

**EROSION CONTROL & GRADING NOTES**

1. TOPSOIL SHALL BE REPLACED AS SOON AS POSSIBLE ON THE SITE FOR NO MORE THAN 18 DAYS AFTER DUST MITIGATION TOLERABLE LIMITS BY SPREADING OR OTHER ACCEPTABLE MEANS.

2. ALL DISTURBED AREAS TO HAVE A MINIMUM OF 1" OF TOPSOIL COVER ARE UNLESS WITH TOPSOIL SHALL RECEIVE UPWARDS PER 100 SQUARE FEET OF 1/2" OF FERTILIZER UNLESS OTHERWISE SPECIFIED BY WRITTEN SPECIFICATIONS. FERTILIZER ON WORK OF REVEGETATION BY LOCAL RESOURCES USE INQUIRY LIST AND A MINIMUM MULCH COVER OF 1" WITH COVERAGE APPROXIMATELY 80% FOR THE TWO SQUARE FEET. UNLESS OTHERWISE NOTED WITH WRITTEN SPECIFICATIONS.

3. EROSION CONTROL BARRIERS IS CALLED OUT ON PLANS AND TO COMPLY WITH THE METRO POLICE DEPARTMENT MANAGEMENT MANUAL, VOLUME FOUR, SECTION 10P-14.

4. DISTURBED AREAS ARE TO BE GRADED TO MATCH AS INDICATED IN THE PLANS TO RESTORE BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

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

6. SLANTY ACCESS ROUTES TO THE SITE SHALL BE MARKED WITH CONCRETE STONE, 4" HIGH BY 8" LONG, SPACED 10 FEET APART AT LEAST OF 10 FEET.

7. THE PLACING AND SPREADING OF ANY FILL MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND PROGRESS UP TO HORIZONTAL LEVELS OF TOLERANCE FOR AS DIRECTED BY THE SOIL INVESTIGATIVE REPORTS AND FILL MATERIALS TO BE USED FOR ROAD, DRIVE, SIDEWALKS, OR ANY OTHER IRREVERSIBLE MATERIAL. SOIL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR OR AS OTHERWISE SPECIFIED BY THE SOIL REPORT OR WRITTEN SPECIFICATIONS.

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

9. THE CONTRACTOR SHALL LOCATE AND MARK THE CORNER OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL OBTAIN THE SHORER AND THE COMMISSIONER ON THE FUTURE, AND NOTIFY ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

10. EXISTING EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE ENGINEER FOR THE PURPOSE OF FILLING AND REVEGETATION.

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

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES AND TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE OPERATIONS OF ANY OF HIS EMPLOYEES.

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

14. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS RESTORED TO CONSTRUCTION OR COMPLETION.

15. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CD-18-C-01-01 TO BE COORDINATED WITH THE METRO DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

**WATER & SEWER NOTES**

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF METRO WATER SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR RE-INSTALLING THE METRO WATER BARRIERS THE EIGHTH OF REPAIR.

3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

4. ALL CONNECTIONS TO EXISTING MAINLINES SHALL BE BY COMING AND RE-ENTRANCE CONNECTION METHOD.

5. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RBP) OR DUAL CHECK VALVES WILL BE REQUIRED ON ALL TEST PIPES & SUMP LINES. RBP REQUIRED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.

6. ALL WATER MAINS SHALL BE A MINIMUM OF 36" NOT TO EXCEED A MAXIMUM OF 36" REINFORCED CONCRETE.

7. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

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

**PUBLIC WORKS NOTES**

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

2. APPROOF HOLES AND ALL STREET SURFACES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE SINKER COURSE IS REQUIRED PRIOR TO FILLING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUIREMENTS ARE TO BE MADE 48 HOURS IN ADVANCE.

3. STOP SIGNS ARE TO BE 36" BY 36" INCH.

4. STREET SIGNS TO HAVE 36" HIGH WHITE LETTERS ON A 36" HIGH GREEN ALUMINUM SIGN. HIGH RESOLUTION REFLECTIVE.

5. SIGN FURNISHING MATERIALS ARE TO BE THE MINIMUM GRADE. HOA TO ARRANGE FOR PRIVATE PRODUCE DEVELOPERS TO SUBMIT A WRITING A LONG TERM AGREEMENT FOR SERVICE PRIOR TO BEGINNING WORK.

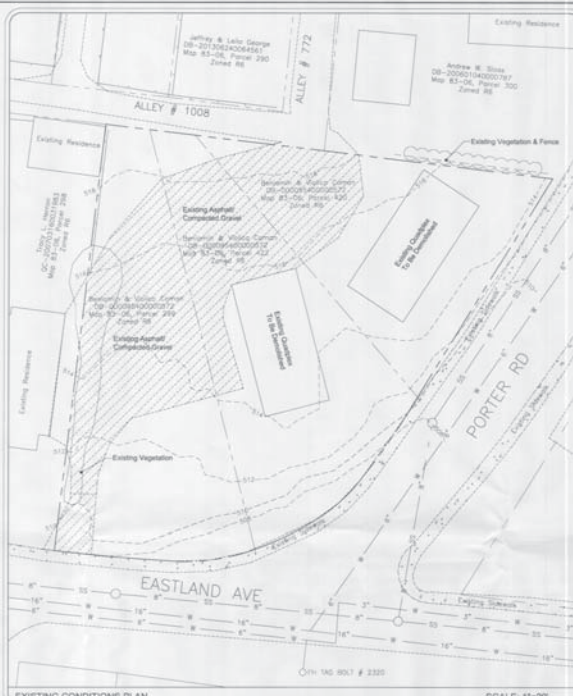
**UTILITY NOTES**

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

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

3. WATER SERVICE SHALL BE PROVIDED BY A MAIN ON THE EASTERN SIDE OF EASTLAND AVE. WATER MAINS SHALL BE PROVIDED SUCH THAT EACH UNIT HAS ITS OWN SERVICE LINE & METER.

4. SEWER SERVICE SHALL BE PROVIDED BY A NEW 18" LATERAL SERVICE LINE WITH 4" PIPES TO EACH UNIT. SERVICE LATERAL SHALL CONNECT TO THE EXISTING 18" SEWER MAIN AS SHOWN.



EXISTING CONDITIONS PLAN SCALE: 1"=20'

**PRE-POST CALCULATIONS**

EXISTING CONDITIONS

TOTAL SITE AREA	= 1.06 ACRES
EXISTING IMPROVEMENTS	= 0.08 AC @ 88
EXISTING GRAVEL	= 0.22 AC @ 88
PRE DEVELOPED GRASS	= 0.38 AC @ 88
COMPOSITE ON-TITLE	27.8 (27.8) 381 76.73% 17.7%

POST DEVELOPMENT

TOTAL SITE AREA	= 0.98 ACRES
POST DEVELOPED IMPROVEMENTS	= 0.14 AC @ 88
POST DEVELOPED P.P. (G.P. 02)	= 0.16 AC @ 88 (7% Road= 80% of 1/338 of Plot)
POST DEVELOPED U.B. (G.P. 02)	= 0.12 AC @ 88 (7% Road= 41% of 1/4 of Plot)
POST DEVELOPED GRASS	= 0.24 AC @ 88
COMPOSITE ON-TITLE	27.8 (27.8) 381 76.73% 17.7%

PRELIMINARY CALCULATIONS SHOW THAT UNDER PROPOSED CONDITIONS, THE 1% REQUIREMENT HAS BEEN EXCEEDED (80.7%). THE ADJUSTED ON-ASSUMES A 1" GRAVEL BASE FOR THE PP (G.P. 02) & THE URBAN INFILTRATION SYSTEMS MEET THE MIN. REQUIREMENTS FOR TV. ALL STORMWATER FEATURES ARE DESIGNED TO MEET THE MINIMUM 120 MPH INFILTRATION REQUIREMENTS. AN INFILTRATION TEST SHALL BE COMPLETED PRIOR TO SUBMITTING THE FINAL SP AND METRO STORMWATER URBAN INFILTRATION AREAS (7) SHOWN ARE CONCEPTUALIZED TO CONSIST OF A 10" DUAL EXCAVATED TRENCHES IN PRELIMINARY LOCATIONS AS SHOWN. MEDIA AND ITS DEPTH SHALL BE IN ACCORDANCE WITH G.P. 02. IF TEST RESULTS TO SHOW INADEQUATE INFILTRATION RATES, AN OPTIMIZED LOCATION MAY BE REQUIRED.

**STORMWATER NOTES**

1. THE SOIL TYPE FOR THIS SITE IS A US BANCARY URBAN LAND COMPLEX. 2 TO 1 PERCENT SLOPES WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.

2. DESIGN OF THE STORMWATER FEATURES WILL BE PROVIDED DURING THE FINAL SP PROCESS.

3. STORM SEWER SYSTEM ON THIS PLANS IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL, VOLUME 4, CRITERIA.

**Property Information**

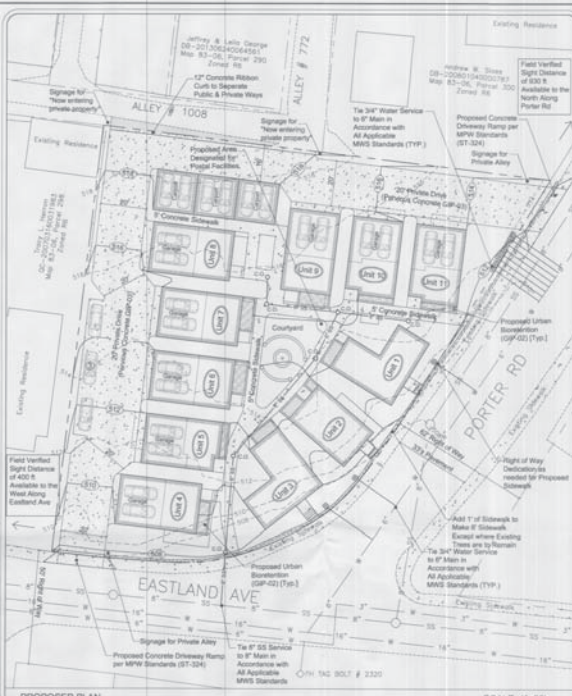
3009 Eastland Ave (Map 83-06, Parcel 799) Nashville, Tennessee 37206  
0.24 Total Acres  
Council District 06 (Peter Westerholm)

700 Porter Rd (Map 83-06, Parcel 422) Nashville, Tennessee 37204  
0.23 Total Acres  
Council District 06 (Peter Westerholm)

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

**Floodnote**

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



PROPOSED PLAN SCALE: 1"=20'

**Owners of Record**

288 Development Partners, LLC  
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Nashville, Tennessee 37215  
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**Civil Engineer**

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**Adjacent Fire Hydrant Test Results**

Hydrant Location: 300 Eastland Ave  
W1011 & W1012  
Hydrant Tested by: Metro Water Services  
Hydrant Test Results:  
-Static Pressure = 78 psi  
-Residual Pressure = 74 psi  
-Flow at Minimum System Pressure of 20 psi = 4.07 gpm (Operating on 80' G)  
Table H.2.1 of the NFPA Booklet L500 page 48 20 psi



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



**KEYWORDS:**  
Half Commission: 06/01/19  
Add: 06/01/19, 06/01/19  
Add: 06/01/19, 06/01/19

Preparation Date: 06/13/19

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



11/1/13

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

MPC Case Number: 2013SP-049-001  
D&A Project #1010  
Eastland Court

**C1.0**

84 Heather Place  
0101 021 130

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