Federal permits (see Section 4.2.3) prior to the initiation of any land disturbing activities. **Copies of all permits (or the permit applications) must be provided to MWS as part of the Grading Permit application.**

Some requirements of the application checklist will not be applicable to all projects, depending on the characteristics of the site. These requirements should be checked as “not applicable.” Omission of any required items shall render the plans incomplete, and they shall be returned to the applicant or the designated registered engineer so that they may be completed. Sites disturbing greater than one acre must obtain a Notice of Coverage (NOC) under the Tennessee Department of Environment and Conservation’s (TDEC’s) Construction General Permit (CGP) before a Pre-Construction meeting (Pre-Con) can be scheduled.

The following sections outline the Grading Permit plan contents. **For clarity, the EPSC plan must be on a separate plan sheet(s).**

4.2.2.1. Grading and Drainage Plans

The grading and drainage plan shall be of quality suitable for reproduction by electronic scanning or microfilm, and shall include the following:

1. Cover sheet including property map and parcel number, property address, and council district.
2. A complete plan of the proposed development at a scale no less than 1 inch = 50 feet (smaller scale may be used if pre-approved by staff). This plan is to include existing and proposed contours at intervals no greater than two (2) feet (North American Vertical Datum of 1988 (NAVD88) to be used exclusively). Contours shall extend to the centerline of all roads bordering the site or to 25 feet outward from the property line where roads are not present. Where a stormwater management system ultimately enters the groundwater via a sinkhole or drainage well, the sinkhole or drainage well tributary area shall be delineated. At a minimum, the tributary area shall be delineated on a U.S. Geological Survey (USGS) 1:24,000 quadrangle map to show basin wide contours. Preferably, the Metro geographic information system (GIS) basemap data will be used to delineate and present the tributary area. (Contact Metro Planning for base map data).



3. Outline and list square footage of areas to be disturbed and areas to remain undisturbed. Areas of turf, forest, or conserved open space used in LID calculations shall also be identified.
4. Existing and proposed buildings on the property.
5. Existing and proposed impervious surfaces, including calculations of directly connected impervious area (DCIA) versus non-DCIA.
6. Proposed and existing stormwater management structures, including inlets, catch basins, junction boxes, driveway culverts, culverts, cross drains, headwalls, Stormwater Control Measures and outlet facilities, with size, type, slope, invert elevations, and quantity indicated.
7. Hydrologic, hydraulic, and stormwater quality calculations for appropriate design conditions and facilities.
8. Any proposed new swales, ditches, or modifications to existing ditches, with typical sections and limits of changes indicated.
9. Any high water or flood lines, either calculated or observed in the vicinity of the proposed development, and the source of said line or elevation indicated.
10. All fill areas identified with the limits and elevation indicated.
11. At least one benchmark located, with the proper elevation indicated (NAVD88 to be used exclusively).
12. The surveyed location, size, inverts, top of castings, material, and dimensions (open ditch) of downstream stormwater infrastructure as determined by MWS' Downstream Infrastructure policy. Analysis of the downstream infrastructure shall be performed in every direction that will receive flow. Drainage maps showing the contributing drainage area, time of concentration, surface cover, and capacity calculations for the existing infrastructure must be provided per the requirements and methodologies set forth in Volume 1 - Chapter 6 and Volume 2.
13. Invert and top of grate elevations on all catch basins and inlets in addition to flow line elevations, stations, and percent grades of all cross drains and pipe between inlets and catch basins. Inlets should be sized to match pipe capacity.
14. Floodplain areas require the following information: existing and proposed floodplain and floodway boundaries along with floodplain elevations; area within the floodplain to be left undisturbed (must be at least 50 percent of the floodplain area); cut and fill cross sections and volume calculations and lowest floor elevations for buildings in the floodplain. No credit will be given for cut below



the two-year flood elevation. Hydraulic calculations should be submitted, as appropriate.

15. Where special structures such as box culverts, bridges, or junction boxes are proposed, detailed plans showing dimensions, reinforcement, spacing, sections, elevations, and other pertinent information shall be submitted.
16. Location of streams, ponds, lakes, wetlands, water quality buffers (including any that may overlap onto the site from adjacent properties), sinkholes, dog parks or other environmentally sensitive areas. A note should be placed along the buffer indicating the number of required buffer signs and that they will be installed every 100 feet.
17. Locations of proposed post-construction Stormwater Control Measure signs (see Section 6.7 for additional information)
18. Denote if site runoff will route directly and/or indirectly to waters identified by TDEC as Exceptional Tennessee Waters or Waters with Unavailable Parameters.
19. Plans and calculations shall be signed and sealed by a registered engineer.

4.2.2.2. Erosion Prevention and Sediment Control (EPSC) Plans

EPSC measures shall be drawn on existing site contours and should be shown on a separate sheet or sheets from the grading and drainage plans. If the EPSC needs to change significantly during the project, additional EPSC plans shall be submitted addressing these changes.

EPSC Plan Sheets shall include all of the following:

1. Existing Community Waters including streams, wetlands, lakes, and ponds.
2. Delineation of floodplains and floodways, water quality buffers, greenway conservation easements, tree and open space preservation areas, or other environmentally sensitive areas. The method of protecting these features during construction should be clearly indicated.
3. Existing topography, roads, and property boundaries.
4. Location of sinkholes on the property, including the 1-percent-annual-chance floodplain boundary (see Chapter 6 for more information on sinkhole floodplain areas).
5. Construction exits. A stabilized stone pad shall be shown at any point where traffic will be leaving a construction site. Construction exits shall be a minimum of 20 feet wide and 100 feet long.



6. Demolition items and permanent disposal areas.
7. Temporary erosion prevention and sediment control measures to be implemented as initial measures or during construction including but not limited to:
 - Silt fences
 - Fiber rolls
 - Check dams
 - Diversion channels
 - Sodding
 - Seeding
 - Mulching
 - Riprap
 - Erosion blankets and geotextiles
 - Sediment ponds and basins
 - Detention ponds
 - Detention pond outlet structures and pipes
 - Outlet protection devices
8. At least one benchmark located, with the proper elevation indicated (NAVD88 to be used exclusively).
9. Erosion control notes.
10. Permanent erosion control measures and final stabilization measures proposed for all disturbed areas on the property. Areas with slopes 3:1 or steeper shall be stabilized with soil bioengineering techniques, “green” engineering techniques, or by other methods approved by MWS. Riprap may be used provided calculations are presented to MWS that illustrate that soil bioengineering or “green” engineering techniques are either not cost-effective for the site or not feasible. Show stabilization techniques for each open conveyance.
11. Plans shall include the maintenance activities and expected minimum frequency required for each type of temporary erosion prevention and sediment control management practice.
12. The location of and/or notes referring to Stormwater Control Measures (SCMs) designed to control site wastes such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality.

4.2.2.3. Post-Construction Stormwater Management Plan

The Grading Permit application must also address stormwater quality and quantity after construction has been completed, or post-construction. Several sections of Volumes 4 and 5 of Metro’s *Stormwater Management Manual* contain Stormwater Control Measures (SCMs) for post-construction stormwater management. These SCMs should be chosen based upon final grades and site conditions for the development and should be provided on a separate plan sheet.



A complete application package will contain a Post-Construction Stormwater Management Plan that includes the following information:

1. Calculations that show whether a development will cause any adverse stormwater impact on downstream properties. Applicants shall comply with this policy using either of the following methods:

If there is no increase in peak flows from the post-development runoff rates versus the pre-development runoff rates, then no additional stormwater quantity measures (such as detention) will be required.

If an increase in peak flows is noted, then one or more of the following actions must occur to address the increase:

- a) Detention must be designed for the site to bring the post-development runoff rates for storm events through the 100-year storm less than or equal to the pre-development runoff rates for the same storm events,
- b) Easements encompassing the area of the increased flow and preventing construction in the newly expanded floodplain must be obtained from downstream properties; and/or
- c) Conveyances downstream from the site must be improved to accommodate the increased flow. Permission from MWS must be obtained in writing to make conveyance improvements in lieu of detention controls. Permanent drainage easements will be required to encompass all flow improvements. Easements may also be required where improvements have an impact on other properties. This section in no way authorizes any individual to perform stormwater conveyance improvements on other private properties.

2. Calculations for stormwater quantity detention pond control structures, if required, with details including multiple-stage components for stormwater quality. Ponds should include an emergency overflow to pass events greater than the 100-year storm.
3. Calculations for water quality treatment requirements.
4. Calculations, construction details, and locations for stormwater quality management practices including, but not limited to non-structural stormwater control measures, preserved or undisturbed areas, detention, pretreatment areas, and other appropriate practices presented in Volumes 4 and 5 of the Stormwater Management Manual.
5. Easements on structural and non-structural SCMs that allow long-term SCM maintenance;
6. SCM Maintenance Documents for each SCM (See Section 6.7.1 and Appendix F); and



7. The method for protecting water quality buffers during and after construction activities.

4.2.2.4. Sinkhole and Drainage Well Information

Because of the many stormwater management problems commonly associated with sinkholes and drainage wells, sinkholes must be identified early in the site planning process so that flooding and the risks of structural instability associated with sinkholes are minimized. Section 6.8 provides more detailed information on the identification of sinkholes, as well as development restrictions around sinkholes.

Discharges into a sinkhole may require a Class V Injection Well Permit issued by TDEC's Division of Water Resources under the rules for Underground Injection Control (UIC). If required, the injection well permit must accompany the Grading Permit application submitted to MWS. TDEC must also approve any alterations to sinkholes. TDEC only considers water quality in its assessment of discharges to or alterations of sinkholes. Stormwater quantity concerns are regulated by MWS. Therefore, an approval from TDEC does not ensure MWS approval.

The applicant must provide the following information in the grading, drainage, and erosion control plans prior to the alteration of the natural flow patterns for watersheds discharging to or affecting sinkholes:

1. Locations of proposed onsite and offsite stormwater management channels that are tributary to a sinkhole throat or drainage well inlet;
2. Hydraulic calculations defining the existing and altered (if appropriate) 100-year volume to confirm that flooding will not be increased. Such plans and hydraulic calculations are to be certified by a registered engineer and must assume plugged conditions (0 cfs outflow) for the sinkhole. The current and altered sinkhole volume must be shown on the plans.
3. Proposed stormwater control measures located within the sinkhole. The details and accompanying calculations shall illustrate temporary and/or permanent controls. SCMs located within a sinkhole must be approved by TDEC and supporting calculations submitted to MWS.
4. Detailed contours for all sinkholes (including those located offsite) that receive stormwater runoff from the site. These contours are to have a maximum interval of two (2) feet and are to be verified by field surveys.
5. Details of any plans for grading and clearing of vegetation within the sinkhole floodplain, in accordance with Section 6.8 of this manual. Sinkhole areas must be revegetated. Compliance with any and all conditions that may be required by State and Federal permits shall be documented. The TDEC Division of Water Resources is the primary regulatory agency for injection wells.



6. Demonstration that development will not occur within the area flooded by the , 24-hour storm event under developed conditions. The 100-year elevation may be lowered by construction of a drainage system to convey water away from the sinkhole. Calculations that document a lowering of the 100-year elevation shall be based on plugged conditions (0 cfs outflow) for the 100-year storm using an appropriate safety factor for discharge into the sinkhole.

4.2.3. Federal and State Permits

It is the responsibility of the applicant to obtain and submit copies, as applicable, of the following State and Federal permits before a Grading Permit application will be approved:

- Section 10 permit from the U.S. Army Corps of Engineers (USACE)
- Section 404 permit from the USACE.
- Notice of Coverage (NOC) under TDEC’s General NPDES Permit for Discharges of Stormwater Associated with Construction Activities.
- Aquatic Resource Alteration Permit (ARAP) from the TDEC Division of Water Resources.
- Sinkhole permits from TDEC Division of Water Resources.
- Any other permits required by any other State or Federal agencies.

See Table 3-1 in Chapter 3 for selected agency addresses and phone numbers.

4.2.3.1 U.S. Army Corps of Engineers

Section 10 of the Rivers and Harbors Act of 1899 prohibits the unauthorized obstruction or alteration of any navigable water of the United States unless the work has been previously authorized by a Department of the Army (DA) permit. The construction of outfalls, stormwater management outlets, or other structures below ordinary high water of any navigable water will require a DA permit prior to construction.

Section 301 of the Clean Water Act prohibits the discharge of dredged or fill material into Waters of the United States, which includes wetlands, rivers, lakes and streams, unless the work has been previously authorized by a permit pursuant to Section 404 of the same Act. Placement of dredged or fill material below ordinary high water mark of any Waters of the United States in conjunction with stormwater management improvements (e.g., channel realignments, concrete slope paving) will require a DA permit prior to construction.

If an Individual Section 404 Permit is required, more than 120 days may be required for permit processing. Depending on the nature and location of the work, it is possible that the work has been previously approved under authority of the Nationwide Permit and individual processing would not be required.



4.2.3.2 *Tennessee Department of Environment and Conservation*

Clearing, grading, and excavation activities that disturb one or more acres must obtain coverage under TDEC's General NPDES Permit for Discharges of Stormwater Associated with Construction Activities, also known as the Construction General Permit (CGP). The NOC must be provided to MWS before a Pre-Con can be scheduled and a Grading Permit can be issued.

In accordance with the Tennessee Water Quality Control Act, T.C.A. 69-3-108, any activity that alters the course or physical character of a stream or wetland, as defined by TDEC, requires an Aquatic Resource Alteration Permit (ARAP) from the Division of Water Resources. This permit is required for all stream or wetland alteration activities including minor sand and gravel dredging, utility line crossings, road crossings, and bank stabilization projects.

Section 405 of the Water Quality Act of 1987 (WCA) added section 402(p) of the Clean Water Act (CWA) to require the Environmental Protection Agency (EPA) to establish regulations setting forth NPDES permit application requirements.

Projects must be designed with sensitivity to stormwater quality issues and must comply with Section 405 as administered by TDEC's Division of Water Resources.

The Division of Water Resources is the primary regulatory agency for injection wells including sinkholes. A sinkhole is considered an injection well under the Underground Injection Control (UIC) regulations. A UIC permit is required for alterations to a sinkhole or alterations to any land in the contributing drainage area to a sinkhole. Certain stormwater infiltration practices are regulated as injection wells. They include some proprietary subsurface detention vaults that are designed to capture and infiltrate stormwater. Please contact TDEC for additional information.

4.3 **Application Processing**

Applications for *building* permits are made to the Department of Codes Administration and applications for *Grading* Permits are made to MWS. A flow chart for processing of applications by MWS is presented in Appendix E. Each major component of this review process is briefly described below.

4.3.1. *Initial Receipt and Resubmittals*

When Grading Permit applications are referred or submitted to MWS, they are logged in by date and assigned a tracking number. The applicant must complete a Transmittal Letter and Plan Submittal Information Sheet for the project. The applicant must ensure that all project applications submitted electronically use the proper naming conventions. The grading permit application will be returned if the applicant fails to complete the Transmittal Letter and Plan Submittal Information Sheet, to include the tracking number with resubmittals, or to use proper naming conventions.



4.3.2. *Staff Review and Recommendation*

MWS first conducts an initial review of the Grading Permit application to determine if all basic information has been included. A Plan Submittal Information Sheet presented in Appendix E will be used for this purpose. If it is determined that the permit application is incomplete, the application will be returned to the applicant along with a request for additional information needed. The returned application will include the application tracking number that must accompany a resubmittal.

When all basic information has been supplied pursuant to section 4.3.1, MWS staff will conduct a technical evaluation of the permit application. This technical evaluation will be based on the technical criteria outlined in Volume 1, the procedures presented in Volume 2, the SCM design guidance presented in Volume 4, and the post-development water quality requirements in Volume 5. If the work described in the permit application conforms to the requirements of these regulations and other pertinent laws and ordinances, the Grading Permit Application will be approved for a Pre-Construction meeting (Pre-Con). If the application does not meet these conditions, the plans will be returned to the applicant with an explanation of the deficiencies and a tracking number for resubmittal.

4.3.3. *Erosion Prevention and Sediment Control (EPSC) Professional*

Every development project requiring a Grading Permit shall designate and retain the services of an individual who has successfully completed the TDEC Level 1 Erosion Prevention and Sediment Control training class or obtained a waiver from the requirements from MWS. Waivers will be reviewed on a case-by-case basis and will take into consideration equivalent certification programs and/or experience. This person will be referred to as the EPSC Professional for the site.

The major responsibilities of the EPSC Professional for the site are:

- Review the EPSC plan for the project prior to the Pre-Construction Meeting.
- Attend the Pre-Con.
- Oversee the installation and maintenance of EPSC measures.
- Direct the contractor to immediately cease land disturbance activities if Community Waters not identified on the plans are encountered. The EPSC Professional must notify MWS and TDEC and ensure that necessary permissions for the alteration of these features are obtained before work can continue.
- Communicate the site's EPSC considerations (including buffer and conservation areas) to all applicable contractors that are to work on the site.
- Conduct routine inspections twice every calendar week. Inspections shall be performed at least 72 hours apart.
- Provide copies of the inspection reports in a timely manner upon request by MWS.
- Oversee the installation of buffer boundary markers to prevent buffer disturbance.
- Facilitate communication between MWS and the appropriate parties for the development.



- Must notify MWS if continued/ongoing deficiencies are found during three (3) consecutive inspections.
- Verify final stabilization.

If the EPSC Professional stops working on a site during the course of a project, he or she must submit a Notice of Withdrawal in writing to MWS. The developer must submit a Notice of Change in writing to MWS that shall identify the replacement EPSC Professional. **However, the EPSC Professional that attends the Pre-Con must also be the EPSC Professional that ensures initial installation of measures and conducts the first inspection.** The EPSC Professional that attends the Pre-Con must have reviewed the plans prior to the Pre-Con. MWS reserves the right to revoke a person's ability to serve as an EPSC Professional for Metro Grading Permit sites.

4.3.4. *Pre-Construction (Pre-Con) Meeting*

The applicant will be contacted by MWS staff to schedule a Pre-Con. A Pre-Construction Meeting Application should be completed online and submitted to MWS before a Pre-Con can be scheduled. The applicant must also file a building application (if required) with the Department of Codes and submit landscape plans (if required) to the Urban Forestry Department prior to a Pre-Con being scheduled.

Pre con meeting attendees shall include the project applicant, the engineer of record for the site design plan and the EPSC professional. The engineer of record shall be considered an optional attendee if the project does not involve the installation of Stormwater Control Measures or public infrastructure. The applicant must attend a Pre-Con within six months of technical review completion. After the six month period, the Grading Permit application will be considered invalid, and a new application process must be started.

The application package will be discussed during the Pre-Con, including specific issues such as sinkholes, EPSC measures, buffer protection, and stormwater SCMs. If the applicant has any outstanding issues or violations with Metro or TDEC, resolutions to these issues will also be discussed at the Pre-Con. If all requirements have been met at the time of the Pre-Con, the applicant will be issued a letter granting permission to perform any grading activities required for the installation of EPSC measures. This letter also notifies the applicant that the Grading Permit is approved conditioned upon the proper installation of initial EPSC measures. The applicant must obtain a Grading Permit within six months from the date of the Pre-Con. Grading Permits shall expire one year from the date of the Pre-Con.

4.3.5. *Installation of Initial Measures*

Initial measures should be installed as detailed in the EPSC plans and as discussed during the Pre-Con. **No land-disturbing activities, except what is necessary to install initial EPSC measures, shall begin prior to the issuance of a Grading Permit.** Once initial measures have been installed and the EPSC Professional has inspected and verified that they are installed according to plans and as discussed at the Pre-Con, the EPSC Professional shall notify the MWS NPDES Section that the site is ready for a Grading Permit inspection. The NPDES Section will



then inspect the site for proper installation of the initial erosion prevention and sediment control measures. If the site passes the inspection, a Grading Permit will be issued by MWS. If it is determined that minimum EPSC standards have not been met, a Grading Permit will not be issued, and the applicant will be required to bring the EPSC measures up to standard. The site’s EPSC Professional must re-inspect the site and contact NPDES staff once the measures are adequate.

4.3.6. *Grading Permit Issuance and Expiration*

After the successful installation and inspection of the initial EPSC measures, a Grading Permit shall be issued. MWS will notify the Department of Codes Administration of the Grading Permit issuance so they may release the building permit if their own requirements are satisfied. Upon notice to the applicant and an opportunity for a hearing, MWS may revoke a Grading Permit for a site that is not in compliance with these regulations.

A grading permit shall expire one year after issuance. MWS shall also deem the grading permit expired if after plan approval the project does not obtain the grading permit issuance within 12 months. The Grading Permit holder may request an extension to any of the expiration dates of up to six (6) months. The extension request must be made in writing to MWS at the address below and submitted prior to the expiration date. No more than two extensions can be requested for any site unless adequate justification for additional extensions is proven.



When an extension is requested, MWS staff can require additional information, a new Pre-Con meeting, or any other information if staff determines that the site needs additional measures. Extensions will not be granted for projects not in compliance with these regulations.

Extension requests must be submitted in writing to:

Metro Water Services
NPDES Program, Building A
1607 County Hospital Road
Nashville, TN 37218
(615) 880-2420



4.3.7. *Revisions to Approved Plans*

If changes are anticipated prior to or during construction that would constitute a revision of plans already approved by MWS, the approved plans shall be revised and signed by a registered engineer and resubmitted electronically. The resubmission shall include a letter stating why such changes from the approved plans are necessary, the Grading Permit number, and a completed Plan Submittal Information Sheet and Transmittal Letter for the project. MWS reserves the right to waive this requirement or to re-review the entire set of plans in the light of requested changes. Plan revisions must be approved by MWS prior to implementing changes to approved plans in the field. MWS reserves the right to require installed stormwater features to be removed and/or replaced that are not per approved grading permit plans and/or are not performing as designed.

4.4 Construction Procedures

A person, firm, or corporation required to obtain a Grading Permit from MWS in compliance with these regulations must do so prior to commencing any work on the site. Corrective measures including, but not limited to, stop work orders, penalties, permit revocations, and injunctions may be taken, as necessary, to enforce the terms of this requirement. Any enforcement actions taken against a Grading Permit shall be upon the entity that signs as the “owner” of the permit (*Note*: see Section 3.7.2. Revocation).

4.4.1. *Posting of Permit*

Work requiring a Grading Permit shall not begin until the permit holder or his agent posts the Grading Permit card, or a copy of the card, in a conspicuous place on the front of the premises. The permit shall be protected from the weather. The permit card shall remain posted by the permit holder until the Department of Codes Administration has issued the Use and Occupancy permit or until MWS staff verifies that the site has reached final stabilization.

4.4.2. *Effect of Permit*

A Grading Permit issued pursuant to this section shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of these regulations, nor shall issuance of a permit prevent MWS or the Department of Codes Administration from thereafter requiring a correction of errors in plans or in construction or a correction of violations of these regulations. In addition to Metro Grading Permit requirements, certain land disturbance activities that will impact “Waters of the State”, “Wetlands”, and/or “Sinkholes” may be required to meet certain State and Federal regulations. All such applicable regulations must be met prior to the initiation of land disturbance activities. This includes the receipt of any necessary permits.



4.4.3. *Site Inspections*

The site's designated EPSC Professional shall conduct site inspections twice every calendar week and at least 72 hours apart. The following areas and items must be inspected according to the above schedule:

- All disturbed areas that have not reached final stabilization.
- Any areas used for storage of materials that are exposed to precipitation.
- Temporary and permanent structural control measures.
- Locations where vehicles enter and exit the site.
- Stormwater outfall points (where discharges from the site enter streams or the stormwater system not controlled by the site operator).
- Erosion and sediment control measures.
- Structural and non-structural stormwater quantity and quality control measures.

EPSC inspection reports should include the scope of the inspection, name(s) and title or qualifications of personnel making the inspection, the date of the inspection, and major observations relating to the implementation of the erosion prevention and sediment control plan and post-construction stormwater quality plan, as appropriate for the stage of the development. The inspection reports should document maintenance taken or needed, where new or upgraded EPSC measures are needed, and any actions taken to gain or maintain compliance. In addition to the EPSC inspection reports, the following records shall be maintained on site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease on a portion of the site; and the dates when stabilization measures are initiated.

During construction, inspections should be conducted by the EPSC Professional. However, if circumstances prevent the EPSC Professional from conducting the inspection, a qualified replacement, appointed by the EPSC Professional, may perform the inspection. The replacement inspector must have successfully completed the TDEC Level 1 Training course.

All inspections performed by the EPSC Professional must be documented in writing. Inspection reports must be provided in a timely manner upon request by MWS. It is recommended that reports be written immediately following inspections and kept in a secure location on site.

If continued/ongoing EPSC deficiencies are found during three (3) consecutive inspections, the EPSC Professional must notify MWS in writing of the issues within two business days. The EPSC Professional's inspection reports shall be included as part of the written notification.

Once the site has been stabilized and construction has ceased, routine inspections of the post-construction stormwater quality and quantity controls are required, based upon the inspection schedule established in the SCM Maintenance Documents (See Section 6.7.1 and Appendix F). Routine inspections are the responsibility of the property owner or SCM owner.



4.4.4. *Permit Holder Responsibilities*

Although the Grading Permit holder is required to have an EPSC Professional identified to serve as the contact for the site during development, the permit holder is *ultimately* responsible and shall be held accountable for all EPSC requirements from MWS.

For residential developments, the party that posts the bond is responsible for erosion prevention and sediment control measures for the site until the bond has been released. After the release of the bond, the individual lot owners, homebuilders, and/or contractors are responsible for erosion and sediment control on a lot-by-lot basis.

The Grading Permit holder shall have a Professional Engineer registered in the State of Tennessee provide continued grading permit project oversight / involvement during construction of public storm systems and SCM's until such time as the grading permit's Stormwater As-Built and/or related signoffs are approved by MWS.



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Chapter 5 FLOODPLAIN REQUIREMENTS

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5.1. Zoning Ordinance

Uses permitted within the floodplain shall be in accordance with Article V of Chapter 17.36 of the Metropolitan Code of Laws (Appendix A) and as summarized in Sections 5.2 and 5.3 of this manual. The regulations and controls set forth shall be applied within the areas designated on the zoning map or on special overlays (established by Ordinance No. 78-843) that are made a part of the Metropolitan Code of Laws and may be viewed upon request at the office of the Metropolitan Clerk. However, nothing contained herein shall prohibit the application of the Article V, Chapter 17.36 regulations to lands that can be demonstrated by competent engineering survey, using the adopted profiles from which the flood protection elevation is derived, to lie within any floodplain. Conversely, any lands that can be demonstrated by competent engineering to lie beyond the floodplain shall not be subject to the Article V, Chapter 17.36 regulations. Any lands within the areas designated as floodplains on the zoning map or special overlays shall be subject to the regulations on controls pertaining to floodplains as set forth in this manual. In addition, the floodplain shall be preserved and/or developed in accordance with Section 17.28.040 of the Metropolitan Code of Laws and as summarized in Section 5.4 of this manual.

5.2. Base Flood and Floodway Data

All applications for proposed projects within a special flood hazard area (SFHA) shall provide base flood elevations and floodway data to establish floodplain limits and lowest floor elevations and cut and fill quantities. The SFHA, along with base flood elevations and floodway data for streams in Metro are presented in the Flood Insurance Study (FIS) and on the Flood Insurance Rate Maps (FIRMs) for Davidson County. The FIS and FIRMs are available through FEMA’s Map



Service Center or can be viewed at MWS. All proposed developments near streams included in FEMA flood studies must be designed in accordance with the provisions of these regulations.

If a project is located in or adjacent to an A zone, the applicant shall provide base flood elevation data as documented in a Floodplain Report. In addition, a Floodplain Report shall be required for areas upstream of A zones, when the stream has a tributary area of one square mile or greater. Approximate methods for flood level determination may be used if prior approval is granted by MWS. See Volume 2 for information on approximate methods.

The Floodplain Report shall consist of plan and profile data and water surface elevation calculations. The plan view shall show the floodway, floodplain limits, base line, cross section stations, and stream buffer limits. The profile should show stream invert, cross section stations, and computed water surface elevations. The report should also show the topographic divides on the plan and the ultimate zoning categories used.

Base flood elevation and floodway data submitted by the applicant for areas previously without such data or for areas not studied by FEMA shall be reviewed by MWS and, if acceptable, shall be processed for adoption as part of the official floodplain data. When the base flood elevation and floodway data submitted by the applicant result in a deviation from the data developed by FEMA, such deviation shall become official, following review and approval by both MWS and FEMA, and processed as an appropriate Letter of Map Change (LOMC). Acceptable methods and models are presented in Volume 2 of this manual.

5.3. General Standards

In all special flood hazard areas, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
2. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.
3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage.
5. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.



7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
8. Onsite waste disposal systems shall be located and constructed to avoid impairment to or contamination from them during flooding.
8. Any alteration, repair, reconstruction, or improvements to a structure that is in compliance with the provisions of these regulations shall meet the requirements of "new construction" as contained in these regulations.
9. Any alteration, repair, reconstruction, or improvements to a structure that is not in compliance with the provisions of these regulations shall be undertaken only if said non-conformity is not furthered, extended, or replaced, and is further subject to the requirements for substantial damage or substantial improvement.
10. If a structure is "substantially damaged" or "substantially improved", it must be brought into compliance with the requirements defined by the Stormwater Management Manual, Chapter 5 – Floodplain Requirements.

5.4. Preserved Floodplain

All development proposed on property that is not developed as defined herein, and encumbered by natural floodplain or floodway as of April 5, 2003, shall leave a minimum of fifty percent of the natural floodplain area, including all of the floodway area, or all of the floodway area plus fifty feet on each side of the waterway, whichever is greater, in its original, natural state. The preserved floodplain shall be adjacent to the floodway.

For purposes of this subsection, a portion of a lot shall be deemed to be developed if a grading or building permit has been issued or, if a portion of the lot has been disturbed by (approved) grading or if a portion of the total horizontal area of the lot is improved with any material that substantially reduces or prevents the infiltration of stormwater including, but not limited to, roofs, streets, sidewalks and parking lots paved with asphalt, concrete, compacted sand, compacted gravel, or clay. Evidence that a portion of the property is developed shall include grading or building permits and/or aerial photographs. Absent grading or building permits, a lot shall not be deemed developed under this section if the use of the property was for agricultural activities.

The undisturbed portion of water quality stream buffers, as defined in Section 6.9 of this manual, can count towards the preserved floodplain requirement.



5.5. Specific Standards

In all special flood hazard areas where base flood elevation data have been provided, the provisions detailed below are required. It is the intent of MWS that all construction, whether within or adjacent to delineated floodplains, shall be subject to the provisions of these regulations. All residential construction shall be elevated such that the lowest floor is no lower than 4 feet above the base flood elevation. The Director of MWS or his designee has the authority to approve improvements to buildings where the lowest floor elevation is at least 1 foot above base flood elevation and the improvement value does not exceed 50 percent of the building's pre-improvement value. To determine a building's pre-improvement value, an applicant can rely on the structure appraisal value available at the Tax Assessor's office or can obtain a separate appraisal. An applicant may request that the Stormwater Management Commission (SWMC) review the decision of the Director. Any request for review shall adhere to the procedural requirements put forth in Appendix C. The applicant shall be required to demonstrate to the SWMC that the required elevation is so conservative as to place an unreasonable burden upon developers or property owners. The SWMC shall not grant requests for review that place Metro in conflict with National Flood Insurance Program (NFIP) requirements. Improvements to buildings valued at more than 50 percent of the building's pre-improvement value are considered substantial improvements and therefore must comply with all floodplain requirements, including elevating the building as required in this Chapter.

5.5.1. Residential Construction

New construction or substantial improvement of any residential structure (or manufactured home) shall have the lowest floor, including basement, elevated no lower than four feet above the base flood elevation. If solid foundation perimeter walls are used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with the standards for enclosures described in Section 5.5.4.

5.5.2. Standards for Manufactured Homes and Recreational Vehicles

Manufactured homes and recreational vehicles shall meet the following provisions:

1. All manufactured homes placed, or substantially improved, on individual lots or parcels, in expansions to existing manufactured home parks or subdivisions, or in substantially improved manufactured home parks or subdivisions, must meet all the requirements for new construction, including elevation and anchoring.
2. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that:
 - a. The lowest floor of the manufactured home is elevated no lower than four feet above the base flood elevation.



- b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength, of no less than 36 inches in height above grade.
 - c. The manufactured home must be securely anchored to the adequately anchored foundation system to resist floatation, collapse, and lateral movement.
 - d. Any replacement of a manufactured home that has incurred "substantial damage" as the result of a flood shall meet the standards for elevation and anchoring listed above.
3. All recreational vehicles placed on sites must either:
- a. Be fully licensed and ready for highway use, that is, it must be on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached structures; or
 - b. The recreational vehicle must meet all the requirements for new construction, including elevation and anchoring in items 1 and 2 above.

5.5.3. *Non-Residential Construction*

New construction or substantial improvement of any commercial, industrial, or non-residential structure (including manufactured structures) shall have the lowest floor, including basement, at least one foot above the level of the base flood elevation. Structures located in A and AE zones may be floodproofed pursuant to Section 5.5.8 in lieu of being elevated, provided that all areas of the structure below the required elevation are watertight, with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered engineer shall certify that these standards are satisfied.

5.5.4. *Enclosures*

All new construction or substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space. Design shall also allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls. Designs for complying with this requirement must be certified by a registered engineer, and meet the following minimum criteria:

1. A minimum of two openings on at least two exterior walls having a total net area of not less than one square inch shall be provided for every square foot of enclosed area subject to flooding.
2. The bottom of all openings shall be no higher than one foot above grade measured from the higher of the interior or exterior grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.



4. Engineered openings must be ICC-ES certified. A copy of the ICC-ES evaluation report must be submitted as an attachment to the final Elevation Certificate.

The interior portion of such enclosed areas may only be partitioned to enclose storage and/or parking areas when additional openings are installed within these interior walls to allow the entry and exit of floodwaters. All interior walls, ceilings and floors below the base flood elevation shall be unfinished and constructed of flood resistant materials.

All electrical switches, outlets, equipment, HVAC units, ductwork, plumbing, and other utility connections shall be no less than one foot above the 1-percent annual chance base flood elevation (BFE). Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).

A Non-Conversion Agreement, as provided in Appendix G, shall be signed by the applicant and recorded with the property deed whenever the Floodplain Administrator determines that the area below the first floor could be converted to a non-conforming use (generally applies to enclosed areas below base flood elevation that are 5 ft. high or more).

5.5.5. Accessory Structures - Garages and limited storage structures

Attached Garages.

1. A garage attached to a residential structure must be constructed with the garage floor slab one foot above the base flood elevation.
2. A garage attached to a non-residential structure must meet the above requirements or be dry floodproofed.

Detached garages and accessory structures.

1. An accessory structure, as defined in Appendix B, may be constructed such that its floor is below the base flood elevation, provided the structure is designed and constructed in accordance with the following requirements:
 - a. Use of the accessory structure must be limited solely to parking or limited storage.
 - b. The accessory structure must be adequately anchored to resist flotation, collapse and lateral movement.
 - c. The portions of the accessory structure located below the base flood elevation must be unfinished.
 - d. The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with Section 5.5.4.
 - e. Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to one foot above the base flood elevation.



- f. The accessory structure must comply with floodway encroachment provisions in Section 5.5.6.

Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.5.3, Non-Residential Construction.

A Non-Conversion Agreement, as provided in Appendix G, shall be signed by the applicant and recorded with the property deed whenever the Floodplain Administrator determines that the garage or accessory structure could be converted to a non-conforming use.

5.5.6. Floodways

Areas designated as floodways are located within the SFHA. The floodway is an extremely hazardous area because of the velocity of floodwaters, which can carry debris and potential projectiles and have erosion potential. Floodways are also used as a base in determining the width of the required stream buffer as described in Section 6.9. Thus, the following provisions shall apply:

1. Encroachments, including fill, excavation, clearing, new construction, and other developments, are prohibited unless certification (with supporting technical data) by a registered engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge and a buffer variance is granted through the SWMC.
2. If Item 1 above is satisfied, all new construction shall comply with all applicable flood hazard reduction provisions of these regulations.
3. The placement of manufactured homes is prohibited except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring, elevation, and encroachment standards of these regulations are met.

The floodway is a component of Zone 1 of Metro's stream buffer. Zone 1 is considered a "no disturb" area where only necessary disturbances are permitted. Allowable uses for and permissible disturbances to the floodway are outlined in Section 6.9.

5.5.7. Floodplain Alterations

All floodplain alterations that result in the filling or elimination of floodplain storage shall provide compensating storage capacity by dredging out at least an equal amount of volume as occupied by fill. All dredged or cut materials shall be removed from the site before fill materials can be delivered, unless all fill material is generated onsite. Dredging or cut volumes below the elevation of the two-year storm event shall not be included in the compensating storage capacity calculation. Every effort shall be made to preserve natural flow lines and to avoid situations that encourage sediment deposition in slack water areas.

All dredged or cut areas shall be stabilized immediately to prevent erosion. Areas to be filled must be cleared of standing trees, stumps, brush, downed timber, and all objects including structures on



and above the ground surface. Topsoil shall be removed and stockpiled, while all other spoil materials must be disposed of offsite in an approved manner on an approved site. Only acceptable fill material, defined as inert soil, rock, concrete no more than 24 inches in length without rebar, and/or brick rubble, shall be used. Fill material obtained offsite shall not be stockpiled onsite before grading cuts are completed. Fill material shall be placed in compacted layers and the minimum distance from the perimeter of any proposed building to the top of the slope shall be either 25 feet or twice the depth of fill at that point, whichever is greater. The fill material must not have slopes equal to or greater than 3:1 unless stabilization measures approved by the MWS are installed. All slopes shall be stabilized.

No alterations can be made to floodplain land and stormwater management channels without the approval of the Director of MWS or his designee. All applicable requirements of Ordinances No. 78-840 and 78-843 and, in addition, the following specific conditions must be met before such approval will be granted:

1. The construction of a levee, earth fill, building, or other structure that alters a floodplain area shall only be permitted based on a plan prepared by a registered engineer, showing existing and proposed elevations, existing and proposed stormwater management channels, and existing and proposed structures. The plan shall be approved by the Director of MWS or his designee certifying that the alteration and construction as proposed are in compliance with all applicable flood hazard reduction provisions of these regulations.
2. The proposed excavation, filling, or change of alignment of any existing channel under the jurisdiction of the U.S. Army Corps of Engineers shall be approved by same.

5.5.8. *Floodproofing*

Floodproofing measures such as those identified below are acceptable, provided they are certified by a registered engineer as being consistent with the base flood conditions for the particular area, and that floodproofing criteria for non-residential construction in Section 5.5.3 are met.

1. Anchoring to resist flotation and lateral movement.
2. Installation of watertight doors, bulkheads, and shutters.
3. Reinforcement of walls to resist water pressures.
4. Use of paints, membranes, or mortars to reduce seepage of water through walls.
5. Addition of mass or weight to structures to resist flotation.
6. Installation of pumps to lower water levels in structures.
7. Construction of water supply and waste treatment systems to prevent the entrance of floodwaters.
8. Pumping facilities for subsurface stormwater management systems for buildings to relieve external foundation wall and basement floor pressures.
9. Construction to resist rupture or collapse caused by water pressure or floating debris.



10. Cutoff valves on sewer lines or the elimination of gravity flow basement drains.

5.6. Standards for Streams Without Established Base Flood Elevations and/or Floodways

It is the intent of MWS that all construction whether within or adjacent to delineated floodplains, shall be subject to the provisions of these regulations. As an example, all residential construction shall be elevated such that the lowest floor is no lower than four (4) feet above the base flood elevation. Exceptions to this standard may be granted on appeal to the SWMC based on a demonstration that the regulatory elevation is so conservative as to place an unreasonable burden upon developers or property owners. Appeal procedures are presented in Appendix C.

For proposed developments located near small streams but where no base flood data or floodways have been provided or required under the National Flood Insurance Program or by Section 5.2 of these regulations, the following provisions apply:

1. Placement of fill material or structures within a water quality buffer, as defined by Section 6.9 of this Volume, require certification by a registered engineer that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Encroachments must also be approved by the SWMC.
2. New construction or substantial improvements of residential structures shall have the lowest floor, including basement, elevated at least four (4) feet above the base flood elevation as determined by an appropriate approximate method. Information on approximate methods is presented in Volume 2.
3. New construction and substantial improvements of non-residential structures shall have the lowest floor, including basement, elevated at least two (2) feet above the highest adjacent grade; or, together with attendant utility and sanitary facilities, be completely flood-proofed to or above that level so that any space below that level is watertight, with walls substantially impermeable to the passage of water, and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.



5.7. Subdivision Standards

All subdivision projects shall meet the following provisions:

1. Stormwater management systems shall provide adequate drainage to reduce exposure to flood hazards.
2. Design shall be consistent with the need to minimize flood damage.
3. Public utilities and facilities such as sewer, gas, electrical, and water systems shall be located and constructed to minimize flood damage.
4. Stormwater management facilities shall be provided to reduce exposure to flood hazards.
5. Base flood elevation and floodway data shall be provided as required in Section 5.2.

5.8. Nonconforming Uses

The existing lawful use of a structure or premise that is not in conformity with the floodplain requirements of this manual may be continued subject to the following conditions:

1. No such use shall be expanded or enlarged except in conformity with the provisions of this manual.
2. No structural alterations, additions to, or repairs to any nonconforming structure over the life of the structure shall exceed 50 percent of its assessed value at the time of its becoming a nonconforming use unless permanently changed.
3. If such use is discontinued for 12 consecutive months, any future use of the building and premises shall conform to the provisions of this manual.
4. Uses or adjuncts thereof which are nuisances shall not be permitted to continue as nonconforming uses.
5. Any alteration, addition to, or repair to any nonconforming structure permitted shall be protected by floodproofing measures pursuant to Section 5.5.7.

5.9. Dikes and Floodwalls

The design of dikes and floodwalls for flood protection purposes should consider several factors, including alternate compensating storage, possible surcharge in flood heights, overtopping, and failure.

Dikes are generally earth embankments that can extend around sections of a building. Fill material used in their construction should be dredged from the floodplain to aid in providing compensating storage. The fill material shall be placed on cleared ground, compacted in layers, and protected



from seepage. Buildings shall have a minimum setback from the base of the dike of 20 feet or twice the height of the embankment, whichever is greater.

Floodwalls are preferred for locations with limited space and can be constructed as cantilever I-type steel piles, cellular walls, buttress walls, or gravity walls. They shall be well founded with cutoffs installed to prevent seepage. Areas located behind a dike or floodwall should be drained by conduits installed with automatic flap gates to prevent backflow, or by manually operated valves that are closed during flooding, or by a combination of these methods.



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Chapter 6 TECHNICAL GUIDELINES AND CRITERIA

TECHNICAL GUIDELINES AND CRITERIA 1

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6.1. Adequate Stormwater Management Systems

Adequate stormwater management systems shall be designed to accomplish the following:

1. Account for both offsite and onsite stormwater.
2. Maintain natural topographic and watershed divides.
3. Convey stormwater to a stream, natural channel, or other existing facility in a manner that does not cause flooding or erosion.
4. Discharge stormwater into the natural channel by connecting the channel at natural elevations, or by discharging the stormwater into an existing facility of sufficient capacity to receive it, or by discharging into an approved drainage well.
5. Treat stormwater quality consistently on new development and significant redevelopment sites to the water quality requirements in Chapter 7.

Determination of the size and capacity of an adequate stormwater management system shall take into account the future development in the watershed or affected portions thereof. The design must not adversely affect adjacent or neighboring properties. Any alterations or additions to the Metro stormwater management system require the approval of MWS.

It is the responsibility of the developer or property owner to pick up or acceptably handle the quantity of runoff as it flows onto his or her property from the watershed above, and conduct it through the property to an adequate outfall at the lower property line or beyond. The outfall must be sufficient to receive the runoff without causing deterioration of the downstream channel and the conveyance across the property must be located in a public utility and drainage easement.



The stormwater management system for new developments and significant redevelopment shall be designed to meet stormwater quality for runoff from the development site only and shall be designed to convey stormwater from other properties draining onto the development. If a downstream regional stormwater quality facility serves the runoff from the site then the developer may, with approval MWS, limit the extent to which runoff quality is controlled. If it is infeasible to implement an on-site stormwater quality Stormwater Control Measures (SCM) then the developer may, with approval from MWS, design a system that controls quality for an equivalent portion of runoff entering from the watershed above.

6.1.1. Minor Systems

The design of the minor stormwater management system shall be based on a storm frequency of 10 years. This criterion shall be applied to both closed conduit and open channel systems. However, if the 10-year design flow for an open channel system is greater than 100 cubic feet per second (cfs), then the open or closed system shall be capable of passing the 100-year design flow within the drainage easement. Systems relying on sinkholes or drainage wells for discharge shall be capable of passing the 100-year design flow within the drainage easement, assuming plugged conditions (0 cfs drawdown) for the sinkhole.

In residential subdivision developments where the average lot size is less than 20,000 square feet, the following general guidelines shall be observed in the design of the minor system:

1. Design surface runoff across lots shall not have erosive velocities (see Volume 2).
2. Quantities of surface runoff greater than four (4) cfs that flow through lots shall be collected and conveyed in a system of open channels, closed conduits, or a combination of both.
3. Lots should generally be graded in such a manner that surface runoff does not cross more than three (3) lots before it is collected in a system of open channels, closed conduits, or a combination of both. However, runoff will be permitted to cross more than three (3) lots before it is collected if the system is designed to achieve stormwater quality benefits and does not pose a risk of erosion or other damage to public or private property. This may only be performed with approval from MWS.

Design flows may be determined by the methods identified in Volume 2 of this manual.

6.1.2. Major Systems

Wherever possible, natural waterways serving the major system should remain undisturbed, with proposed development situated wisely and accordingly. Detention may be required to avoid discharges that exceed the capacity of natural waterways. Channelization and other related modifications to the natural waterways are discouraged. Improvements to natural open channels that are to function primarily as the major system shall be designed to pass the 100-year design flow without damage to the channel. Man-made channels designed to function as the major system



(trunk line system) shall be capable of carrying a 100-year design flow. Where man-made channels are necessary, the channels should be located as far away from buildings or structures as possible and preferably in established greenways or other conservation corridors.

Closed systems should be capable of containing the 100-year design flow within the system (ground surface elevation). Designs for closed systems that cannot contain the 100-year flow should coordinate with MWS during the preliminary design phase to determine a method of overland relief in order to safely convey storm flows.

The onsite major stormwater management system for most developments is the natural backup system and consists of the less obvious drainageways. Ideally, this major system should provide relief such that no building will be flooded with a 100-year design flow even if the minor system capacity is exceeded. The 100-year frequency storm shall be used to compute runoff for the design of the onsite major stormwater management system. This system shall be designed to provide relief for flow in excess of the 10-year design flow. The following guidelines pertain to design of the onsite major stormwater management system:

1. Areas should be graded in such a manner or buildings located or constructed in such a manner that if the capacity of the minor system is exceeded, no building will be flooded by the design flow.
2. Critical areas to consider are sumps, relatively flat areas, and areas where buildings are located below streets or parking lots.
3. The 100-year frequency storm for the duration equivalent to the time of concentration shall be used to compute runoff for the major stormwater management system.
4. For the first trial, the same time of concentration values shall be used that were used in designing the minor stormwater management system and the minor system should be assumed to be completely inoperable. If no building will be flooded based on these assumptions, then the analysis can be considered complete.
5. If buildings will be flooded based on the assumptions used in the preceding item, more precise hydrologic and hydraulic computations are required. The minor system, overland relief swales, or surface storage should be designed so that no building will be damaged by flooding.
6. In general, the minor stormwater management system should not be oversized as a basis for providing major system capacity. The major stormwater management system should be in the form of area grading or the location and construction of buildings in such a manner that overland relief swales or surface storage will provide adequate flood protection.

The major stormwater management system should be evident on the drainage plan, including overland relief swales and areas that may be affected by surface storage for a 100-year design storm. Calculations performed for major system design should be submitted with the drainage plan.



6.2. Open Channels

6.2.1. Channel Capacity

Open channel capacity shall be determined by Manning's equation. Appropriate Manning's n values as presented in Volume 2 shall be used for design and are subject to approval from MWS.

6.2.2. Lined Channels

Open channels may be designed as hard-armored, geosynthetic, or soil bioengineering lined channels. Geosynthetic and soil bioengineering techniques are described in Volume 4 – Best Management Practices Manual. Acceptable lining materials must be placed in accordance with applicable subdivision regulations. Approval of lining materials is subject to review by MWS.

Channel lining shall be required when the design velocity exceeds the allowable, non-erosive velocity for a given channel reach and no other erosion control measures provide adequate protection. Allowable, non-erosive velocities for various soil types are presented in Volume 2.

6.2.3. Grassed Channels

The design of grassed channels shall consider the variable degree of retardance generated by different types of cover (see Volume 2).

Temporary erosion control shall be utilized during non-growing seasons and during grass cover establishment. The engineer shall note on the drawings or in the specifications that "All grassed channels must be in a well-stabilized condition and show no sign of erosion at the time of final acceptance by MWS."

6.2.4. Easement Width

All open channels shall be located within the right-of-way of a public utility and drainage easement. Minimum easement width shall be determined from Table 6-1. Public drainage easements for open channels must be properly sized, labeled, and identified on all plats submitted for review. Furthermore, the applicant must illustrate and label the respective tops of banks on any plat submitted for review.

Table 6-1 Minimum Easement Width for Channels.

Top Width of Channel	Easement Width
Less than 5 feet	10 feet centered over channel
5 - 20 feet	5 feet on both sides
Greater than 20 feet	15 feet greater than top width of channel, with minimum of 5 feet on one side



6.3. Storm Pipes and Culverts

6.3.1. Conduit Capacity

Closed conduits shall be designed for the total flow intercepted by the inlets during the design storm event. The minimum diameter for all storm drains shall be 15 inches. All stormwater infrastructure within Right of Ways (or pipes that carry public water) shall be reinforced concrete. Corrugated metal pipe (CMP) systems shall be allowed for private or temporary applications only. All reinforced concrete pipes (RCP) with inverts less than 18 feet shall be Class III.

6.3.2. Easement Width

Minimum allowable easement width for storm water pipes and culverts shall be determined from Table 6-2. Public drainage easements for all storm water infrastructures must be properly sized, labeled and identified on all plats submitted for review. Easement widths presented in Table 6-2 are calculated based on the assumption that maintenance will be performed, if necessary, using the open-cut method with laid back slopes. The easement widths are calculated in accordance with the Occupational Safety & Health Administration (OSHA) Technical Manual dated January 20, 1999, Section V, Chapter 2. Easement widths presented are rounded up to the nearest five-foot increment and the use of shoring was not considered.

Table 6-2 Minimum Easement Width for Storm Drains.

Conduit Width (inches)	Invert Depth (feet)	Minimum Total Easement Width (feet) For OSHA Soil Categories ¹		
		A	B	C
15-18 inches	0-5	15	15	20
	5-10	20	25	35
	10-15	30	35	50
	15-20	35	45	65
21-33 inches	0-5	15	15	20
	5-10	20	25	35
	10-15	30	35	50
	15-20	35	45	65
36-48 inches	0-5	15	20	25
	5-10	25	30	40
	10-15	30	40	55
	15-20	40	50	70



Conduit Width (inches)	Invert Depth (feet)	Minimum Total Easement Width (feet) For OSHA Soil Categories ¹		
		A	B	C
54-72 inches	0-5	N/A	N/A	N/A
	5-10	25	30	40
	10-15	35	40	55
	15-20	40	50	70

¹OSHA soil categories are defined in the OSHA Technical Manual and in Appendix B of this manual.

Initial easement width requirements must be determined from Table 6-2 assuming an OSHA soil category of “B”. In order to use OSHA soil category “A” for easement width determination, a field investigation to determine the presence of type “A” soils will be required. Following the field investigation, a certification by a licensed professional must be submitted to MWS for review and approval. If at any point during design or construction, it is determined that site conditions warrant the assignment of OSHA soil category “C”, easement width requirements must be determined from Table 6-2 using soil category “C”. In the event that easement width requirements change after plans have been approved by MWS, plans showing the corrected easement width must be submitted to the MWS for review and approval.

6.3.3. Inlets

Inlets shall be designed to convey the 10-year frequency, time of concentration storm event.

6.3.4. Culverts

Culverts are to be designed with upstream and downstream headwalls. The design flow for culverts shall be based on the following return frequencies:

1. 100-year for residential collector and commercial road crossings.
2. 10-year for residential roads and crossings.

In addition, building elevations shall be checked for flooding caused by the 100-year, 24-hour storm.

6.4. Outlet Protection

The design discharge at the outlet of stormwater management systems shall not result in velocities that equal or exceed the erosive velocity of the receiving channel, unless energy dissipation and permanent erosion protection measures are placed at the outlet. Energy dissipation and erosion control devices shall have no overfall at the terminal end and shall discharge onto a stable section. The terminal section shall be considered stable if the terminal section design velocity is less than the erosive velocity.



6.5. Bridges

All bridges shall be designed for the 100-year, 24-hour storm event. The design flow shall consider runoff from the total tributary area and will require stream channel routing, as appropriate.

6.6. Stormwater Quantity Detention

The purpose of stormwater detention is to protect downstream properties from flood increases due to upstream development. The design is required to control peak flow at the outlet of a site such that post-development peak flows are equal to or less than pre-development peak flows for the 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year design storms.

In the event that Metro has developed a master plan for the area, the recommendations within the master plan will establish the requirements for detention. Metro retains the right to require detention in areas of known flooding when detention will not exacerbate downstream flooding. Metro also retains the right to waive detention where detention is proven to exacerbate flooding or will have no proven impact on flooding.

The release rate from any detention facility should approximate that of the site prior to the proposed development for the 2-year through 100-year storm events, with emergency overflow capable of handling at least the 100-year discharge except where waived or altered by MWS. Detention systems must be constructed during the first phase of major developments to eliminate damage to adjacent properties during construction. In this regard, the detention systems shall be designed to function as sediment traps and cleaned out to proper volumes before completion. If siltation has occurred, detention systems must be restored to their design dimensions after construction is complete and certified as part of the as-built submittal (see Section 3.9).

6.7. Downstream Infrastructure

Grading Permit (GP) sites that; add stormwater infrastructure, modify existing infrastructure, increase stormwater volume and/or velocities and/or alter the method of discharge from their property (example: from sheet flow to direct point(s) discharge) shall be required to perform an analysis to evaluate the impact of their development upon the existing stormwater system. This analysis shall extend from their site to an existing downstream stormwater feature as determined by MWS' Downstream Infrastructure policy. All stormwater systems shall be able to hydraulically operate in a manner so as to not adversely affect public health and safety.



6.8. Quantity & Quality Stormwater Control Measure (SCM) Maintenance

Care must be taken to ensure that any required detention facilities do not become nuisances or health hazards. Stormwater quality management practices generally require more maintenance than stormwater quantity management practices. Detention facilities should be designed to require minimal maintenance, and maintenance responsibility must be clearly stated on the plans. Detention facilities may be designed to serve multiple purposes whereby runoff may be detained under wet-weather conditions, but also serve as common or recreational areas during dry-weather conditions. Where multi-purpose facilities are provided, or where flat grades or poorly draining soils are encountered, provisions for adequate low flow stormwater management system may be required. Where the retention/ detention facility is planned to be used as a lake, pond or stormwater quality management practice with a permanent pool, water budget calculations shall be performed and submitted to demonstrate that an adequate pool is expected during dry summer months. More detailed specifications on detention structures can be found in Volume 4 Section 6.

All stormwater quantity and/or quality control SCMs must be maintained by the landowner or the homeowner's association in perpetuity. In order to ensure future property owners are aware of the inspection and maintenance responsibilities and do not remove/alter the SCM, at least one permanent sign must be posted at each different type of SCM per parcel. For example, if a site constructs pervious pavement and multiple bioretention cells on the same parcel, at least one pervious pavement and one bioretention sign must be posted within or near one of the representative features prior to final sign-off. For pervious pavement SCMs, the signage should be placed at most logical place in close proximity to the structure. SCM signs are not required for green roof practices or underground structures. Template signs with dimension specifications are provided at: SCM.Nashville.gov.

Personalized signs can be approved by MWS NPDES as long as similar messages and dimensions are maintained.

6.8.1. SCM Maintenance Document

A Maintenance Document must be submitted with the Grading Permit application and must include the following:

1. Either an Inspection and Maintenance (I&M) Agreement, which includes an easement requirement, or a Declaration of Restrictions and Covenants, whichever is appropriate as determined by MWS staff¹, signed by the current owner. All SCMs shall be located within a public utility and drainage easement if the SCM receives public water or if required by MWS staff. Copies of the two alternative forms may be found in Appendix F.

¹ In making this determination, staff will take the following into consideration. The Declaration of Restrictions and Covenants may be permissible in lieu of an Inspection and Maintenance Agreement /Easement where the potential impact the stormwater system components in question could have on the public stormwater system is minimal or where the signatory to the Maintenance Document is an established institution that can reasonably be expected to continue to hold the property where the stormwater system components are located for the foreseeable future. Examples of such instances would include an urban highrise with a green roof or a similar SCM, or SCMs proposed to be maintained on the property of an established educational institution or hospital.



2. A long-term maintenance plan prepared by the design engineer. The maintenance plan must include a description of the stormwater system and its components, inspection priorities and inspection schedule for each component, and SCM schematics for each SCM.
3. A system location map to enable MWS to locate SCMs, which include water quality buffers, as needed. The map shall not include grading or EPSC but, shall show how the SCMs will be accessed for maintenance. The sheet shall also contain all details for the SCMs including cross sections and landscape plans if applicable.

The Maintenance Document must be recorded prior to final Grading Permit approval. If the final configuration of the stormwater system components or SCM differs from the original configuration proposed with the Grading Permit application, the Maintenance Document must be revised, finalized, and rerecorded. Failure to follow the Maintenance Document could result in enforcement action. Nothing in these regulations alters, amends, or negates requirements under existing detention pond agreements between the Metropolitan Government and property owners.

6.8.2. *Inspection and Maintenance Responsibilities*

The long-term maintenance plan within the Maintenance Document contains the inspection priorities and schedule for the stormwater system components and SCMs. The SCM owner is responsible for inspecting the stormwater system, including SCMs, according to the schedule and annually submitting a completed report summarizing inspections and maintenance performed on all SCMs associated with the grading permit. The report format and submittal process are described at: SCM.Nashville.gov. The Annual Inspection and Maintenance Summary Report for all inspection and maintenance activities performed the previous calendar year should be submitted after January 1st, but no later than July 1st of each year.

6.9. Sinkholes and Drainage Wells

Metro defines sinkholes as follows:

A sinkhole is a depression that occurs naturally in a karst area with no surface outflow of water and shall be identified by the first closed contour on 2-foot contour interval map or as designated by the Tennessee Department of Environment and Conservation.

If a party disagrees with a sinkhole as determined by a contour map or as identified by MWS, the party may appeal to TDEC for review. If TDEC determines the feature not to be a sinkhole, Metro will defer to TDEC's determination.

All stormwater management systems discharging to sinkholes or drainage wells shall be designed and certified by a registered engineer using the 100-year storm and assume plugged conditions (0 cfs outflow). A geologic investigation and report as described in Section 4.2.2.4 is required, along with a demonstration that development will not occur within the area flooded by the 100-year storm. The project must also comply with all state and federal sinkhole permitting requirements. Any lost sinkhole volume from the 100-year storm event will need to be compensated within the development or demonstrate that no adverse conditions will occur.



When existing or new sinkholes are determined to require remediation, the repair should be designed and certified by a registered engineer using (1) reverse-graded backfilling, (2) concrete (grout) plugging, or (3) an engineered subsurface structure. Appropriate techniques are related to the size of the sinkhole and are further described in TDEC's *Tennessee Permanent Stormwater Management and Design Guidance*.

6.10. Water Quality Buffers

6.10.1. Identification of Community Waters and Application of Buffers

New development, significant redevelopment, and/or sites needing a Grading Permit are required to preserve water quality buffers along Metro's community waters. Buffers shall be clearly marked on site development plans, Grading Permit applications, plats, and/or concept plans. Community waters include the following:

1. Intermittent and perennial streams (and their source springs)
2. Lakes and ponds with hydrologic connectivity (stream leading into/out of the pond or obvious spring input)
3. Wetlands that have been identified by the U.S. Army Corps of Engineers, TDEC, or MWS staff.

Intermittent streams are natural or man-made watercourses (streams), which may cease to flow for sustained periods during a normal rainfall year (typically during the later summer through fall months). Perennial streams generally flow year-round, however they too may also run dry during years of extreme drought. Both intermittent and perennial streams will be collectively referred to as "streams" throughout this manual.

Channels identified on Metro's GIS layer as streams or as draining 40 acres or more must be buffered unless the developer can clearly demonstrate the watercourse in question is not a community water. Hydrologic determinations can be performed by qualified staff either using MWS' Hydrologic Determination Policy or TDEC's Guidance for Making Hydrologic Determinations. These hydrologic determinations must be submitted to MWS for review prior to acceptance. MWS will also accept determinations performed by TDEC. Please contact MWS for additional information.

Where Metro's Water Quality Buffer requirements differ from TDEC's Construction General Permit (CGP) buffer requirements, the more restrictive requirement shall apply. Furthermore, the Grading Permit plans must address how and when the transition from the CGP buffer requirement to Metro's buffer requirement will transpire on the site.

6.10.2. Buffer Widths

The following buffer widths and zones shall be applied to community waters, as described in Section 6.10.1. **Zone 1** for all buffers shall be considered a "no disturb zone", where the vegetation cannot be disturbed, removed or replanted unless a buffer restoration plan has been approved by



MWS. **Zone 2** can consist of managed vegetation, meaning the buffer zone can be disturbed and planted with grass or other vegetation. However, no structures or impervious surfaces shall be placed in Zone 2. This includes Permanent Treatment Practices (SWMM Vol. 4) and Green Infrastructure Practices (SWMM Vol. 5) that are being used to meet a site’s water quality and/or quantity requirements. In defining the inner limits of stream buffers, top of bank is defined as the uppermost limit of the active channel of a stream during “bank full” conditions, usually marked by a break in slope. The tops of bank must be properly illustrated and labeled on plats submitted for review. Buffers also extend skyward and their vertical extent shall not be encroached upon.

Streams

1. Streams draining < 100 acres: 30’ from top of bank; Zone 1=30’ (See Figure 6-1)
2. Streams draining \geq 100 acres, but < 1 square mile: 50’ from top of bank; Zone 1=30’ and Zone 2=20’ (See Figure 6-2)
3. FEMA studied streams, streams with a Local Flood Study, or streams with a drainage area \geq 1 square mile: 75’ from the floodway, Zone 1=floodway + 50’ and Zone 2=25’ (See Figure 6-3). MWS staff may allow a large undisturbed floodway to count towards the buffer requirement in consultation with Metro Parks and Greenways if the undisturbed area complies with the requirements of the floodplain overlay district and if staff determines that the undisturbed area would adequately serve water quality functions.

Ponds

Ponds with hydrologic connectivity (stream leading into/out of the pond or obvious spring input): 25’ from normal water pool, with Zone 1 = 10’ and Zone 2 = 15’

Wetlands

25’ from the wetland delineation line (accepted by USACOE, TDEC, or MWS), with no disturbance allowed within the 25’.

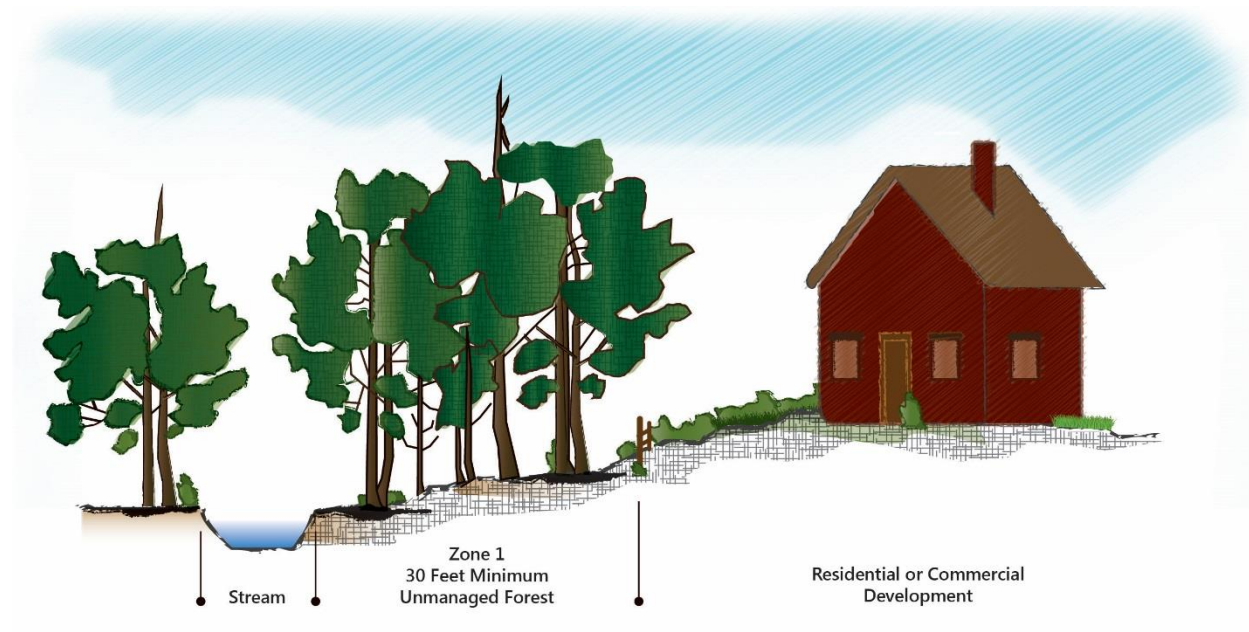


Figure 6-1 Buffer Example for Streams with Drainage Area < 100 acres

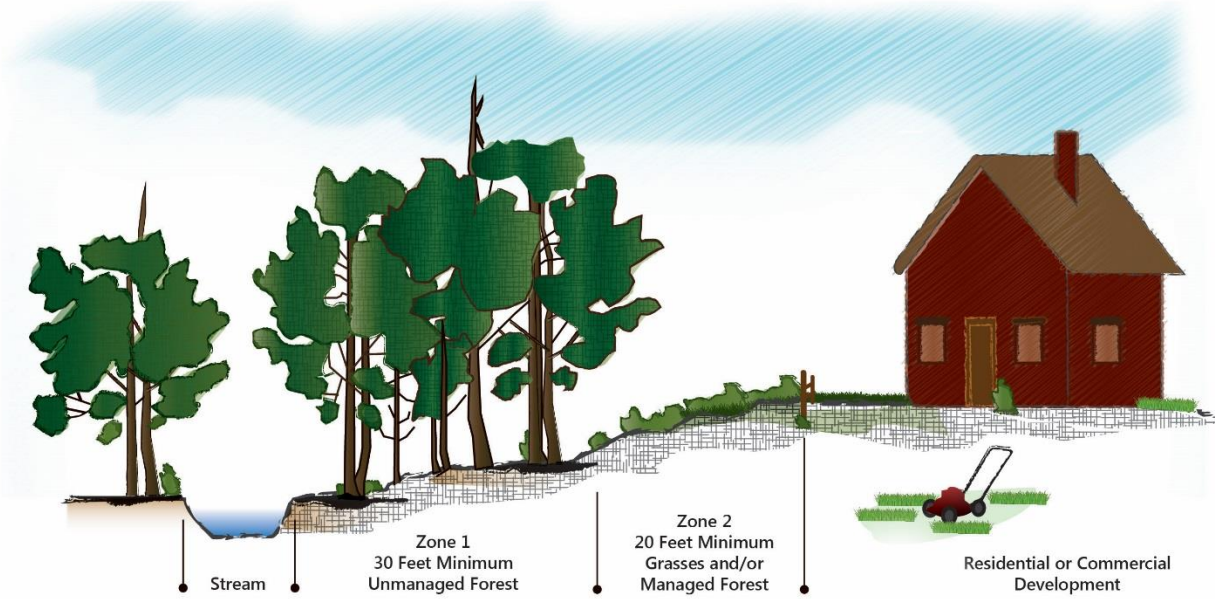


Figure 6-2 Buffer Example for Streams with Drainage Area \geq 100 acres

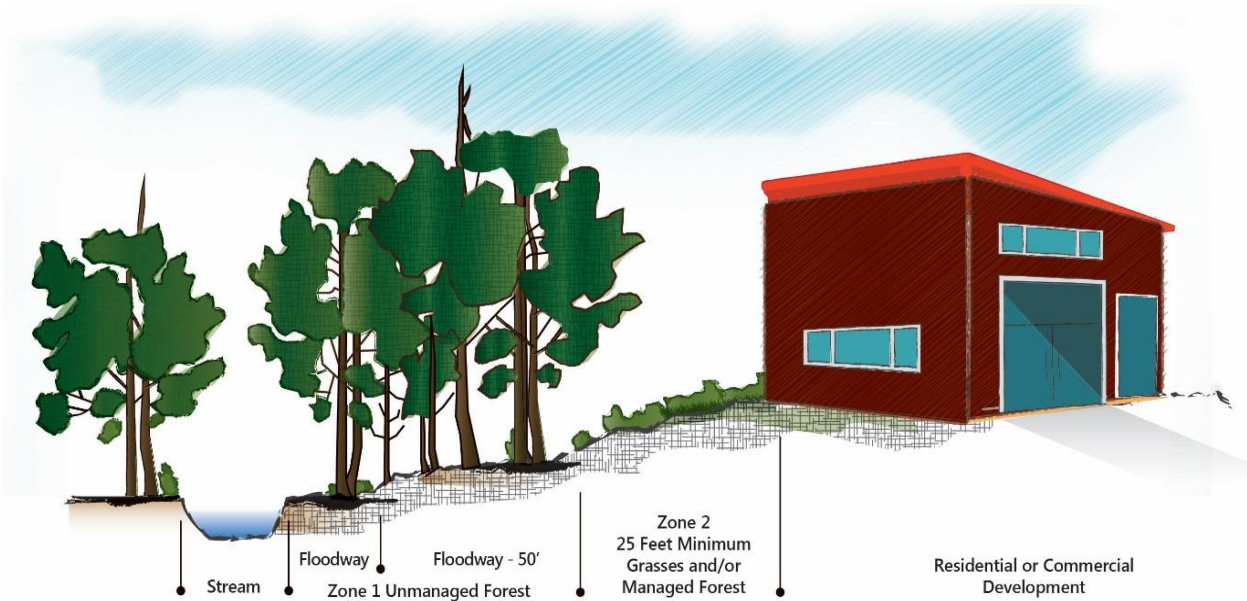


Figure 6-3 Buffer Example for Streams with Floodways



6.10.3. *Preservation of Water Quality Buffers*

Buffers shall be preserved both during development and perpetually after development.

1. During development, Zone 1 of all buffers shall be clearly marked and protected from construction activities. Zone 2 may be disturbed and revegetated.
2. For single-family residential subdivision grading permits, water quality buffers shall be placed in open space / public utility and drainage easements.
3. Prior to the release of the Stormwater Bond or Stormwater Use & Occupancy Permit sign-off, water quality buffer limits shall be clearly marked with permanent signs placed every 100 feet along the outside edge of Zone 1 (the edge furthest from the stream). The number of required buffer signs should be indicated along the buffer line on the Grading and Drainage plans. Please contact MWS for the sign requirements.
4. Projects that disturb buffers for enhancement or restoration shall be allowed with prior approval from MWS.

When the application of the buffer area would result in the extreme loss of buildable area, modifications to the width of the buffer area may be allowed through the Stormwater Management Committee appeals process. An alteration to a community water also requires a variance from the Stormwater Management Committee. Septic systems cannot be located within 25' of a community water. This distance is not appealable to the SWMC. A variance will be required if they are located in Zone 1 outside of the 25' setback. Additional information on the variance process is found in Section 3.6 and Appendix C.

6.10.4. *Maintenance of Water Quality Buffers*

In order to maintain the functional value of the buffer area, indigenous vegetation may be removed as follows:

1. Dead, diseased, or dying trees that are in danger of falling and causing damage to dwellings or other structures may be removed at the discretion of the landowner.
2. Debris in the buffer area that is caused by storm damage may be removed.
3. Invasive plant species may be removed if they are replaced by native species that are equally effective in retarding runoff, preventing erosion, and filtering nonpoint source pollution from runoff. A buffer restoration plan for removal of invasive species must be approved by MWS. See section 6.10.6 for buffer restoration plan requirements.
4. Woody vegetation growing on a levee or within 15 feet of the levee toe may be removed to protect the integrity of the levee.
5. Vegetation may be maintained in certain areas so as not to conflict with other Metro Code relating to "sight distances" for ROW, roadway maintenance, driveways, or other paths of travel.



6.10.5. Uses in the Buffer that are Permissible with Conditions

Some buffer impacts are inevitable with development. In order to minimize variance requests, Metro has identified allowable or permissible disturbances or uses of the buffer that can be approved at the staff level. Table 6-3 outlines permissible buffer impacts and the appropriate conditions for each impact type. Impacts to the buffer that do not meet these conditions are required to request a variance.

The benefits of buffers are maximized in unbroken corridors along streams rather than in interrupted, segmented buffers. Therefore, the buffer program promotes minimizing stream crossings. For buffer crossings proposed in plans, the developer must show that there is not a feasible alternative to the crossing.

6.10.6. Buffer Restoration and Enhancement

Buffer restoration is required when a buffer is disturbed without approval from MWS or the Stormwater Management Committee. A developer or property owner may also wish to enhance a buffer to bring it closer to an optimal, undisturbed native forest condition. Prior to reestablishing or planting the buffer, a restoration or enhancement plan must be submitted to and approved by MWS.

6.10.6.1. Buffer Restoration and Enhancement Plan Requirements

Buffer restoration and/or enhancement plans must include the following:

1. *A drawing or plan* that shows the location of the buffer in relation to the existing or planned development and to the buffered community water; the disturbance limits for the planned buffer restoration; direction of flow of runoff from the site and flow within the community water feature; erosion prevention and sediment control measures to be installed to protect the community water; any existing or proposed stream crossings; existing or proposed streambank stabilization measures; access to a water source for the purposes of watering vegetation; and other pertinent information. The plan(s) must be stamped by a registered landscape architect.
2. *A plan in visual or narrative form that describes the vegetation plan for the buffer.* Zone 1 of buffers must be planted with native trees, shrubs, and grasses that will not be mowed. Please contact MWS for native plant lists. Zone 2 may be planted with fescue or Bermuda grasses, at a minimum, but can also be planted as described for Zone 1.
3. The schedule for when plantings will occur and a two (2) year survival guarantee provided by the responsible party.



Table 6-3 Permissible Buffer Impacts, with Conditions

Permissible Activity within Stream Buffer	Condition for Approval
Trails	Minimize impact to buffer based upon MWS staff approval. Trails shall be no wider than five feet and composed of pervious materials such as mulch.
Water Dependent Structures (boat docks, piers, marinas, launching ramps, etc.)	Minimize disturbance and stabilize disturbed areas. Contain all pollutants related to boating activities such as oil and gas, boat sewage, solvents, antifreeze, detergents, and toxic metals. Paths to access water dependent structures are permitted as long as the disturbance is minimized.
Sidewalks Required in Accordance with the Major & Collector Street Plan	Minimize impact necessary based upon MWS staff assessment in coordination with Planning and Public Works.
Culvert/pipe Extension for Metro Required Road Widening or Sidewalk Construction	Minimal impact to stream and buffer necessary as determined by MWS staff.
Improvements to Encapsulated Streams (replacement or repair of pipes or culverts)	Minimize impact to resource during construction. Infrastructure shall be properly sized. Three sided culverts may be required as determined by MWS staff.
Road and Driveway and Crossings	Only when there are no feasible alternatives and at least 1,000 feet between crossings. A three-sided culvert or span shall be used, and the buffer impact shall be perpendicular ¹ to the stream. Perpendicular disturbances that do not cross the resource are also permitted.
Bank Stabilization or Channel Restoration	Requires necessary approvals from MWS and/or TDEC and a MWS approved buffer restoration plan (See 6.10.6.1)
Underground Utility Lines Associated with New Development	Zone 1: Only when there are no other feasible alternatives; preferred crossing is perpendicular ¹ Zone 2: Permissible
Drainage System Outfalls	MWS staff can use engineering judgement to route drainage outfalls to minimize adverse effects to the stream. This can include buffer encroachment as required provided that an approved buffer restoration and mitigation plan is included.
Mowing and Maintenance for Single Family Residential Infill	Under certain conditions ² , continuous mowing and maintenance of less than 50% of the Zone 1 buffer may be approved at staff level. A mitigation plan, approved by staff, is required to authorize buffer disturbance. Buffer signage will still be required.

¹Crossings that are within 15 degrees of being perpendicular to the stream can be approved by staff without a variance. Proposed crossings that vary more than 15 degrees from perpendicularity must go through the Stormwater Management Committee.

²This policy is for single family residential infill developments in existing neighborhoods. It only applies if the buffer was previously maintained and there is a maintained buffer on an adjacent parcel.

Note: Wetland and Pond Buffer disturbances are only permissible for the above activities when there are no feasible alternatives. A disturbance to a wetland or a pond requires Stormwater Management Committee approval. If the wetland is low to moderate quality and less than 0.1 acres, staff may approve a disturbance to the wetland.



6.11. Erosion Prevention and Sediment Control Measures

By policy, Metro’s requirements for Erosion Prevention and Sediment Control (EPSC) measures are consistent with those of TDEC’s CGP. Some of the more crucial design requirements are outlined in this section. Wherever the Metro and CGP requirements are in conflict, the more restrictive requirements should be applied.

EPSC measures shall be designed according to the size, slope, and soil type of disturbed or drainage areas to prevent erosion and to capture sediment. In addition, for sites discharging to Waters with Unavailable Parameters for siltation or habitat alteration (as indicated on the most recent 303(d) list maintained by TDEC Division of Water Resources) or TDEC designated Exceptional Tennessee Waters, EPSC measures shall be designed for the 5-year, 24-hour storm event, at a minimum. EPSC measures for sites that do **not** discharge into Waters with Unavailable Parameters for siltation or habitat alteration (as indicated on the most recent 303(d) list maintained by TDEC) or Exceptional Tennessee Waters must be designed for the 2-year, 24-hour storm event. The approximate values for the corresponding storm events for Nashville are 3.39 inches for the 2-year, 24-hour storm event and 4.5 inches for the 5-year, 24-hour storm event.

An EPSC plan shall identify the erosion prevention and sediment control measures that are appropriate for the actual site conditions. These plans should be drawn upon existing site contours without the final grading lines. In addition, the appropriate schedule of implementation shall be identified. Particular attention is required for concentrated stormwater flows. Either concentrated stormwater flows shall be avoided, or the conveyance system shall be protected sufficiently to prevent significant erosion. Sediment control measures are required at all points where sediment has the potential to leave the site. The plan shall identify provisions including but not limited to the following:

- Erosion prevention on denuded areas;
- Non-structural management practices to be implemented;
- Perimeter controls;
- Permanent stormwater conveyance structures;
- Temporary and final stabilization methods and schedule;
- Provision for removing temporary control measures;
- Stabilization of the site where temporary measures are removed;
- Maintenance requirements for temporary management practices including minimum inspection requirements; and/or
- Maintenance requirements for any permanent measures.

Additional guidance for selecting, designing and implementing appropriate erosion prevention and sediment control practices is presented in Volumes 2 and 4.

6.11.1. Disturbed Areas



Disturbed area shall be limited to 50 acres. For projects in which over 50 acres of soil will be disturbed, construction must be phased. Temporary or permanent stabilization must be completed no later than 15 days after construction activity in that portion of the site has temporarily or permanently ceased. Steep slopes shall be stabilized not later than seven (7) days after construction activity on the slope has temporarily or permanently ceased. Exceptions to this requirement include:

1. Where the initiation of stabilization measures by the seventh day is precluded by snow cover or frozen ground conditions, stabilization measures shall be initiated as soon as practicable; and
2. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within 15 days, temporary stabilization measures do not have to be installed on that portion of the site.

Soil stabilization refers to measures that protect soil from the erosive forces of raindrop impact and flowing water. Applicable practices include but are not limited to vegetative establishment, mulching, geotextiles, and the early application of gravel base on areas to be paved. Selected soil stabilization measures should be appropriate for the time of year, site conditions, and estimated duration of use.

Soil stockpiles shall be stabilized if left undisturbed for 15 or more days. They shall be protected with sediment trapping measures that may include sediment traps or detention ponds to prevent soil loss from the project site throughout the life of the soil stockpiling practice.

6.11.2. Final Stabilization

Final stabilization is achieved when all soil disturbing activities at the site have been completed, no further construction activity is planned, and perennial vegetation and/or a permanent non-erodible surface has been established on the entire area of disturbance. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of MWS, is mature enough to control soil erosion satisfactorily and to survive severe weather conditions. Also, there should be no signs of accelerated erosion on steep slopes. Channels and concentrated flow paths shall be completely stabilized.

6.11.3. Protection of Adjacent Properties

Properties adjacent to the site of a land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, diversion berms, or sediment basins; or by a combination of such measures.



6.11.4. *Timing and Stabilization of Sediment Trapping Measures*

Sediment basins and traps, perimeter diversion berms, sediment barriers and other measures intended to trap sediment onsite shall be constructed as a first step in grading, and be made functional before upslope land disturbance takes place. All sediment control practices at hydraulic outlets from the site must be installed before additional construction may take place. Earthen structures such as dams, dikes, and diversions shall be seeded and mulched within 15 days of installation.

6.11.5. *Sediment Basins and Sediment Traps*

Stormwater runoff from drainage areas totaling five (5) acres or greater shall pass through a sediment basin or other suitable sediment control measure until final stabilization of the site. The basin must be designed for the calculated runoff from a 5-year, 24-hour storm if the site discharges to Waters with Unavailable Parameters for siltation or habitat alteration or Exceptional Tennessee waters as determined by TDEC. Otherwise, the basin shall treat the stormwater runoff from a 2-year, 24-hour event. Stormwater runoff from drainage areas totaling 3.5 to 4.9 acres shall pass through a sediment trap designed for the calculated runoff from a 5-year, 24-hour storm if the site discharges to Waters with Unavailable Parameters for siltation or habitat alteration or Exceptional Tennessee waters as determined by TDEC.

The drainage area includes both disturbed and undisturbed portions of the site and areas adjacent to the site, all draining through a common outfall. Runoff from any undisturbed acreage should be diverted around the disturbed area and the sediment basin. Diverted runoff can be omitted from the volume calculation for the sediment basin size. *Metro reserves the right to request/require more stringent controls if the proposed or existing controls are deemed inadequate.*

6.11.6. *Cut and Fill Slopes*

Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Consideration must be given to the length and steepness of the slope, the soil type, upslope tributary area, groundwater conditions, and other applicable factors. As a minimum, all slopes at 3 to 1 or steeper shall be stabilized with rock riprap, geosynthetic material, or other method approved by MWS.

6.11.7. *Construction Exits*

A stabilized stone pad shall be placed at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, or parking lot. Stone pads shall contain two (2)- to three (3)-inch stone, be six (6) inches thick, and be a minimum of 100 feet long and 20 feet wide. Detailed requirements for construction exits are presented in the Volume 4 of this manual.



6.11.8. Litter and Construction Waste Materials

Grading Permittees shall control site wastes such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary wastes at their construction site that may cause adverse impacts to water quality. “Control” shall constitute SCMs addressing the aforementioned site issues and should be being depicted on the EPSC sheet of the site’s approved Grading Permit plan as well as being implemented and maintained on the project site as required to prevent pollution from being lost from the site.

A Grading Permit must be obtained for any parcel of land accepting 100 cubic yards of fill or more. Transporting/disposing of excess or unwanted fill on a site that does not already hold a valid Grading Permit will result in the issuance of a Notice of Violation (NOV), a Stop Work Order (SWO), a penalty, or the revocation of the Grading Permit for the project that is the source of the fill material.

6.11.9. Deficient Performance

If at any time it is determined by MWS, that the erosion prevention and sediment control practices as originally designed are not capable of preventing sediment from leaving the site, then the EPSC plan shall be revised and submitted for approval to MWS and additional controls shall be implemented. If MWS inspectors determine that adequate inspections and maintenance procedures are not being performed or the controls as designed are not meeting performance objectives presented in this chapter, then MWS may issue a SWO, NOV with penalty, rescind a Grading Permit, or take other appropriate legal actions. See Section 3.7 of this Volume for additional information.



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Chapter 7 POST-CONSTRUCTION WATER QUALITY POLICIES AND PROCEDURES

POST-CONSTRUCTION WATER QUALITY POLICIES AND PROCEDURES1

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7.1. Overview

Metro’s comprehensive stormwater management program addresses stormwater runoff during construction through Erosion Prevention and Sediment Control (EPSC) practices and after construction through stormwater quantity and quality controls. After construction has been finished on a site and the site is stabilized, pollutants can be washed into the storm drain system and into receiving streams off of hardened or impervious surfaces, such as driveways, roads and roofs. Typical stormwater runoff contains sediments, nutrients, pathogens, and metals, as well as gross solids such as litter. These pollutants are carried into streams and other water bodies. Major metropolitan areas, including Metro, are required under Federal and State law to reduce the discharge of these stormwater pollutants to achieve stormwater treatment goals set by the U.S. Environmental Protection Agency. Projects that disturb greater than 10,000 square feet and are new developments, significant redevelopments, and/or grading permit sites are therefore required to design, install, and maintain stormwater quality and quantity controls.¹ In the case of significant redevelopment, the entire footprint of the significantly redeveloped structure shall count toward the total disturbed area. Stormwater quality and quantity controls should be integrated into a development’s conceptual design early in the design process.

Metro has established a post-construction stormwater quality program that applies a consistent standard that seeks to achieve pollutant removal primarily by runoff reduction practices regardless of the type of development. This chapter describes the post-construction stormwater quality program and associated requirements including:

- Runoff reduction requirement;
- Pollutant removal requirement (to be utilized if runoff reduction is demonstrated to be unfeasible);
- A listing of pre-approved structural Stormwater Control Measures (SCMs);
- Testing requirements for proprietary SCMs.

¹Please see Chapter 8 and Appendix D for residential infill requirements.



The Stormwater Management Manual, Volume 5 Low Impact Development (LID) and Volume 4 Best Management Practices, Section 6, contain detailed design, inspection and maintenance information as well as design examples for the pre-approved Stormwater Control Measures (SCMs) listed in this chapter. A site design tool that can be used in developing the post-construction stormwater quality plan can be downloaded from Metro Water Services' LID website.

MWS reserves the right to require additional or prescribed treatment for known sources of pollutants such as dog parks. These areas shall be indicated on site plans and should not route directly to the MS4 or community waters.

7.2. Runoff Reduction

The site design shall provide, in combination or alone, management measures that are designed, built, and maintained to infiltrate, evapotranspire, harvest, and/or use, at a minimum, the stormwater runoff generated at a site by the first inch of every rainfall event preceded by 72 hours of no measurable precipitation. A site designed in accordance with the Stormwater Management Manual, Volume 5, LID Manual, that meets the 80% runoff reduction goal contained therein is presumed compliant with this goal.

7.2.1 *Redevelopment Credit*

Projects on previously developed sites can reduce their runoff reduction requirement from 80% to 60%. A site is considered previously developed if its pre-development site weighted runoff coefficient is greater than 0.4. Please see Section 3.2 of the LID Manual for additional information on runoff coefficients. Please contact MWS Development Services for runoff reduction requirements for sites located in Metro Nashville's combined sewer area.

7.2.2 *Site Limitations*

MWS staff may approve alternative practices to runoff reduction when site limitation(s) exist. Criteria to determine the circumstances under which alternatives are available shall not be based solely on the difficulty or cost of implementing practices. The determination may be based on the following site limitations:

- i. Where the potential for introducing pollutants into groundwater exists, unless pretreatment is provided;
- ii. Where pre-existing soil contamination is present in areas subject to contact with infiltrated runoff;
- iii. Presence of sinkholes or other karst features on a site;
- iv. Where pre-development infiltrative capacity of soils precludes runoff reduction measures;
- v. A site-use that is inconsistent with capture and reuse of stormwater or a green roof.



Site limitations should be assessed per site post construction drainage area. Please see the *Tennessee Permanent Stormwater Management and Design Guidance Manual* for additional information on limitations to runoff reduction.

A project that cannot meet water quality standards may, as an alternative, be eligible to pay into a Public Stormwater Quality Project Fund. Applicants should coordinate with MWS staff for eligibility criteria and calculation of payment.

If a project is requesting an exemption from the runoff reduction requirement for any of the site drainage areas, the project engineer must submit adequate justification as determined by MWS that one of the aforementioned limitations applies. This may include, but is not limited to soil maps, geotechnical reports, infiltration testing, soil logs, and environmental site assessments.

7.3. Pollutant Removal

Drainage areas of the project site that cannot meet the runoff reduction requirement must be designed to remove at least 80% of the average annual post-construction total suspended solids (TSS) load. It is presumed that the drainage area complies with this performance standard if:

- It is sized to capture and treat the water quality treatment volume, which is defined as the runoff volume resulting from the first 1.1 inches of rainfall from a site; and
- Appropriate structural stormwater controls are selected, designed, constructed, and maintained according to the specific criteria in the SWMMs.

More information about the pollutant removal methodology can be found in the SWMM Vol. 4, Section 6. Please contact MWS Development Services for TSS removal efficiency requirements for sites located in Metro Nashville's combined sewer area.

7.4. Pre-Approved SCMs

Stormwater Control Measures (SCMs) are structural and non-structural practices designed to reduce the pollutants leaving a site. For the purposes of this manual, SCMs are divided into Green Infrastructure Practices (GIPs) and Permanent Treatment Practices (PTPs). GIPs are designed for runoff volume reduction and typically have two runoff reduction levels based on design. Table 7-1 lists the accepted GIPs and the runoff reduction credit given to each. PTPs are designed for pollutant removal and are rated by their ability to removal Total Suspended Solids. Table 7-2 presents a pre-approved listing of PTPs and their assigned TSS removal capability. Design and maintenance information for each SCM can be found in the SWMM Volume 5, LID Manual, and SWMM Volume 4, Permanent Treatment Practices (PTP) Section 6.



Table 7-1 GIPs for use in Metro

Green Infrastructure Practice	% Rainfall Volume Removed/Captured – RR Credit							
	Level 1				Level 2			
1. Bioretention	60				80			
2. Urban Bioretention	40				N/A			
3. Permeable Pavement	40				80			
4. Infiltration Trench	50				90			
5. Water Quality Swale	40				60			
6. Extended Detention	25				N/A			
7. Grass Channel	10/20				20/30			
8. Sheet Flow	Conservation Area (HSG Soils A and B) – 75% Conservation Area (HSG Soils C and D) – 50% Vegetated Filter Strip (All Soils) – 50%							
9. Reforestation (A, B, C, D soils)	96	94	92	90	98	97	96	95
10. Rain Tanks/Cisterns	Design dependent; Variable up to 90%							
11. Green Roof	Design dependent; 40-90%							

Table 7-2 PTPs for use in Metro

PTP Removal Efficiency for Total Suspended Solids (TSS)	
Structural Control	TSS Removal (%)
Wet Pond	80
Stormwater Wetland	80
Bioretention Area	80
Sand Filter	80
Enhanced Swale	80
Filter Strip	50
Grass Channel	50
Organic Filter	80
Underground Sand Filter	80
Submerged Gravel Wetland	80
Infiltration Trench	80
Gravity (Oil-Grit) Separator	40
Proprietary Structural Control	Based on Testing (see Section 7.6)
Dry Detention / Dry ED Basin	60

7.5. Proprietary SCMs

Many proprietary SCMs are available to treat stormwater runoff. However, some of these SCMs do not have established pollutant removal data. Pollutant-removal capability shall be determined as percent total suspended solids (TSS) removal by both field testing and laboratory testing.



Proprietary devices shall be approved by MWS, through an application and acceptance process, prior to consideration for use in Metro. Please contact MWS Development Services staff for the current list of approved devices. Metro requires applicant manufacturers to conduct testing to demonstrate the pollutant-removal capability of proprietary SCMs. Metro has established submittal requirements and guidelines for test protocol. Qualified laboratories, which follow the applicable requirements and guidelines, should be utilized to ensure the usefulness and accuracy of the data submitted. Additionally, manufacturers' claims for SCM performance must be verified through data that is obtained in independent, third-party testing. More specific application requirements can be found in section 7.6.1; however, manufacturers are to contact MWS prior to application to ensure that the most recent application requirements are obtained.

MWS may additionally accept manufacturers operating under current proprietary SCM certifications from the New Jersey Department of Environmental Protection (NJDEP). MWS may consider the results of other certification systems and review each on a case-by-case basis. If MWS accepts such a certification, the acceptance shall be based on the same conditions for performance, including deadlines for documentation that are defined in the issuer's certification letter.

7.5.1 Submittal Requirements

The application for consideration of proprietary SCM approval by Metro shall include the following:

1. Statement of the intended use of the device. Intended uses may include pretreatment (for floatables, oil and grease, or sediment, for example), water quality treatment, hydraulic detention, velocity dissipation, an element of a comprehensive treatment train, etc.
2. Statement of the TSS removal performance at the flow rate specified in the equation in Section 7.6.2, certified by an independent testing laboratory.
3. A report of the results of the independent testing laboratory satisfying the requirements of Section 7.6.3.1.
4. Published technical papers, if available, documenting performance of the device.
5. Engineering drawing of the assembled device.
6. Installation, repair, and maintenance instructions and schedule.
7. Parts list including materials of construction and recommended manufacturers.
8. Certified tests of load bearing capacity for traffic bearing devices.
9. A sample device should be made available to Metro Water Services Stormwater Division upon request.
10. A list of locations where the device is installed and operational. The list should include the customer's name, agency, telephone number, and address.
11. Other relevant information requested by Metro from the manufacturer.

Any device found not to meet the certified performance criteria may be removed from the approved list. Submittals containing unsubstantiated or unrealistic claims shall be returned without further review pending receipt of a resubmittal without such claims. An approved



device may not be suitable for use in all applications. Metro may reject the use of an otherwise approved device, if a specific application is determined by Metro to be not suitable.

7.5.2 *Design Guidance for Water Quality Treatment*

Most proprietary SCMs are flow-through-type SCMs and rated for TSS removal based upon a specified flow rate. The WQv equation establishes a volume that must be treated. In an effort to simulate the WQv approach for proprietary SCMs, the following peak flow design equation must be used to develop the stormwater quality treatment required.

$$Q_p = C * I * A$$

Where:

- Q_p = the peak flow through the proprietary SCM in cubic feet/second (cfs)
- C = runoff coefficient
- I = rainfall intensity, 2.45 inches/hour for Metro
- A = the contributing drainage area for the SCM, in acres

7.5.3 *Performance Standards for Proprietary SCMs*

Pollutant removal for Metro is defined as a goal of eighty percent (80%) TSS removal. Treatment may be achieved using a single treatment method, such as a wet pond, or by using a treatment train. A treatment train achieves eighty percent (80%) removal of TSS using a combination of pretreatment and/or treatment methods. Manufacturers of proprietary SCMs may apply for either 1) pretreatment approval (50% TSS removal); or 2) full treatment approval (80% TSS removal).

Proprietary SCM approval shall last for four (4) years, unless the terms of certification provide for a shorter period, for devices approved under the application and approval procedures contained herein, after which time reapplication is required. Applicants are required to meet any and all Metro rules, regulations, and policies in effect. Proprietary SCM approval for devices certified by NJDEP shall expire as stated in such certification letter.

Metro reserves the right to terminate approvals for reasons including, but not limited to: 1) restrictions placed by the Tennessee Department of Environment and Conservation; 2) product modifications or system failures indicating questionable performance capability; 3) changes in Metro stormwater regulations or policy, or 4) changes in the Technology Acceptance Reciprocity Partnership (TARP) or NJDEP protocols.



7.5.3.1 Testing Requirements for Proprietary SCMs

It is the responsibility of the manufacturer to develop and implement technically valid plans for laboratory and field testing. The following guidelines are provided as minimum considerations for an approvable testing program. Metro reserves the right to reject any data submitted, including invalid or undocumented testing procedures. Metro may provide review of test plans, as staff time allows.

All testing plans must include a Quality Assurance Plan, which defines testing and analysis methods. The Quality Assurance Plan must be prepared by a qualified testing laboratory. Examples of a Quality Assurance Plan are provided, among other sources, in *The Technology Acceptance Reciprocity Partnership Protocol for Stormwater SCM Demonstrations, August 2001 (updated July 2003)*.

7.5.3.1.a Field Testing

Metro requires that field testing conform to *The Technology Acceptance Reciprocity Partnership Protocol for Stormwater SCM Demonstrations, August 2001 (updated July 2003)* and the *NJDEP Protocol for Total Suspended Solids Removal Based on Field Testing Amendments to TARP Protocol Dated August 5, 2009, Revised December 15, 2009*, and that conformation with and deviations from the TARP be noted in an applicant's protocol and test report.

The following items are required in addition to the TARP procedure:

1. Results are to be reported in mg/L TSS, which is consistent with the requirements of the MWS NPDES Discharge Permit. TSS shall be analyzed in accordance with Standard Method APHA 2540D. Reporting in both total suspended solids, TSS, and suspended sediment concentration, SSC, is recommended by TARP procedure.
2. All data collected must be reported. All maintenance performed on the tested device at any time during the overall field testing program shall be reported. This reporting shall include a description of each task performed, reason(s) for the maintenance, the quantities of any sediment removed, and a discussion of any anomalous, irregular, or missing maintenance data.
3. Particles larger than 1000 microns must be excluded from the analysis results.
4. At a minimum, the peak runoff rate from at least three of the sampled storms shall exceed seventy-five percent (75%) of the design flow of the unit. At least five (5) of the flows must exceed fifty percent (50%) of the design flow of the unit.
5. Field tests must be conducted without adding sediment to the influent or augmenting flow. Sediment must be naturally occurring, undisturbed, on-site sediment.
6. Rainfall data from a site gauge must be provided for each sampled storm event.
7. In order to determine the tested device's required maintenance interval, the minimum duration of the overall field testing program shall be one (1) year beginning at the time of the device's installation, commissioning, or the beginning of the removal rate testing, whichever is greater.



7.5.3.1.b Laboratory Testing

Metro requires that laboratory testing conform to the following NJDEP protocols:

- *NJDEP Protocol for Manufactured Hydrodynamic Sedimentation Devices for Total Suspended Solids Based on Laboratory Analysis, August 5, 2009 (Revised December 15, 2009)*
- *NJDEP Protocol for Manufactured Filtration Devices for Total Suspended Solids Based on Laboratory Analysis, August 5, 2009 (Revised December 15, 2009)*

As of January 25, 2015, all devices must have either a current NJDEP certification or comply with the following laboratory testing protocols:

- *NJDEP to Assess Total Suspended Solids Removal by a Hydrodynamic Sedimentation Manufactured Treatment Device, January 25, 2013*
- *NJDEP Laboratory Protocol to Assess Total Suspended Solids Removal by a Filtration Manufactured Treatment Device, January 25, 2013*

Conformation with and deviations from the NJDEP protocol should be noted in an applicant's protocol and test report.

7.6. Safety and Mosquito Control

7.6.1 Safety Considerations

Public safety must be considered in the design of each SCM. Volume 5 and Section 6 of Volume 4 contains the detailed design parameters for each SCM type. These design parameters incorporate safety factors into the design itself, such as safety benches in wet ponds and locking grate options for vault type SCMs. Additional safety precaution options are listed below.

1. Fencing is not usually recommended because of access requirements for maintenance and emergency response; therefore, alternative safety precautions, such as gentle slopes and safety benches, are preferred. However, fencing of stormwater ponds may be required under conditions such as those specified in Volume 2, Chapter 8.10 Access Management.
2. Each entrance point for water into a detention area should incorporate an energy dissipater so that water does not flow into ponds at an unsafe rate.
3. All devices should be easily and safely accessible without special requirements (e.g. confined-space equipment and procedures).
4. All covers should be spring-loaded or lightweight for easy opening and a manually activated locking mechanism should be incorporated into the structure. Automatic locking devices are not permissible.
5. Vegetative growth should be controlled to prevent barriers to access inlets, outlets and treatment areas.
6. Stormwater management ponds shall include escape provisions as follows:
 - a. If a pond has an outlet structure greater than 4 feet in height, escape provisions must be incorporated in or on the structure. Escape provisions include permanent ladders, steps, rungs, or other features that provide an easy egress from the pond or its outlet structure.



- b. In new ponds, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than 3:1 (horizontal to vertical).

7.6.2 Mosquito Control

Many stormwater SCMs have either a permanent pool of water or hold stormwater for an extended period of time and can potentially provide mosquito-breeding habitat. However, if structural SCMs are properly designed, installed, and maintained, mosquito problems can be minimized. The following controls should be considered when determining the appropriate SCM and long-term maintenance plans for each development:

1. SCMs with open water (such as stormwater ponds) may need aeration or some other means of water movement through artificial means.
2. Ponds designed to detain water temporarily should discharge water in 72 hours or less. (This issue has been addressed in the Permanent Treatment Practices (PTP) section of Volume 4 through the design and maintenance guidance.)
3. Good maintenance and monitoring of SCMs is essential. For instance, discharge orifices should be monitored for debris or sediment clogging *weekly* in the summer months when mosquito breeding peaks.
4. Grout around riprap to prevent pooling while maintaining the benefits of the riprap for energy dissipation.
5. Vault-type SCMs that have the potential to hold water for longer than 72 hours should be contained and completely sealed.
6. Introduce *Gambusia affinis* (mosquitofish) or other mosquito predators into stormwater ponds with permanent pools. They feed on immature mosquitoes.
7. Use mosquito larvicides as a last resort to control mosquitoes.

7.7. Stormwater Control Measure (SCM) Long Term Maintenance

Each water quality SCM installed on a site requires maintenance so that it functions properly, ensuring that it helps fulfill the water quality goal for the site. Therefore, a SCM-specific Maintenance Document for each development site is required. Please see Section 6.7.1 or Appendix F for additional information.



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Chapter 8 REGULATED RESIDENTIAL INFILL

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8.1. Overview

Land development can permanently alter the way in which stormwater flows across a site due to grading, compaction, and the installation of impervious cover. In order to mitigate these impacts, Metro requires, in accordance with the stormwater ordinance, that stormwater management measures be utilized when construction of a home or an addition meets the definition of regulated residential infill.

8.2. Definition and Requirement

Regulated Residential Infill is the creation of 800 to 15,000 square feet of additional net impervious area (IA) for a residential dwelling(s) and any associated improvements on the property through new development, redevelopment, or rehabilitation in existing neighborhoods.

Exemptions from Regulated Residential Infill regulation are projects that:

- (1) add less than 800 square feet of net new IA,
- (2) add more than 15,000 square feet of net new IA,
- (3) are on lots larger than one acre where the scope requires a full grading permit, or
- (4) are on lots with a grading permit previously issued by Metro, as long as the post-construction IA conforms to the original grading plan.

Note a previously issued grading permit does not automatically result in an exemption. There may be sites that have had a grading permit in the past but the drainage system is currently inadequate to handle design discharges. The existence of a past grading permit allows the developer to omit use of the one-inch criteria in favor of use of any designed, constructed and maintained competent drainage system already in existence per section 8.2.2. The developer must still insure the downstream system is competent to handle the increased discharge. If the system is not competent the developer may choose to follow normal Tier I, II or III steps, or may choose simply to restore and/or improve the drainage system to handle the increased discharge from the infill site. For Tier III sites detention will still be required.



Projects on lots larger than forty thousand square feet may seek infill classification on a case-by-case basis at the discretion of MWS.

There are three tiers of infill development for non-exempt projects:

- **Tier I** - Projects creating between **800** and **2,500** square feet of net additional IA with the total lot IA percentage exceeding 30% must treat, by means of capture of the first inch of rainfall runoff, an IA equal to the net increase of added IA.
- **Tier II** - Projects creating between **2,500** and **8,000** square feet of net additional IA, without regard to total lot IA percent, must treat, by means of capture of the first inch of rainfall runoff, an IA equal to the net increase of added IA.
- **Tier III** – Projects creating between **8,000** and **15,000** square feet of net added IA, without regard to total lot IA percent, must treat, by means of capture of the first inch of rainfall runoff, an IA equal to the net increase of added IA. Additionally, the project design must insure there is no increase in the 10-year storm peak flow from the site, and the design must be certified by a professional engineer.

8.2.1. One-Inch Capture Requirement

The size and type of stormwater management practices implemented must be in accordance with Appendix D, Regulated Residential Infill Guidance. These post-construction stormwater management practices must be designed to capture the first inch of rainfall runoff from an impervious area equal to the net added impervious area.

Artificial turf shall be counted as impervious surface area unless it has an eight-inch stone storage layer and meets the Permeable Pavers specification (Section II. E) in the SWMM Volume 1 Appendix D Regulated Residential Infill Guidance. Artificial turf shall not be used as a green infrastructure control practice for stormwater management. Artificial turf installations on grading permit projects must meet the Permeable Pavement specification (GIP-03) in the SWMM Volume 5 Low Impact Development.

8.2.2. Alternatives to One-Inch Capture

The owner/developer of a project meeting the definition of regulated residential infill shall endeavor to treat the first one inch of rainfall runoff from net added impervious. If this treatment proves impractical two alternatives are offered to the one-inch capture requirement for each tier as described below:

A) Tier I Alternatives

(Net addition of between 800 and 2,500 square feet of impervious area)



1. Demonstrate that an adequate drainage system is present downstream by using the simple method described in Appendix D.
2. If an adequate drainage system does not exist downstream, work with MWS and a licensed engineer to devise a solution to improve the drainage downstream to accommodate the increase in flow resulting from the added impervious area.

B) Tier II Alternatives

(Net addition of between 2,500 and 8,000 square feet of impervious area)

1. Demonstrate that an adequate drainage system is present downstream by analyzing the on and off site drainage as described in the residential infill guidance document (requires a licensed engineer).
2. If an adequate drainage system does not exist downstream, work with MWS and a licensed engineer to devise a solution to improve the drainage downstream to accommodate the increase in flow resulting from the added impervious area.

C) Tier III Alternatives

(Net addition of between 8,000 and 15,000 square feet of impervious area)

1. Demonstrate that an adequate drainage system is present downstream by analyzing the on and off site drainage as described in the residential infill guidance document (requires a licensed engineer).
2. If an adequate drainage system does not exist downstream, work with MWS and a licensed engineer to devise a solution to improve the drainage downstream to accommodate the increase in flow resulting from the added impervious area.

8.3. Permitting

Permitting of residential infill properties will take place through Metro's Development Services Center (see Figure 8-1).

8.3.1. Pre-Application Meeting

All applicants may schedule a pre-application meeting with MWS to discuss their proposed projects. While not mandatory, a pre-application meeting is encouraged to assure correct and timely permit application preparation and review. This meeting will also aid the applicant in identifying water quality buffers, special site challenges, and residential infill requirements. During this meeting, staff can determine if a proposed project qualifies for an exemption and explain how technical guidelines and criteria should be applied.



8.3.2. *Required Information and Checklist*

Each application for a Residential Infill Permit shall contain a sufficient site development plan and a completed Stormwater Checklist for Residential Infill Lot Developments. Plans for Tier I and II projects can be prepared and stamped by a licensed land surveyor, a professional engineer, or a licensed landscape architect. Tier III plans shall be stamped by a professional engineer. The application shall contain the following items:

- Identification of all impervious surface areas pre- and post-development;
- The net increase in impervious area;
- Proposed drainage infrastructure in right of way;
- Lot/building layout with:
 - Dimensions,
 - Contours (existing and proposed),
 - Erosion and sediment control measures (silt fence, construction entrance),
 - Green infrastructure control specifications sheets,
 - Easements,
 - All points where stormwater leaves the site,
 - Culvert/drainage pipes in right-of-way with size, capacity and material and if applicable, buffers (stream, floodway) zones,
 - Any trees receiving the infill credit,
 - 1-percent annual chance floodplain boundary, and
 - Scale on drawing;
- Proof of zero increase in 10-year peak runoff;
- Proof of competent downstream drainage;
- A previously assigned grading permit; and
- Completed Declaration of restrictions and covenants (see Appendix D).

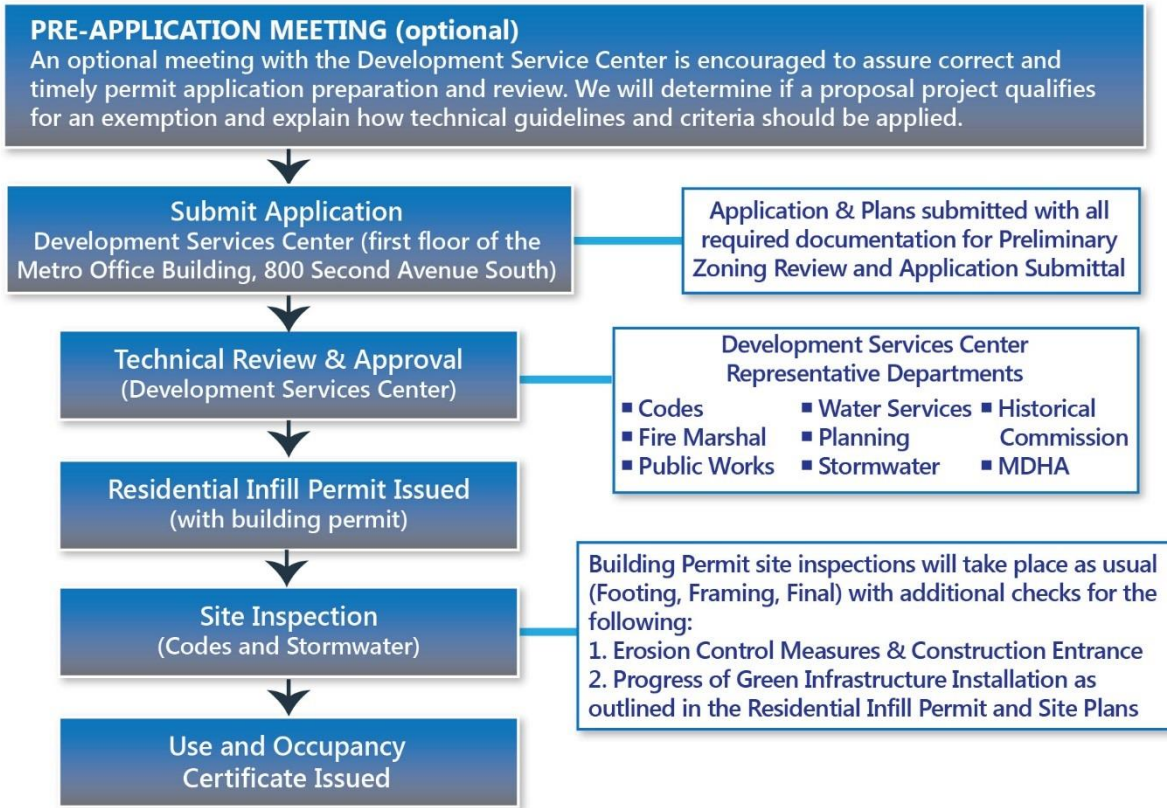


Figure 8.1 Regulated Residential Infill Permit Process

8.3.3. *Application Processing*

The Development Services Center will review the application and issue a permit based on the completeness and correctness of the application.

8.3.3.1. *Initial Receipt and Resubmittals*

When residential infill projects are referred or submitted to MWS, they are logged in by date and assigned a tracking number. The applicant must complete a Stormwater Checklist for the infill project. Failure by the applicant to complete the Stormwater Checklist upon initial submission or to include the tracking number in resubmittals will result in a delay in the review of the proposed plans.

8.3.3.2. *Staff Review and Recommendation*

MWS first conducts a sufficiency review of the Residential Infill Checklist and Site Plan to determine if all basic information has been included. If it is determined that the application is incomplete, the application will be returned to the applicant along with a



request for additional information needed. The returned application will include the application tracking number that must accompany a resubmittal.

When all basic information has been supplied pursuant to section 8.3.3.1, MWS staff will conduct a technical evaluation of the permit application. This technical evaluation will be based on the technical criteria outlined in Appendix D.

8.3.3.3. Installation of Erosion Control Measures

Initial measures should be installed as detailed in the EPSC plan. **No land-disturbing activities, except what is necessary to install initial EPSC measures, shall begin prior to the issuance of a residential infill permit.**

8.3.3.4. Residential Infill Permit Issuance and Expiration

A Residential Infill Permit shall expire one year from the date of issuance. The permit holder may request an extension to the expiration date of up to 6 months. No more than two extensions can be requested for any site unless adequate justification for additional extensions is proven.

When an extension is requested, MWS staff can require additional information or additional measures on the site. Extensions will not be granted for projects not in compliance with these regulations.

8.3.3.5. Revisions to Approved Plans

If changes are anticipated prior to or during construction that would constitute a revision of plans already approved by MWS, the approved plans shall be revised and signed by a registered engineer (if applicable) and resubmitted. The resubmission shall include a letter stating why such changes from the approved plans are necessary, the residential infill permit number, and a completed Residential Infill Checklist for the project. MWS reserves the right to waive this requirement or to re-review the entire set of plans in the light of requested changes. Plan revisions must be approved by MWS prior to implementing changes to approved plans in the field. MWS reserves the right to require installed stormwater features that are not per approved residential infill permit plans and/or are not performing as designed to be removed and/or replaced.

8.4. Construction Procedures

8.4.1. Posting of Permit

Work requiring a Residential Infill Permit shall not begin until the permit holder or his agent posts the Residential Infill Permit, or a copy of the permit, in a conspicuous place on the front of



the premises. The permit shall be protected from the weather. The permit shall remain posted by the permit holder until the Department of Codes Administration has issued the Use and Occupancy Certificate or until Development Services Center staff verifies that the site has reached final stabilization.

8.4.2. Effect of Permit

A Residential Infill Permit issued pursuant to this section shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of these regulations, nor shall issuance of a permit prevent MWS or the

Department of Codes Administration from thereafter requiring a correction of errors in plans, construction, or a correction of violations of these regulations. In addition to Metro Residential Infill Permit requirements, certain land disturbance activities that will impact “Waters of the State”, “Wetlands”, and/or “Sinkholes” may be required to meet certain State and Federal regulations. All such applicable regulations must be met prior to the initiation of land disturbance activities. This includes the receipt of any necessary permits.

8.4.3. EPSC Permit Holder Responsibilities

The Residential Infill Permit holder is ultimately responsible and shall be held accountable for all EPSC requirements.

8.4.4. Site Inspections

Inspections will be conducted by Development Services Staff to ensure EPSC requirements and green infrastructure practices are being installed per the submitted plan.

8.4.5. Use and Occupancy

The Use and Occupancy Certificate will be issued after all Development Services Center departments have signed off on the property.



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APPENDIX A

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I. METROPOLITAN CODE OF LAWS

§15.64.010 *et. seq.*

Chapter 15.64 - STORMWATER MANAGEMENT

15.64.010 - Definitions.

As used in this chapter, the following words and terms shall have the meanings ascribed herein:

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This is the regulatory standard also referred to as the "100-year flood."

"Base flood elevation" means the computed elevation to which floodwater is anticipated to rise during the base flood. Base flood elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles.

"Channel" means a natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow thus is that water which is flowing within the limits of the defined channel.

"Community waters" means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, springs, wetlands, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the Metropolitan Government of Nashville and Davidson County.

"Contaminant" means any physical, chemical, biological or radiological substance or matter.

"Department" means the Metropolitan Government of Nashville and Davidson County's Department of Water and Sewerage Services.

"Director" means the Director of the Metropolitan Government of Nashville and Davidson County's Department of Water and Sewerage Services, or his designee.

"Discharge" means any substance disposed, deposited, spilled, poured, injected, seeped, dumped, leaked, or placed by any means, intentionally or unintentionally, into community waters, the waters of the state, or any area draining directly or indirectly into the municipal stormwater system of the metropolitan government.

"Drainage basin" means a part of the surface of the earth that is occupied by and provides surface water runoff into a drainage system which consists of a surface stream or a body of impounded surface water together with all tributary surface streams and bodies of impounded surface water.

"Erosion" means the disintegration or wearing away of the earth's surface by the action of wind and water.



"Flood" means water from a river, stream, watercourse, lake or other body of standing water that temporarily overflows and inundates adjacent lands and which may affect other lands and activities through increased surface water levels, and/or increased ground water level.

"Floodplain" means the relatively flat or lowland area adjoining a river, stream, watercourse, lake, or other body of standing water which has been or may be covered temporarily by flood water. For administrative purposes, the "floodplain" is defined as the 100-year floodplain, which is the area predicted to be inundated by the base flood.

"Floodproofing" means a combination of structural provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures, and contents of buildings in a flood hazard area.

"Flood protection elevation" means at least four feet above the base flood elevation for residential construction and at least one foot above the base flood elevation for non-residential construction.

"Floodway" means that portion of the stream channel and adjacent floodplain required for the passage or conveyance of a 100-year flood discharge. The floodway boundaries are placed to limit encroachment in the floodplain so that a 100-year flood discharge can be conveyed through the floodplain without increasing the water surface elevation by more than a foot at any point and without producing hazardous velocities or conditions. This is the area of significant depths and velocities, and due consideration should be given to effects of fill, loss of cross-sectional flow area, and resulting increased water surface elevations.

"Floodway fringe" means that portion of the floodplain lying outside the floodway. This is the area of the floodplain that may be developed or encroached upon as long as the water surface elevation of the 100-year flood is not increased.

"Green infrastructure" means an approach to wet weather management that is cost-effective, sustainable, and environmentally friendly, which incorporates management approaches and technologies that infiltrate, evapotranspire, capture and reuse stormwater to maintain or restore natural hydrologies. Green infrastructure practices include, but are not limited to open space, rain gardens, porous pavements, green roofs, infiltration planters, trees and tree boxes, swales, and curb extensions.

"Green street" means a public right-of-way that utilizes green infrastructure to manage wet weather flows and enhance water quality.

"Human occupancy" means any portion of any enclosed structure wherein humans principally live or sleep, such as mobile homes, permanent residential activities, semitransient residential activities, health care community facilities, nursing home community facilities, orphanages, family care facilities, group care facilities, or transient habitation.



"Impervious area" means the portion of a parcel of property that is covered by any material, including without limitation roofs, streets, sidewalks and parking lots paved with asphalt, concrete, compacted sand, compacted gravel or clay, that substantially reduces or prevents the infiltration of storm water. Impervious area shall not include natural undisturbed surface rock.

"Infill (regulated residential)" means the creation of eight hundred to fifteen thousand square feet of additional net impervious area (IA) for a residential dwelling(s) and any associated improvements on the property through new development, redevelopment, or rehabilitation in existing neighborhoods.

"Lot" means a tract, plot or portion of a subdivision parcel of land intended as a unit for the purpose, whether immediate or future, for transfer of ownership or for building development.

"Metropolitan government" means the Metropolitan Government of Nashville and Davidson County.

"Municipal separate storm sewer system of the metropolitan government" means a conveyance, or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, and storm drains) designed or used for collecting or conveying stormwater; provided, however, that sanitary and combined sewers are not included in the definition of the municipal separate storm sewer system.

"Non-stormwater discharge" means any discharge to the municipal separate storm sewer system except as permitted by subsection 15.64.205(C) of this section.

"One-hundred-year flood" is one that has an average frequency of occurrence of once in one hundred years, determined from an analysis of floods on a particular watercourse and other watercourses in the same general region. Statistically, it has a one percent chance of occurring in any given year.

"Public system" shall mean and include storm water and flood control devices, structures, conveyances, facilities or systems, including natural watercourses, streams, creeks and rivers used wholly or partly to convey or control storm water or flood water within the jurisdictional boundaries of the metropolitan government. The public system shall include, without limitation, natural conveyances (a) for which the metropolitan government has assumed maintenance responsibility; (b) to which the metropolitan government has made improvements; (c) which have or may pose a threat to public property because of flooding; or (d) for which the metropolitan government is accountable under federal or state regulations governing protection of water quality.

"Qualified control structure" shall mean a device, structure, or practice meeting design standards and approved by the department that substantially limits the discharge and / or discharge rate of storm water from a parcel of property into or through any public system or that substantially improves the purity of storm water so discharged.



"Stormwater" shall mean stormwater run-off, snow melt run-off, surface run-off, street wash waters related to street cleaning and maintenance, infiltration other than infiltration contaminated by seepage from sanitary sewers or other discharges and drainage.

"Structure" means anything constructed or erected, the use of which requires a more or less permanent location on or in the ground. Such construction includes but is not limited to objects such as buildings, towers, smokestacks, overhead transmission lines, carports and walls. Structure shall not include fences.

"Structure, permanent" means a structure which is built of such materials and in such a way that it would commonly be expected to last and remain useful for a substantial period of time.

"Structure, temporary" means a structure which is built of such materials and in such a way that it would commonly be expected to have a relatively short useful life, or is built for a purpose that would commonly be expected to be relatively short-term.

"User" shall mean the owner of record of a non-exempt residential or non-residential property or the person or entity in possession if other than the owner.

"Watercourse" means a channel, natural depression, slough, gulch, stream, creek, pond, reservoir, or lake in which storm runoff and flood water flows either regularly or infrequently. This includes major drainageways for carrying urban storm runoff.

"Waters of the state" means any and all water, public or private, on or beneath the surface of the ground, which are contained within, flow through or border upon Tennessee or any portion thereof except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine to effect a junction with natural surface or underground waters.

(Ord. BL2025-897 § 1-2; Ord. BL2016-513 § 1, 2017; Ord. BL2014-910 § 1, 2014; Ord. BL2011-940 § 2, 2011; Ord. BL2009-407 § 10, 2009; Ord. BL2008-345 § 1, 2009; Ord. BL2007-1440 § 1, 2007; prior code § 40-1-226)

15.64.015 - Stormwater division.

There is hereby created a stormwater division within the metropolitan department of water and sewerage services ("MWS"), which in coordination with the department of public works, the metropolitan finance director, the metropolitan department of codes administration and the metropolitan planning commission, shall have the responsibility for compliance with the Clean Water Act of 1977, as amended and the National Pollution Discharge Elimination System permit (NPDES) and applicable regulations for stormwater discharges; developing stormwater management plans; identifying capital requirements and developing necessary financing for maintenance and rehabilitation of existing and new stormwater facilities; collecting fees and charges for the division; educating the public on the importance of stormwater management and pollution control; developing written regulations and technical guidelines as may be necessary to



enforce the terms of this chapter; and other related duties as required by the director ("director") of MWS.

MWS shall be responsible for plan approval and construction inspection of both private stormwater facilities and public stormwater facilities. Additionally, MWS may accept the responsibility for the operation and maintenance of private stormwater facilities only pursuant to criteria defined and adopted by the stormwater management commission and upon a written agreement approved by the metropolitan council.

(Ord. BL2023-1888 § 1, Ord. BL2016-513 § 2, 2017; Ord. BL2009-407 § 11, 2009; Ord. BL2007-1440 § 2, 2007)

15.64.020 - Director of the department of water and sewerage services—Authority.

- A. The director of the department of water and sewerage services, with the approval of the mayor, shall establish written regulations and technical guidelines as may be necessary to enforce the terms of this chapter. These regulations shall be filed in the metropolitan clerk's office.
- B. Reserved.
- C. The director of the department of water and sewerage services shall have the authority to inspect private drainage systems within the county, and to order such corrective actions to said private drainage systems as are necessary to maintain properly the major and minor drainage systems within the county.

(Ord. BL2016-513 § 3, 2017; Ord. BL2009-407 § 12, 2009; prior code § 40-1-227)

15.64.030 - Reserved.

Editor's note— Ord. BL2016-513, § 4, passed April 4, 2017, repealed § 15.64.030, which pertained to director of codes administration—Authority and derived from prior code § 40-1-228.

15.64.031 - Reserved.

Editor's note— Ord. BL2009-407, § 13, passed March 17, 2009, repealed § 15.64.031, which pertained to funding and derived from Ord. BL2007-1440 § 3, 2007.

15.64.032 - Stormwater fees.

- A. Storm Water Utility and User Fee Established. There is established a storm water utility and a system of storm water user fees for each parcel of property in Davidson County. The fees shall be used by the metropolitan government, acting through the department, exclusively for operation and management of the storm water utility and such storm water and flood control purposes as authorized in Tenn. Code Ann. § 68-221-1101, et seq. The fees shall be owed jointly and severally by the property owner of record and the person or entity in possession of such property in the amounts shown in Table 15.64.032. For each property having multiple dwelling or commercial units and more than one water meter, the



director shall fairly allocate the storm water user fees owed among users based on their actual or estimated proportionate contribution to the storm water discharged by that property.

B. Exemptions. The following properties shall be exempt from payment of the fees created by this section:

1. Owners and/or operators of agricultural land (see T.C.A. § 1-3-105(2)(A)(i) and T.C.A. § 68-221-1102(1)), in the municipality, upon which the owner or operator conducts activities that enable the owner or operator to satisfy the requirements of a qualified farmer or nurseryman (as defined by T.C.A. § 67-6-207(e)). The specific criteria for exemption of agricultural properties applies to parcels which are actively engaged in the commercial production of agricultural commodities (defined by T.C.A. § 67-6-301(c)(2)).
2. Properties from which no storm water is discharged into or through the public system.
3. Properties having no impervious area.
4. Properties wholly within the corporate boundaries of Belle Meade, Berry Hill, Forest Hills, Goodlettsville, and Oak Hill. Provided, however, that each such city may, upon approval of its legislative body, enter into the contract attached as Exhibit A to this ordinance, such that all property within its boundaries will participate in the metropolitan government's storm water utility and system of storm water user fees in the same manner as the remainder of the area within the General Services District. Such contract between any of the above cities and the metropolitan government shall be filed with the metropolitan clerk upon being executed.

C. Adjustments.

1. Properties on which a properly functioning qualified control structure has been installed shall be entitled to a downward adjustment in the fees established by this section in proportion to the improvement achieved by the qualified control structure in the purity of storm water discharged to the public system or the reduction achieved by the qualified control structure in rate or quantity of storm water discharged to the public system or both.
2. A downward adjustment of not more than fifty percent in the fees established by this section shall be available to any entity exempt from taxation under state or federal law that provides to its students or members a regular and continuing program of education approved by the director and concentrating on stewardship of water resources and minimization of demand on the public system.
3. The director shall develop regulations governing the fair and reasonable application of adjustments for properties entitled to one or more adjustment under the terms of this



- subsection. Prior to the adoption of such regulations governing adjustments in the fees, the regulations shall be published, and public comment thereon received and considered. Further, such regulations shall be approved by the stormwater management commission before becoming effective.
- D. Application. Adjustments created under this subsection shall be granted by the director upon written application by the user of any qualifying property and submission of such supporting documentation as the director may reasonably require. The director may, upon not less than thirty written days' notice, revoke a previously granted adjustment or cease to recognize an exemption upon his determination that the affected parcel of property does not qualify for the adjustment or exemption.
- E. Appeals.
1. Appeals relating to exemptions shall be taken to the stormwater management commission within sixty days after the department issues a bill for storm water fees indicating that an applicable exemption has not been recognized.
 2. An appeal from any decision made by the director under this section, including a decision relating to an adjustment or allocation among users of a single property, shall be taken to the stormwater management commission within sixty days after issuance of the decision.
 3. Users shall be entitled to appeal the department's calculation regarding the amount of the user's impervious area to the stormwater management commission. In the event the stormwater management commission approves a reduction in the amount of billable impervious area, such user's storm water fee shall be adjusted accordingly on a prospective basis. Users shall not be entitled to a refund or credit of storm water fees paid prior to said appeal.
- F. Collection. The director shall bill the fees established by this section to users who are retail customers of the department on their regular monthly water or sewer bills. The fees shall be shown as a separately identified line item. The director shall directly and at least semi-annually bill the fees created by this section to users not receiving water or sewer service from the department or shall contract for the inclusion of such fees on bills issued to the customers of other utilities operating in Davidson County, such contracts to be approved by resolution of the metropolitan council.
- G. Remedies. In addition to any other remedy available to the metropolitan government under law or contract, the department shall discontinue water service to the property of any user who fails to pay the fees established by this section in accordance with the procedures regularly used by the department when customers fail to pay bills for water or sewer service. Fees established under this section shall constitute a lien against the property served, which lien shall run with the land. The metropolitan government may enforce the



lien as prescribed by law.

- H. Regulations. The director shall promulgate regulations to facilitate administration of this section. Prior to adoption, such regulations shall be published, and public comment thereon received and considered. The regulations further shall be approved by the stormwater management commission before becoming effective. Any material change in the regulations shall be made in accordance with the same process.
- I. Review of impervious area. The department shall review all user properties at least every five years to ensure such users are being billed for the correct amount of impervious area. Upon completion of the periodic review, if a user's amount of impervious area has changed, the department shall adjust such user's storm water fee accordingly to reflect the updated amount of impervious area.

Table 15.64.032
GRADUATED STORM WATER USER FEE SCHEDULE

All with less than 400 square feet of Impervious Area \$0.00 Monthly Fee		
Residential Properties	Impervious Surface Area (Square Feet)	Monthly Fee
Tier 1	400—2,000	\$1.50
Tier 2	2,001—6,000	\$6.00
Tier 3	more than 6,000	\$11.00
Condominium (per unit)		\$3.00
Non-Residential Properties	Impervious Surface Area (Square Feet)	Monthly Fee
Tier 1	400—6,000	\$10.00
Tier 2	6001—12,800	\$30.00
Tier 3	12,801—25,600	\$70.00
Tier 4	25,601—51,200	\$150.00
Tier 5	51,201—300,000	\$300.00
Tier 6	300,001—1,000,000	\$650.00
Tier 7	more than 1,000,000	\$1,300.00
Condominium (per unit)		\$10.00

(Ord. BL2023-1888 §§ 2—6, 2023; Ord. BL2017-908 § 1, 2017; Ord. BL2017-588 § 1, 2017; Ord. BL2016-513 §§ 5—10, 2017; Ord. BL2009-407 §§ 8, 9, 2009; Amdt. 1 to Ord. BL2007-1440 § 4, 2007; Ord. BL2007-1440 § 4, 2007)

Editor's note— Exhibit A to Ord. BL2009-407 is not set out herein, but is on file and available for inspection in the metropolitan clerk's office.



State Law Reference— The Tennessee legislature, in Public Chapter 1143, provided a new standard related to agricultural exemptions for the stormwater fee. Refer to T.C.A. 68-221-107, based on Public Chapter 1143.

15.64.033 - Reserved.

Editor's note— Ord. BL2009-407, § 13, passed March 17, 2009, repealed § 15.64.033, which pertained to collection of fees and derived from Ord. BL2007-1440 § 5, 2007.

15.64.034 - Reports of stormwater division.

The director of MWS shall submit an annual written report to the metro council and shall personally appear annually before a joint meeting of the council public works and budget and finance committees on the stormwater management program. Such report shall contain, at a minimum:

1. A list of properties that are exempt from the stormwater fees or have been granted adjustments under Section 15.64.032. The report shall identify each property by street address and owner name, and shall state the adjustment amount granted or the basis for considering the property exempt.
2. A list of all stormwater projects completed within the previous year for each council district broken down by priority category.
3. The status of the stormwater management program in metro.
4. The fee structure imposed to fund the implementation of the stormwater program and the adequacy of funds to implement the program.
5. Any long-range plans which have been developed to implement the provisions of this chapter.
6. The status of any projects to control stormwater run-off.
7. Any other information deemed relevant by the director or upon request of the public works or budget and finance committees of the metropolitan council.

(Ord. BL2016-513 § 11, 2017; Ord. BL2007-1440 § 6, 2007)

15.64.040 - Stormwater management commission—Created.

- A. There is created a metropolitan stormwater management commission which shall consist of seven members who must be residents of Metropolitan Nashville and Davidson County.
- B. The membership of the commission shall be as follows:



1. Four members who shall be registered professional engineers in the State of Tennessee with expertise in civil engineering, hydraulics, hydrology, and/or environmental sciences. At least one such member shall be a civil or environmental engineer, preferably from the non-profit or academic sector.
 2. Three members as follows: One licensed landscape architect or urban forester elected from nominations submitted by the Tennessee Chapter of the American Society of Landscape Architects and Tennessee Forestry Association; one licensed or retired attorney whose practice focuses on or has had significant practice experience in water, stormwater, or environmental law elected from a nomination submitted by the mayor's office; and one member serving as representative of a local environmental organization, elected from nominations submitted by the Metropolitan Department of Water and Sewerage Services.
- C. The four members who are registered professional engineers shall be appointed by the mayor and confirmed by a majority vote of the whole metropolitan council. The three members nominated in the manner listed in subsection B.2 above shall be elected by a majority vote of the whole membership of the metropolitan council.
- D. All members shall have been residents of the metropolitan government area for not less than one year and shall continue to be so eligible as long as they shall serve.
- E. Appointed members of the commission shall serve a term of four years. The terms of office of the first appointed members shall be staggered, two for a term of two years, two for a term of three years, and two for a term of four years.

(Amdt. 1 to Ord. BL2025-771 § 1, 2025; Ord. BL2025-771 § 1, 2025; Ord. BL2023-1888 §§ 7, 8, 2023; Ord. BL2022-1528 § 11, 2023; Ord. BL2012-127 § 1, 2012; Ord. 89-1017 § 1, 1990; prior code § 40-1-229(a))

Editor's note— Ord. No. BL2012-127, § 4, states that all current members shall remain in office and all current alternate members shall be converted to full members.

15.64.050 - Stormwater management commission—Organization.

Within ten days after its appointment, the stormwater management commission shall organize itself by election of one of its members as chairman and another as vice-chairman, who shall serve for a period of one year or until their successor shall have been chosen. The director of the department of water and sewerage services shall appoint the secretary to the commission who shall be the custodian of the minutes and records of the proceeding of the commission. The director of law shall appoint a legal advisor to the commission.

(Ord. BL2025-771 § 2, 2025; Ord. BL2023-1888 §§ 9, 10, 2023; Ord. BL2012-127 § 2, 2012; Ord. BL2007-1440 § 7, 2007; prior code § 40-1-229(b))



15.64.060 - Stormwater management commission—Compensation.

All appointed members of the commission shall serve without compensation and may be removed from membership on the commission by the mayor for continued absence from meetings of the commission, physical disability, or other just cause.

(Ord. BL2025-771 § 3, 2025; Ord. BL2023-1888 § 11, 2023; prior code § 40-1-229(c))

15.64.070 - Stormwater management commission—Replacement of members.

Replacement of any appointed member of the commission resigning or dismissed from the commission shall be appointed in the same manner as prescribed for regular appointees. Any member appointed as a replacement shall serve only for the remainder of the term of the replaced member, unless subsequently reappointed for an additional term.

(Ord. BL2025-771 § 4, 2025; Ord. BL2023-1888 § 12, 2023; Ord. BL2022-1528 § 12, 2023; prior code § 40-1-229(d))

15.64.080 - Stormwater management commission—Regulations—Meetings—Duties.

The stormwater management commission shall adopt such rules and regulations as it may deem necessary to conduct its business. The commission, in open meeting, shall hear all appeals, variance requests, and other relevant issues under the provisions of this chapter. The commission shall meet at regular monthly intervals with the day and time to be determined by the chairman. In the event no appeals have been filed and there is no business pending, the chairman may cancel the meeting ten days before its scheduled date.

(Ord. BL2025-771 § 5, 2025; Ord. BL2023-1888 §§ 13, 14, 2023; Ord. BL2016-513 § 12, 2017; prior code § 40-1-229(e))

15.64.090 - Stormwater management commission—Voting regulations.

Four members of the stormwater management commission shall constitute a quorum. A majority vote of members present shall be required for actions by the commission. In the event that a quorum is not present, an application shall be readvertised for the next regular meeting. No member of the commission shall act in any case in which he has a personal interest.

(Ord. BL2025-771 § 6, 2025; Ord. BL2023-1888 §§ 15, 16, 2023; Ord. BL2012-127 § 3, 2012; prior code § 40-1-229(f))

15.64.100 - Appeal and variance request procedure.

- A. 1. Whenever the director of the department of water and sewerage services shall uphold enforcement taken by the department for violations of this chapter or the regulations established in the Metropolitan Government of Nashville and Davidson County Stormwater Management Manual, Volume 1 - Regulations, the owner or authorized



agent may appeal the decision of the director to the stormwater management commission. All appeals must be filed within thirty days after an adverse decision by the director of the department of water and sewerage. A filing fee in the amount established pursuant to Section 15.64.215 shall be charged to each applicant payable to metro water services.

2. Whenever the director of the department of water and sewerage services shall reject or refuse to approve a plan for noncompliance with this chapter or the regulations established in the Metropolitan Government of Nashville and Davidson County Stormwater Management Manual, Volume 1 - Regulations, the owner or authorized agent may appeal the decision of the director to the stormwater management commission. All appeals must be filed within thirty days after an adverse decision by the director of the department of water and sewerage services. A filing fee in the amount established pursuant to Section 15.64.215 shall be charged to each applicant payable to metro water services.
 3. An applicant may request a variance from the regulations established in the Metropolitan Government of Nashville and Davidson County Stormwater Management Manual, Volume 1 - Regulations, by submitting a completed application to appear before the commission. A filing fee in the amount established pursuant to Section 15.64.215 shall be charged to each applicant payable to metro water services.
- B. Any action taken by the commission shall be by motion which shall state the reasons therefore with particularity. All the decisions of the commission shall be by resolution, must be in writing, and must indicate the vote of each member of the commission upon the decision, and shall specify in what manner such variation or modifications shall be made, the conditions upon which they are to be made, and the reasons therefore.
- C. Unless otherwise stated, every decision of the commission shall be final; subject however, to such remedy as any aggrieved party or the metropolitan government may have at law or in equity. Every decision shall be promptly entered into the minutes of the meeting of the commission by the secretary and filed with metro water services. The records of the commission shall be open to public inspection, and a copy of each decision shall be sent by mail or otherwise to each appellant.
- D. The commission shall, in every case, render a decision without unreasonable or unnecessary delay.

(Ord. BL2025-771 § 7, 2025; Ord. BL2023-1888 §§ 17, 18, 2023; Ord. BL2016-513 § 13, 2017; Ord. BL2007-1440 § 8, 2007; Ord. BL2001-642 § 1, 2001; prior code § 40-1-229(g))

15.64.105 – Public notice requirements.

- A. No action shall be taken by the stormwater management commission on any variance requests unless, at least ten days prior to consideration of the variance by the commission,



the applicant for the variance provides written notice by U.S. Mail of the date, time, and place of the commission meeting to all property owners within one thousand feet of the subject property. The applicant shall be responsible for the costs associated with the preparation and mailing of such written notices.

- B. In addition to the written notice required in subsection A. of this section, public notice signs shall be posted in accordance with the following provisions on any property subject to stormwater management commission consideration of a variance:
1. Public notice signs shall be installed by the applicant seeking the variance.
 2. One sign shall be posted along each three hundred feet of public street frontage. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.
 3. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date, and location of the scheduled public stormwater management commission meeting, the general nature of the variance request, and a phone number for additional information.

(Ord. BL2025-771 § 8, 2025; Ord. BL2023-1888 §§ 19—22, 2023; Amdt. 1 to Ord. BL2020-424 § 1, 2020; Ord. BL2020-424 § 1,)

15.64.110 - Issuance of building and occupancy permits—Approval by director of the department of water and sewerage services.

- A. Prior to the issuance of a use and occupancy permit for any structure within a development, unless exempted by Section 15.64.130, in which the drainage system is to be dedicated to the metropolitan government, the drainage system shall be inspected and accepted by director of the department of water and sewerage services personnel.
- B. Prior to the issuance of a use and occupancy permit for any structure in a development, unless exempted by Section 15.64.130, where the drainage system is to remain private, a registered engineer shall submit to the director of the department of water and sewerage services a certificate that the drainage system is complete and functional in accordance with the plans approved by the director of the department of water and sewerage services.
- C. No building permit, except for structures exempted in Section 15.64.130, shall be issued until grading, drainage and erosion control plans are approved by the director of the department of water and sewerage services or his designee, and the grading permit is issued.
- D. Grading permits for certain projects, as described herein, shall be valid only for a period of eighteen months from the date of issuance. This limitation shall apply to project sites



meeting each of the following criteria:

- i. No contemporary building permit or use and occupancy permit has been issued or requested for the project site property;
- ii. The project site is located upon a local street, minor local street, or arterial or collector street consisting of two lanes or less, according to the Major and Collector Street Plan;
- iii. The project site is on a lot adjacent to a residential zone district or a district permitting residential use; and
- iv. The project site is not owned by the Metropolitan Government of Nashville and Davidson County, the Metropolitan Nashville Airport Authority, the Nashville Electric Service, the Metropolitan Transit Authority, or the Metropolitan Development and Housing Authority.

Upon expiration of grading permits for properties meeting the criteria set forth in this subsection, such permits may be renewed only upon the adoption of a resolution, after a public hearing, by the metropolitan council receiving twenty-one affirmative votes to approve the permit renewal. Subject to the approval of the department of water and sewerage services, permits approved for renewal may be re-issued for an additional eighteen months without an additional application and review process.

As a condition of the issuance of grading permits subject to this section, the expiration or non-renewal thereof shall require the previously permitted operator to satisfy any closure requirements deemed necessary by the department of water and sewerage services for purposes of ensuring site stabilization and site stormwater management functionality, including installation of stormwater infrastructure and/or stormwater control measures, within a reasonable period of time.

- E. Any nonpermitted drainage system or construction or fill located within a floodplain, shall upon written notice from the director of the department of water and sewerage services, be removed at the property owner's expense.
- F. Metro water services may withhold approvals and grading permit issuance from any person, partnership, limited partnership, joint venture, corporation or any other type of business entity or related entity who has another grading permit project or building permit that is currently in violation of stormwater regulations. For purposes of this section, partnerships, limited partnerships, joint ventures, corporations or other type of business entities owned or operated by common person(s) or having common person(s) involved in the day-to-day operation of the business will be viewed as a related entity unless a significant change of control can be evidenced.



(Amdt. 1 to Ord. BL2019-1475 § 1, 2019; Ord. BL2019-1475 § 1, 2019; Ord. BL2016-513 §§ 14, 15, 2017; Ord. BL2007-1440 § 9, 2007; prior code § 40-1-232)

15.64.120 - Construction that may increase degree of flooding prohibited.

All construction, whether by private or public action, shall be performed in such a manner as to:

- A. have no material increase in the degree of flooding in its vicinity or in other areas whether by flow restrictions, increased runoff or by diminishing retention capacity;
- B. have no adverse impact for site design including, but not limited to, no rise in the 100-year base flood elevations on any project or development located in a documented floodplain as a result of development;
- C. meet such other requirements as may be determined by the department of water and sewerage services.

The department of water and sewerage services shall promulgate regulations consistent with this section.

(Subst. Ord. BL2010-794 § 1, 2010; prior code § 40-1-230(a))

15.64.130 - Review of building permits—Drainage control referrals—Exemptions.

The department of water and sewerage services shall have authority to review all building permit applications which shall be referred to it by the department of codes administration or by officials of the satellite cities within the general services district to determine whether there is a need for plans for drainage, grading and/or erosion control. In making permit referrals to the department of water and sewerage services, the department of codes administration shall exempt permits for the following:

- A. Individual residential dwellings in any given area that do not alter a drainage channel, do not alter the natural ground elevation or vegetation by an amount greater than specified in the technical guidelines to be issued by the metropolitan department of water and sewerage services, or do not meet the definition of regulated residential infill;
- B. Commercial or industrial development that:
 - 1. Disturbs less than ten thousand square feet,
 - 2. Does not alter a drainage channel, and
 - 3. Does not alter the natural ground elevation by more than five feet.
- C. The exemptions listed in subsections A and B shall not be construed as exempting these activities from on-site drainage improvements that may be required in accordance with



adopted building and construction codes, nor from compliance with Sections 15.64.150 through 15.64.180 and Sections 15.64.200 and 15.64.210.

(Ord. BL2025-897 § 3; Ord. BL2016-513 § 16, 2017; Ord. BL2014-910 § 2, 2014; Ord. BL2007-1440 § 10, 2007; prior code § 40-1-230(b))

15.64.131 - Infill development—Applicability and requirements.

- A. No project shall add impervious area without meeting the requirements of this section, unless otherwise specifically exempt from regulation pursuant to this section.
- B. There shall be three tiers of infill development for projects that are subject to infill regulation by this section:
 - 1. Tier I - Projects creating between eight hundred and two thousand five hundred square feet of net additional IA and with the total lot IA exceeding 30.0% must treat, by means of capture of the first inch of rainfall runoff, an IA equal to the net increase of IA.
 - 2. Tier II - Projects creating between two thousand five hundred and eight thousand square feet of net additional IA, without regard to total lot IA percent must treat, by means of capture of the first inch of rainfall runoff, an IA equal to the net increase of IA.
 - 3. Tier III - Projects creating between eight thousand and fifteen thousand square feet of net added IA, without regard to total lot IA percent, must treat, by means of capture of the first inch of rainfall runoff an IA equal to the net increase of IA. Additionally, the project design must insure there is not an increase in the 10-year storm peak flow from the site, and be certified by a professional engineer.
- C. Construction projects that meet the definition of regulated residential infill shall include provisions for the management of the first inch of rainfall runoff from an impervious area equal to the net added impervious area; and shall not be exempt from the provisions of Section 15.64.120 concerning prohibition of increase in the degree of flooding.
- D. Prior to the net addition of at least eight hundred to square feet of impervious area or issuance of a building permit, a sufficient development plan and supporting information required by the latest version of the regulated residential infill guidance document shall be submitted to and approved by the metropolitan department of water and sewerage services. Plans for Tier I and II projects can be prepared and stamped by a licensed land surveyor, a professional engineer, or a licensed landscape architect. Tier III plans shall be stamped by a professional engineer.
- E. The net added impervious area shall be calculated by subtracting the IA present in the aerial photography data obtained by metro in March 2014 from the proposed post-development IA and maintaining the original property boundary as the regulated project boundary, regardless of subdivision, re-plat, horizontal property regime, or any other



modification of property boundaries by deed or plat.

- F. The owner/developer of a project meeting the definition of regulated residential infill shall endeavor to treat the first inch of rainfall runoff from net added impervious area using methods from the regulated residential infill guidance document. If this treatment proves impractical, analysis of the downstream management system to identify adequate drainage per the regulated residential infill guidance document or improving downstream drainage to mitigate a known flooding problem with assistance from a professional engineer may be considered for all or part of the one-inch treatment requirement.
- G. The metropolitan department of water and sewerage services shall have the authority to offer additional runoff volume reduction measures and incentives. Refer to the latest version of the regulated residential infill guidance document for details.
- H. Notwithstanding other provisions of this section to the contrary, excluded from infill regulation are projects that:
 - 1. Add less than eight hundred square feet of net new IA,
 - 2. Add more than fifteen thousand square feet of net new IA,
 - 3. Are on lots larger than forty thousand square feet, or
 - 4. Are on lots with a grading permit previously filed with the metropolitan department of water and sewerage services, as long as the post-construction IA conforms to the original grading plan.
- I. Projects on lots larger than forty thousand square feet may seek infill classification on a case-by-case basis.

(Ord. BL2026-1256 § 1, Ord. BL2025-897 § 4, Ord. BL2014-910 § 3, 2014)

15.64.140 - Property developments—Drainage and erosion control plans required when.

- A. Persons responsible for property developments shall be required to submit detailed grading and drainage plans, with supporting calculations prepared by a registered engineer, to the department of water and sewerage services for review and approval prior to initiation of work. Where applicable, an erosion control plan prepared by a design professional or soil scientist shall be included in order to prevent sedimentation from reducing the flow carrying capacity of the downstream drainage system.
- B. For purposes of this section, property developments shall include the grading, excavation, clearance or other alteration of the landscape for other than agricultural purposes, whether or not a building application has been filed, and whether or not subdivision of the land or construction on the land is contemplated in the near future.



C. Review of a Grading and Drainage Plan.

1. Initiation of a review. Review of a grading and drainage plan by the department may be initiated by the district council member by submitting a written request to the director of water and sewerage services.
2. Notice of review. Within five business days of the initiation of a review, the department of water and sewerage services shall send written notice of the review to the zoning administrator, the owner(s) of the property for which the review has been requested, and the district council member. The department of water and sewerage services shall provide the grading and drainage plan and any other documentation relevant to the review along with the written notice.
3. Procedure. Within thirty days from the initiation of a review, department director or designee shall inspect the site and determine whether grading activity, including excavation, clearance, fill, or other alteration of the landscape, on the site is in compliance with the requirements of the applicable grading and drainage plan and state and local grading regulations.
4. Applicability. This subsection C shall apply to projects when the following factors apply:
 - a. The grading and drainage plan has been approved and active for more than sixty days;
 - b. Fill, not authorized by law, from off-site activity has been brought to and stored on the site;
 - c. No building permit or use and occupancy permit has been issued by the department of codes administration for the site.
5. Determination of compliance.
 - a. If the department director or designee determines that the grading activity is not in compliance with the approved grading and drainage plan or this subsection, the department director or designee shall revoke the grading and drainage plan.
 - b. If the department director or designee determines that the grading activity is in compliance with the approved grading and drainage plan and this subsection, the review is concluded and the grading activity may commence or continue in accordance with the issued grading and drainage plan.
6. Review of building permit for site. The department of water and sewerage services shall not review any building permit application referred pursuant to Section 15.64.130 for a site for which a review pursuant to this subsection has been initiated until the site has been determined to be in compliance in accordance with this subsection.



7. No part of this subsection shall be construed as permitting landfills as defined and regulated by federal or state law.

(Amdt. 2 to Ord. BL2024-426 § 1, 2024; Amdt. 1 to Ord. BL2024-426 § 1, 2024; Ord. BL2024-426 § 1, 2024; Ord. BL2019-1475 § 2, 2019; Ord. BL2017-908 § 2, 2017; Ord. BL2016-513 §§ 17, 18, 2017; prior code § 40-1-230(c))

15.64.150 - Application of Tennessee Water Quality Control Act and Federal Water Pollution Control Act.

Approval by the metropolitan government does not relieve the developer of obtaining any permits required by the Tennessee Water Quality Control Act and Federal Water Pollution Control Act.

(Ord. BL2016-513 § 19, 2017; prior code § 40-1-231(f))

15.64.160 - Applicability of floodplain regulations.

Uses permitted within the floodplain shall be in accordance with Article V of Chapter 17.36 of this code. The regulations and controls set forth in this chapter shall be applied within the areas designated on the zoning map or on special overlays thereto which are made a part of this chapter, and may be viewed upon request at the office of the metropolitan clerk. However, nothing contained herein shall prohibit the application of the regulations in Article V of Chapter 17.36 to lands which can be demonstrated by competent engineering survey, using the adopted profiles from which the flood protection elevation is derived, to lie within any floodplain, and conversely, any lands which can be demonstrated by competent engineering to lie beyond the floodplain shall not be subject to the regulations in Article V of Chapter 17.36. Any lands within the areas designated as floodplains on the zoning map or special overlays thereto shall be subject to the regulations and controls pertaining to floodplains as set forth in this chapter.

(Ord. BL2016-513 §§ 20, 21, 2017; Subst. Ord. BL2010-794 § 2, 2010; prior code § 40-1-231(a))

15.64.170 - Development within floodways—Restrictions.

- A. No new structure shall be constructed within the floodway. Notwithstanding the foregoing, a structure located in the floodway as of the effective date of this ordinance may be maintained and may be repaired in the event of a casualty loss not exceeding fifty percent of appraised value of improvements on the property, provided that no such existing structure located in the floodway shall be enlarged or expanded beyond its existing height or building footprint.
- B. Notwithstanding the provisions of subsection A. to the contrary, the stormwater division may allow the construction of the following types of structures within the floodway, consistent with the provisions of the stormwater management manual, provided that the



structure is designed and engineered, in such a manner so as to have no adverse impact:

- a. Grade-level surface parking areas, paths and hiking trails.
- b. Temporary structures, defined in Section 15.64.010 as "structure, temporary", that are one hundred square feet in size or less and are not used as a dwelling unit for humans.
- c. Water-related features such as bridges, wharfs, docks, and boat ramps.
- d. Public infrastructure installed by or for the benefit of the metropolitan government.
- e. Rebuilding of an existing residential structure in the floodway that has sustained cumulative casualty loss in excess of fifty percent, provided the rebuilt structure is within the same building footprint as the damaged or destroyed structure and is elevated in accordance with the requirements of the Metro Stormwater Manual.
- f. Athletic fields used for recreational purposes, including facilities associated with the recreational athletic fields such as dugouts, bleachers, concession stands, storage buildings, and other similar structures or facilities. For the purposes of this section, "athletic field" means pervious, natural land used for recreational purposes by members of the general public on public land or at educational facilities, such as soccer fields, football fields, or baseball diamonds. "Athletic field" does not mean an athletic facility composed of impervious material, such as tennis courts, basketball courts, or fields with artificial or synthetic grass.
- g. Modification or enlargement of an existing building or other structure located partially or entirely within the floodway of the Cumberland River, so long as such building or structure was in active commercial or industrial use as of July 1, 2012. No such modification or enlargement shall be permitted within the floodway of any Cumberland River tributary or undertaken without the approval of the stormwater management commission.

(Ord. BL2024-294 § 1, 2024; Ord. BL2023-1888 § 23, 2023; Amdt. 1 to Ord. BL2018-1407 § 1, 2019; Ord. BL2018-1407 § 1, 2019; Ord. BL2012-257 § 1, 2012; Amdt. 1 to Ord. BL2011-3 § 2, 2011; Ord. BL2011-3 §§ 1, 2, 2011; Ord. BL2011-940 § 1, 2011; Subst. Ord. BL2010-794 § 4, 2010; prior code § 40-1-231(d))

15.64.175 - Residential development along the Cumberland River.

- A. Along the Cumberland River, there shall be preserved a fifty-foot buffer as measured from the floodway. No new residential structure may be built within this floodway buffer.
- B. Building within the Cumberland River floodway buffer may continue to the extent permitted in Section 15.64.170.



(Ord. BL2018-1157 § 1, 2018)

15.64.180 - Alterations of floodplains and drainage channels—Requirements.

No alterations of floodplain land and drainage channels may be made without the written approval of the director of the department of water and sewerage services. All applicable requirements of this title and, in addition, the following conditions must be met before such approval may be granted:

- A. The placement or construction of a levee, earth fill, building or other structure which alters the floodplain area shall only be permitted based on a plan prepared by a registered and licensed professional engineer of Tennessee, showing existing and proposed elevations, existing and proposed drainage channels, and existing and proposed structures, and the plan shall be approved by the director of the department of water and sewerage services of the metropolitan government certifying that the alteration and construction as proposed would not increase the degree of flooding in other areas, and that any structures proposed to be constructed in the floodplain shall meet the following special conditions.
 - 1. The minimum floor elevation of that portion of any structure intended for human occupancy shall be at least equal to or higher than four feet above the base flood elevation. Those portions of such structures not intended for human occupancy shall be at least equal to or higher than one foot above the base flood elevation. All other related facilities thereto such as electrical equipment, water service, and sanitary sewer connections shall be at least equal to or higher than one foot above the base flood elevation.
 - 2. The minimum floor elevation of any structure not intended for human occupancy, as defined, shall be at least equal to or higher than one foot above the base flood elevation. Floodproofing of these structures will only be authorized by the director of the department of water and sewerage services as specific individual exceptions to minimum floor elevation requirements where it can be shown that the proposed floodproofing is acceptable from an engineering standpoint.
- B. The proposed excavation, filling or change of alignment of any existing channel under the jurisdiction of the U.S. Corps of Engineers shall be approved by the corps of engineers.
- C. The plan is approved by the metropolitan planning commission taking into account the above conditions as well as any other pertinent factors. Any duly approved alteration of the floodplain will be so noted on the official zoning map as a matter of information. This notation will be made upon certification by the director of the department of water and sewerage services to the planning commission that such alteration has been completed in accordance with the approved plan.

(Ord. BL2016-513 §§ 22, 23, 2017; Ord. BL2007-1440 § 11, 2007; prior code § 40-1-231(b))

15.64.190 - Responsibility for off-site drainage improvements.



The construction and financing of any required off-site drainage improvement necessitated by private development within the watershed shall be the responsibility of the developer.
(Prior code § 40-1-234)

15.64.195 - Reserved.

Editor's note— Ord. BL2016-513, § 24, passed April 4, 2017, repealed § 15.64.195, which pertained to stormwater master planning district and derived from Ord. BL2009-461 § 1, 2009; Ord. BL2008-345 § 2, 2009.

15.64.200 - Floodproofing measures.

Floodproofing measures such as the following shall be designed consistent with the flood protection elevation for the particular area, and flood velocities, forces and other factors associated with the flood protection elevation. The director of the department of water and sewerage services shall require that the applicant submit a plan or document certified by a registered professional engineer or architect that the floodproofing measures are consistent with the flood protection elevation for the particular area:

- A. Anchorage to resist flotation and lateral movement;
- B. Installation of watertight doors, bulkheads and shutters;
- C. Reinforcement of walls to resist water pressures;
- D. Use of paints, membranes or mortars to reduce seepage of water through walls;
- E. Addition of mass or weight to structures to resist flotation;
- F. Installation of pumps to lower water levels in structures;
- G. Construction of water supply and waste treatment systems to prevent the entrance of floodwaters;
- H. Pumping facilities for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures;
- I. Construction to resist rupture or collapse, caused by water pressure or flotation debris.

(Ord. BL2007-1440 § 12, 2007; prior code § 40-1-231(c))

15.64.205 - Non-stormwater discharges.

- A. Except as hereinafter provided, all non-stormwater discharges into community waters, into the waters of the state, or into the municipal separate storm sewer system of the metropolitan government are prohibited and are declared to be unlawful.
- B. Unless the director has identified them as a source of contaminants to community waters, the waters of the state, or the municipal separate storm sewer system of the metropolitan government, the following discharges are permitted:
 - 1. Stormwater as defined in TCA Section 68-221-1102(5);
 - 2. Water line flushing;



3. Landscape irrigation;
 4. Diverted stream flows;
 5. Rising groundwaters;
 6. Uncontaminated groundwater infiltration (as defined at 40 CFR 35.2005(20)) to separate storm sewers;
 7. Uncontaminated pumped groundwater;
 8. Discharges from potable water sources;
 9. Foundation drains;
 10. Air conditioning condensate;
 11. Irrigation water;
 12. Springs;
 13. Water from crawl space pumps;
 14. Footing drains;
 15. Lawn watering;
 16. Individual residential car washing;
 17. Flows from riparian habitats and wetlands;
 18. Dechlorinated swimming pool discharges;
 19. Street wash waters resulting from normal street cleaning operations;
 20. Discharges or flows from emergency firefighting activities.
- C. The director of MWS, with the approval of the mayor, shall have authority to implement this chapter by appropriate regulation. The director of MWS shall enforce the provisions of this chapter, and he or his duly authorized representative may enter, upon presentation of proper identification to the owner, occupant, or person in control thereof, any building, structure or premises within the area of jurisdiction of the metropolitan government to perform any duty imposed upon him by this chapter or by the regulations and technical guidelines promulgated by the department pursuant to this chapter. Such entry for the purpose of making any inspection required in this chapter shall be made during reasonable hours, so as to cause the least inconvenience to the occupants thereof, unless emergency circumstances exist. It is unlawful for any person, whether owner, occupant, or party in control of the building, structure, or premises, to refuse the entry of the director or any of the director's duly authorized representatives or to interfere in any manner in the performance of the duties imposed upon the director by this chapter or by the regulations and technical guidelines promulgated by the department pursuant to this chapter.
- D. Discharges with valid and effective NPDES permits issued by the State of Tennessee that meet the pollutant parameters specified within each permit are not prohibited by this section.
- E. The provisions of this section, including subsection C of this section, shall not apply to sanitary or combined sewers, which are governed by Chapter 15.40 of the Metropolitan Code of Laws.

(Ord. BL2016-513 §§ 25—28, 2017; Ord. BL2007-1440 § 13, 2007; Ord. BL2001-642 § 2, 2001; Ord. 97-1016 §§ 1—7, 1998)



15.64.210 - Liability limitation.

The degree of flood protection intended to be provided by this chapter is considered reasonable for regulatory purposes, and is based on engineering and scientific methods of study. Larger floods may occur on occasions, or the flood height may be increased by manmade or natural causes, such as bridge openings restricted by debris. This chapter does not imply that areas outside floodplain zoning district boundaries or land uses permitted within such district will always be totally free from flooding or flood damages. Nor shall this chapter create a liability on the part of, or a cause of action against the metropolitan government or any officer or employee thereof for any flood damages that may result from implementation of this chapter.

(Prior code § 40-1-231(e))

15.64.215 - Stormwater plan and permit review charge.

Notwithstanding any other provision of the Metropolitan Code of Laws, the department shall develop a schedule of charges for services provided in reviewing permit applications, processing appeal and variance requests to the stormwater management commission, or reviewing plans submitted by private entities for proposed projects that must comply with the metropolitan government's stormwater management regulations. The schedule of charges shall not exceed the department's actual costs incurred in providing such services. A copy of the schedule of charges shall be filed with the metropolitan clerk, furnished to each member of the metropolitan council and made available on request to any citizen of Davidson County. The department shall bill and collect in accordance with the schedule of charges, which may be amended from time to time to reflect changes in the department's actual costs of providing the services contemplated herein. Fees may be waived by the department to incentivize certain practices.

(Ord. BL2016-513 § 29, 2017; Ord. BL2007-1457 § 15, 2007)

15.64.220 - Violations—Penalties.

- A. Any violation of this chapter shall be punishable by an administrative penalty in an amount authorized by Tennessee Code Annotated, Section 68-221-1106. For purposes of assessing administrative penalties under this chapter, each day of violation shall constitute a separate violation. Any assessment of an administrative penalty shall be in writing and shall be served on the violator in any manner authorized by law.
- B. In assessing an administrative penalty, the following factors may be considered:
 - 1. The harm done to the public health or the environment;
 - 2. Whether the administrative penalty imposed will be substantial economic deterrent to the illegal activity;
 - 3. The economic benefit gained by the violator;
 - 4. The amount of effort put forth by the violator to remedy this violation;
 - 5. Any unusual or extraordinary enforcement costs incurred by the municipality;
 - 6. The amount of administrative penalty established by ordinance or resolution for specific categories of violations; and



7. Any equities of the situation which outweigh the benefit of imposing any administrative penalty or damage assessment.
- C. The department may also assess damages proximately caused by the violator to the municipality which may include any reasonable expenses incurred in investigating and/or enforcing violations of this part, or any other actual damages caused by the violation.
- D. In addition to all other remedies provided by law, the metropolitan government shall have the right to injunctive relief for any violation of this chapter.

(Ord. BL2016-513 §§ 30, 31, 2017; Ord. BL2010-639 § 1, 2010; Ord. BL2001-642 § 3, 2001; Ord. 95-1329 § 11, 1995)

15.64.225 - [Enforcement of county-wide emergency health orders.]

Notwithstanding any other provision of this title, it is a condition of any permit or work authorization issued pursuant to the authority granted herein, including those issued prior to the effective date hereof, that the permittee and its employees abide by applicable laws, rules, regulations and orders, including without limitation those emergency orders issued by the chief medical director in connection with a declared state of emergency in all or part of Davidson County. Employees of a department that has authorized work or issued a permit pursuant to this title may order the cessation of work or specific activities, or the suspension of a permit, on any work site operating under such permit, for a violation of an emergency order.

Notice of the stop work order shall be in writing and shall be given to the owner of the property or to his agent or to the person in charge of the work or overseeing the operation. When, in the opinion of the director of the department that authorized work or issued a permit, or the director's agent, that an emergency exists, a written stop work order shall not be required, and in such instances, oral notice to the owner, his agent or the person in charge of the work shall have the same force and effect as a written order. Any violation of the stop work order shall be assessed as a civil penalty at the rate of fifty dollars per day. In addition, where a violation exists, the director of the department or the director's agent may request that utility service be curtailed until the violation is corrected or abated. Appeals from the stop work order may be made to the relevant board or commission that oversees the authorization of the work or issuance of the permit.

(Ord. BL2020-421 § 1, 2020)

15.64.230 - Notification to property owners upon amendments to flood maps.

Within thirty days after the publication of new flood maps for Davidson County prepared by the federal government are received by metro, the metropolitan planning department will attempt to provide written notice to every property owner, to the address on record at the property assessor's office at the time of the mailing, whose property is included within the 100-year floodplain or floodway for the first time. These mailings are intended to be informational only, sent for the convenience of the owners, and the metropolitan government will not be liable for failing to



notify a property owner or if the information in the notice is incorrect or incomplete.

(Amdt. 1 to Ord. BL2011-903 § 1, 2011; Ord. BL2011-903 § 1, 2011)



II. METROPOLITAN CODE OF LAWS

§17.28.040

17.28.040 - Floodplain/floodway development standards.

- A. Limited encroachments into the preserved floodplain may be authorized as a variance by the stormwater management commission, as set forth in Section 15.64 of the Metropolitan Code of Laws. Such variances shall be approved only if the committee finds that the encroachment reduces the flood danger or would improve and enhance the environmental quality of the affected floodplain section. Variances shall not be approved for greater than twenty percent of the floodplain area required to be preserved.
- B. All development shall be undertaken consistent with the flood insurance standards and requirements of the Federal Emergency Management Agency, as necessary, to maintain the eligibility of the National Flood Insurance Program within Davidson County. Notwithstanding any provision herein to the contrary, all development alterations or improvements that would otherwise be subject to Chapter 15.64 of this Code shall comply with the provisions of that chapter and the regulations and technical guidelines promulgated by the department pursuant to that chapter.
- C. Residential Development. Residential development on property encumbered by natural floodplain or floodway on the effective date of the ordinance codified in this section shall comply with the following, except for the installation of streets and utilities where required by the planning commission to alleviate an undue hardship:
 1. Single or Two-Family Lots. Land area designated as natural floodplain or floodway on the effective date of said section may be included within a residential lot, but if manipulated, shall not be counted towards satisfying the minimum lot size requirements of the base zoning district. Any residential lot, or any portion of a residential lot, containing natural floodplain shall be designated as a "critical lot" and minimum finished floor elevations shall be established on the final plat of subdivision approved by the metropolitan planning commission and the department of water and sewerage services.
 2. Grouped lots. A single and/or two-family subdivision proposed on property containing natural floodplain and floodway areas shall employ the conservation development Section 17.12.090 or the Planned Unit Development (PUD) cluster lot option of Section 17.36.070. Residential lots under the conservation development or PUD cluster lot option may be grouped within the manipulated areas of the natural floodplain. Any residential lot, or any portion of a residential lot, containing natural floodplain shall be designated as a "critical lot" and minimum finished floor elevations shall be established on the final plat of subdivision approved by the metropolitan planning commission and the department of water and sewerage services. Protected floodway and floodplain



areas shall not be excluded from the calculation of gross land area for purposes of determining lot yield pursuant to Section 17.12.090.

(Ord. BL2023-1888 § 25, 2023; Ord. BL2022-1121 § 6, 2022; Ord. BL2016-513 §§ 32—36, 2017; Ord. BL2011-898 § 11, 2011; Ord. BL2009-586 § 1(Exh. A, § 41), 2010; Amdt. 1 to Ord. BL2002-1021 § 1, 2003; Ord. BL99-117 § 1 (part), 2000; Amdt. 1 with Ord. 98-1268 § 1 (part), 1998; Ord. 96-555 § 7.1(D), 1997)



III. METROPOLITAN CODE OF LAWS

§17.36, Article V

Article V. - Floodplain Overlay District

17.36.170 - General provisions.

In addition to the floodplain and floodway protection provisions of Chapter 17.28, the alteration or development of land subject to flooding shall be regulated by Chapter 15.64 of the Metropolitan Code of Laws ("An Ordinance for Storm Water Management"), the purposes being to prevent the obstruction of watercourses and the protection of lives and property from the hazards of flooding. Regulation of flood-prone properties further allows for the reasonable protection of this community's natural ecosystems and wetlands areas, and qualifies Metropolitan Nashville and Davidson County for flood insurance under Public Law 1016, 84th Congress (as amended or superseded). (Ord. 96-555 § 9.5(A), 1997)

17.36.180 - Official floodplain map.

The Federal Emergency Management Agency Flood Insurance Rate Maps, along with specific basin studies that have been approved by the director of the department of public works shall constitute the official floodplain map for the Metropolitan Government of Nashville and Davidson County. In addition, the floodplain regulations of this title and Chapter 15.64 of the Metropolitan Code of Laws shall apply to lands which can be demonstrated to lie within a floodplain. Conversely, any lands which can be demonstrated by competent engineering to lie beyond the floodplain shall not be subject to these regulations. In cases of discrepancy, the official floodplain map maintained by the department of public works shall take precedence over generalized floodplain boundaries referenced on the official zoning map. (Ord. 96-555 § 9.5(B), 1997)

17.36.190 - Permitted land uses.

Land uses permitted within the floodplain overlay district shall be established by the underlying base zone district according to the district land use table (Section 17.08.030) or an adopted PUD master development plan (if applicable). (Ord. 96-555 § 9.5(C), 1997)

17.36.200 - Development standards.

All development within the floodplain overlay district shall be in conformance with Chapter 17.28, Article I of this title, Chapter 15.64 of the Metropolitan Code of Laws, and the subdivision regulations of Nashville and Davidson County. (Ord. 96-555 § 9.5(D), 1997)

17.36.210 - Floodplain alterations.

Alterations of floodplain land and drainage channels shall be in accordance with applicable provisions of Chapter 15.64, "Stormwater Management." (Ord. BL2016-513 § 37, 2017; Ord. 96-555 § 9.5(E), 1997)



17.36.220 - Report to stormwater management commission.

A request for a variance to the requirements of Chapter 15.64, Stormwater Management, shall be considered by the stormwater management commission according to the provisions of Chapter 15.64 of the Metropolitan Code of Laws. Prior to consideration of a variance, the stormwater management commission shall solicit a report from the zoning administrator and the planning department regarding the applicability of Chapter 17.28, Article I, or any other provision of this title. (Ord. BL2023-1888 §§ 26, 27, 2023; Ord. BL2016-513 § 38, 2017; Ord. 96-555 § 9.5(F), 1997)



APPENDIX B

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I. DEFINITIONS

The following definitions shall apply in the interpretation and enforcement of the provisions of these regulations in addition to those terms defined in the Ordinance, unless specifically stated otherwise:

Acceptable Fill Material – Inert material no more than 24” in length consisting of soil, rock, concrete without rebar, and/or brick rubble.

Accessory Structure – Shall represent a subordinate structure to the principal structure on a building site and, for the purpose of this regulation, its use must be limited to:

- The parking of no more than 2 vehicles; or
- A shed for limited storage, 120 square feet or smaller and less than \$3,500 in value.

Act – The statutes authorizing the National Flood Insurance Program that are incorporated in 42 U.S.C. 4001-4128.

Addition (to an existing building) – Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is considered to be new construction.

Appeal – A request for a review of an adverse decision of the director.

Applicant – The developer of a property or the owner of a property being developed who is financially responsible for the project and shall sign and submit the grading permit application package.

Area of Shallow Flooding – A designated AO or AH zone on a community’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood-related Erosion Hazard – The land which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

Area of Special Flood Hazard – see Special Flood Hazard Area

Base Flood – The flood having a one percent chance of being equaled or exceeded in any given year.



Base Flood Elevation (BFE) – The computed elevation to which floodwater is anticipated to rise during the base flood. BFEs are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles.

Basement – That portion of a building having its floor subgrade (below ground level) on all sides.

Breakaway Wall – A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Blue Line Streams – Streams that are represented on the United States Department of the Interior Geological Survey 1:24,000 quadrangle maps.

Buffer – A vegetated area, including trees, shrubs and herbaceous vegetation, which exists or is established to protect community water. Alteration of this natural area is strictly limited.

Building – Any structure built for support, shelter, or enclosure for any occupancy or storage. For floodplain management purposes (see also Structure).

Building Permit – Permit required under the Metropolitan Code of Laws for the construction, alteration, expansion or renovation of a structure.

Certification – Written verification received by the Director of MWS from a registered engineer that all work performed on a site was done in compliance with any approvals or permits previously granted.

Channel – A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is that water which is flowing within the limits of the defined channel.

Codes – Metropolitan Department of Codes Administration.

Common Plan of Development – A contiguous area where multiple separate and distinct land disturbing activities may be taking place at different times, on different schedules, but under one proposed plan.

Community Waters – Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, springs, wetlands, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the Metropolitan Government of Nashville and Davidson County, except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine or effect a junction with natural surface or underground waters.

Contaminant – Any physical, chemical, biological or radiological substance or matter.



Critical Area – A site subject to erosion or sedimentation as a result of cutting, filling, grading, or other disturbance of the soil; a site difficult to stabilize due to exposed subsoil, steep slope, extent of exposure, and other conditions.

Cut – Portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface.

D50 – Average particle size.

Department – The Metropolitan Government of Nashville and Davidson County's Department of Water and Sewerage Services.

Designated Use – Those water uses identified in state water quality standards that must be achieved and maintained as required under the Clean Water Act.

Detention – The temporary delay of storm runoff prior to discharge into receiving waters.

Developer – Any individual, firm, corporation, association, partnership, or trust involved in commencing proceedings to effect development of land for himself or others.

Development – Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or permanent storage of equipment or materials.

Director – The Director of the Metropolitan Government of Nashville and Davidson County's Department of Water and Sewerage Services, or his designee.

Discharge – Any substance disposed, deposited, spilled, poured, injected, seeped, dumped, leaked, or placed by any means, intentionally or unintentionally, into community waters, the waters of the state, or any area draining directly or indirectly into the municipal stormwater system of the metropolitan government.

Drainage Basin – A part of the surface of the earth that is occupied by and provides surface water runoff into a stormwater management system, which consists of a surface stream or a body of impounded surface water together with all tributary surface streams and bodies of impounded surface water.

Drainage Easement – An easement required for the installation of storm water sewers or surface drainage channels, or the preservation or maintenance of a natural stream or watercourse.

Drainage Well – A bored, drilled, driven, dug, or naturally occurring shaft or hole with a depth greater than the largest surface dimension; used to drain surface fluid, primarily storm runoff, into a subsurface formation (see also Sinkhole).

Dry Floodproofing – means any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate flood damages to real estate or improved



real estate property, water and sanitary facilities, structures, and their contents. Structures shall be floodproofed with a minimum of 12 inches above the base flood elevation (more is recommended). Dry floodproofing of a pre-FIRM residential structure that has not been substantially damaged or improved is allowed. Dry floodproofing of a post-FIRM residential building is not allowed.

Easement – Authorization by a property owner creating the right for the use by another, for a specified purpose, and only the specified purpose, of any designated part of his property.

Elevated Building – A non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

Emergency Flood Insurance Program or Emergency Program – The Program as implemented on an emergency basis in accordance with section 1336 of the National Flood Insurance Act (42 U.S.C. 4056). It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

Erosion – The disintegration or wearing away of the earth's surface by the action of wind and water.

Excavation – see Cut

Exception – A waiver from the provisions of these regulations that relieves an applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to these regulations.

Existing Grade – The slope or elevation of existing ground surface prior to cutting or filling.

Existing Construction – Any structure for which the "start of construction" commenced before the effective date of these regulations.

Existing Manufactured Home Park or Subdivision – A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of these regulations.

Existing Structures – see Existing Construction

Expansion to an Existing Manufactured Home Park or Subdivision – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).



Fill – Portion of land surface or area to which soil, rock, or other materials have been or will be added; height above original ground surface after the material has been or will be added (see also Acceptable Fill Material).

Finished Grade – The final slope or elevation of the ground surface, after cutting or filling.

Flood or Flooding – Water from a river, stream, watercourse, lake, or other body of standing water that temporarily overflows and inundates adjacent lands, and which may affect other lands and activities through increased surface water levels and/or increased groundwater level.

Flood Elevation Determination – A determination by the Floodplain Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood Hazard Boundary Map (FHBM) – An official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

Flood Insurance Rate Map (FIRM) – An official map for the Metropolitan Government of Nashville and Davidson County, Tennessee, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to Nashville and Davidson County.

Flood Insurance Study – The official report provided by the Federal Emergency Management Agency. The report contains elevations of the base flood, floodway widths, flood velocities, and flood profiles.

Flood Protection Elevation – At least four feet above the base flood elevation for residential construction and at least one foot above the base flood elevation for non-residential construction.

Flood Protection System – Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodplain or Floodprone Area – The relatively flat or lowland area adjoining a river, stream, watercourse, lake, or other body of standing water which has been or may be covered temporarily by floodwater. For purposes of this manual, the floodplain is defined as the one percent annual chance floodplain.

Floodplain Management – The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.



Floodplain Management Regulations – Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing – Any combination of structural and non-structural provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures, and contents of buildings in a flood hazard area.

Flood-related Erosion – The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood-related Erosion Area or Flood-related Erosion Prone Area – A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high-water levels or wind-driven currents, is likely to suffer flood-related erosion damage

Flood-related Erosion Area Management – The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

Floodway – That portion of the stream channel and adjacent floodplain required for the passage or conveyance of a one percent annual chance flood discharge. The floodway boundaries are placed to limit encroachment in the floodplain so that a one percent annual chance flood discharge can be conveyed through the floodplain without materially increasing (less than one foot) the water surface elevation at any point and without producing hazardous velocities or conditions. This is the area of significant depths and velocities and due consideration should be given to effects of fill, loss of cross-sectional flow area, and resulting increased water surface elevations.

Floodway Fringe – That portion of the floodplain lying outside the floodway. This is the area of the floodplain that may be developed or encroached upon as long as the water surface elevation of the one percent annual chance flood is not increased. Compensating storage is required when fill is placed in this area.

Floor – The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.



Freeboard – A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally Dependent Facility – A facility that cannot be used for its intended purpose unless it is located or carried out in proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

Grading – Any operation or occurrence by which the existing site elevations are changed; or where any ground cover, natural, or manmade, is removed; or any watercourse or body of water, either natural or manmade, is relocated on any site, thereby creating an unprotected area. This includes stripping, cutting, filling, stockpiling, or any combination thereof, and shall apply to the land in its cut or filled condition.

Grading Permit – A permit issued to authorize excavation or fill to be performed under the provisions of these regulations.

Green Infrastructure – An approach to wet weather management that is cost-effective, sustainable, and environmentally friendly, which incorporates management approaches and technologies that infiltrate, evapotranspire, capture and reuse stormwater to maintain or restore natural hydrologies. Green infrastructure practices include, but are not limited to open space, rain gardens, porous pavements, green roofs, infiltration planters, trees and tree boxes, swales, and curb extensions.

Green Street – A public right-of-way that utilizes green infrastructure to manage wet weather flows and enhance water quality.

Highest Adjacent Grade – The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Historic Structure Designation – Any structure that is: listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historical district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or listed individually on a state or local inventory of historic places which have been approved by the Secretary of the Interior.

Human Occupancy – Any portion of any enclosed structure wherein humans principally live or sleep, such as mobile homes, permanent residential activities, semi-transient residential activities, health care community facilities, nursing home community facilities, orphanages, family care facilities, group care facilities, or transient habitation.



Impervious Area – The portion of a parcel of property that is covered by any material, including without limitation roofs, streets, sidewalks and parking lots paved with asphalt, concrete, compacted sand, compacted gravel or clay, that substantially reduces or prevents the infiltration of storm water. Impervious area shall not include natural undisturbed surface rock.

Impervious Surface – A term applied to any ground or structural surface that water cannot penetrate or through which water penetrates with great difficulty, including but not limited to paved concrete or asphalt areas, graveled areas with limited infiltration, and roofs.

Infill (Regulated Residential) – The creation of eight hundred to fifteen thousand square feet of additional net impervious area (IA) for a residential dwelling(s) and any associated improvements on the property through new development, redevelopment, or rehabilitation in existing neighborhoods.

Levee – A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System – A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lot – A tract, plot or portion of a subdivision parcel of land intended as a unit for the purpose, whether immediate or future, for transfer of ownership or for building development.

Lowest Floor – The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage and in an area other than the basement area, is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of these regulations.

Manufactured Home – A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Manufactured Home Park or Subdivision – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map – The Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) issued by FEMA for the Metropolitan Government of Nashville and Davidson County, Tennessee



Mean Sea Level – For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Major Stormwater Management System – Drainage system that carries the runoff from a 100-year frequency storm. Although damage may occur, runoff will be carried by the major system whether or not it has been planned and designed, and whether or not improvements are situated wisely in respect to it. The major system usually includes features such as streets, and major stormwater management channels. Storm sewer systems may reduce the flow in many parts of the major system by storing and transporting water underground. Good planning and designing of a major system should eliminate major damage and loss of life from storms having a one percent chance of occurring in any given year.

Minor Stormwater Management System – System that is frequently used for collecting, transporting, and disposing of snowmelt, miscellaneous minor flows, and storm runoff up to the capacity of the system. The capacity should be equal to the maximum rate of runoff to be expected from the initial design storm, which has statistical frequency of occurrence of once in ten years or as specified by the Stormwater Management Commission. The minor system is sometimes termed the "convenience system," "initial system," or the "storm sewer system", and may include features ranging from curbs and gutters to storm sewer pipes and open drainageways.

Municipal Separate Storm Sewer System (MS4) of the Metropolitan Government – A conveyance, or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, and storm drains) designed or used for collecting or conveying stormwater; provided, however, that sanitary and combined sewers are not included in the definition of the municipal separate storm sewer system.

National Geodetic Vertical Datum (NGVD) – As corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

Natural Ground Surface – The ground surface in its original state before any grading, excavating, or filling.

New Construction – Structures for which the "start of construction" commenced on or after the effective date of these regulations.

New Manufactured Home Park or Subdivision – A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of these regulations.

North American Vertical Datum (NAVD) – As corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.



One Hundred-Year Flood – see Base Flood

Permittee – Any person, firm, or any other legal entity to whom a grading or building permit is issued in accordance with these regulations.

Person – Includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

Planning Commission – Metropolitan Planning Commission.

Public System – Storm water and flood control devices, structures, conveyances, facilities or systems, including natural watercourses, streams, creeks and rivers used wholly or partly to convey or control storm water or flood water within the jurisdictional boundaries of the metropolitan government. The public system shall include, without limitation, natural conveyances (a) for which the metropolitan government has assumed maintenance responsibility; (b) to which the metropolitan government has made improvements; (c) which have or may pose a threat to public property because of flooding; or (d) for which the metropolitan government is accountable under federal or state regulations governing protection of water quality.

PUD – Planned unit development as defined in the Metro Zoning Ordinance.

Qualified Control Structure – A device, structure, or practice meeting design standards and approved by the department that substantially limits the discharge and / or discharge rate of storm water from a parcel of property into or through any public system or that substantially improves the purity of storm water so discharged.

Reasonably Safe from Flooding – Base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

Recreational Vehicle – A vehicle which is: built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.



Recurrence Interval – The average number of years between floods of a certain size is the recurrence interval or return period. The probability for each recurrence interval to be equaled or exceeded in any given year is provided below:

Recurrence Interval (Years)	Annual Exceedance Probability
2	50%
5	20%
10	10%
25	4%
50	2%
100	1% (see <u>Base Flood</u>)
200	0.5%
500	0.2%

Redevelopment – Development improvements that have a value less than 50% of the current assessed value and/or increases the floor area by less than 25%. Demolition and reconstruction is considered development and not redevelopment. Note: this is different than significant redevelopment.

Regional Facilities – Stormwater quantity or quality structural facilities that serve multiple lots. Instream regional facilities are not permitted in Metro community waters.

Registered Engineer – An engineer duly registered or otherwise authorized by the State of Tennessee to practice in the field of civil engineering.

Registered Architect – An architect duly registered or otherwise authorized by the State of Tennessee to practice in the field of building architecture.

Registered Landscape Architect – A landscape architect duly registered or otherwise authorized by the State of Tennessee to practice in the field of landscape architecture.

Registered Land Surveyor – A land surveyor duly registered or otherwise authorized by the State of Tennessee to practice in the field of land surveying.

Registered Grading – Any grading performed with the approval of and in accordance with criteria established by the MDPW.

Regulatory Floodway – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Retention – The prevention of storm runoff from direct discharge into receiving waters. Examples include systems which discharge through percolation, exfiltration, filtered bleed-down and evaporation processes.



Riverine – Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Sediment – Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, or gravity as a product of erosion.

Significant Redevelopment – Development improvements that have a value greater than 50% of the current assessed value, increases the floor area by 25% or more, increases in the impervious surface area by 25% or more, redirects the flow of storm water, or modifies the storm sewer system. Interior development improvements and maintenance activities may be excluded, unless due to a change in ownership or use of the property. These exclusions do not apply to structures located within the SFHA. Demolition and reconstruction are considered development and not redevelopment. Note: this is different than redevelopment.

Sinkhole – A sinkhole is a natural depression with no surface outflow of water that occurs naturally in a Karst area. Sinkholes are indicated by first closed contour on 2-ft. contour interval maps or as designated by TDEC. The rim of the sinkhole is defined as the one-percent-annual-chance flood elevation assuming no drawdown.

Site – All contiguous land and bodies of water in one ownership, graded or proposed for grading or development as a unit, although not necessarily at one time.

Slope – Degree of deviation of a surface from the horizontal, usually expressed in percent or ratio.

Soil – All unconsolidated mineral and organic material of any origin that overlies bedrock and that can be readily excavated.

Soil Engineer – A professional engineer who is qualified by education and experience to practice applied soil mechanics and foundation engineering.

Special Flood Hazard Area – The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

Start of Construction – Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory



buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State Coordinating Agency – Under the National Flood Insurance Program, it is the agency of the state government, or other office designated by the Governor of the state or by state statute that assists in the implementation of the National Flood Insurance Program in that state. In Tennessee, the state coordinating agency is the Tennessee Emergency Management Agency.

Steep Slope – A natural or created slope of steeper than one foot vertical to three feet horizontal. Designers of sites with steep slopes must pay attention to stormwater management BMPs depicted in the approved Grading Permit Plan to route runoff nonerosively around or over a steep slope. In addition, site managers should focus on erosion prevention on the slope(s) and stabilize the slope(s) as soon as practicable to prevent slope failure and/or sediment discharges from the project.

Stormwater – Stormwater run-off, snow melt run-off, surface run-off, street wash waters related to street cleaning and maintenance, infiltration other than infiltration contaminated by seepage from sanitary sewers or other discharges and drainage.

Stripping – Any activity that removes or significantly disturbs the vegetative surface cover, including clearing and grubbing operations.

Structure – Anything constructed or erected, the use of which requires a more or less permanent location on or in the ground. Such construction includes but is not limited to objects such as buildings, towers, smokestacks, overhead transmission lines, carports, and walls. Structure shall not include fences. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. “Structure” for insurance coverage purposes means a walled and roofed building other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration, or repair, but does not include building materials or supplies intended for use in such construction, alteration, or repair, unless such materials or supplies are within an enclosed building on the premises.

Structure, Permanent – A structure that is built of such materials and in such a way that it would commonly be expected to last and remain useful for a substantial period of time.

Structure, Temporary – A structure that is built of such materials and in such a way that it would commonly be expected to have a relatively short useful life or is built for a purpose that would commonly be expected to be relatively short-term.

Substantial Damage – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood related damage sustained by a structure on two or more separate occasions during a 10-year



period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. The market value of the structure should be the value of the structure prior to the damage occurring. See also Substantial Improvement.

Substantial Improvement – Any combination of reconstruction, rehabilitation, addition, alteration or other improvement of a structure, taking place during a 10-year period, in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. Any subsequent improvement project costs shall be added to the initial costs for the initial improvement project. At the end of a 10-year period from the initial improvement project, an updated valuation for the structure can be used for the next time period. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the assessed value of the structure, per the Assessor of Property for Davidson County, prior to the start of the initial improvement; (2) the appraised value of the structure, per an independent professional appraiser, prior to the start of the initial improvement; or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living condition; or
- (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

For the purposes of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

Substantially Improved Existing Manufactured Home Park or Subdivision – When the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvements commenced.

Sufficient Capacity – Sufficient capacity in this context is functionally defined as the ability for a stormwater closed pipe system to operate in a free flow (non-pressurized) condition or an open ditch to flow with 6-inches of freeboard for the 10-year storm event. Major systems, as defined in Chapter 6.1.2, will require additional analysis of the 100-year storm event. All stormwater systems shall be able to hydraulically operate in a manner so as to not adversely affect public health and safety.



Temporary Protection – Short-term stabilization of erosive or sediment-producing areas.

Top of Bank – The uppermost limit of the active channel of a stream containing normal flows, usually marked by a break in slope.

Type A Soils – Cohesive soils with an unconfined compressive strength of 1.5 tons per square foot (tsf) (144 Kilopascal [kPa]) or greater. Examples of Type A cohesive soils are often: clay, silty clay, sandy clay, clay loam and, in some cases, silty clay loam and sandy clay loam. (No soil is Type A if it is fissured, is subject to vibration of any type, has previously been disturbed, is part of a sloped, layered system where the layers dip into the excavation on a slope of 4 horizontal to 1 vertical [4H:1V] or greater, or has seeping water.)

Type B Soils – Cohesive soils with an unconfined compressive strength greater than 0.5 tsf (48 kPa) but less than 1.5 tsf (144 kPa). Examples of other Type B soils are: angular gravel; silt; silt loam; previously disturbed soils unless otherwise classified as Type C; soils that meet the unconfined compressive strength or cementation requirements of Type A soils but are fissured or subject to vibration; dry unstable rock; and layered systems sloping into the trench at a slope less than 4H:1V (only if the material would be classified as a Type B soil).

Type C Soils – Cohesive soils with an unconfined compressive strength of 0.5 tsf (48 kPa) or less. Other Type C soils include granular soils such as gravel, sand and loamy sand, submerged soil, soil from which water is freely seeping, and submerged rock that is not stable. Also included in this classification is material in a sloped, layered system where the layers dip into the excavation or have a slope of four horizontal to one vertical (4H:1V) or greater.

Unnumbered Zone A – see Zone A

User – The owner of record of a non-exempt residential or non-residential property or the person or entity in possession if other than the owner.

Variance – A grant of relief from the requirements of these regulations which permits construction in a manner otherwise prohibited by these regulations where specific enforcement would result in unnecessary hardship.

Vegetative Protection – Stabilization of erosive or sediment producing areas by covering the soil with any of the following materials: permanent seeding for long-term vegetative cover, short-term seeding for temporary vegetative cover, sodding, producing areas covered with a turf of perennial sod-forming grass, tree planting, or other planting.

Violation – The failure of a development to be fully compliant with Metro’s stormwater management regulations. For floodplain management purposes: the failure of a structure or other development to be fully compliant with Metro’s floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in these regulations is presumed to be in violation until such time as that documentation is provided.

Water Budget – A chronological accounting of water volume changes (including infiltration, exfiltration, evaporation, diversion, inflow, and outflows) to and from a point of storage such as an aquifer, retention pond, or other natural or man-made water system.



Watercourse – A channel, natural depression, slough, gulch, stream, creek, pond, reservoir, or lake in which storm runoff and floodwater flows either regularly or infrequently. This includes major drainageways for carrying urban storm runoff.

Waters of the State – As defined by TDEC, waters of the State are any and all water, public or private, on or beneath the surface of the ground, which is contained within, flows through or borders on Tennessee or any portion thereof except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine or effect a junction with natural surface or underground waters.

Water Surface Elevation – The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Waters of the State – Any and all water, public or private, on or beneath the surface of the ground, which are contained within, flow through or border upon Tennessee or any portion thereof except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine to effect a junction with natural surface or underground waters.

Wet Floodproofing – means a method of construction which allows water to enter a structure in such a way that will minimize damage to the structure and its contents. Wet floodproofing is appropriate for functionally dependent use and uses that facilitate open space use by variance only, structures utilized for parking or limited storage, or when all other techniques are not technically feasible. Wet floodproofing shall not be utilized as a method to satisfy the requirements of this ordinance for bringing substantially damaged or improved structures into compliance. Wet floodproofing is not allowed in lieu of complying with the lowest floor elevation requirements for new residential buildings.

Wet Weather Conveyance – Man-made or natural watercourses, including natural watercourses that have been modified by channelization, that flow only in direct response to precipitation runoff in their immediate locality and whose channels are above the groundwater table and which do not support fish or aquatic life and are not suitable for drinking water supplies.

Wetland – Those areas that are inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typical to life in saturated soil conditions. Wetlands generally include, but are not limited to, swamps, marshes, bogs and similar areas.

Zone A – No base flood elevations determined.

Zone AE – Base flood elevations determined.

Zone AO – Flood depths of one to three feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.



II. ACRONYMS

303(d) – State’s List of Water Quality-Limited Segments Still Requiring Total Maximum Daily Loads

ARAP – Aquatic Resource Alteration Permit

BFE – Base Flood Elevation

BMP – Best Management Practice

cfs – cubic feet per second

CGP – Construction General Permit

CLOMR – Conditional Letter of Map Revision

CMP – Corrugated Metal Pipe

CRS – Community Rating System

CSS – Combined Sewer System

CWA – Clean Water Act

DA – Department of the Army

DCIA – Directly Connected Impervious Area

EPA – Environmental Protection Agency

EPSC – Erosion Prevention and Sediment Control

FEMA – Federal Emergency Management Agency

FFE – Finished Floor Elevation

FIRM – Flood Insurance Rate Map

FHBM – Flood Hazard Boundary Map

GIS – Geographic Information System

IA – Impervious Area

ICC-ES - International Code Council Evaluation Service

LID – Low Impact Development

M.C.L. – Metropolitan Code of Laws

MDPW – Metropolitan Department of Public Works

MEP – Maximum Extent Practical

Metro - Metropolitan Government of Nashville and Davidson County.

MOU – Memorandum of Understanding

MPW – Metropolitan Department of Public Works

MS4 – Municipal Separate Storm Sewer System

MWS – Metropolitan Department of Water and Sewerage Services

NAD83 - North American Datum 1983

NAVD - North American Vertical Datum

NFIP – National Flood Insurance Program

NGVD – National Geodetic Vertical Datum

NJCAT - New Jersey Center for Environmental Technology

NOC – Notice of Coverage

NOV – Notice of Violation

NPDES – National Pollutant Discharge Elimination System

NRCS – Natural Resource Conservation Service

OSHA – Occupational Health and Safety Agency

PTP – Permanent Treatment Practice



PUD – Planned Unit Development
RCP – Reinforced Concrete Pipe
SCM – Stormwater Control Measure
SFHA – Special Flood Hazard Area
SOP – Standard Operating Procedure
SP – Specific Plan
SR2C – Stormwater Regulations Review Committee
SSC – Suspended Sediment Concentration
SWCD - Davidson County Soil and Water Conservation District
SWGR – Stormwater Grading Permit
SWMC – Stormwater Management Commission
SWMM – Stormwater Management Manual
SWSF – Stormwater Single Family Permit
SWO – Stop Work Order
TARP - Technology Acceptance Reciprocity Partnership
T.C.A. – Tennessee Code Annotated
TDEC – Tennessee Department of Environment and Conservation
TEMA – Tennessee Emergency Management Agency
TMDL – Total Maximum Daily Load
tsf – tons per square foot
TSS – Total Suspended Solids
O&M – Operation and Maintenance
U & O – Use and Occupancy
UIC – Underground Injection Control
USACE – U.S. Army Corps of Engineers
USGS – United States Geological Survey
WQA – Water Quality Act



APPENDIX C STORMWATER MANAGEMENT COMMISSION

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I. STORMWATER MANAGEMENT COMMISSION INTERNAL OPERATING RULES AND REGULATIONS

F1.1 Stormwater Management Commission Internal Operating Rules and Regulations

The Metropolitan Stormwater Management Commission, pursuant to the authority vested in it by the Metropolitan Code of Laws (hereinafter M.C.L.) §15.64.080, does hereby establish these rules and regulations to govern the procedures by which it conducts business.

F.1.1.1. Filing of Appeals and Variance Requests

An applicant may appeal an adverse decision of the Director of the Metropolitan Department of Water and Sewerage Services (MWS) or the Director of Codes Administration to the Stormwater Management Commission. An applicant may also request a variance from the stormwater regulations.

All appeals and variance requests must be filed on a form provided by MWS, which shall provide:

1. The name of the property owner or his authorized agent;
2. The name of the appellant's/applicant's representative, if any;
3. The case number, the map number, and the parcel number, if any;
4. The location of the property;
5. The specific action requested of the Commission; and
6. The reasons justifying such action.

All appeals must be filed within 30 days after an adverse decision by either the Director of MWS or the Director of Codes Administration. A filing fee shall be charged to each applicant payable to MWS.

All appeals and variance requests will be filed with the secretary to the Commission. It shall be the duty of the secretary to the Commission to:

1. Accept all appeals and variance requests on behalf of the Commission.
2. Assign each appeal or variance request a case number.



3. Number each appeal or variance request consecutively in order of receipt (beginning on January 1 of each year).
4. Ensure that appeals or variance requests are heard in the order that they appear on the calendar, unless they are advanced for hearing for good cause shown.
5. Prepare an agenda and distribute it to each member of the Commission at least one week before each meeting.
6. Send a copy of the agenda to the Executive Director of the Metropolitan Planning Commission and the Director of the Department of Codes Administration.
7. Include on the agenda an identification of each appeal or variance request to be heard and the information required above.
8. In the event that there are no appeals or variance requests pending and no other business for the Commission to consider, notify the chairman of that fact ten days prior to the time scheduled for the meeting, so the chairman may cancel said meeting pursuant to M.C.L. §15.64.080.
9. Ensure that adequate notice of all meetings and agenda is given to the public.

F.1.1.2. Public Notice Signs for Variance Requests

All applications requesting a variance, in lieu of placing a legal advertisement in the local newspaper, shall post public notice signs in accordance with the following provisions on any property subject to the consideration of a variance by the Stormwater Management Commission:

1. **General Requirements.** Public notice signs shall be posted on any property subject to the Stormwater Management Commission variance provisions. Public notice signs shall be installed by the applicant requesting the variance. By the filing of an application requiring a variance, the property owner grants authorization for installation of public notice signs on the subject property.
2. **Display Period.** Public notice signs shall be installed on affected properties no less than 10 days prior to an established appeal meeting date, and shall be removed promptly by the landowner following closure of the appeal.
3. **Number and Placement of Public Notice Signs.** Public notice signs shall be posted according to the following standards:
 - a. **Number.** One sign shall be posted along each three hundred feet of public street frontage.
 - b. **Location.** Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without



creating a safety hazard.

- c. **Size and Content.** All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled appeal meeting, the general nature of the variance request, and a phone number for additional information.
4. **General Procedure.** The staff of Metro Water Services may hand write the appeal information on the public notice signs. The applicant is required to pick up the public notice sign from Metro Water Services staff no later than the Friday following the appeal application deadline or the application shall be removed from the agenda.

F.1.1.3. Variance Considerations

1. In approving variances for applications, the Stormwater Management Commission shall consider all technical evaluations, all relevant factors, all standards specified in other sections of these regulations, and:
 - a. The danger that materials may be swept by floodwaters or streams onto other lands to the injury of others.
 - b. The danger to life and property due to flooding or erosion damage.
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - d. The importance of the services provided by the proposed facility to the community.
 - e. The necessity of the facility to a waterfront location, in the case of a functionally dependent facility.
 - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
 - g. The compatibility of the proposed use with existing and anticipated development.
 - h. The relationship of the proposed use to the comprehensive plan and master drainage plans for that area.
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.



- k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- l. The following evaluation criteria will apply to appeals involving modification of the buffer.
 - i. Modifications to the buffer area shall be the minimum necessary to achieve a reasonable buildable area, as decided by the Commission. Other requirements for building in the floodway shall still apply.
 - ii. Where possible, an area equal to the encroached area or equivalent stormwater management practices shall be established elsewhere on the lot or parcel in a way to maximize, or provide equivalent, storm water quality enhancement and protection.
 - iii. Variances for reducing the no-disturbance buffer require a written recommendation, positive or negative, from the Greenways Commission.
 - iv. Redevelopment, as defined in Appendix B of this volume, within intensely developed areas may be exempt from all or a portion of the requirements of this subsection, provided feasible alternatives or BMPs to benefit storm water quality are applied.
2. Upon consideration of the factors listed above, and the objectives of these regulations, the Stormwater Management Commission may attach such conditions to the granting of variances as it deems necessary to further the objectives of these regulations.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
4. Conditions for variances:
 - a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
 - b. Variances shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense; create nuisance; cause fraud on or victimization of the public; or conflict with existing local laws or ordinances.
 - c. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built, and stating that the cost of flood insurance will be



commensurate with the increased risk resulting from the reduced lowest floor elevation.

- d. The Stormwater Management Commission shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.
5. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in this section, except for Items 4a and 4d above, and provided the proposed reconstruction, rehabilitation, or restoration will not result in the structure losing its historical designation.

F.1.1.4. Open Meetings

All meetings of the Commission shall be open to the public as required by T.C.A. §8-44-101, *et seq* and M.C.L. §2.68.020. The Commission shall meet at regular monthly intervals with the day and time to be determined by the chairman.

Notice of such regular meetings shall be provided to the public as provided by law.

F.1.1.5. Hearing Procedure

The protocol for an appeal or variance hearing shall be as follows:

1. Commissioners shall have a silent, individual review of the application prior to introduction of each case.
2. Prior to the testimony in each case, the secretary shall read a brief introductory statement setting forth the elements specified in Sec. F1.1.1. The Metropolitan Planning Commission or the Director of Codes Administration shall be permitted to submit an advisory opinion on any matter before the Commission and such opinion should be read into the record before the introduction of any other evidence in each case.
3. The order of the proof shall be as follows at the conclusion of the secretary's introductory remarks:
 - a. The Director of MWS or his designee shall furnish reasons for the rejection of the permit and/or development plans by way of written statement setting forth the reasons for the rejection and/or an oral presentation if so desired by MWS.
 - b. The applicant shall go forward with his case at the conclusion of the presentation by the Director of MWS or his designee, offering by way of written documentation or oral testimony any evidence which he may have in support of his appeal.

The applicant is allowed ten minutes to present their case to the Commission. The



applicant may request to reserve two minutes of that time as a rebuttal. Extensions of these time periods may be granted at the discretion of the Chairman in the case of unusually large cases, with unusually complex information, requiring a longer period of time for review.

- c. Members of the public, who support the requested variance, may have two minutes each to comment on the case.
 - d. Members of the public, who oppose the requested variance, may have two minutes each to comment on the case.
 - e. Metro Council members may speak on each proposal – at the start of the hearing or at the end of the hearing.
4. The applicant, Metro Water staff, or others present will then respond to questions from the Commission. The Commissioners may at any time ask questions of the Director of MWS or his designee or the applicant. Any document submitted before the Commission shall be received into the record and identified as an exhibit thereto, and be numbered by the secretary. The secretary shall record the proceedings and the minutes of the meetings of the Commission and shall be the custodian of the minutes and the records of the proceedings before the Commission.
 5. Once a motion and a second to the motion are made to close the public hearing, and an affirmative vote is taken thereon, further discussion is limited to members of the Commission unless they have additional questions for the applicant and / or others.
 6. Chairman has the discretion to extend time or modify the requirements of this Section as the Chair deems appropriate.

Every person before the rostrum shall abide by the order and direction of the chairman. Discourtesy or disorderly or contemptuous conduct shall be regarded as a breach of the Commission's rules and shall be dealt with as the chairman deems proper.

F.1.1.6. Decision of the Commission

At the conclusion of all of the evidence in all cases heard at that hearing session, the Commission shall discuss the cases and render decisions in executive session on that date or defer decisions for no longer than 30 days thereafter.

Any action taken by the Commission shall be by motion which shall state the reasons therefor with particularity. All the decisions of the Commission shall be by resolution, which can be in the form of a decision letter, must be in writing, and the minutes must indicate the vote of each member of the Commission upon the decision, and the minutes and decision letter shall specify in what manner such variation or modifications shall be made, the conditions upon which they are to be made, and the reasons therefore. Unless otherwise stated, every decision of the Commission shall be final and valid for one (1) year from the date of the decision unless a grading permit or building



permit is issued within that period, in which case, the variance expiration date will run concurrent with that permit expiration date.

An order containing the resolution of the Commission on each case shall be promptly entered on the minutes of the meeting of the Commission by the secretary and filed in MWS.

F.1.1.7. Rehearings

No rehearing of the decision by the Commission shall be had except:

1. On motion to reconsider that vote by a member of the majority of the Commission on the preceding vote, or
2. On a written request by the appellant for a rehearing.

If the motion or written request to reconsider receives three affirmative votes, the Commission shall hold a rehearing, subject to such conditions as the Commission may by resolution in each case stipulate.

No request other than by a Commission member to grant a rehearing will be entertained unless new evidence is submitted which could not reasonably be presented at the previous hearing. If the request for a rehearing is granted, the case shall be put on the calendar for a rehearing. In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request, and shall be duly verified and accompanied by the necessary data and diagrams. The person requesting the rehearing shall be notified to appear before the Commission on a date to be set by the Commission. Such notification shall be by the secretary.

F1.2 Conflict of Interest

No member of the Commission shall act in any case in which he/she has a personal interest, whether it be a direct or indirect financial interest in the property itself, or by virtue of family relationship with the appellant.

F1.3 Terminology

All parties before the Commission must phrase their presentations employing the terminology and definitions set out in the Metropolitan Code of Laws §15.64.010 where applicable.

F1.4 Special Meetings

The chairman may in emergency situations call special meetings at a time and place of his choosing. Whenever such a special meeting is called, the public shall be notified in the same manner as provided for by Section F1.1.3.



F1.5 Amendment of Internal Operating Rules and Regulations

These rules may be amended at any time by a majority of the members of the Commission and shall be in writing and filed in the office of the Metropolitan Clerk.

F1.6 Time of Effect of Internal Operating Rules and Regulations

These rules shall take effect immediately upon their approval and adoption by the Commission and the filing of same in the office of the Metropolitan Clerk.

F1.7 Appeals From Decisions of the Commission

A decision of the Commission is reviewable by writ of certiorari in a court of competent jurisdiction as provided by state statute.

F1.8 Election of Officers

The Commission shall elect one of its members as chairman and another as vice-chairman, who shall serve for a period of two (2) years or until their respective successors shall have been chosen.



II. APPLICATION FOR STORMWATER VARIANCE OR APPEAL



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METROPOLITAN STORM WATER MANAGEMENT COMMISSION
STORMWATER DIVISION
800 2ND AVE SOUTH
NASHVILLE, TENNESSEE 37210

APPLICATION TO APPEAR BEFORE STORM WATER MANAGEMENT COMMISSION

APPLICANT INFORMATION
APPLICANT/OWNER OR AGENT OF OWNER:

VARIANCE OR
APPEAL NO. _____

MAP NO. _____

REPRESENTED BY: _____

PARCEL NO. _____

DEVELOPMENT INFORMATION

COUNCIL DISTRICT _____

ENGINEER _____

PROPERTY ADDRESS:

DEVELOPER _____

PROPERTY OWNER _____

PLEASE SELECT ONE OF THE FOLLOWING:

- 1. VARIANCE REQUEST - The applicant requests a variance from the requirements of the Stormwater Regulations. Please state the regulation and the requested variance from:

Applicant would show that the variance request is justified for the following reasons (check all that apply):

The variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of a historical building, the variance is the minimum necessary so as not to destroy the historic character and design of the building.

Provide Explanation: _____



The variance request meets the following conditions: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense; create nuisance; cause fraud on or victimization of the public; or conflict with existing local laws or ordinances.

Provide Explanation: _____

For Variance Request – Please return this completed application along with the additional materials in the Variance Checklist on MWS’ Stormwater website

2. APPEAL - The applicant hereby appeals an adverse decision of the Director of the Metropolitan Department of Water and Sewerage Services (MWS) and/or Director of Codes Administration. Please describe the adverse decision and justification for the appeal:

For Appeal Only – Please return this completed application along with the filing fee made payable to Metro Water Services..

All specifications, plans and other supporting documents heretofore filed with the Director of MWS and/or the Director of Codes Administration are incorporated herein by reference and made a part of this application.

Signature of Property Owner

Street Address

City State Zip Code

Phone No. Email Address

THIS WILL ALSO SERVE AS RECEIPT OF THE FILING FEE TO PARTLY COMPENSATE FOR EXPENSES UNDER THIS APPEAL.



APPENDIX D

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**Metropolitan Nashville – Davidson County
Stormwater Management Manual
Volume 1 - Regulations**

2026

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I. REGULATED RESIDENTIAL INFILL GUIDANCE

Introduction

This document was produced based upon the City of Atlanta's *Green Infrastructure for Single Family Residences*.

Background and Purpose

Land development permanently alters the way in which stormwater flows across a site due to grading, compaction, and the installation of impervious cover. In order to mitigate these impacts, Metro Nashville requires, in accordance with Municipal Code 15.64.010 et seq., post development stormwater management measures be utilized when constructing a new home or an addition that meets the criteria outlined in the Stormwater Management Manual Volume 1 Chapter 8, *Regulated Residential Infill Requirements and Procedures*.

The purpose of this document is to provide a guideline for selecting and installing the appropriate stormwater management measures when constructing a home.

This guideline employs simplified design standards more applicable to the homeowner/builder experience, thus avoiding the necessity for complex engineering calculations and analysis.

Which projects are included and what is required?

Projects that create 800 to 15,000 square feet of additional net impervious area for a residential dwelling(s) and any associated improvements on the property through new development, redevelopment, or rehabilitation in existing neighborhoods are included in the regulations below.

Tier I - Projects creating between **800** and **2,500** square feet of net additional impervious area and with the total lot impervious area percentage exceeding 30% must treat, by means of capture of the first inch of rainfall runoff, an impervious area equal to the net increase of added impervious area.

Tier II - Projects creating between **2,500** and **8,000** square feet of net additional impervious area, without regard to total lot impervious area percent must treat, by means of capture of the first inch of rainfall runoff, an impervious area equal to the net increase of added impervious area.

Tier III – Projects creating between **8,000** and **15,000** square feet of net added I impervious area, without regard to total lot impervious area percent, must treat, by means of capture of the first inch of rainfall runoff, an impervious area equal to the net increase of added impervious area. Additionally, the project design must insure there is no increase in the 10-year storm peak flow from the site, and a professional engineer must certify the design.



What are the exemptions?

Exemptions from Regulated Residential Infill regulation are projects that:

- (1) add less than 800 square feet of net new IA,
- (2) add more than 15,000 square feet of net new IA,
- (3) are on lots larger than forty thousand square feet where the scope requires a full grading permit, or
- (4) are on lots with a grading permit previously filed with the Metropolitan Water Services (MWS), as long as the post-construction IA conforms to the original grading plan.

Note:

1. The presence of a grading permit does not automatically result in an exemption. There may be sites that have had a grading permit in the past, but the drainage system is currently inadequate to handle design discharges. The existence of a past grading permit allows the developer to omit use of the one-inch criteria in favor of use of any designed, constructed and maintained competent drainage system already in existence. The developer must still ensure the downstream system is competent to handle the increased discharge. If the system is not competent, the developer may choose to follow normal Tier I, II or III steps, or may choose simply to restore and/or improve the drainage system to handle the increased discharge from the infill site. For Tier III sites detention of the 10-year storm peak flow will still be required.
2. Projects on lots larger than forty thousand square feet may seek infill classification on a case-by-case basis at the discretion of MWS

Alternatives to One-Inch Capture

With each Tier classification, there are alternative pathways for the project to meet MWS's infill requirement. The alternatives presented below are not MWS's preference for meeting the requirement of one-inch capture, but are offered to the owner/developer if using the stormwater management practices listed in this document prove to be impractical.

A) Tier 1 Alternatives

(Net addition of between 800 and 2,500 square feet of impervious area)

1. Demonstrate that an adequate drainage system is present downstream by using the Simple Method described Section D of this document.
2. If an adequate drainage system does not exist downstream, work with MWS and a licensed engineer to devise a solution to improve the drainage downstream to accommodate the increase in flow resulting from the added impervious area.

B) Tier 2 Alternatives

(Net addition of between 2,500 and 8,000 square feet of impervious area)

1. Demonstrate that an adequate drainage system is present downstream by analyzing the on and off-site drainage for the 10-year peak flow (requires a licensed engineer).
2. If an adequate drainage system does not exist downstream, work with MWS and a licensed engineer to devise a solution to improve the drainage downstream to accommodate the increase in flow resulting from the added impervious area.



C) Tier 3 Alternatives

(Net addition of between 8,000 and 15,000 square feet of impervious area)

1. Demonstrate that an adequate drainage system is present downstream by analyzing the on and off-site drainage for the 10-year peak flow (requires a licensed engineer).
2. If an adequate drainage system does not exist downstream, work with MWS and a licensed engineer to devise a solution to improve the drainage downstream to accommodate the increase in flow resulting from the added impervious area.

What portions of residential projects require Stormwater Management?

These requirements intend to capture the main portions of residential impervious areas. Impervious cover is defined as the portion of a parcel of property that is covered by any material, including without limitation roofs, streets, sidewalks and parking lots paved with asphalt, concrete, compacted sand, compacted gravel or clay, that substantially reduces or prevents the infiltration of storm water. Impervious area shall not include natural undisturbed surface rock. Artificial turf shall be counted as impervious surface area unless it has an eight-inch stone storage layer and meets the Permeable Pavers specification (Section II. E) in the SWMM Volume 1 Appendix D Regulated Residential Infill Guidance. Artificial turf shall not be used as a green infrastructure control practice for stormwater management. Artificial turf installations on grading permit projects must meet the Permeable Pavement specification (GIP-03) in the SWMM Volume 5 Low Impact Development.

The area draining to any practice is called the “contributing drainage area” and normally consists of 100% impervious area, though for rain gardens and filter strips incidental small pervious areas can be included if unavoidable, and the areas are stabilized to eliminate soil erosion.

What are the principles for managing stormwater on residential developments?

Residential developments are not required to provide the same types of stormwater management as commercial projects; however, certain requirements must be met to ensure that stormwater runoff does not overwhelm stormwater infrastructure; impact water quality in our streams; or impact adjacent property. The key principles for managing stormwater from a residential lot are:

- Proper grading techniques and Erosion Control BMPs during construction;
- Runoff Reduction (see section below);
- Reliance on infiltration only where the water table or bedrock layer is at least two feet below the bottom of the practice in use; and,
- Proper installation and maintenance of downspouts, channels, or any other sources of concentrated flow.



What is Runoff Reduction?

The term ‘Runoff Reduction’ means the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff. Examples of runoff reduction techniques on a single-family residential development include any appropriate combination of the following techniques termed Green Infrastructure Practices:

1. installing a rain garden or bioretention area,
2. replacing traditionally impervious surfaces (driveways, patios, etc.) with pervious paving,
3. routing downspouts to underground dry wells,
4. routing downspouts to modified French drains,
5. using cisterns for reuse or irrigation, or
6. directing sheet flow to adequately sized vegetated filter strips, or any appropriate combination of techniques.

The goal of these techniques is to reduce the volume of runoff generated by the first one-inch of rainfall runoff.

How are Runoff Reduction techniques sized on residential developments?

The amount of volume to be reduced on site is directly related to the drainage area contributing runoff to the treatment technology.

What needs to be submitted?

Each application for a Residential Infill Permit shall contain a sufficient site development plan and a completed Stormwater Checklist for Residential Infill Lot Developments. Plans for Tier I and II projects can be prepared and stamped by a licensed land surveyor, a professional engineer, or a licensed landscape architect. Tier III plans shall be stamped by a professional engineer. The plan should contain the following items as applicable:

- Location, configuration and finished elevations for existing and proposed impervious areas;
- Proposed drainage infrastructure in ROW
- Lot/building layout with dimensions;
- Existing and proposed ground contours and elevations;
- Sanitary and storm sewer, structures and easements;
- Erosion and sediment control practices in conformance with the Stormwater Management Manual Volume 4;
- Selected Green Infrastructure Control & Practice Tear Sheets
- All points where stormwater leaves the site (if applicable);
- Locations of buffer (stream, floodway) zones (if applicable);
- 100-year floodplain boundary (if applicable);
- Proof of zero increase in 10-year peak runoff (if applicable);
- Proof of competent downstream drainage (if applicable); and
- Previously assigned grading permit (if applicable).



What is in the rest of this document?

The remainder of the document contains:

Section II - A set of six information/specification sheets, one for each of the six Green Infrastructure Controls recommended for use. For each, the last two pages are a tear-off set of specifications that can be filled in and stapled to construction plans.

Section III - Describes how the preservation of trees can be credited.

Section IV - Describes how to conduct infiltration testing.

Section V - Describes the types of vegetation recommended for use for those Controls that feature vegetation as part of the treatment approach.

Section VI - Describes the simple method to determine adequate drainage for Tier I infill projects.

Section VII – Declaration of Restrictions and Covenants for the storm water control measures utilized with Regulated Residential Infill

Section VIII – Long Term Control Plan for Regulated Residential Infill SCMs



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II. GREEN INFRASTRUCTURE CONTROLS

A. CISTERN

Cisterns are low impact development practices that store rainwater for later use. Rain is collected from a downspout system, screened to remove trash and leaves and conveyed to a storage container for subsequent use. Unless an advanced filtration system is used, water stored in the cistern is for non-potable water use only. If properly sized, they can provide significant reductions in stormwater runoff rates, volumes and pollutant loads from residential sites. Rain barrels may be part of an overall stormwater management system; however, by themselves they may not be sufficient to meet the requirements of this ordinance.



1,500 Gallon Cistern
Source: LID Urban Design Tools

LOCATION

- Consider the size of the contributing drainage areas, and projected water needs, to determine how large a storage tank is needed. Cisterns should drain only impervious areas – preferably rooftops.
- Pick a location keeping in mind: (1) ease in connecting roof drains, (2) overflow to downslope areas, (3) level area, (4) location relative to intended water uses, (5) other utility conflicts, (6) electrical connections if applicable, (7) residential emergency ingress/egress, (8) leaf screen option,
- (9) location of hoses or other water distribution components, and (10) aesthetic considerations.

DESIGN

- To fully meet the Metro Nashville standard, cistern capacity must be designed for a 1 inch storm. A good rule of thumb is that when sizing a cistern for the one inch rain standard, each square foot of rooftop will contribute 0.6 gallons of runoff. A one-hundred square foot roof surface will fill a 55 gallon barrel.
- Cisterns come in sizes from a 55 gallon rain barrel to a 1,500 gallon cistern. If the cistern cannot hold the full inch one alternative is to divert overflow to another low impact development structure such as a filter strip, or rain garden.
- Measure contributing roof area width from the drip line of the overhang to the roof peak ignoring the slant, and the length. The width times the length in feet is the drainage area. Multiply that by 0.6 gallons and that is the size of the cistern you will need to fully meet the one-inch rainfall standard.
- All holding tanks should be opaque to prevent algae growth.
- Pretreatment of water entering the cistern will remove debris, dust, leaves, and other material. Pretreatment options are illustrated on the specification sheet. One or more options should be chosen.
- The cistern should have an overflow pipe so that when





the tank reaches capacity, the rainwater will be directed away from adjacent buildings. More than one cistern can be linked to increase storage capacity.

- Drainage system components leading to the cistern should have a minimum slope of 2% for gravity drainage to the cistern.
- For more complex designs a rainwater-harvesting model is provided by the North Carolina State University at <http://www.bae.ncsu.edu/topic/waterharvesting>.
- Gravity feed drip irrigation kits are available from several suppliers as well as complete instructions how to design an irrigation system for the low pressure of a cistern system without a pump.



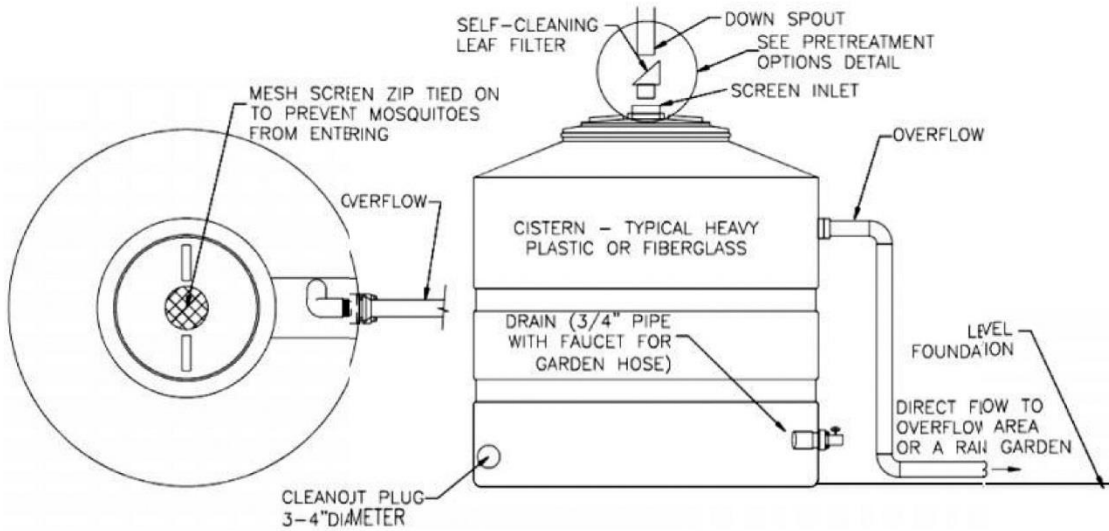
Example Rain Barrel

MAINTAIN

- To maintain the storage capacity of the cistern rainwater should be used regularly and a draw down plan initiated.
- Routine checks of the intake and leaf screening components should be done once in the spring and periodically during the fall if leaves fall on the contributing roof area.
- Insure mosquito screen is tight.
- Inspect and if necessary clean out tank annually by scrubbing and letting water drain through low flow plug.
- Check connections for leaks; and inspect overflow for erosion.



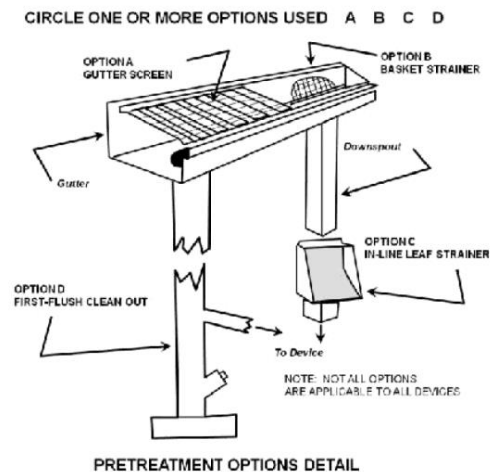
Example Linked Cisterns
Source: <http://www.djc.com>



TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Locate cistern for: (1) ease in connecting roof drains, (2) overflow to downslope area, (3) level area, (4) location relative to intended water uses, (5) other utility conflicts, (6) electrical connections if applicable, (7) emergency ingress/egress, (8) leaf screen option, (9) location of hoses or other water distribution components, and (10) aesthetic considerations.
2. Depending on use review and follow applicable plumbing code.
3. Provide level foundation of compacted earth, blocks, gravel or other hard long-lasting surface.
4. Place cistern tank and review all connections for layout and sizing.
5. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure), and mosquito screen as applicable. Strap and support as needed.
6. Install water outlet connections including pumps as applicable. Follow manufacturer's specification for all connections and fittings including inlet, overflow, and clean out.
7. Extend overflow to adequate non-eroding discharge point no less than 10 feet from any common property line.
8. Test cistern by filling with water and testing all components in turn – including spraying water on the roof and observing flow.
9. Consider appearance and final landscaping and screening. Complete construction, landscaping, etc.



<p>METRO NASHVILLE DEPARTMENT OF WATER SERVICES</p>	<p>NAME/ADDRESS:</p>	<p>CISTERN SPECIFICATIONS PAGE 1 OF 2</p>
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SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF CISTERN AND HOUSE SHOWING ROOF AREA DIRECTED TO CISTERN AND KEY DIMENSIONS AND CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

NOTES:
 1. ATTACH MANUFACTURER'S SPECIFICATIONS AND OTHER DETAILS

<p>SIZING CALCULATION:</p> <p>0.6 GALLONS * SQ FT OF ROOF AREA DIRECTED TO CISTERN</p> <p>ROOF AREA DIRECTED TO CISTERN= _____ SQ FT CISTERN SIZE= _____ GAL</p> <p>TYPE OF CISTERN/MANUFACTURER: _____</p>	<p>MAINTENANCE:</p> <ol style="list-style-type: none"> 1. TO MAINTAIN THE STORAGE CAPACITY OF THE CISTERN RAINWATER SHOULD BE USED REGULARLY 2. ROUTINE CHECKS OF THE INTAKE AND LEAF SCREENING COMPONENTS SHOULD BE DONE ONCE IN THE SPRING AND PERIODICALLY DURING THE FALL IF LEAVES FALL ON THE CONTRIBUTING ROOF AREA. 3. INSPECT AND IF NECESSARY CLEAN OUT TANK ANNUALLY BY SCRUBBING AND LETTING WATER DRAIN THROUGH LOW FLOW PLUG. CHECK CONNECTIONS FOR LEAKS; AND INSPECT OVERFLOW FOR EROSION.
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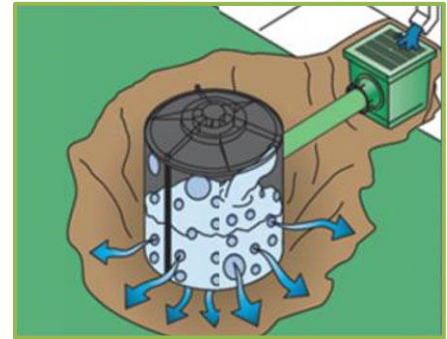
METRO NASHVILLE DEPARTMENT OF WATER SERVICES	ATTACHED THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	CISTERN SPECIFICATIONS PAGE 2 OF 2
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B. DRY WELL

Dry wells are comprised of seepage tanks set in the ground and surrounded with stone that are designed to intercept and temporarily store stormwater runoff until it infiltrates into the soil. Alternately the pit can be filled with stone with water entering via a perforated pipe with a perforated standpipe in place of the tank.

Dry wells are particularly well suited to receive rooftop runoff entering the tank via an inlet grate (shown right) or direct downspout connection (below right). When properly sized and laid out dry wells can provide significant reductions in stormwater runoff and pollutant loads.



Source: www.earthcontactproducts.com

LOCATION

- Dry wells must be located at least 10 feet from building foundations and 10 feet from property lines.
- To reduce the chance of clogging, dry wells should drain only impervious areas, and runoff should be pretreated with at least one of the leaf removal options to remove debris and larger particles.
- The height of the tank should not exceed 45 inches unless infiltration testing has been done to insure a drain time of 72 hours or less.
- Dry wells should be located in a lawn or other pervious (unpaved) area and should be designed so that the top of the dry well is located as close to the surface as possible.
- Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Always call 811 to locate utility lines before you dig.



CONSTRUCTION

- Consider the drainage area size and the soil infiltration rate when determining the size of the dry well, (see table on next page).
- The sides of the excavation should be trimmed of all large roots that will hamper the installation of the permeable drainage fabric used to line the sides and top of the dry well.
- The dry well hole should be excavated 1 foot deeper and two feet larger in diameter than the well to allow for a 12 inch stone fill jacket.
- The native soils along the bottom of the dry well should be scarified or tilled to a depth of 3 to 4 inches.
- Fill below and around dry well approximately 12 inches of clean, washed #57 stone. #57 stone averages ½ inch to 1-1/2 inches.
- Fill the final 6 inches of the excavation with native soil.
- Optionally pea gravel or #8 stone can be carried to the surface.
- For rooftop runoff, install a leaf screen in the gutter or down spout prior to entering the dry well to prevent leaves and other large debris from clogging the dry well. For non-rooftop runoff,

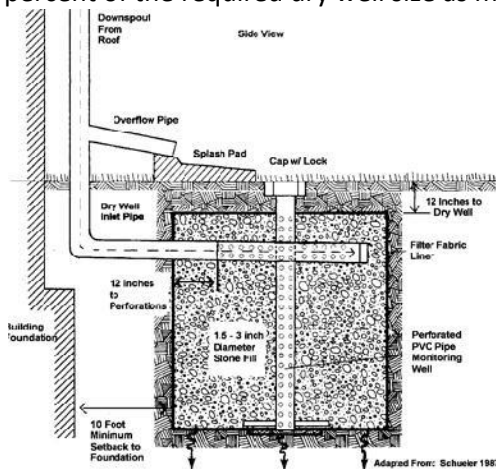


precede dry well with an in ground sump grate inlet leaf trap.

- An overflow, such as a vegetated filter strip or grass channel, should be designed to convey the stormwater runoff generated by larger storm events safely bypassing the dry well.
- The optional design involves placement of a vertical standpipe connected to the inlet pipe. See figure below.

The table below can be used to size a dry well system. Given the tank height and diameter the contributing drainage area in square feet treated can be read. For example, if a 10 by 50-foot roof is to be treated the total roof area is 10*50 = 500 square feet. This could be handled by one tank 60" high, 30" diameter. It can also be handled by two tanks 30" high and 24" in diameter.

If you elect to measure infiltration rate and find it is higher than 0.5 in/hr length of the dry well size can be reduced. For every 0.5 in/hr increase in measured infiltration rate above 0.5 in/hr subtract ten percent of the required dry well size as measured in square feet captured.



Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)				
		24	30	36	42	48
Contributing Area Captured (square feet)						
6	30	258	345	447	563	692
12	30	285	380	490	615	755
6	60	461	622	809	1022	1263
12	60	489	657	852	1075	1325
Hole Depth (inches)	6" Perforated Standpipe Gravel Filled Hole Diameter (inches)					
	24	30	36	42	48	
Contributing Area Captured (square feet)						
24	30	46	65	88	114	
30	38	58	82	110	142	
36	46	69	98	132	171	
42	53	81	114	154	199	
48	61	92	130	176	228	
60	76	115	163	219	285	

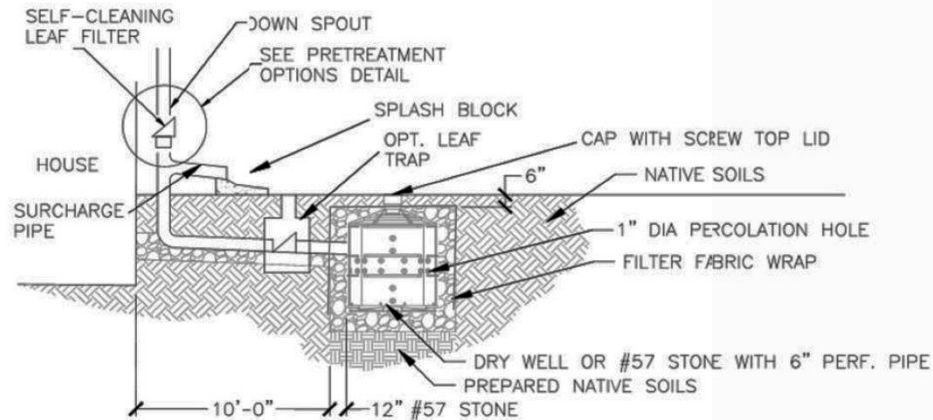
VEGETATION

- The landscaped area above the surface of a dry well should be covered with pea gravel when water enters a dry well through surface features rather than the pipe. This pea gravel layer provides sediment removal and additional pretreatment upstream of the dry well and can be easily removed and replaced when it becomes clogged.
- Alternatively, a dry well may be covered with an engineered soil mix and planted with managed turf or other herbaceous vegetation.

MAINTENANCE

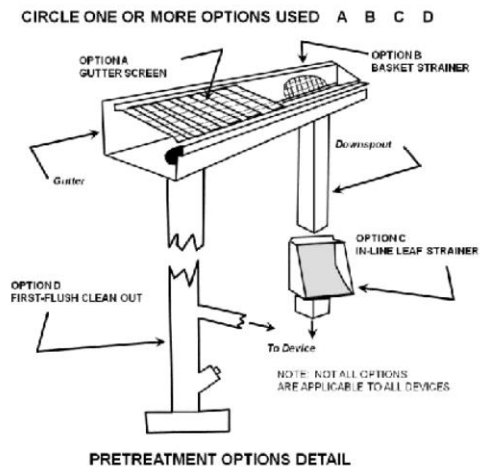
Annual maintenance is important for dry wells, particularly in terms of ensuring that they continue to provide measurable stormwater management benefits over time.

- Inspect gutters and downspouts removing accumulated leaves and debris.
- Inspect dry well following rainfall events.
- If applicable, inspect pretreatment devices for sediment accumulation. Remove accumulated trash and debris.
- Inspect top layer of filter fabric for sediment accumulation. Remove and replace if clogged.



TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)
 CONSTRUCTION STEPS:

1. Review potential dry well areas and layout. Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three-inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.



METRO NASHVILLE DEPARTMENT OF WATER SERVICES	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 1 OF 2
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SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF DRY WELL AND HOUSE SHOWING ROOF AREA DIRECTED TO DRY WELL AND KEY DIMENSIONS, CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

<p>SIZING</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #d9ead3;"> <th rowspan="2">Gravel Bed Depth (inches)</th> <th rowspan="2">Tank Height (inches)</th> <th colspan="5">Tank Inside Diameter (inches)</th> </tr> <tr style="background-color: #d9ead3;"> <th>24</th> <th>30</th> <th>36</th> <th>42</th> <th>48</th> </tr> </thead> <tbody> <tr style="background-color: #d9ead3;"> <td colspan="7">Contributing Area Captured (square feet)</td> </tr> <tr> <td>6</td> <td>30</td> <td>258</td> <td>345</td> <td>447</td> <td>563</td> <td>692</td> </tr> <tr> <td>12</td> <td>30</td> <td>285</td> <td>380</td> <td>490</td> <td>615</td> <td>755</td> </tr> <tr> <td>6</td> <td>60</td> <td>461</td> <td>622</td> <td>809</td> <td>1022</td> <td>1263</td> </tr> <tr> <td>12</td> <td>60</td> <td>489</td> <td>657</td> <td>852</td> <td>1075</td> <td>1325</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #d9ead3;"> <th rowspan="2">Hole Depth (inches)</th> <th colspan="5">6" Perforated Standpipe Gravel Filled Hole Diameter (inches)</th> </tr> <tr style="background-color: #d9ead3;"> <th>24</th> <th>30</th> <th>36</th> <th>42</th> <th>48</th> </tr> </thead> <tbody> <tr style="background-color: #d9ead3;"> <td colspan="6">Contributing Area Captured (square feet)</td> </tr> <tr> <td>24</td> <td>30</td> <td>46</td> <td>65</td> <td>88</td> <td>114</td> </tr> <tr> <td>30</td> <td>38</td> <td>58</td> <td>82</td> <td>110</td> <td>142</td> </tr> <tr> <td>36</td> <td>46</td> <td>69</td> <td>98</td> <td>132</td> <td>171</td> </tr> <tr> <td>42</td> <td>53</td> <td>81</td> <td>114</td> <td>154</td> <td>199</td> </tr> <tr> <td>48</td> <td>61</td> <td>92</td> <td>130</td> <td>176</td> <td>228</td> </tr> <tr> <td>60</td> <td>76</td> <td>115</td> <td>163</td> <td>219</td> <td>285</td> </tr> </tbody> </table> <p>MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.</p> <p>CONTRIBUTING DRAINAGE AREA= _____ SQ FT TANK DIAMETER= _____ INCHES TANK HEIGHT= _____ INCHES GRAVEL BED DEPTH= _____ (6 OR 12 INCHES) ALTERNATIVE STANDPIPE DESIGN HOLE DIAMETER= _____ INCHES HOLE DEPTH= _____ INCHES</p>	Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)					24	30	36	42	48	Contributing Area Captured (square feet)							6	30	258	345	447	563	692	12	30	285	380	490	615	755	6	60	461	622	809	1022	1263	12	60	489	657	852	1075	1325	Hole Depth (inches)	6" Perforated Standpipe Gravel Filled Hole Diameter (inches)					24	30	36	42	48	Contributing Area Captured (square feet)						24	30	46	65	88	114	30	38	58	82	110	142	36	46	69	98	132	171	42	53	81	114	154	199	48	61	92	130	176	228	60	76	115	163	219	285	<p>CALCULATION:</p>	<p>MAINTENANCE:</p> <ol style="list-style-type: none"> 1. INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S). 2. IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS. 3. INSPECT DRY WELL FOLLOWING A LARGE RAINFALL EVENT TO ENSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.
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METRO NASHVILLE DEPARTMENT OF WATER SERVICES	ATTACHED THIS TWO- PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	DRY WELL SPECIFICATIONS PAGE 2 OF 2
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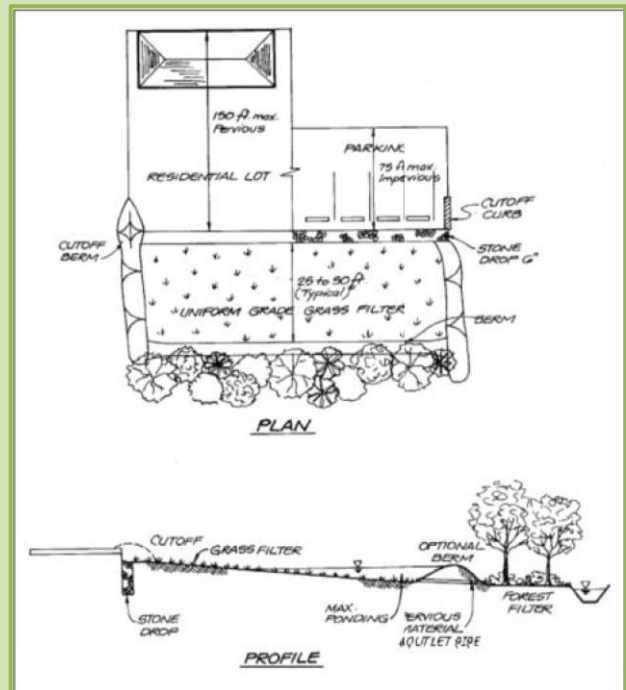
C. VEGETATED FILTER STRIPS

A vegetated filter strip can be an attractive and functional addition to your home landscape. Vegetated filter strips (also known as grass filters) are uniformly graded, vegetated areas of land designed to receive rainwater as sheet flow and slow and filter stormwater runoff from roof downspouts or parking areas. Vegetated filter strips can provide significant reductions in stormwater runoff and pollutant loads in your local watershed.



LOCATION

- Take note of the drainage patterns to determine the best location for a vegetated filter strip. Assess the drainage area flow paths on your property, and the slope of the drainage area. Ideal locations are places where there is a gentle slope away from the structure or paved area, the area is relatively flat, and where the flow can be evenly dispersed along the top of the filter area.
- The ideal slope of the vegetated filter strip is between 1 and 5%. Greater slopes would encourage the formation of concentrated flow within the filter strip, while lesser slopes would encourage unplanned ponding. If the slope is greater, terracing can be used with level spreaders between each terrace.
- Placing a filter strip over utilities is acceptable except where the amended soil option is used. In that case ensure utility locations are noted and care is taken in soil amendment actions. Amended or bermed filter strips should not be placed over a septic field.
- The length of the vegetated filter strip should be no less than 25 feet. If there is a permeable berm at the lower end, the length of the vegetated filter strip should be no less than 15 feet. Natural forested areas on site can be counted in the filter strip length total.
- The surface impervious area to any one discharge location cannot exceed 5,000 square feet.



Source:

Center for Watershed Protection. 2009.
Coastal Stormwater Supplement to the
Georgia Stormwater Management Manual.

CONSTRUCTION

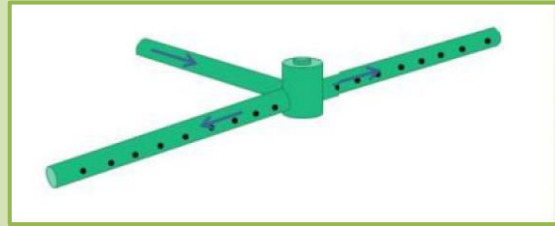
Level Spreader

- A level spreader must be used at the upstream end of the filter strip to evenly distribute stormwater runoff. A level spreader is a small trench filled with pea gravel or # 8 stone installed along a level contour.
- The level spreader should be 12' to 18" wide and 6" to 12" deep depending on the amount of expected flow. Larger diameter stone may be required to stabilize entry points for larger



contributing impervious areas.

- To help insure more even discharge of flow into the filter strip, notches can be cut in the level spreader at intervals allowing overflowing water to enter at several locations ahead of general overflow.
- The level spreader can be connected to the downspout through a T-connection to perforated pipes embedded in the flow spreader trench (see figure).
- Ensure the overflow points are protected from erosion and not blocked by vegetation.
- If the impervious drainage area to any one entry point (e.g., a downspout) is less than 1,000 square feet appropriate level spreaders may be waived if flow will flow as a sheet through the strip area. In this case simple splash blocks (see figure) can be used to introduce flow into turf (yard) areas.



Amended Soil Design Option

- Increased infiltration and a doubling of the ability to meet the one-inch standard can be achieved by amending the soil within the filter strip by tilling the existing soil 12” deep and mixing 4” of compost.

Berm Design Option

- A greater ability to meet the one-inch standard can be achieved through the use of a permeable berm at the bottom end of the filter strip. The permeable berm is used to temporarily store stormwater runoff within the filter strip, which increases the infiltration and reduces the required width of the filter strip.
- Permeable berms should be constructed of well drained soils (sand, gravels, and sandy loams) that support plant growth and should be no more than 12” high.
- Appropriately sized outlets should be provided within permeable berms to ensure that vegetated filter strips will drain within 24 hours following the end of a rainfall event.
- A stone-protected overflow area through the berm may be used to manage the stormwater runoff generated by large storm events.

Contributing Drainage Area (square feet)	Filter Strip Type		
	Conventional	Amended Soil	Berm
	Filter Strip Area (sq ft)		
100	200	70	50
500	1000	350	250
1000	2000	670	500
2000	4000	1400	1000
3000	6000	2700	1500
4000	8000	5400	2000
5000	10000	6700	2500

The overflow point must be at least ten feet from the property line if flow is onto adjoining property. Erosion protection is critical.

Design Table

Measure the rooftop and any other area that is going to be directed to the filter strip. From the site layout select the size and type of filter strip from the table to meet the one-inch design standard. For example, for a 1,000 square foot rooftop conventional filter strip the filter strip surface area must be at least 2,000 square feet with a minimum flow length of 25 feet. Built with a berm it can have a surface area of 500 square feet and have a minimum flow length of 15 feet.

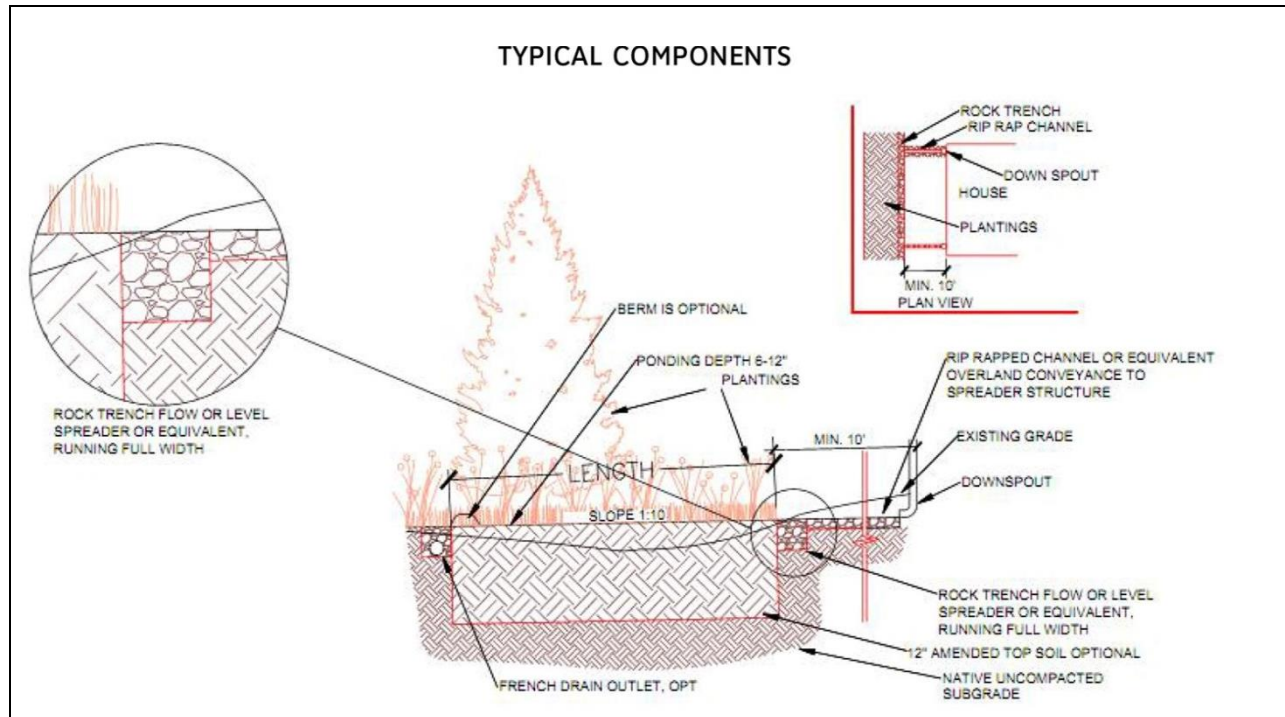


VEGETATION

- Vegetation commonly planted on vegetated filter strips includes turf, shrubs, trees, and other herbaceous vegetation.
- Choose grasses and other vegetation that will be able to tolerate the stormwater runoff rates and volumes that will pass through the vegetated filter strip.
- Vegetation used in filter strips should be able to tolerate both wet and dry conditions.
- Refer elsewhere within this document for more guidance.

MAINTENANCE

- Maintain the vegetated filter strip so that it will continue to provide measurable stormwater management benefits over time.
- Water as needed to promote plant growth and survival especially in the first two seasons.
- Provide normal turf or garden maintenance - mow, prune, and trim as needed.
- Inspect the vegetated filter strip following rainfall events. Fix erosion issues immediately.
- Remove accumulated trash, sediment and debris.



CONSTRUCTION STEPS:

1. Review potential filter strip areas and layout. Filter strips should slope between 1% and 5% away from the structure and should not be located above a septic field. Placing a filter strip over utilities is acceptable except where the amended soil option is used. In that case ensure utility locations are noted and care is taken in soil amendment actions. If there is a concentrated overflow insure it is at least ten feet from adjacent property.
2. Measure the area draining to the filter strip and determine required surface area and minimum length from the table on the next page. Determine the desired filter strip and flow spreader options.
3. Lay out and mark filter strip area, flow spreader line and inlets.
4. Construct flow spreader filling trench with appropriate gravel and noting overflow points.
5. Construct filter strip option, prepare soil.
6. Construct erosion control at the flow entrance and exit points as applicable.
7. Plant dense vegetation according to plan, or sod/seed. Ensure an irrigation plan is in place.
8. Ensure temporary erosion control is in place as needed until vegetation establishment.

METRO NASHVILLE DEPARTMENT OF WATER SERVICES	NAME/ADDRESS:	FILTER STRIP SPECIFICATIONS PAGE 1 OF 2
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SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF FILTER STRIP AND HOUSE SHOWING ROOF AREA DIRECTED TO FILTER STRIP AND KEY DIMENSIONS, CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Filter Strip Type		
	Conventional	Amended Soil	Berm
	Filter Strip Area (sq ft)		
100	200	70	50
500	1000	350	250
1000	2000	570	500
2000	4000	1400	1000
3000	6000	2700	1500
4000	8000	5400	2000
5000	10000	6700	2500

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN FILTER TYPE.

CONTRIBUTING DRAINAGE AREA= _____ SQ FT
 FILTER STRIP AREA= _____ SQ FT
 CONVENTIONAL – 25' MINIMUM LENGTH
 BERM OPTION – 15' MINIMUM LENGTH

- MAINTENANCE:**
1. INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
 2. IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS.
 3. WATER AS NEEDED TO PROMOTE PLANT GROWTH AND SURVIVAL ESPECIALLY IN THE FIRST TWO SEASONS.
 4. PROVIDE NORMAL TURF OR GARDEN MAINTENANCE - MOW, PRUNE, AND TRIM AS NEEDED.
 5. INSPECT THE VEGETATED FILTER STRIP FOLLOWING RAINFALL EVENTS. FIX EROSION ISSUES IMMEDIATELY.

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 SPECIFICATION TO HOUSE
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FILTER STRIP
 SPECIFICATIONS
 PAGE 2 OF 2

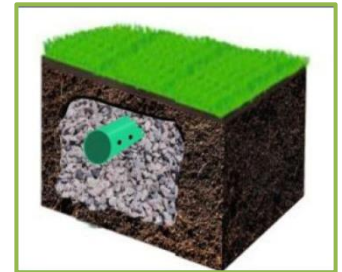


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D. MODIFIED FRENCH DRAIN

Modified French Drains (MFD) are shallow trench excavations filled with stone that are designed to intercept and temporarily store stormwater runoff until it infiltrates into the soil. MFDs can provide significant reductions in stormwater runoff and pollutant loads. They are particularly well suited to receive rooftop runoff, but can also be used to receive stormwater runoff from other small impervious areas. In Nashville only the daylighted French Drain version is allowed in residential applications. The perforated pipe is daylighted at its end allowing for overflow of larger storms and a failsafe mechanism should infiltration not be as anticipated.



LOCATION

- MFD trenches should be located at least 5 feet from building foundations and 10 feet from buildings with basements and property lines. The top end of the MFD can be adjacent to the building to connect downspouts but should be directed away from the structure.
- MFDs should slope away from the structures. The slope of the MFD pipe should be between 0.5% and 6%. It can be serpentine or multi-pronged in construction if sufficient slope is available.
- To reduce the chance of clogging, MFDs should drain only impervious areas, and runoff should be pretreated with at least one of the leaf removal options to remove debris and larger particles.
- MFD gravel depths should be at least 18 inches and no more than 36 inches.
- MFDs should be located in a lawn or other pervious (unpaved) area and should be designed so that the top of the MFD is located as close to the surface as possible to reduce digging.
- MFDs should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Always call 811 to locate utility lines before you dig.
- The downstream end of the pipe must daylight for overflows more than ten feet from the property line.
- The desirable soil infiltration rate suitable for a MFD is 0.50 inches per hour (in/hr) or greater. If there is concern due to tight soils when digging, an infiltration test should be done as per Section B.





CONSTRUCTION

- As a rule-of-thumb there should be about 23 cubic feet of stone for every 100 square feet of rooftop. The table provides MFD length requirements for different depths.
- The assumed width in the table is 24 inches. The width can be from 18 to 32 inches. Required lengths should be adjusted proportionately if other widths are used.
- The sides of the excavation should be trimmed of all large roots that will hamper the installation of the permeable drainage fabric used part way down the sides and above the gravel layer on top of the MFD.
- The native soils along the bottom of the MFD should be scarified or tilled to a depth of 3 to 4 inches.
- Fill the MFD with clean, washed #57 stone embedding a six inch diameter perforated pipe in the top of the stone such that the stone covers the top of the pipe. #57 stone averages ½ inch to 1-1/2 inches.
- The pipe should have 3/8 inch perforations, spaced 6 inches on center, and have a minimum slope of 0.5% and a maximum slope of 6%.
- The perforated pipe must daylight at the downstream end of the trench.
- An overflow, such as a vegetated filter strip or grass channel, should be designed to convey the stormwater runoff generated by larger storm events safely out of the downstream end of the MFD.
- Place permeable landscape fabric over gravel to keep soil or pea gravel from migrating into the gravel and filling the pore spaces, and leave four to six inches above the pipe to the ground surface.
- Cover with top soil and sod or with pea gravel.
- For rooftop runoff, install one or more leaf screen options prior to entering the MFD to prevent leaves and other large debris from clogging the MFD. For driveway or parking runoff a screened inlet grate over a sump or pea gravel pit can be used to settle out material prior to entering the pipe.

Rooftop Area (square feet)	Depth of Gravel From Top of Pipe (inches)			
	18	24	30	36
	Required Linear Feet of MFD			
100	6	5	4	3
500	30	25	20	15
1000	60	45	40	35
2000	120	95	75	65
3000	185	140	115	100
4000	245	190	155	130
5000	305	235	195	165

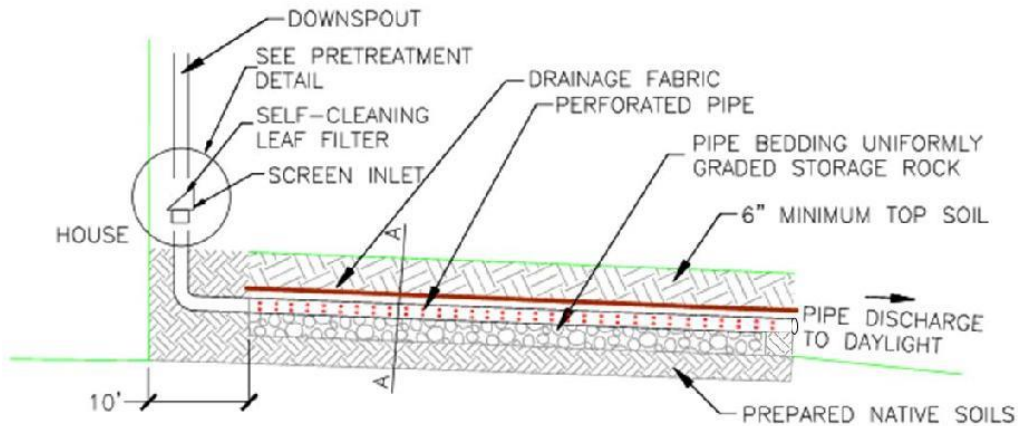
VEGETATION

- A MFD is normally covered with topsoil and managed turf or other herbaceous vegetation.
- As an alternative, the area above the surface of a MFD may be covered with pea gravel (or larger depending on the inflow rates) to allow for incidental lateral inflow along the edge of ground level impervious surfaces.
- The downstream end of the pipe must be stabilized and can be landscaped for aesthetics.

MAINTENANCE

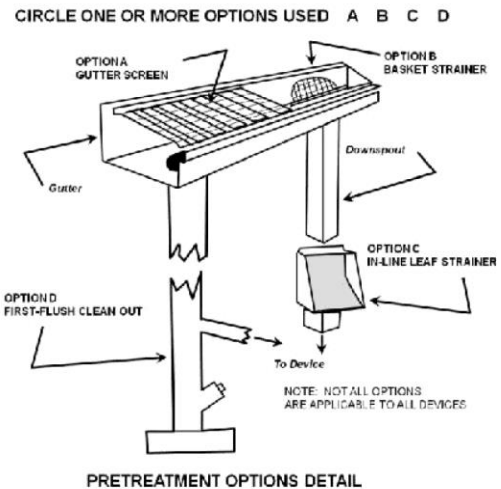
Annual maintenance is important for MFDs.

- Inspect gutters/downspouts removing accumulated leaves and debris, cleaning leaf removal system(s).
- Inspect any pretreatment devices for sediment accumulation. Remove accumulated trash and debris.
- Inspect MFD following a large rainfall event to ensure overflow is operating and flow is not causing problems.



CONSTRUCTION STEPS:

1. Review potential MFD areas and layout. MFDs should slope between 0.5% and 6% away from the structure and should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the MFD and determine required length from the table on the next page using assumed width and gravel depth, and plan route and excavation depth.
3. If soil is a concern, perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the length of the ditch may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and lay out the MFD to the required dimensions marking the route and required excavation depths. Often a level line (torpedo level) is used.
5. Remove sod using a sod cutter if appropriate. Excavate ditch to the depth of the gravel plus six inches for topsoil/pea gravel and three additional inches to accommodate half the pipe depth. Be careful not to compact soils in the bottom. Level the bottom laterally as much as possible to maximize infiltration area. Roughen bottom to a depth of at least three inches and trim roots.
6. Place and tamp gravel in ditch to planned depth placing the pipe three inches deep in the upper portion of the gravel. Then place and gently tamp gravel until it covers the pipe.
7. Place drainage fabric over top of pipe and stone.
8. Place topsoil and sod or pea gravel.
9. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
10. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.



METRO NASHVILLE DEPARTMENT OF WATER SERVICES	NAME/ADDRESS:	MODIFIED FRENCH DRAIN SPECIFICATIONS PAGE 1 OF 2
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SKETCH LAYOUT
 PROVIDE PLAN AND ELEVATION VIEWS OF MFD AND HOUSE SHOWING ROOF AREA DIRECTED TO MFD AND KEY DIMENSIONS, CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

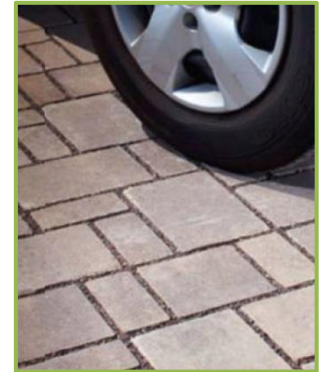


<p>SIZING CALCULATION:</p> <table border="1"> <thead> <tr> <th rowspan="2">Rooftop Area (square feet)</th> <th colspan="4">Depth of Gravel From Top of Pipe (inches)</th> </tr> <tr> <th>18</th> <th>24</th> <th>30</th> <th>36</th> </tr> </thead> <tbody> <tr> <td></td> <td colspan="4">Required Linear Feet of MFD</td> </tr> <tr> <td>100</td> <td>6</td> <td>5</td> <td>4</td> <td>3</td> </tr> <tr> <td>500</td> <td>30</td> <td>25</td> <td>20</td> <td>15</td> </tr> <tr> <td>1000</td> <td>60</td> <td>45</td> <td>40</td> <td>35</td> </tr> <tr> <td>2000</td> <td>120</td> <td>95</td> <td>75</td> <td>65</td> </tr> <tr> <td>3000</td> <td>185</td> <td>140</td> <td>115</td> <td>100</td> </tr> <tr> <td>4000</td> <td>245</td> <td>190</td> <td>155</td> <td>130</td> </tr> <tr> <td>5000</td> <td>305</td> <td>235</td> <td>195</td> <td>165</td> </tr> </tbody> </table> <p>MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.</p> <p>CONTRIBUTING DRAINAGE AREA= _____ SQ FT DEPTH OF STONE MEDIA= _____ INCHES WIDTH OF TRENCH= _____ INCHES LENGTH OF MFD= _____ FT</p>		Rooftop Area (square feet)	Depth of Gravel From Top of Pipe (inches)				18	24	30	36		Required Linear Feet of MFD				100	6	5	4	3	500	30	25	20	15	1000	60	45	40	35	2000	120	95	75	65	3000	185	140	115	100	4000	245	190	155	130	5000	305	235	195	165	<p>MAINTENANCE:</p> <ol style="list-style-type: none"> 1. INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S). 2. IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS. 3. INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO ENSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS. 	
Rooftop Area (square feet)	Depth of Gravel From Top of Pipe (inches)																																																			
	18	24	30	36																																																
	Required Linear Feet of MFD																																																			
100	6	5	4	3																																																
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<p>METRO NASHVILLE DEPARTMENT OF WATER SERVICES</p>	<p>ATTACHED THIS TWO- PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL</p>	<p>MODIFIED FRENCH DRAIN SPECIFICATIONS PAGE 2 OF 2</p>																																																		



E. PERMEABLE PAVERS

Permeable pavers are an alternative to traditional paving surfaces that can decrease stormwater runoff around your home. They are well suited for use when constructing sidewalks, parking areas, patios, and driveways. Permeable pavers consist of permeable interlocking or grid concrete pavers underlain by a drainage layer. A permeable paver system allows stormwater runoff to pass in between the paver surface and into an underlying stone reservoir, where it is temporarily stored and allowed to infiltrate into the underlying soils. Permeable pavers can provide significant reductions in stormwater runoff and pollutant loads in your watershed.



LOCATION

- Maximum contributing drainage area ratio to surface area is 4:1.
- Permeable paver systems should be located at least 5 feet from building foundations and 10 feet from buildings with basements.
 Permeable pavers should not be located: (1) above an area with a water table or bedrock less than two feet below the gravel bottom; (2) over other utility lines; or, (3) above a septic field. Always call 811 to locate utility lines before you dig.
- Permeable pavers should drain only impervious areas. Drainage from other areas onto the pavers will eventually clog them.
- The desirable soil infiltration rate suitable for a paver system is 0.50 inches per hour (in/hr) or greater. If there is concern due to tight soils when digging an infiltration test should be done as per the guidance provided in Section B. If the rate is less than 0.5 in/hr an underdrain leading to daylight should be provided. Professional assistance should be obtained in this case.
- Permeable paver systems should be installed on slopes less than 6% to help insure even distribution of runoff over the infiltration surface and should slope away from structures.

CONSTRUCTION

The table at the right provides Permeable Paver area size requirements for different depths of the #57 stone layer. This stone averages in size from ½ inch to 1-1/2 inches. Example: A roof top is 1000 square feet. For a stone depth of 8 inches the required area of permeable pavers 280 sq ft.

- Permeable paver systems require multiple layers. Manufacturer’s instructions can be followed, with MWS approval, if they are equivalent to the guidelines in this specification.
- The top course consists of the pavers and a crushed aggregate material swept between the paver joints, such as #8 stone or 1/8” to 3/8” pea gravel. The thickness of this layer varies depending upon the depth of the paver.
- The bedding course consists of 2 to 3 inches of #8 stone or 1/8” to 3/8” pea gravel. The bedding course provides a level bed for setting the pavers evenly.

Contributing Drainage Area (square feet)	Depth of Lower Stone Storage Layer (inches)				
	3	4	5	6	8
	Area of Pavers (square feet)				
100	54	45	39	34	27
500	280	230	200	170	140
1000	550	460	390	340	280
2000	1090	910	780	680	550
3000	1630	1360	1170	1020	820
4000	2180	1810	1560	1360	1090
5000	2720	2270	1940	1700	1380

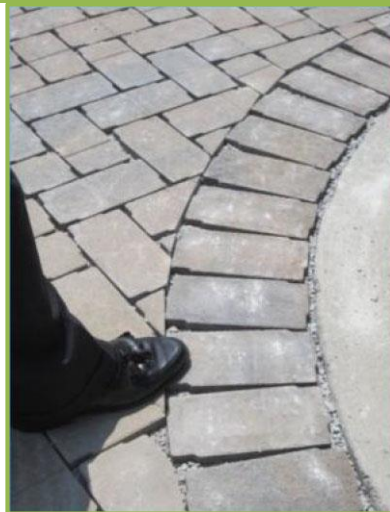


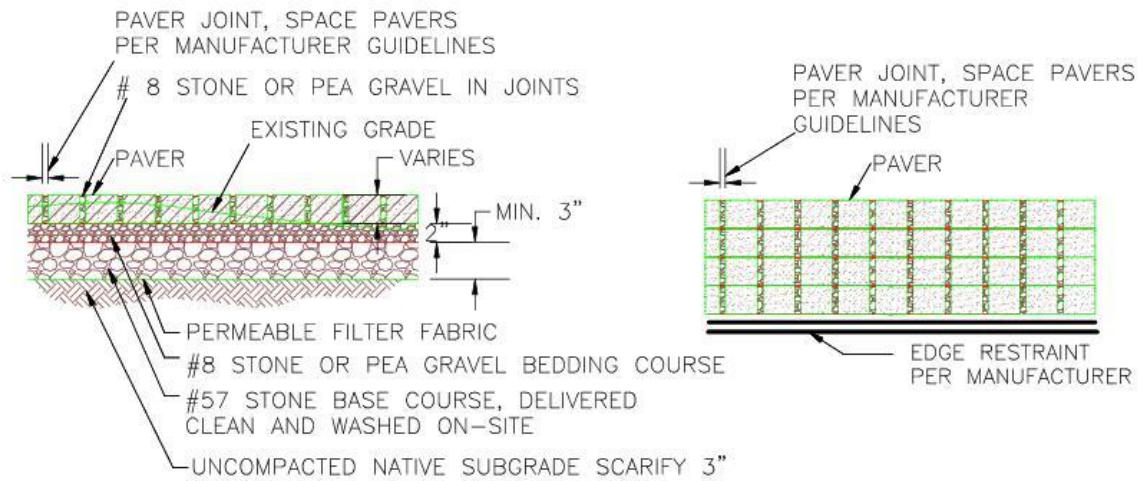
- The aggregate base course consists of #57 stone, a minimum of 3 inches. The aggregate base course acts as a reservoir to provide stormwater storage capacity and must be compacted.
- As an option, a permeable drainage fabric can be used to separate the aggregate base course and the subgrade. The permeable drainage fabric must have a flow rate greater than 125 gpm/sq ft.
- The subgrade layer is the layer of native soils below the gravel and the permeable drainage fabric (if used). The subgrade soil layer should be prepared by scarifying or tilling to a depth of 3 to 4 inches.

MAINTENANCE

Maintenance is very important for permeable pavers systems, particularly in terms of ensuring that they continue to provide measurable stormwater management benefits over time.

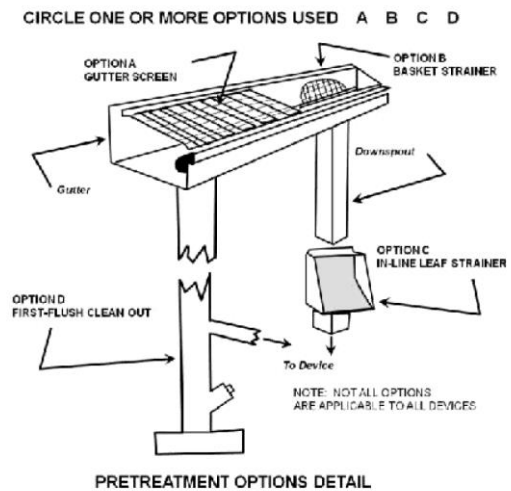
- Remove accumulated sediment and debris from joint space monthly.
- Observe the permeable paver system for excessive ponding during storm events and repair as needed.
- Vacuum, sweep, or blow permeable paver surface quarterly to keep the surface free of sediment.
- New #8 stone may need to be swept into the space between stones as needed. Inspect permeable paver surface for deterioration annually. Repair or replace any damaged areas as needed.





TYPICAL COMPONENTS (ATTACH MANUFACTURER’S SPECIFICATIONS)
 CONSTRUCTION STEPS:

1. Review potential paver areas and layout. Pavers should slope less than 6% away from the structure and should not be located: (1) above an area with a water table or bedrock less than two feet below the trench bottom; (2) over other utility lines; or, (3) above a septic field.
2. Measure the area draining to the pavers and determine required paver area from the table on the next page based on the depth of the lower stone storage layer.
3. If soil is a concern perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the pave area may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Excavate area to appropriate depth and scarify soil to 3-4”.
5. Place, level and compact gravel to planned depth in no more than 6” lifts. Three-inch minimum depth.
6. Place, level and compact #8 stone or pea gravel bedding layer. Two-inch minimum depth.
7. Lay paving stone one at a time or using mechanical placement as applicable. Cut stone at edges to fit.
8. Install edge restraints per manufacturer’s specifications.
9. Sweep more #8 stone or pea gravel into stone joints until filled and even.
10. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.



<p>METRO NASHVILLE DEPARTMENT OF WATER SERVICES</p>	<p>NAME/ADDRESS:</p>	<p>PERMEABLE PAVER SPECIFICATIONS PAGE 1 OF 2</p>
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SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF PERVIOUS PAVER AND HOUSE SHOWING ROOF AREA DIRECTED TO PAVERS AND KEY DIMENSIONS, CONNECTIONS AND ANY APPLICABLE OVERFLOW RELATIVE TO PROPERTY LINE. ATTACH MANUFACTURER'S SPECIFICATIONS IF APPLICABLE.

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Lower Stone Storage Layer (inches)				
	3	4	5	6	8
	Area of Pavers (square feet)				
100	54	45	39	34	27
500	280	230	200	170	140
1000	550	460	390	340	280
2000	1090	910	780	680	550
3000	1630	1360	1170	1020	820
4000	2180	1810	1560	1360	1090
5000	2720	2270	1940	1700	1360

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= _____ SQ FT
 DEPTH OF STONE MEDIA= _____ INCHES
 PAVER AREA= _____ SQ FT

MAINTENANCE:

1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM JOINT SPACE MONTHLY.
2. OBSERVE THE PERMEABLE PAVER SYSTEM FOR EXCESSIVE PONDING DURING STORM EVENTS AND REPAIR AS NEEDED.
3. VACUUM, SWEEP, OR BLOW PERMEABLE PAVER SURFACE QUARTERLY TO KEEP THE SURFACE FREE OF SEDIMENT. NEW STONE MAY NEED TO BE SWEEP INTO THE JOINTS AS NEEDED.
4. INSPECT PERMEABLE PAVER SURFACE FOR DETERIORATION ANNUALLY. REPAIR OR REPLACE ANY DAMAGED AREAS AS NEEDED.

METRO NASHVILLE
DEPARTMENT OF
WATER SERVICES

ATTACHED THIS TWO-PAGE
SPECIFICATION TO HOUSE
PLAN SUBMITTAL

PERMEABLE PAVER
SPECIFICATIONS
PAGE 2 OF 2



F. RAIN GARDENS

Rain gardens are small, landscaped depressions that are filled with a mix of native soil and compost, and are planted with trees, shrubs and other garden-like vegetation. They are designed to temporarily store stormwater runoff from rooftops, driveways, patios and other areas around your home while reducing runoff rates and pollutant loads in your local watershed. A rain garden can be a beautiful and functional addition to your landscape.



LOCATION

- Rain gardens should be located to receive the maximum amount of stormwater runoff from impervious surfaces, and where downspouts or driveway runoff can enter garden flowing away from the home.
- Swales, berms, or downspout extensions may be helpful to route runoff to the rain garden.
- Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge. Call 811 before you dig to locate the utility lines on your property.
- Rain gardens on steep slopes (>10%) may require an alternative design with terracing.

DESIGN

- The size of the rain garden will vary depending on the impervious surface draining to it and the depth of the amended soils. Use the table to determine the required surface area.
- A maximum ponding depth of 6 inches is allowed within rain gardens. On average, rain gardens drain within a day, which will not create a mosquito problem.
- Design rain garden entrance to immediately intercept inflow and reduce its velocity with stones, dense hardy vegetation or by other means.
- If sides are to be mowed rain gardens should be designed with side slopes of 3:1(H:V) or flatter.
- For best results, it is suggested to test your soil characteristics as you would for a garden, or contact your local County Extension Service for help (<https://ag.tennessee.edu/spp/Pages/soiltesting.aspx>).
- Soils for rain gardens should be amended native soils containing: 2/3 native soils and 1/3 compost.
- A mulch layer consisting of 2-3 inches of non-floatable organic mulch (fine shredded hardwood mulch, pine straw, or leaf compost) should be included on the surface of the rain garden. Pine bark and wood chips should not be used.
- Often rain gardens have a better appearance and can be more easily maintained if they have defined edges similar to a normal garden.
- The overflow from the rain garden should be non-eroding and can consist of a small berm or even an inlet grate set at the proper elevation in the garden. The grate should be set at a slant or be domed to allow clogging debris to fall off.

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
	Area of Rain Garden (square feet)			
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	260	230	200	185
5000	330	290	255	230



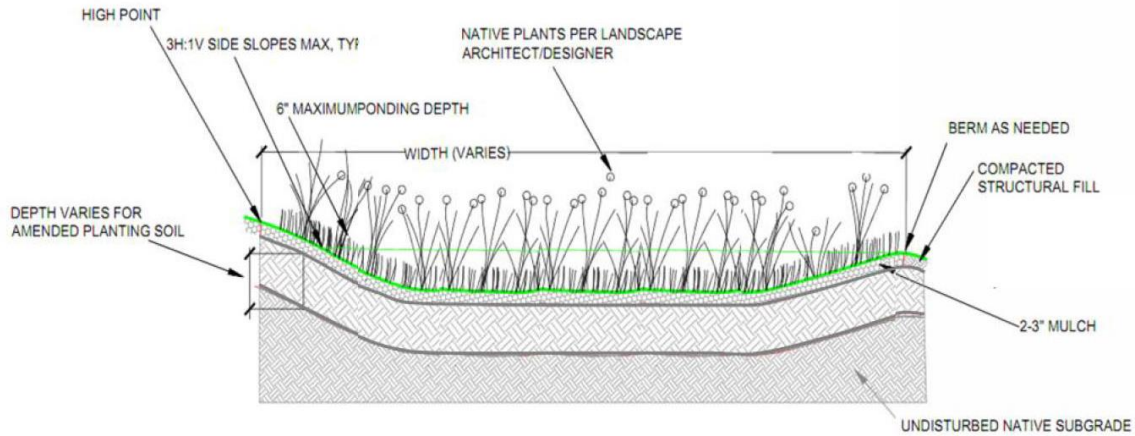
VEGETATION

- Vegetation commonly planted in rain gardens includes native trees, shrubs and other herbaceous vegetation. When developing a landscaping plan, you should choose vegetation that will be able to stabilize soils and tolerate the stormwater runoff rates and volumes that will pass through the rain garden.
- Vegetation used in rain gardens should also be able to tolerate both wet and dry conditions. Please refer elsewhere within this document for additional information on plants appropriate for rain gardens.
- As with any garden in the first season the vegetation may require irrigation to become well established. It may be appropriate to plant more densely than a normal garden to obtain the benefit of plant soil stabilization and evapotranspiration as soon as possible.

MAINTAIN

Routine garden maintenance should include weeding, deadheading, replacing dead plants, and replenishing mulch when depleted. Catching areas of erosion is also important as is correcting standing water problems. If standing water persists it may be necessary to place a perforated underdrain in the garden daylighting downstream.





CONSTRUCTION STEPS:

1. Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
2. Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
3. Optionally, perform infiltration test according to Section B. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and stake out the garden to the required dimensions ensuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
5. Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
6. Mix compost, topsoil, and some of the excavated subsoil together to make the 'amended soil'. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
7. Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 6 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
8. Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level and set at the maximum ponding elevation.
9. Plant the rain garden using a selection of plants from elsewhere in this manual.
10. Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pine straw is also an option.
11. Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
12. During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
13. Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

METRO NASHVILLE DEPARTMENT OF WATER SERVICES	NAME/ADDRESS:	RAIN GARDEN SPECIFICATIONS PAGE 1 OF 2
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SKETCH LAYOUT

PROVIDE PLAN VIEWS OF RAIN GARDEN AND HOUSE SHOWING DRAINAGE AREA DIRECTED TO RAIN GARDEN AND KEY DIMENSIONS AND OVERFLOW AREA RELATIVE TO PROPERTY LINE.

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
	Area of Rain Garden (square feet)			
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	260	230	200	185
5000	330	290	255	230

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= _____ SQ FT
 DEPTH OF SOIL MEDIA= _____ INCHES
 AREA OF RAIN GARDEN= _____ SQ FT

MAINTENANCE:

1. IRRIGATE VEGETATION AS NEEDED IN FIRST SEASON
2. REMOVE WEEDS
3. REPLACE UNSUCCESSFUL PLANTINGS
4. REPLENISH MULCH
5. REPAIR ERODED AREAS
6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION
7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERDRAIN MAY BE NECESSARY



III. RESIDENTIAL INFILL STORMWATER CREDIT FOR EXISTING TREES

Preserved trees may be able to eliminate the requirement for green infrastructure controls or reduce their size. Existing trees greater than ten inches diameter at breast height (DBH) may qualify for a credit if the following conditions are met:

- The location, species, and size of each tree being counted for credit is shown on the plan of record and in the Declaration of Restrictions and Covenants. A picture of the tree should also be included with the application.
- Trees that are Bradford Pears, Ash, diseased, structurally damaged, or listed as invasive by the Tennessee Invasive Plants Council will not be eligible for credit. A certified arborist report may be required to verify eligibility.
- The tree is protected during construction in accordance with M.C.L. §17.28.065 D.
- The tree canopy is fully contained within the parcel receiving credit.

Tree Credit Calculation

- Tree Credit (per tree) = (Tree DBH/10") x 400 square feet

Allowable Tree Credit

- Sites with less than 1,000 square feet of net additional impervious area can use the total tree credit to offset required green infrastructure controls.
- Sites with 1,000 square feet or more of net additional area can use the tree credit to reduce up to 40% of the area requiring treatment.
- Trees greater than 40" DBH may be granted additional credit on a case-by-case basis.

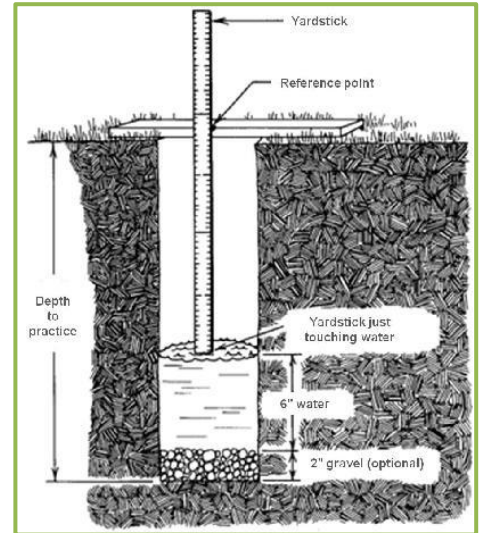
If the protected tree(s) dies or is removed, the property owner may be subject to enforcement and will be responsible for providing impervious area treatment. This may include planting and maintaining additional trees or installing Green Infrastructure Controls.



IV. TESTING INFILTRATION: THE SIMPLE APPROACH

It is assumed that an infiltration rate of 0.25 to 0.50 inches per hour exists on residential sites. The sizing criteria are set for this rate. However, if the soils have a higher infiltration rate the size of the features could be reduced. At the discretion of the property owner the following infiltration test can be conducted, and if it returns a higher infiltration rate than 0.50 inches per hour suitable reductions in the size of the infiltration-based facilities can be made. See each practice for the adjustment procedure.

1. Infiltration features (rain gardens, dry wells, permeable paver gravel layers) should reliably drain within the recommended time limit. Here is how to test if your soils can handle this type of feature.
2. Locate the approximate center of the area where you expect to build your feature.
3. Dig an access pit down to the bottom of the amended soils or gravel layer in the feature.
4. At that elevation dig a narrow test hole at least eight inches deep. You can optionally place 2" of course gravel in the bottom. The test hole can be excavated with small excavation equipment or by hand using a spade shovel or post-hole digger.
5. If you run into a hard layer that cannot be penetrated with a shovel or, you come across water in the whole, stop. Infiltration features should not be sited over impenetrable rock surfaces or over high water tables, so your site is inappropriate.
6. Place a flat board across the hole to serve as a measuring point (see figure).
7. Fill the hole with water to a depth of six inches. Measure from the flat board to the water surface. Record the exact time you stop filling the hole and the height of the water every 10 minutes for fast draining soils for a minimum of one hour or every 30 minutes for slow draining soils for a minimum of two hours.
8. Refill the hole again and repeat step 5 twice more. The third test will give you the best measure of how quickly your soil absorbs water when it is fully saturated.
9. If on the third test the water is dropping at least $\frac{1}{2}$ " per hour the soil will work for the infiltration features.



Source: modified from www.ag.ndsu



Source: www.learntogrow.com



V. RECOMMENDED PLANTS

Plants for rain gardens and other vegetated stormwater practices must be able to tolerate both wet and dry conditions. This list, while not exhaustive, includes many plants that will tolerate conditions in rain gardens. The plants in this list do have different preferences for both moisture and light, as shown in the columns labeled 'Moisture' and 'Sun'. Additionally, the majority of these plants are native to central Tennessee and thus contribute the added benefit of providing habitat and food for native pollinators and wildlife. Native plant species are preferred over non-native species, but some ornamental species may be used for landscaping effect if they are not aggressive or invasive.

Table 1. is for use only when plants are spaced equidistant from each other as shown in **Figure 1.**, below.

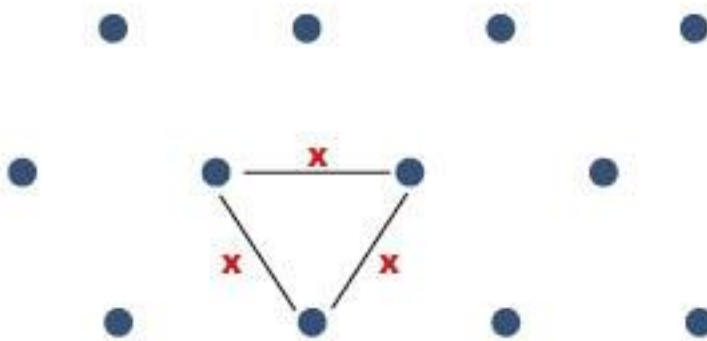


Figure 1. Typical plant spacing where *x* equals distance on center (O.C.) of plant species.

Table 1. Plant Spacing for Perennials, Grasses, Sedges and Shrubs	
Spacing (O.C.)	Plants per 100 sq.ft.
18" o.c.	51.2
24" o.c.	29
28" o.c.	22
30" o.c.	18.5
36" o.c.	12.8
42" o.c.	10
4' o.c.	7.23
5' o.c.	4.61
6' o.c.	3.2
8' o.c.	1.8



Table 2: Popular Native Perennials – Full Sun						
Latin Name	Common Name	Size	Spacing	Moisture	Color	Height
<i>Asclepias incarnate</i>	Marsh milkweed	Plugs – 1 gal	1 plant/24" o.c.	Wet	Pink	3-4'
<i>Asclepias purpurescens</i>	Purple milkweed	Plugs – 1 gal	1 plant/18" o.c.	Moist	Purple	3'
<i>Asclepias syriaca</i>	Common milkweed	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Orange	2-5'
<i>Asclepias tuberosa</i>	Butterfly milkweed	Plugs – 1 gal	1 plant/18" o.c.	Dry-moist	Orange	2'
<i>Asclepias verdis</i>	Green milkweed	Plugs – 1 gal	1 plant/18" o.c.	Moist	Green	2'
<i>Asclepias verticillata</i>	Whorled milkweed	Plugs – 1 gal	1 plant/18" o.c.	Moist	White	2.5'
<i>Aster laevis</i>	Smooth aster	Plugs – 1 gal	1 plant/18" o.c.	Moist	Blue	2-4'
<i>Aster novae-angliae</i>	New England aster	Plugs – 1 gal	1 plant/24" o.c.	Wet-moist	Blue	2-5'
<i>Aster sericeus</i>	Silky aster	Plugs – 1 gal	1 plant/18" o.c.	Dry	Purple	1-2'
<i>Chamaecrista fasciculata</i>	Partridge pea	Plugs – 1 gal	1 plant/18" o.c.	Dry	Yellow	1-2'
<i>Conoclinium coelestinum</i>	Mist flower	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Blue	1-2'
<i>Coreopsis lanceolata</i>	Lance-leaf coreopsis	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Yellow	6-8'
<i>Echinacea pallida</i>	Pale purple coneflower	Plugs – 1 gal	1 plant/18" o.c.	Dry	Purple	2-3'
<i>Echinacea purpurea</i>	Purple coneflower	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Purple	3-4'
<i>Eupatorium perfoliatum</i>	Boneset	Plugs – 1 gal	1 plant/24" o.c.	Wet	White	3-5'
<i>Eupatorium purpureum</i>	Sweet Joe-Pye Weed	Plugs – 1 gal	1 plant/24" o.c.	Wet-moist	Purple	3-6'
<i>Iris virginica</i>	Flag Iris	Plugs – 1 gal	1 plant/18" o.c.	Moist-Wet	Blue	2'
<i>Liatris aspera</i>	Rough blazingstar	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Purple	2-5'
<i>Liatris microcephalla</i>	Small-headed blazingstar	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Purple	3'
<i>Liatris spicata</i>	Dense blazingstar	Plugs – 1 gal	1 plant/24" o.c.	Wet-moist	Purple	1.5'
<i>Liatris squarrulosa</i>	Southern blazingstar	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Purple	2-6'
<i>Lobelia cardinalis</i>	Cardinal flower	Plugs – 1 gal	1 plant/18" o.c.	Wet-moist	Red	2-4'
<i>Monarda didyma</i>	Bee balm	Plugs – 1 gal	1 plant/24" o.c.	Wet-moist	Red	3'
<i>Monarda fistulosa</i>	Wild bergamot	Plugs – 1 gal	1 plant/18" o.c.	Moist	Purple	1-3'
<i>Oenothera fruticosa</i>	Sundrops	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Yellow	
<i>Penstemon digitalis</i>	Smooth white beardtongue	Plugs – 1 gal	1 plant/24" o.c.	Wet	White	2-3'
<i>Penstemon hirsutus</i>	Hairy beardtongue	Plugs – 1 gal	1 plant/18" o.c.	Dry	White	1-3'
<i>Penstemon smallii</i>	Beardtongue	Plugs – 1 gal	1 plant/18" o.c.	Moist	Purple	1-2'
<i>Pycnanthemum tenuifolium</i>	Slender mountain mint	Plugs – 1 gal	1 plant/18" o.c.	Moist	White	1.5-2.5'
<i>Ratibida pinnata</i>	Gray-headed coneflower	Plugs – 1 gal	1 plant/18" o.c.	Moist	Yellow	2-5'
<i>Rudbeckia hirta</i>	Black-eyed Susan	Plugs – 1 gal	1 plant/18" o.c.	Moist-dry	Yellow	3'
<i>Salvia lyrata</i>	Lyre-leaf sage	Plugs – 1 gal	1 plant/18" o.c.	Moist	Purple	1-2'
<i>Solidago nemoralis</i>	Gray goldenrod	Plugs – 1 gal	1 plant/18" o.c.	Dry	Yellow	2'
<i>Solidago rugosa</i>	Rough-leaved goldenrod	Plugs – 1 gal	1 plant/18" o.c.	Wet	Yellow	1-6'
<i>Veronacastrum virginicum</i>	Culver's root	Plugs – 1 gal	1 plant/24" o.c.	Dry	White	3-6'
<i>Veronia veboracensis</i>	Tall ironweed	Plugs – 1 gal	1 plant/24" o.c.	Wet-moist	Purple	3-4'

Plant material size and grade to conform to "American Standards for Nursery Stock" American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1



Table 3: Popular Native Perennials – Shade

Latin Name	Common Name	Size	Spacing	Moisture	Color	Height
<i>Aquilegia canadensis</i>	Wild columbine	Plugs – 1 gal.	1 plant/18” o.c.	Moist-dry	Pink	1-2.5’
<i>Athyrium filix-femina</i>	Lady Fern	1 gal.	1 plant/18” o.c.	Moist	Green	3’
<i>Arisaema triphyllum</i>	Jack-in-the-pulpit	Plugs – 1 gal.	1 plant/18” o.c.	Moist	Green	1.5-2.5’
<i>Arisaema dricontium</i>	Green dragon	Plugs – 1 gal.	1 plant/18” o.c.	Wet-moist	Green	3’
<i>Asarum canadense</i>	Wild ginger	Plugs – 1 gal.	1 plant/18” o.c.	Wet-moist	Red-brown	0.5-1’
<i>Aster cardifolius</i>	Blue wood aster	Plugs – 1 gal.	1 plant/18” o.c.	Moist-dry	Blue	1-3’
<i>Aster novae-angliae</i>	New England aster	Plugs – 1 gal.	1 plant/24” o.c.	Moist-dry	Blue/ purple	3-4’
<i>Aster oblongifolius</i>	Aromatic Aster	Plugs – 1 gal.	1 plant/24” o.c.	Moist-dry	Blue/ purple	1.5-3’
<i>Coreopsis major</i>	Tickseed coreopsis	Plugs – 1 gal.	1 plant/18” o.c.	Moist-dry	Yellow	3’
<i>Dryopteris marginalis</i>	Shield Fern	1 gal.	1 plant/18” o.c.	Moist	Green	2-3’
<i>Geranium maculatum</i>	Wild geranium	Plugs – 1 gal.	1 plant/18” o.c.	Moist	Pink	2’
<i>Heuchera americana</i>	Alumroot	Plugs – 1 gal.	1 plant/18” o.c.	Moist-dry	Purple	1’
<i>Iris cristata</i>	Dwarf crested iris	Plugs – 1 gal.	1 plant/18” o.c.	Moist-dry	Purple	4”
<i>Lobelia siphilicata</i>	Great blue lobelia	Plugs – 1 gal.	1 plant/18” o.c.	Wet-moist	Blue	1.5-3’
<i>Lobelia cardinalis</i>	Cardinal flower	Plugs – 1 gal.	1 plant/18” o.c.	Wet-moist	Red	2-4’
<i>Mertensia virginica</i>	Virginia bluebells	Plugs – 1 gal.	1 plant/18” o.c.	Moist	Blue	1.5’
<i>Osmunda cinnamomea</i>	Cinnamon Fern	1 gal.	1 plant/24” o.c.	Wet-moist	Green	3-4’
<i>Phlox divaricata</i>	Blue phlox	Plugs – 1 gal.	1 plant/18” o.c.	moist	Blue	0.5-2’
<i>Polemonium reptans</i>	Jacob’s ladder	Plugs – 1 gal.	1 plant/18” o.c.	Moist-dry	Blue	15”
<i>Polystichum acrostichoides</i>	Christmas fern	Plugs – 1 gal.	1 plant/24” o.c.	Moist-dry	Evergreen	2’
<i>Stylophoru diphyllum</i>	Wood poppy	Plugs – 1 gal.	1 plant/18” o.c.	Wet - moist	Yellow	1.5’

Plant material size and grade to conform to “American Standards for Nursery Stock” American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1.



Table 4: Popular Native Grasses and Sedges

Latin Name	Common Name	Size	Spacing	Moisture	Color	Height
<i>Carex grayi</i>	Gray's Sedge	1 gal.	1 plant/24" o.c.	Moist	Green	3'
<i>Carex muskingumensis</i>	Palm Sedge	1 gal.	1 plant/24" o.c.	Moist	Green	3'
<i>Carex stricta</i>	Tussock Sedge	1 gal.	1 plant/24" o.c.	Moist	Green	3-4'
<i>Chasmanthium latifolium</i>	Upland Sea Oats	Plugs – 1 gal.	1 plant/18" o.c.	Moist-dry	Green	4'
<i>Equisetum hyemale</i>	Horsetail	Plugs – 1 gal.	1 plant/18" o.c.	Wet	Green	3'
<i>Juncus effesus</i>	Soft Rush	Plugs – 1 gal.	1 plant/24" o.c.	Wet-dry	Green	4-6'
<i>Muhlenbergia capallaris</i>	Muhly Grass	1 gal.	1 plant/24" o.c.	Moist	Pink	3'
<i>Panicum virgatum</i>	Switchgrass	1-3 gal.	1 plant/48" o.c.	Moist-dry	Yellow	5-7'
<i>Schizachyrium scoparium</i>	Little Blue Stem	1 gal.	1 plant/24" o.c.	Moist-dry	Yellow	3'
<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 gal.	1 plant/24" o.c.	Moist-dry	Green	2-3'

Plant material size and grade to conform to “American Standards for Nursery Stock” American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1.



Table 5: Popular Native Small Trees							
Latin Name	Common Name	DT-FT	Light	Moisture	Notes	Flower Color	Height
<i>Ameleanchier Canadensis</i>	Serviceberry		Sun-pt shade	Moist-wet	Eatable berries	White	15-25'
<i>Asimina triloba</i>	Paw Paw		Sun-pt shade	Moist	Eatable fruits	Maroon	15-30'
<i>Cercus Canadensis</i>	Redbud	DT	Sun-shade	Moist	Pea-like flowers, seed pods	Purple	20-30'
<i>Chionanthus virginicus</i>	Fringetree		Sun-pt shade	Moist	Paniced, fragrant flowers	White	12-20'
<i>Cornus florida</i>	Flowering Dogwood		Part Shade	Moist	Red fruit, wildlife	White	15-30'
<i>Magnolia virginiana</i>	Sweetbay Magnolia		Sun-pt shade	Moist-wet	Evergreen	White	10-60'
<i>Rhamnus caroliniana</i>	Carolina Buckthorn		Sun	Moist	Black fruit		15-30'

Size: min. 2" caliper

DT: Drought Tolerant FT: Flood Tolerant

Plant material size and grade to conform to "American Standards for Nursery Stock" American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1.



Table 6: Popular Native Medium-Large Trees

Latin Name	Common Name	DT-FT	Light	Moisture	Notes	Flower Color	Height
<i>Acer rubrum</i>	Red Maple	DT-FT	Sun-shade	Dry-wet	Fall Color		50-70'
<i>Acer saccharum</i>	Sugar Maple		Sun-pt shade	Moist	Fall Color		50-75'
<i>Betula nigra</i>	River Birch	FT	Sun-pt shade	Moist-wet	Exfoliating bark		40-70'
<i>Carpinus caroliniana</i>	Ironwood		Sun-pt shade	Moist		White	40-60'
<i>Carya aquatica</i>	Water Hickory	FT-DT	Sun	Moist	Fall Color		35-50'
<i>Cladratis lutea</i>	Yellowwood	DT	Sun	Dry-moist	Fall Color	White	30-45'
<i>Ilex opaca</i>	American Holly	DT	Sun-pt shade	Moist	Evergreen	White	30-50'
<i>Liquidambar styraciflua</i>	Sweetgum	DT-FT	Sun-pt shade	Dry-moist	Spiny fruit		60-100'
<i>Nyssa sylvatica</i>	Black Gum		Sun-shade	Moist	Fall Color		35-50'
<i>Oxydendrum arboretum</i>	Sourwood		Sun-pt shade	Dry-moist	Wildlife	White	20-40'
<i>Platanus occidentalis</i>	Sycamore	FT	Sun-pt shade	Moist	White mottled bark		70-100'
<i>Quercus bicolor</i>	Swamp White Oak	DT	Sun-pt shade	Moist-wet	Acorns		50-60'
<i>Quercus nuttalli</i>	Nuttal Oak	DT	Sun	Dry-moist	Acorns		40-60'
<i>Quercus lyrata</i>	Overcup Oak	FT	Sun	Moist	Acorns		40-60'
<i>Quercus shumardii</i>	Shumard Oak	DT	Sun	Moist	Acorns		40-60'
<i>Salix nigra</i>	Black Willow	FT	Sun-pt shade	Moist-wet	White catkins	Yellow	40-60'
<i>Ulmus americana</i>	American Elm	DT-FT	Sun-pt shade	Moist			

Size: min. 2" caliper

DT: Drought Tolerant FT: Flood Tolerant

Plant material size and grade to conform to "American Standards for Nursery Stock" American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1.



Table 7: Popular Native Small-Medium Shrubs

Latin Name	Common Name	DT-FT	Light	Moisture	Spacing	Notes	Flower Color	Height
<i>Buddleia davidii</i>	Butterfly Bush	DT	Sun-pt shade	Dry-moist	4'	Non-native	Blue	5'
<i>Callicarpa Americana</i>	American Beautyberry	DT	Sun-pt shade	Dry-wet	5'	Showy purple fruit	Lilac	4-6'
<i>Clethra alnifolia</i>	Sweet Pepper Bush		Sun-pt shade	Dry-moist	3'	Hummingbird	White	5-8'
<i>Hibiscus moscheutos</i>	Swamp Mallow	FT	Sun	Moist-wet	30"	Cold-hardy	White-red	4-7'
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	DT	Pt shade-shade	Moist	4'	Winter texture	White	3-6'
<i>Hypericum frondosum</i>	Golden St. John's Wort	DT	Sun-pt shade	Dry-moist	30"	Semi-evergreen	Yellow	2-3'
<i>Hypericum prolificum</i>	Shrubby St. John's Wort	DT	Sun-pt shade	Dry-moist	3'	Semi-evergreen	Yellow	3'
<i>Ilex glabra</i>	Inkberry	DT	Sun-pt shade	Moist-wet	3'	Evergreen		4-8'
<i>Itea virginica</i>	Virginia Sweetspire	DT-FT	Sun-Shade	Moist-wet	4'	Fall color	White	4-8'
<i>Viburnum dentatum</i>	Arrowwood Viburnum		Sun-shade	Dry-wet	6'	Wildlife	White	6-8'

Size: min. 3 gal. container or equivalent.

DT: Drought Tolerant FT: Flood Tolerant

This list provides plant species; there are multiple varieties within each species.

Plant material size and grade to conform to “American Standards for Nursery Stock” American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1.



Table 8: Popular Native Large Shrubs							Flower Color	Height
Latin Name	Common Name	DT-FT	Light	Moisture	Spacing	Notes	Flower Color	Height
<i>Aronia arbutifolia</i>	Red Chokeberry	FT	Sun-pt shade	Dry-wet	4'	Red berries, wildlife	White	6-12'
<i>Cephalanthus occidentalis</i>	Button Bush	FT	Sun-shade	Moist-wet	5'	Attracts wildlife	White	6-12'
<i>Cornus amomum</i>	Silky Dogwood		Sun-shade	Moist-wet	6'	Blue berries, wildlife	White	6-12'
<i>Corylus americana</i>	American Hazelnut		Sun-pt shade	Dry-moist	8'	Eatable nuts, wildlife	Yellow	8-15'
<i>Hamamelis virginiana</i>	Witch-hazel		Sun-pt shade	Dry-moist	8'	Winter bloom	Yellow	10'
<i>Ilex decidua (dwarf var.)</i>	Possumhaw Viburnum	DT	Sun-pt shade	Moist	4-6'	Red berries		6-14'
<i>Illex verticillata</i>	Winterberry Holly	FT	Sun-pt shade	Moist-wet	3'	Red berries		10'
<i>Lindera benzoin</i>	Spicebush	DT	pt shade-shade	Moist-wet	8'	Butterflies, wildlife	Yellow	6-12'

Size: minimum 3 gal. container or equivalent.

DT: Drought Tolerant FT: Flood Tolerant

This list provides plant species; there are multiple varieties within each species.

Plant material size and grade to conform to “American Standards for Nursery Stock” American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1.



VI. THE SIMPLE METHOD OF DETERMINING ADEQUATE FLOW AREA

This method is only to be used to determine adequate flow area required for projects that are classified as a Tier 1 development.

Step 1: Determine flow patterns on your project site, specifically where flow exits the project.

Step 2: Where flow exits the site determine existing flow area of the exiting drainage channels on your site using the schematic and equation below in Figure 1. Mark on the plans where flow area was determined.

Step 3: Once flow area has been calculated, determine the impervious area (IA) of the project and the nearest lot area to determine the required flow area for your site.

Step 4: A) If the result of **Step 2** is *less* than **Step 3** adequate drainage is not present and the developer must follow Tier 2 guidelines. B) If the result of **Step 2** is *greater* than **Step 3** adequate drainage is present. If B, then the developer must submit calculations and site plan to the Development Services Center for verification.

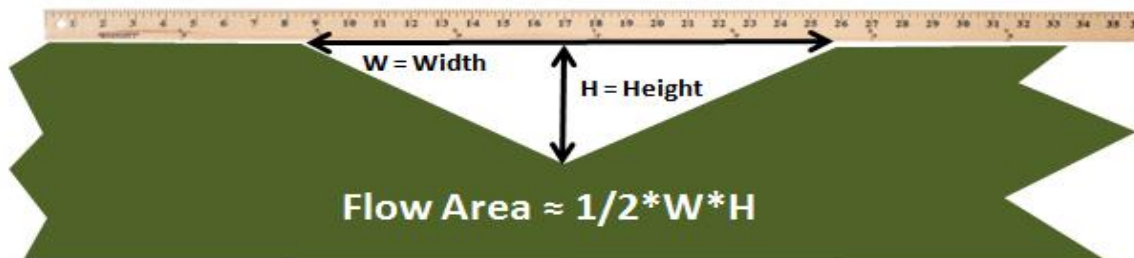


Figure 1 Simple Method Flow Area Calculation



Table 1 Simple Method Flow Area Required

Flow Area in Square Feet							
IA (sq ft).	Total lot area -->		1/4 Acre		1/2 Acre		1 Acre
	1,000	5,000	10,890	15,000	21,780	30,000	40,000
1,200	0.12	0.19	0.29	0.36	0.48	0.62	0.80
2,500	0.23	0.30	0.40	0.47	0.59	0.73	0.91
3,000	0.27	0.34	0.44	0.51	0.63	0.78	0.95
4,000	0.35	0.42	0.53	0.60	0.72	0.86	1.03
5,000	0.44	0.51	0.61	0.68	0.80	0.94	1.12
7,500	0.65	0.72	0.82	0.89	1.01	1.15	1.33
10,000	0.86	0.93	1.03	1.10	1.22	1.36	1.54
30,000	2.53	2.60	2.71	2.78	2.90	3.04	3.21
40,000	3.37	3.44	3.54	3.62	3.74	3.88	4.05

Read impervious area on the left then read across to right the nearest TOTAL lot size
 Concrete channel flow area is 2/3 of the vegetated channel



VII. DECLARATION OF RESTRICTIONS AND COVENANTS FOR SCMS FOR REGULATED RESIDENTIAL INFILL



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This instrument prepared by:
Metropolitan Department of Law
108 Metropolitan Courthouse
Nashville, Tennessee 37201

**DECLARATION OF RESTRICTIONS AND COVENANTS
FOR
SCMs FOR REGULATED RESIDENTIAL INFILL**

SWSF Permit No.: _____

Being on the Property conveyed to _____, the ownership deed for which is of record in Instrument No. _____, R.O.D.C., Tennessee.

_____ (individually or collectively, the “Declarant”), the owner of the real property described in Exhibit(s) A attached hereto and incorporated herein by reference (the “Property”), does hereby covenant, agree and declare as follows:

1. Declarant is lawfully seized of the Property and possessed of said land in fee simple and has good right to make the following declarations and covenants.
2. Declarant has prepared and submitted to Metro a Long Term Maintenance Plan (the “Plan”) acceptable to Metro, a copy of which is attached hereto, and shall thereafter provide for adequate long term maintenance and continuation of the stormwater control measures/green infrastructure control practices described in the Plan to ensure that all stormwater systems (“Systems”) required by the Plan are and remain in proper working condition in accordance with the Plan and with all applicable rules, regulations and laws. Declarant shall perform preventative maintenance activities at intervals described in the inspection schedule included in the Plan along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
3. Declarant shall submit to Metro an annual report by July 1st of each year or as requested by Metro. The report shall document the inspection schedule, times of inspection, remedial actions taken to repair, modify or reconstruct Systems, the state of stormwater control measures/green infrastructure control practices, and notification of any planned change in responsibility for such Systems.
4. Declarant hereby accords to Metro and its employees, agents and contractors a perpetual right of entry at reasonable times and in a reasonable manner for the purpose of inspecting or operating the Systems.
5. Declarant hereby accords to Metro and its employees, agents and contractors a perpetual right of entry for access from public rights-of-way to the Systems.



6. If, upon inspection, Metro determines that Declarant has failed to properly maintain the Systems in accordance with the Plan, the Declarant acknowledges that Metro will in that event have the authority to order Declarant to perform such maintenance within ten (10) days. Declarant acknowledges and understands that Metro is under no duty or obligation to maintain or repair the Systems.
7. Declarant shall reimburse Metro in full upon demand in the amount of any judgment rendered against Metro due to Declarant's failure to perform the obligations created by this instrument.
8. The Property may be used for any lawful purpose desired after the construction of all of the Systems, provided that structural change, in the opinion of Metro (the discretion to give such opinion on behalf of Metro may be exercised by the Director of Water and Sewerage Services, or the Director's designee), will not destroy, weaken or damage them or interfere with their operation or maintenance. Additionally, prior to any changes or additions to or relocation of the improvements, the Declarant, successors and/or assigns must demonstrate to the satisfaction of the Director of Water and Sewerage Services that any such proposed change, addition, or relocation will not eliminate the improvement or interfere with or significantly change its needed operation, or otherwise pose a danger to the public health or safety. A map depicting any approved change, addition, or relocation of the improvements shall be recorded with reference to this instrument number.
9. These restrictions and covenants under this instrument shall become void if the structures on the property are demolished, the property is prepared for redevelopment.

The Declarant shall provide this executed document along with associated recording fees (payable to the Davidson County Register of Deeds) to Metro Water Services for the purpose of recording this Declaration. Upon the recording of this Declaration by Metro in the office of the Register of Deeds for the county of Davidson, Tennessee, the foregoing restrictions and covenants shall run with the land and shall be binding on Declarant and all subsequent owners of the Property (or any portion thereof) and shall inure to the benefit of and be enforceable by Metro, its successors and assigns (although Metro's failure to exercise its enforcement rights in any particular situation shall not be deemed a waiver of them). Declarant, for itself and its successors in interest, further covenants to warrant and forever defend Metro's enforcement rights regarding the foregoing restrictions and covenants against the adverse claims of all persons. The foregoing covenants and restrictions may not be modified or amended except by a recorded instrument signed by Declarant and Metro (the discretion to do so on behalf of Metro may be exercised by the Director), or their respective successors or assigns, and shall not be extinguished by merger of title or otherwise.



WITNESS my/our hand(s), this __ day of _____, 20__.

Declarant

Declarant

**STATE OF TENNESSEE
COUNTY OF DAVIDSON**

Before me, _____, a Notary Public of the State and County

aforsaid, personally appeared _____

with whom I am personally acquainted, and who, upon oath,
acknowledged _____

to be _____

the within named bargainer(s), _____ and that _____, as

such _____

being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 20__.

_____, Notary Public

My Commission Expires _____.



FOR GOVERNMENT USE ONLY

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law as of _____.
Date

This instrument has been reviewed and approved by the Metro Water, Property Services.

Signature

**STATE OF TENNESSEE
COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary for this County and State, _____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____
Notary's Seal



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VIII. LONG TERM MAINTENANCE PLAN INSTRUCTIONS

The Long Term Maintenance Plan is a component of the Maintenance Document for the development or site. One of the purposes of the Long Term Maintenance Plan is to inform property owners about the system components on their properties, so that they will know the locations and maintenance needs of the components and structural SCMs.

The Long Term Maintenance Plan must include or address the following elements:

- Description of the stormwater system components and a site map showing the location of each. For sites designed in accordance with the SWMM, Volume 5, the LID Manual, this includes a site map showing areas of open space that received credit for lowering the site weighted runoff coefficient. Ongoing site SCM inspection and maintenance compliance shall include verification that such areas remain as open space as indicated on the plans.
- Schedule of inspections and the techniques used to inspect and maintain the systems to ensure that they are functioning properly as designed.
- Where and how the trash, sediment and other pollutants removed from the stormwater system will be disposed.
- Schematics of SCMs located on the site. Landscape plans should also be included for bioretention areas.
- Person(s) and phone number(s) of who will be responsible for inspection and maintenance. If the organization that will be responsible is yet to be organized, list the name, address, and phone number of the person or entity with interim responsibility.
- Provisions for permanent access and maintenance easements.



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APPENDIX E

PLAN SUBMITTAL INFORMATION

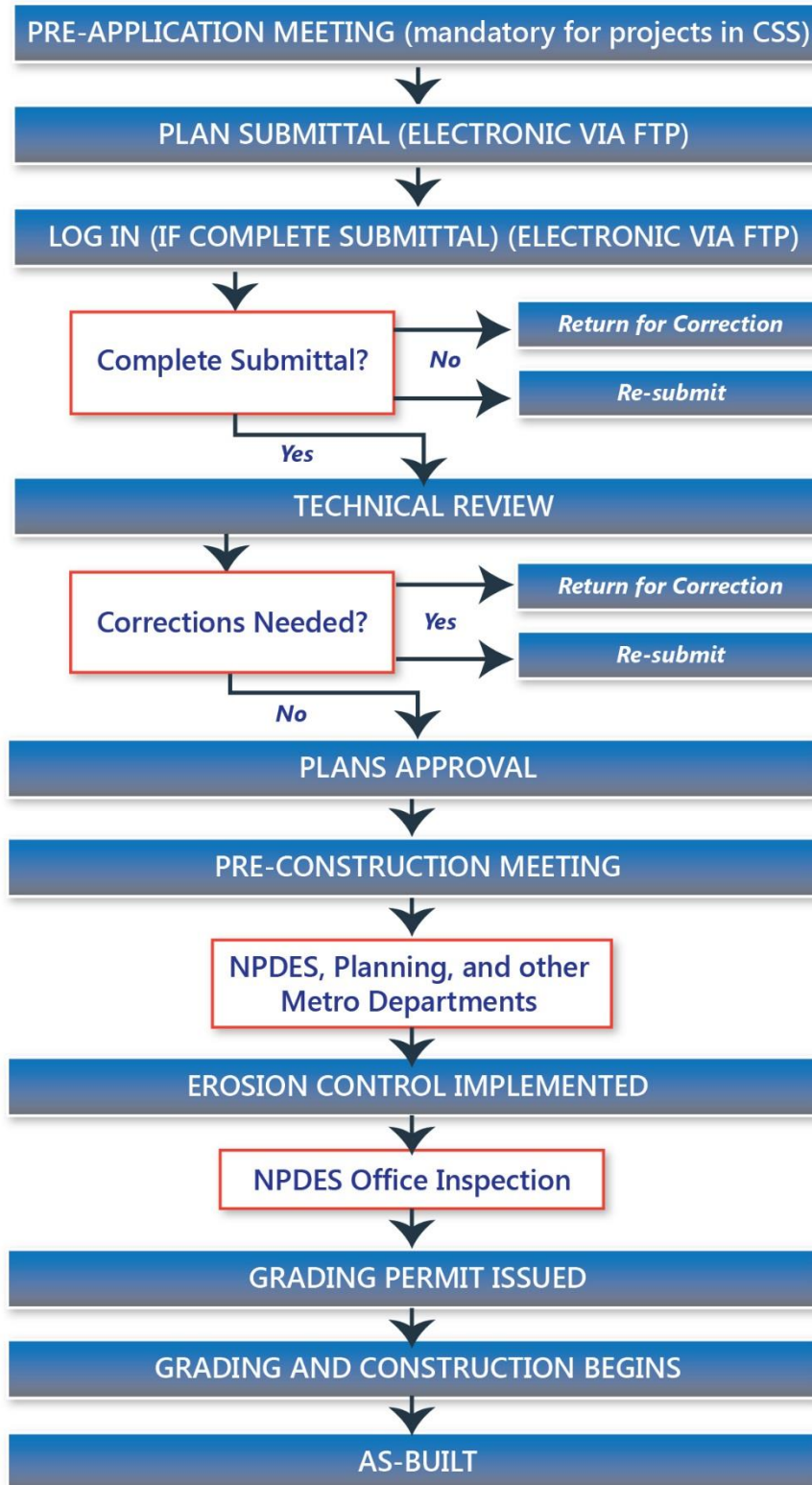
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I. Plans Review and Grading Permit Process





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II. Grading Permit Application Checklist

General Permit Items	Included	Not Applicable
Required Forms/Permits/Documents		
1. Each submittal shall include a “Plans Submittal Information” Form signed by the responsible party and a “Development Services Stormwater Transmittal” Form. Plans will not be accepted for review without the completed forms. Forms are available on the MWS website. See also pages 9 and 11 of this Appendix.		
2. Project Fee Computation Worksheet completely filled out. Payment for Plan Review Fees will be required prior to technical review and Grading Permit Fees will be required prior to plan approval.		
3. The Tennessee Construction General Permit Notice of Coverage (NOC) note on the plans (See page 13). A NOC must be obtained by all sites that disturb one acre or more of land before a Grading Permit will be issued. Enter date NOC applied for:		
4. Copies of all other required State and Federal permits (or copies of the permit applications), including, but not limited to ARAP, U.S. Army Corps of Engineers Section 404, or TDEC sinkhole permits. Enter date permits applied for:		
5. Submittal of one copy of the following: grading and drainage plans (with post-construction stormwater management details), site utility plans, and erosion prevention and sediment control plans (including separate initial plan shown with existing conditions).		
Plan Information Requirements		
6. Property map and parcel number, property address, and council district (listed on cover sheet).		
7. At least one benchmark located, with the proper datum reference indicated. (If flood study exists, datum must match flood study.)		



General Permit Items	Included	Not Applicable
8. Existing and proposed site contours at an interval no greater than two (2) feet (National American Vertical Datum of 1988 (NAVD88) to be used exclusively). Contours shall extend to the centerline of all roads bordering the site or to 25 feet outward from the property line where roads are not present. Additional detail may be requested during review process.		
9. Outline and list square footage of areas to be disturbed and areas to remain undisturbed. Areas of turf, forest, or conserved open space used in LID calculations shall also be identified.		
10. Existing and proposed pervious areas, impervious areas, and buildings on the property.		
11. Proposed locations of permanent SCM signs.		
12. Proposed construction sequence, if greater than twelve months.		
13. Plans and drainage report must be stamped by a registered engineer.		
Storm Structures and Pipes/Detention		
14. Existing and proposed stormwater management structures on and in the immediate vicinity of the property. Size, type, slope, and invert elevation of the structures must be noted on the plans and presented in table format.		
15. For the purpose of assessing impact to the downstream system, the surveyed location, size, inverts, top of castings, material, and dimensions (open ditch) of downstream stormwater infrastructure, as determined by MWS' Downstream Infrastructure policy, must be included. Analysis of the downstream infrastructure shall be performed in every direction that will receive flow. Capacity calculations for the existing infrastructure must be provided per the requirements and methodologies set forth in Volume 1 - Chapter 6 and Volume 2.		
16. Detail drawings of swales, ditches, inlets, head walls, detention pond outlet structures and overflows, erosion control measures, etc.		
17. Provide profile view(s) of existing and proposed public stormwater infrastructure.		



General Permit Items	Included	Not Applicable
18. Invert and top of grate elevations on all catch basins and inlets in addition to flow line elevations, stations, and percent grades of all cross drains and pipe between inlets and catch basins.		
Floodplain Information and Stream Buffer Requirements		
19. Existing and proposed floodplain and floodway boundaries, floodplain elevations, high-water marks, area within the floodplain to be left undisturbed, and water quality buffer zones.		
20. First floor elevations for building in and adjacent to the floodplain.		
21. Cut and fill cross-sections and volume calculations for the floodplain. The 2-year (50% chance) and 100-year (1% chance) water surface elevations are required to be shown on all cross sections.		
22. If site is in floodplain, construction sequence will be needed to show when grading cuts are to occur onsite.		
23. Delineation of wetlands, streams, ponds, lakes, buffers, community waters, dog parks, or other environmentally sensitive areas. A note should be placed along each water quality buffer indicating the number of required buffer signs and that they will be installed every 100 feet.		
Erosion Protection & Sediment Control (EPSC) Measures		
24. Locations of all construction site entrances/exits.		
25. Temporary erosion and sediment control measures to be implemented during construction.		
26. Final stabilization measures proposed for all disturbed areas on the property. Areas with slopes 3:1 or steeper must be stabilized by methods approved by MWS.		
Computational Requirements and Drainage Mapping		
27. Stormwater management system design calculations including drainage maps based on 10-year design storm for minor systems and 100-year design for major systems. Calculation should be for pipes and ditches as well as areas where the runoff sheet flows.		



General Permit Items	Included	Not Applicable
28. Calculations must show post-construction flows do not exceed pre-construction flows.		
29. Stormwater quantity detention design calculations including drainage maps, for detaining the 2-year, 5-year, 10-year, 25-year, 50-year, and the 100- year storm. Provide details of an emergency overflow device for storms over the 100-year event.		
30. Stormwater quality design calculations, including drainage area maps and the LID Site Design Sheet if using Runoff Reduction or approved LID Waiver if using Pollutant Removal. See Chapter 7 for more information.		
31. Drainage maps showing the contributing drainage area, time of concentration, and surface cover.		
Additional Requirements		
32. One (1) copy of sinkhole and drainage well information, if applicable to the site conditions, including sinkhole 100-year volume information. Delineate, at a minimum, the tributary area on a U.S. Geological Survey (USGS) 1:24,000 quadrangle map to show basin wide contours. Preferably, the Metro geographic information system (GIS) basemap data will be used to delineate and present the tributary area.		
<p>33. The As-Built note shall be shown in a “stand alone” box on the grading and drainage plans. The note should read as follows:</p> <p>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 & Occupancy Permit:</p> <ul style="list-style-type: none"> • A certification letter from TN registered P.E. stating that the site has been inspected and that the stormwater management system and stormwater control measures (both structural and non-structural) are complete and functional in accordance with the plans approved by MWS. • An as-built LID spreadsheet. • Hydrologic and hydraulic calculations for as-built conditions, as required. • As-built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures. 		



General Permit Items	Included	Not Applicable
<ul style="list-style-type: none"> • Any deviations from the approved plans shall be noted on as-built drawings submitted. • Copy of as-built plan CAD file on a CD and should be registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83). Data should be placed in separate layers and should be labeled / named for easy identification. • Cut and fill balance certification for floodplain and sinkhole alterations. • Water quality buffers shall be surveyed and included with the as-built submittal. • Any public (to become the responsibility of Metro to maintain) stormwater infrastructure shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of as-built record. • Additional testing may be required as/if warranted by video inspection. 		

Some requirements will not be applicable to all plans, depending on the permit being requested. Omission of any of the heretofore mentioned requirements for detailed plans shall deem these plans as being incomplete, and shall be returned to the Developer, or designated Engineer, for completion before review.



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III. Plans Submittal Information Form

Metropolitan Nashville-Davidson County	
Grading Permit Review	
Plans Submittal Information	
Date	<input style="width: 80px;" type="text"/>
PROJECT INFORMATION	
STANPAR <input style="width: 150px;" type="text"/>	Building Application # <input style="width: 150px;" type="text"/> PUD # <input style="width: 150px;" type="text"/>
Check all items below that apply to project:	
<input type="checkbox"/> In Floodplain	<input type="checkbox"/> Drains to Combined Sewer
<input type="checkbox"/> Conforms to Stormwater Management Manual Volume 5, The LID Manual	
Name	<input style="width: 800px;" type="text"/>
Description	<input style="width: 800px;" type="text"/>
Address	<input style="width: 800px;" type="text"/>
City	<input style="width: 300px;" type="text"/> Zip Code <input style="width: 150px;" type="text"/>
OWNER/DEVELOPER INFORMATION	
Company	<input style="width: 800px;" type="text"/>
Last Name	<input style="width: 350px;" type="text"/> First Name <input style="width: 350px;" type="text"/>
Address	<input style="width: 800px;" type="text"/>
City	State <input style="width: 50px;" type="text"/> Zip Code <input style="width: 150px;" type="text"/>
Phone	Fax <input style="width: 50px;" type="text"/> email <input style="width: 200px;" type="text"/>
<p>The grading permit for this project will be held by and bind to the owner/developer of the project. The owner/developer assumes all responsibility for the terms, conditions, rules, and regulations that govern the grading permit. Failure to notify MWS of a change in the ownership or development rights to this property may result in the issuance of a Notice of Violation, penalty, stop work order, or the revocation of the grading permit.</p>	
Signature	<input style="width: 350px;" type="text"/> Date <input style="width: 150px;" type="text"/>
ENGINEER INFORMATION	
Company	<input style="width: 800px;" type="text"/>
Last Name	<input style="width: 350px;" type="text"/> First Name <input style="width: 350px;" type="text"/>
Address	<input style="width: 800px;" type="text"/>
City	State <input style="width: 50px;" type="text"/> Zip Code <input style="width: 150px;" type="text"/>
Phone	Fax <input style="width: 50px;" type="text"/> email <input style="width: 200px;" type="text"/>
OPERATOR/CONTRACTOR (if known)	
Company	<input style="width: 800px;" type="text"/>
Last Name	<input style="width: 350px;" type="text"/> First Name <input style="width: 350px;" type="text"/>
Address	<input style="width: 800px;" type="text"/>
City	State <input style="width: 50px;" type="text"/> Zip Code <input style="width: 150px;" type="text"/>
Phone	Fax <input style="width: 50px;" type="text"/> email <input style="width: 200px;" type="text"/>



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IV. Development Services Stormwater/Grading Transmittal Form

Fillable Form available online at: <https://www.nashville.gov/Water-Services/Developers.aspx>



Development Services Stormwater/Grading Transmittal Form

Deliver to MWS Plans Intake		Sent By	
Reviewer/ Attn:		Name	
Mail: 800 Second Avenue South P.O. Box 196300 Nashville, TN 37219-6300		Company	
Courier: 800 Second Avenue South Nashville, TN 37219-6300 615-862-4588		Address Line 1	
		City, State, Zip	
		Phone	
Date:		Email	

Delivery Method				
Hand Deliver: <input type="checkbox"/>	Courier: <input type="checkbox"/>	Mail / UPS / FedEx: <input type="checkbox"/>	Other: _____	
Submission (check all that apply)				
New Submittal: <input type="checkbox"/>	Resubmittal (Plan not approved yet): <input type="checkbox"/>	Plans for PreCon: <input type="checkbox"/>	#of Sets:	
DRC/LTMP, Easement Docs: <input type="checkbox"/>	Record Drawings (As-Built): <input type="checkbox"/>	Check (Include Fee Worksheet): <input type="checkbox"/>		
SWGR#:		Project in the CSS? YES <input type="radio"/> NO <input type="radio"/>		
SWMC# (if applicable):		Other: _____		
Project Name:		List ALL Contents of Package (new plans submittal, revised plans, as-built drawings, drainage calcs, check, DRC/LTMP, easement docs, CD, etc.):		
Project Address	1. _____			
City, State, Zip	2. _____			
Parcels (STANPAR or APN)	3. _____			
	4. _____			
		5. _____		

***Complete all requested information on this form. Incomplete submittals will not be entered into the MWS system (Cityworks) until verified complete by Sender.**



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V. Tennessee Construction General Permit – Notice of Coverage

Please fill out and sign/date one of the following two statements and include the note on the plan set:

- 1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN_____. The Total Disturbed Area is: _____acres.

Check all that apply: This site discharges into waters identified by TDEC as:

- Impaired for siltation Impaired for habitat alteration Exceptional

Signature Date

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

- 2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: _____acres.

Check all that apply: This site discharges into waters identified by TDEC as:

- Impaired for siltation Impaired for habitat alteration Exceptional

Signature Date

Circle one: Developer Project Engineer Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) or more acres require State permit coverage.

(If you are unsure whether your particular project requires coverage under a Tennessee General Storm Water permit, please call the TDEC Field Office @ (615) 687-7000).



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APPENDIX F

STORMWATER CONTROL MEASURE (SCM) MAINTENANCE DOCUMENTS

I.	Explanation of Stormwater Control Measure (SCM) Maintenance Document	3
II.	Inspection and Maintenance Agreement For Private Stormwater Facilities	5
III.	Declaration of Restrictions and Covenants for Stormwater Facilities and Systems	11
IV.	Long Term SCM Maintenance Plan Instructions.....	17



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I. Explanation of Stormwater Control Measure (SCM) Maintenance Document

The Maintenance Document for a site is comprised of the following elements:

1. Either an Inspection and Maintenance (I&M) Agreement, which includes an easement requirement, or a Declaration of Restrictions and Covenants, whichever is appropriate as determined by Stormwater staff.
2. A long term maintenance plan prepared by the design engineer. The maintenance plan must include a description of the stormwater system and its components, inspection priorities and inspection schedule for each component, and SCM schematics for each SCM.
3. A system location map to enable MWS to locate SCMs, which include water quality buffers, as needed. The map shall not include grading or EPSC but, shall show how the SCMs will be accessed for maintenance. The sheet shall also contain all details for the SCMs including cross sections and landscape plans if applicable.

The Maintenance Document must be submitted for MWS review with the Grading Permit application. The property owner or owners are responsible for inspections and maintenance of SCMs and privately-owned stormwater system components outside of the right-of-way. The Maintenance Document is to be recorded at the Register of Deeds before a site is approved for a Pre-Construction Meeting. If the final configuration of the stormwater system components or SCMs differs from that described in the recorded Maintenance Document, a revised Maintenance Document must be revised, finalized, and rerecorded.

An Inspection and Maintenance Agreement and a Declaration of Covenants are contained in this Appendix. As noted above, inspection priorities and schedules for each SCM type must be submitted as a component of the long term maintenance plan for the site. The SCM owner is responsible for inspecting the stormwater system, including SCMs, according to the schedule and annually submitting a completed report summarizing inspections and maintenance performed on all SCMs associated with the grading permit. The report format and submittal process is described at SCM.Nashville.gov

The Annual Inspection and Maintenance Summary Report for all inspection and maintenance activities performed the previous year should be submitted after January 1st, but no later than July 1st of each year.



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II. Inspection and Maintenance Agreement For Private Stormwater Facilities



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**INSPECTION AND MAINTENANCE AGREEMENT
FOR PRIVATE STORMWATER MANAGEMENT FACILITIES**

Grading Permit No.: _____

Map & Parcel No.: _____

Project Name & Address: _____

THIS AGREEMENT, made this ____ day of _____, 20____, by and between _____, hereinafter referred to as the “OWNER(S)” of the following property and Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter referred to as the “METROPOLITAN GOVERNMENT”,

WITNESSETH

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, do hereby covenant with the METROPOLITAN GOVERNMENT and agree as follows:

1. The OWNER(S) covenant and agree with the METROPOLITAN GOVERNMENT that the OWNER(S) shall provide for adequate long term maintenance and continuation of the stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are, and remain, in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the inspection schedule included in the Long Term Maintenance Plan along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall submit to the METROPOLITAN GOVERNMENT an annual report for the previous year after January 1st, but no later than July 1st of each year. The report shall document the inspection schedule, times of inspection, remedial actions taken to repair, modify or reconstruct Systems and Facilities, the state of control measures, and notification of any planned change in responsibility for such Systems and Facilities.
3. The OWNER(S) shall grant to the METROPOLITAN GOVERNMENT or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility.
4. The OWNER(S) shall grant to the METROPOLITAN GOVERNMENT the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the METROPOLITAN GOVERNMENT or its agent and contractor.
5. If, upon inspection, the METROPOLITAN GOVERNMENT finds that OWNER(S) has failed to properly maintain the facilities, the METROPOLITAN GOVERNMENT may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the OWNER(S) agrees to allow the METROPOLITAN GOVERNMENT to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the METROPOLITAN GOVERNMENT to erect any structure of a permanent nature on the land of the OWNER(S) without first obtaining written approval of the OWNER(S).
6. The METROPOLITAN GOVERNMENT is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the METROPOLITAN GOVERNMENT. The OWNER(S) shall reimburse the METROPOLITAN GOVERNMENT upon demand the costs incurred in the maintenance of the facilities.
7. If the OWNER fails to pay the METROPOLITAN GOVERNMENT for the above expenses after forty-five (45) days written notice, the OWNER authorizes the METROPOLITAN GOVERNMENT to collect said expenses from the OWNER through appropriate legal action and the OWNER shall be liable for the reasonable expenses of collection, court costs, and attorney fees.
8. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the METROPOLITAN GOVERNMENT and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney’s fees which might arise or be asserted, in whole or in part, against the METROPOLITAN GOVERNMENT from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the METROPOLITAN GOVERNMENT, its officers, agents or employees, the METROPOLITAN GOVERNMENT shall



notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the METROPOLITAN GOVERNMENT, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The METROPOLITAN GOVERNMENT will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide.

9. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the METROPOLITAN GOVERNMENT's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S).
10. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.
11. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its or attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
12. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Davidson, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest.

<p>REVIEWED BY:</p> <p>_____ FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, DEPARTMENT OF WATER AND SEWERAGE SERVICES</p> <p>PREPARED BY:</p> <p>_____ FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, DEPARTMENT OF WATER AND SEWERAGE SERVICES</p>	<p>ATTEST BY OWNERS(S):</p> <p>_____ OWNER(S) NAME (PRINTED)</p> <p>BY: _____</p> <p>TITLE: _____</p> <p>_____ _____ _____ OWNER(S) ADDRESS AND PHONE NUMBER</p>
---	---



STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of _____, the within named bargainor, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and official seal at office in _____, this _____ day of _____, of the year _____.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledge themselves to be the Director of Water Services of the Metropolitan Government of Nashville and Davidson County or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand and official seal at office in _____, this _____ day of _____

Notary Public

My Commission Expires: _____



FOR GOVERNMENT USE ONLY

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law as of _____.

Date

This instrument has been reviewed and approved by the Metro Water, Property Services.

Signature

**STATE OF TENNESSEE
COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary for this County and State, _____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____
Notary's Seal



III. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems



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This instrument prepared by:
Metropolitan Department of Law
108 Metropolitan Courthouse
Nashville, Tennessee 37201

**DECLARATION OF RESTRICTIONS AND COVENANTS
FOR
STORMWATER FACILITIES AND SYSTEMS**

Grading Permit No.: _____

Being on the Property conveyed to _____, the deed for which is of record in Instrument No. _____, R.O.D.C., Tennessee.

_____ (individually or collectively, the “Declarant”), the owner of the real property described in Exhibit(s) _____ attached hereto and incorporated herein by reference (the “Property”), does hereby covenant, agree and declare as follows:

1. Declarant is lawfully seized of the Property and possessed of said land in fee simple and has good right to make the following declarations and covenants.
2. Declarant has prepared and submitted to Metro a Long Term Maintenance Plan (the “Plan”) acceptable to Metro, a copy of which is attached hereto, and shall thereafter provide for adequate long term maintenance and continuation of the stormwater control measures described in the Plan to ensure that all stormwater facilities (“Facilities”) and systems (“Systems”) required by the Plan are and remain in proper working condition in accordance with the Plan and with all applicable rules, regulations and laws. Declarant shall perform preventative maintenance activities at intervals described in the inspection schedule included in the Plan along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
3. Declarant shall submit to Metro an annual report for the previous year after January 1st, but no later than July 1st of each year. The report shall document the inspection schedule, times of inspection, remedial actions taken to repair, modify or reconstruct Systems and Facilities, the state of control measures, and notification of any planned change in responsibility for such Systems and Facilities.
4. Declarant hereby accords to Metro and its employees, agents and contractors a perpetual right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the Systems and Facilities.
5. Declarant hereby accords to Metro and its employees, agents and contractors a perpetual right of entry for access from public rights-of-way to the Systems and Facilities.
6. If, upon inspection, Metro determines that Declarant has failed to properly maintain the Systems and Facilities in accordance with the Plan, the Declarant acknowledges that Metro will in that event have the authority to order Declarant to perform such maintenance within ten (10) days. In the event the maintenance is not performed within the specified time, Declarant shall allow Metro



to enter the property and take all reasonable steps to maintain the Systems and Facilities. Declarant acknowledges that Declarant understands that Metro is under no duty or obligation to maintain or repair the Systems and Facilities. Declarant shall reimburse Metro in full and upon demand for all costs incurred by Metro in the maintenance or repair of the Systems and Facilities and shall be liable to Metro for the reasonable costs of collection, including without limitation court costs and attorney fees.

7. Declarant shall reimburse Metro in full upon demand in the amount of any judgment rendered against Metro due to Declarant's failure to perform the obligations created by this instrument.
8. The Property may be used for any lawful purpose desired after the construction of all of the Systems and Facilities, provided that structural change, in the opinion of Metro (the discretion to give such opinion on behalf of Metro may be exercised by the Director of Water and Sewerage Services, or the Director's designee), will not destroy, weaken or damage them or interfere with their operation or maintenance. Additionally, prior to any changes or additions to or relocation of the improvements, the Declarant, successors and/or assigns must demonstrate to the satisfaction of the Director of Water and Sewerage Services that any such proposed change, addition, or relocation will not eliminate the improvement or interfere with or significantly change its needed operation, or otherwise pose a danger to the public health or safety. A map depicting any approved change, addition, or relocation of the improvements shall be recorded with reference to this instrument number.
9. These restrictions and covenants under this instrument shall become void if the structures on the property are demolished, the property is prepared for redevelopment, and the Director of Water and Sewerage Services certifies that all portions of the public storm water system on or immediately adjacent to the property have been restored to the existing condition as of the day of the execution of this instrument.

The Declarant shall provide this executed document along with associated recording fees (payable to the Davidson County Register of Deeds) to Metro Water Services for the purpose of recording this Declaration. Upon the recording of this Declaration by Metro in the office of the Register of Deeds for the county of Davidson, Tennessee, the foregoing restrictions and covenants shall run with the land and shall be binding on Declarant and all subsequent owners of the Property (or any portion thereof) and shall inure to the benefit of and be enforceable by Metro, its successors and assigns (although Metro's failure to exercise its enforcement rights in any particular situation shall not be deemed a waiver of them). Declarant, for itself and its successors in interest, further covenants to warrant and forever defend Metro's enforcement rights regarding the foregoing restrictions and covenants against the adverse claims of all persons. Any plat recorded at or after the date of the filing of this Declaration shall reference the instrument number where this Declaration and its attachments are recorded and contain a note that the Declarant is responsible for maintaining the Systems and Facilities. The foregoing covenants and restrictions may not be modified or amended except by a recorded instrument signed by Declarant and Metro (the discretion to do so on behalf of Metro may be exercised by the Director), or their respective successors or assigns, and shall not be extinguished by merger of title or otherwise.



WITNESS my/our hand(s), this __ day of _____, 20__.

Declarant

Declarant

**STATE OF TENNESSEE
COUNTY OF DAVIDSON**

Before me, _____, a Notary Public of the State and County
aforesaid, personally appeared _____
with whom I am personally acquainted, and who, upon oath, acknowledged _____
to be _____
the within named bargainer(s), _____ and that _____, as
such _____
being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 20__.

_____, Notary Public

My Commission Expires _____.



FOR GOVERNMENT USE ONLY

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law as of _____.

Date

This instrument has been reviewed and approved by the Metro Water, Property Services.

Signature

**STATE OF TENNESSEE
COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary for this County and State, _____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____
Notary's Seal



IV. Long Term SCM Maintenance Plan Instructions

The Long Term Maintenance Plan is a component of the Maintenance Document for the development or site. One of the purposes of the Long Term Maintenance Plan is to inform property owners about the system components on their properties, so that they will know the locations and maintenance needs of the components and structural SCMs.

The Long Term Maintenance Plan must include or address the following elements:

- Description of the stormwater system components and a site map showing the location of each. For sites designed in accordance with the SWMM, Volume 5, the LID Manual, this includes a site map showing areas of open space that received credit for lowering the site weighted runoff coefficient. Ongoing site SCM inspection and maintenance compliance shall include verification that such areas remain as open space as indicated on the plans.
- Schedule of inspections and the techniques used to inspect and maintain the systems to ensure that they are functioning properly as designed.
- Where and how the trash, sediment and other pollutants removed from the stormwater system will be disposed.
- Schematics of SCMs located on the site. Landscape plans should also be included for bioretention areas.
- Person(s) and phone number(s) of who will be responsible for inspection and maintenance. If the organization that will be responsible is yet to be organized, list the name, address, and phone number of the person or entity with interim responsibility.
- Provisions for permanent access and maintenance easements.



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APPENDIX G NON-CONVERSION AGREEMENT



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NONCONVERSION AGREEMENT FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

Whereas, Permit # _____ has been issued to construct, improve, or repair the property at _____ [address] (“Property”) within the Metropolitan Government of Nashville and Davidson County, Tennessee, and

Whereas, Declarant, Property owner (“Owner”), is lawfully seized of the Property and possessed of said land in fee simple and has good right to make the following declarations and covenants, and

Whereas, the permitted building on the Property has the lowest floor elevated above the base flood elevation plus 4 feet and the design and construction of the building meets current building code and flood damage prevention ordinance requirements, and

Whereas, as a condition of a Use and Occupancy Certificate Owner must agree to not alter the building at a later date so as to violate the building code or flood damage prevention ordinance requirements,

Now, therefore, the undersigned Owner of said Property hereby agrees to the following:

1. That the enclosed area below the lowest floor shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the flood damage prevention ordinance in effect at the time of conversion.
2. That all interior walls, ceilings, and floors below the base flood elevation shall be unfinished or constructed of flood-resistant materials.
3. That mechanical, electrical, or plumbing devices that service the building shall not be installed below the base flood elevation plus 1 foot.
4. That the openings in the walls of the enclosed area below the lowest floor shall not be blocked, obstructed, or otherwise altered to reduce the size of the openings or restrict the automatic entry and exit of floodwater.
5. That any variation in construction beyond what is permitted shall constitute a violation of this agreement and Sections 5.5.4 and 5.5.5 of the Stormwater Management Manual and Article V of Chapter 17.36 of the Metropolitan Code of Laws.
6. That the owner and subsequent owners understand that the Metropolitan Government of Nashville and Davidson County, Tennessee, has a right to inspect inside the premises at any time to verify compliance with this agreement.



7. That this Agreement shall be recorded with the deed and the foregoing restrictions and covenants shall run with the land and shall be binding on Owner and all subsequent owners of the Property (or any portion thereof) and shall inure to the benefit of and be enforceable by Metro, its successors and assigns (although Metro's failure to exercise its enforcement rights in any particular situation shall not be deemed a waiver of them).

_____	_____
Signature of Property Owner	Witness
Printed name: _____	Printed name: _____
Date: _____	Date: _____

This space reserved for deed recording notations.



WITNESS my/our hand(s), this __ day of _____, 20__.

Declarant

Declarant

**STATE OF TENNESSEE
COUNTY OF DAVIDSON**

Before me, _____, a Notary Public of the State and County
aforesaid, personally appeared _____
with whom I am personally acquainted, and who, upon oath, acknowledged _____
to be _____
the within named bargainer(s), _____ and that _____, as
such _____
being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 20__.

_____, Notary Public

My Commission Expires _____.



FOR GOVERNMENT USE ONLY

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law as of _____.

Date

This instrument has been reviewed and approved by the Metro Water, Property Services.

Signature

**STATE OF TENNESSEE
COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary for this County and State, _____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____
Notary's Seal