NOTES:

OVERALL PROJECT AREA SUMMARY

TOTAL DISTURBED AREA: ± 23 AC± AC/1,132,560 SF

TOTAL UNITS ALLOWED: 194 DWELLING UNITS

TOTAL UNITS PROPOSED: 170 TOWNHOMES

OPEN SPACE PROVIDED: 11.61 AC (41%)

ZONING: C2 INTERMEDIATE BUSINESS

DEED BOOK 683 PAGE 395 CIVIL DISTRICT: 3

(10,000 SF + 5,000 ADDT'L SF / BLDG)

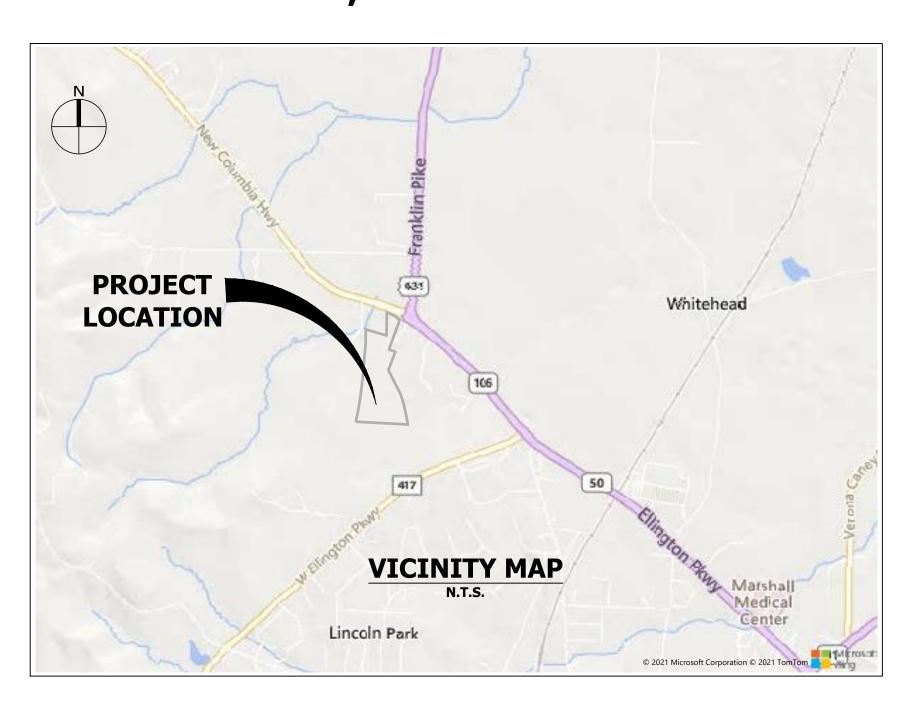
TOTAL AREA: ± 26.30 AC

TOTAL R.O.W.: 4.69 AC BUILDING LOT AREA: 10 AC

IMPERVIOUS AREA: 2.97 Ac.± SINGLE UNIT SIZE: 941 SF

SITE PLAN SADDLE TRACE TOWNHOMES

1501 NEW COLUMBIA HIGHWAY LEWISBURG, TN, MARSHALL COUNTY MAP 56, PARCEL 27.02



DRAWING INDEX				
DRAWING NO.	DRAWING DESCRIPTION			
C0.00	COVER			
C0.01	EXISTING CONDITIONS			
C1.00	SITE PLAN			
C2.01	DETAIL GRADING PLAN			
C2.02	DETAIL GRADING PLAN			
C2.03	ROADWAY PLAN & PROFILE			
C2.04	ROADWAY PLAN & PROFILE			
C2.05	ROADWAY PLAN & PROFILE			
C2.06	ROADWAY PLAN & PROFILE			
C2.07	ROADWAY PLAN & PROFILE			
C2.08	SWPPP STAGE 1			
C2.09	SWPPP STAGE 2			
C2.10	SWPPP STAGE 3			
C3.00	UTILITY PLAN			
C3.01	UTILITY PLAN			
C3.02	SANITARY PLAN & PROFILE			
C3.03	SANITARY PLAN & PROFILE			

DRAV	WING INDEX
DRAWING NO.	DRAWING DESCRIPTION
C3.04	SANITARY PLAN & PROFILE
C3.05	SANITARY PLAN & PROFILE
C4.00	TDOT ROAD ENTRANCE
C5.00	CIVIL NOTES & DETAILS
C5.01	CIVIL NOTES & DETAILS
C5.02	CIVIL NOTES & DETAILS
C5.03	CIVIL NOTES & DETAILS
C5.04	CIVIL NOTES & DETAILS
A1.1	ARCHITECTURAL
A1.2	ARCHITECTURAL
L1.0	LANDSCAPE ORDINANCE PLAN
L2.0	LANDSCAPE ORDINANCE PLAN



PLANNER | ENGINEER

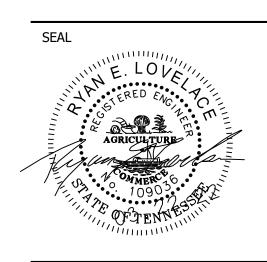
CSDG 2305 KLINE AVE, STE 300 NASHVILLE, TN 37211 PH: (615) 248-9999 CONTACT: RYAN LOVELACE, P.E. E-MAIL: ryanl@csdgtn.com

OWNER/DEVELOPER

DR HORTON
7175 NOLENSVILLE ROAD STE. 202
NOLENSVILLE, TN 37135
PH:(615) 283-6000
CONTACT: MATT DOWDLE
E-MAIL: MSDOWDLE@DRHORTON.COM

LANDSCAPE ARCHITECT

2305 KLINE AVE, STE 300 NASHVILLE, TN 37211 PH: (615) 248-9999 CONTACT: HAL CLARK, PLA E-MAIL: halc@csdgtn.com





NOC: TNR182815

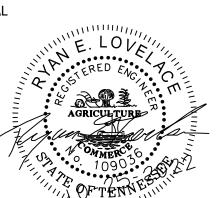
ISSUE SET:

F.E.M.A. NOTE:

ACCORDING TO F.E.M.A. F.I.R.M. MAP NUMBER 47117C0156D, EFFECTIVE DATE <u>SEPTEMBER 28, 2007</u>, THIS SITE LIES WITHIN ZONE 'X' WHICH IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.



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SADDLE TRACE TOWNHOMES

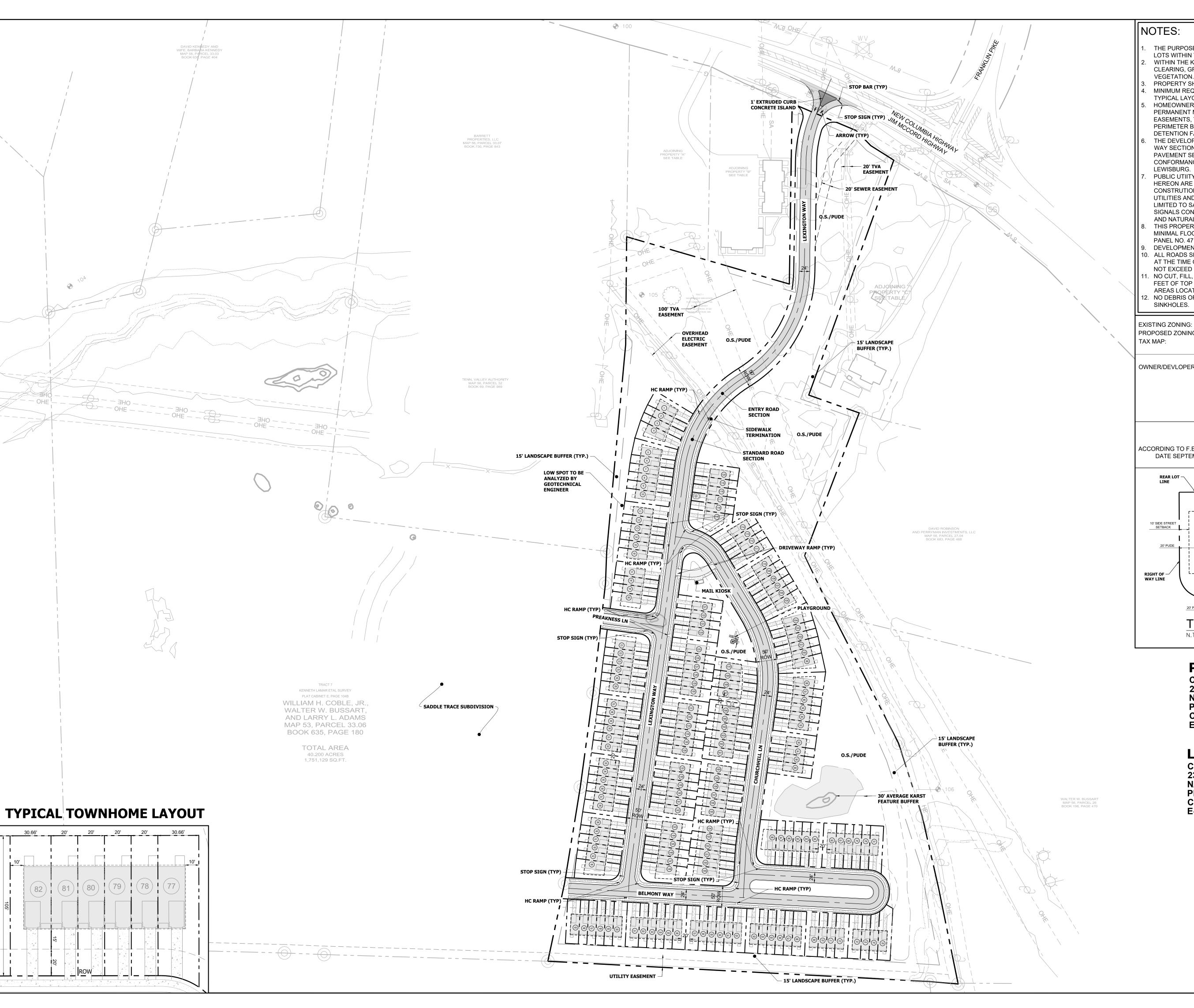
1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY

SITE PLAN SUBMITTAL

ISSUE DATE: FEBRUARY 2022 REVISION SCHEDULE:

REVISION: | DRAWN: | CHECKED: | B

EXISTING CONDITIONS



- THE PURPOSE OF THIS PROJECT IS TO BUILD 170 TOWNHOME LOTS WITHIN THE CITY LIMITS OF LEWISBURG, TN.
- WITHIN THE KARST FEATURE BUFFER, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION.
- PROPERTY SHOWN IS FOUND ON TAX MAP 56, PARCEL 27.02. MINIMUM REQUIRED SETBACKS ARE AS SHOWN ON THE TYPICAL LAYOUT DETAIL.
- HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO PROVIDE PERMANENT MAINTENANCE OF ALL OPEN SPACE INCLUDING EASEMENTS, TRAILS, AMENITIES, STREAM BUFFERS, PERIMETER BUFFERS, AND STORM WATER QUALITY & DETENTION FACILITIES.
- THE DEVELOPER REQUESTS A VARIANCE ON THE RIGHT OF WAY SECTION WHICH IS DESCRIBED IN THE DETAIL HEREON. PAVEMENT SECTION DESIGN SHALL OTHERWISE BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF LEWISBURG.
- PUBLIC UTIITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUTION OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER LINES, TELEPHONE SIGNALS CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- THIS PROPERTY IS IN AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE COMMUNITY MAP PANEL NO. 47117C0156D, DATED SEPTEMBER 28, 2007. DEVELOPMENT IS TO BE SERVED BY PUBLIC SEWER.
- ALL ROADS SHALL BE BUILT TO THE SPECIFICATION IN FORCE AT THE TIME OF CONSTRUCTION, AND PROPOSED ROADS WILL NOT EXCEED TEN (10) PERCENT GRADE
- NO CUT, FILL, OR CONSTRUCTION SHALL OCCUR WITHIN 30 FEET OF TOP OF WETLANDS OR ANY NATURAL DRAINAGE AREAS LOCATED ON PROPERTY.

NO DEBRIS OR WASTE MATERIALS TO BE PLACED IN SINKHOLES.

PROPOSED ZONING:

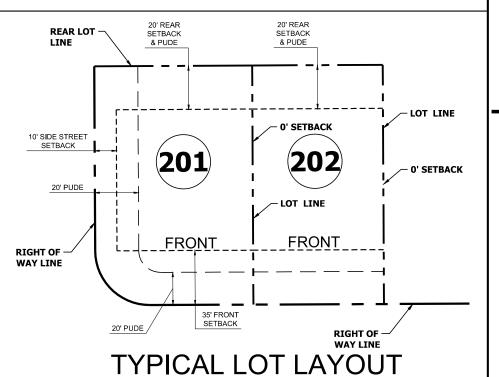
C2 INTERMEDIATE BUSINESS C2 INTERMEDIATE BUSINESS MAP 56, PARCEL 27.02 DEED BOOK 683, PG 395

OWNER/DEVLOPER:

DR HORTON 7175 NOLENSVILLE ROAD STE. 202 NOLENSVILLE, TN 37135 PH:(615) 283-6000 CONTACT: MATT DOWDLE EMAIL: MSDOWDLE@DRHORTON.COM

F.E.M.A. NOTE:

ACCORDING TO F.E.M.A. F.I.R.M. MAP NUMBER 47117C0156D, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS SITE LIES WITHIN ZONE 'X'.



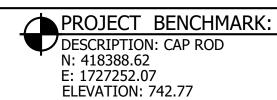
PLANNER | ENGINEER

2305 KLINE AVE, STE 300 NASHVILLE, TN 37211 PH: (615) 248-9999 CONTACT: RYAN LOVELACE, P.E. E-MAIL: ryanl@csdgtn.com

LANDSCAPE ARCHITECT

CSDG
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
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CONTACT: HAL CLARK, PLA E-MAIL: halc@csdgtn.com

MAP 56, PARCEL 27.02

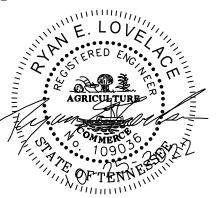




SCALE: 1"= 100

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SEAL

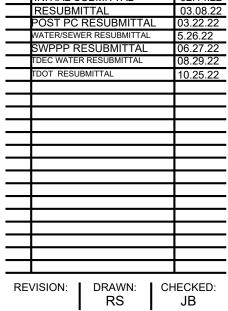


SADDLE TRACE TOWNHOMES

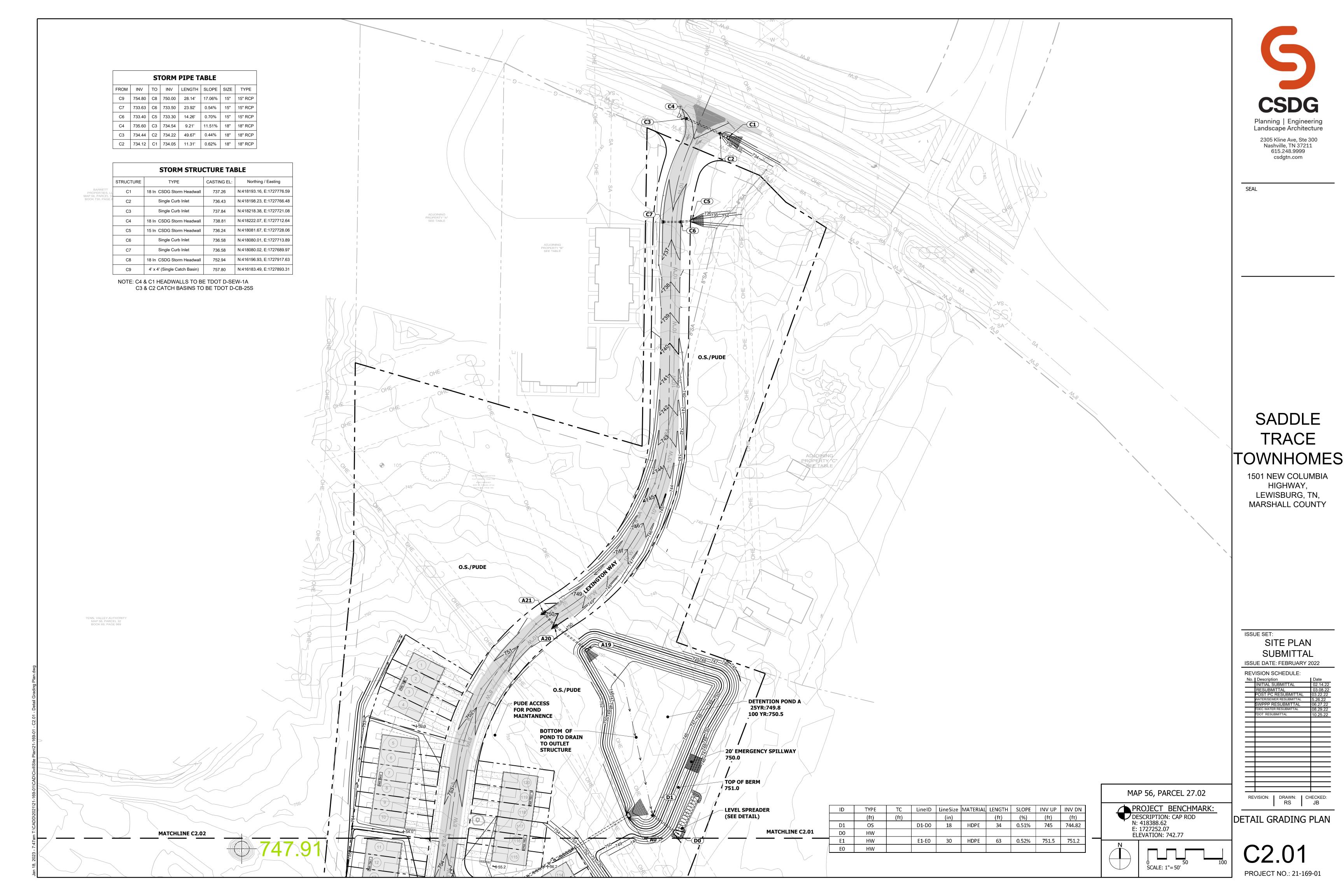
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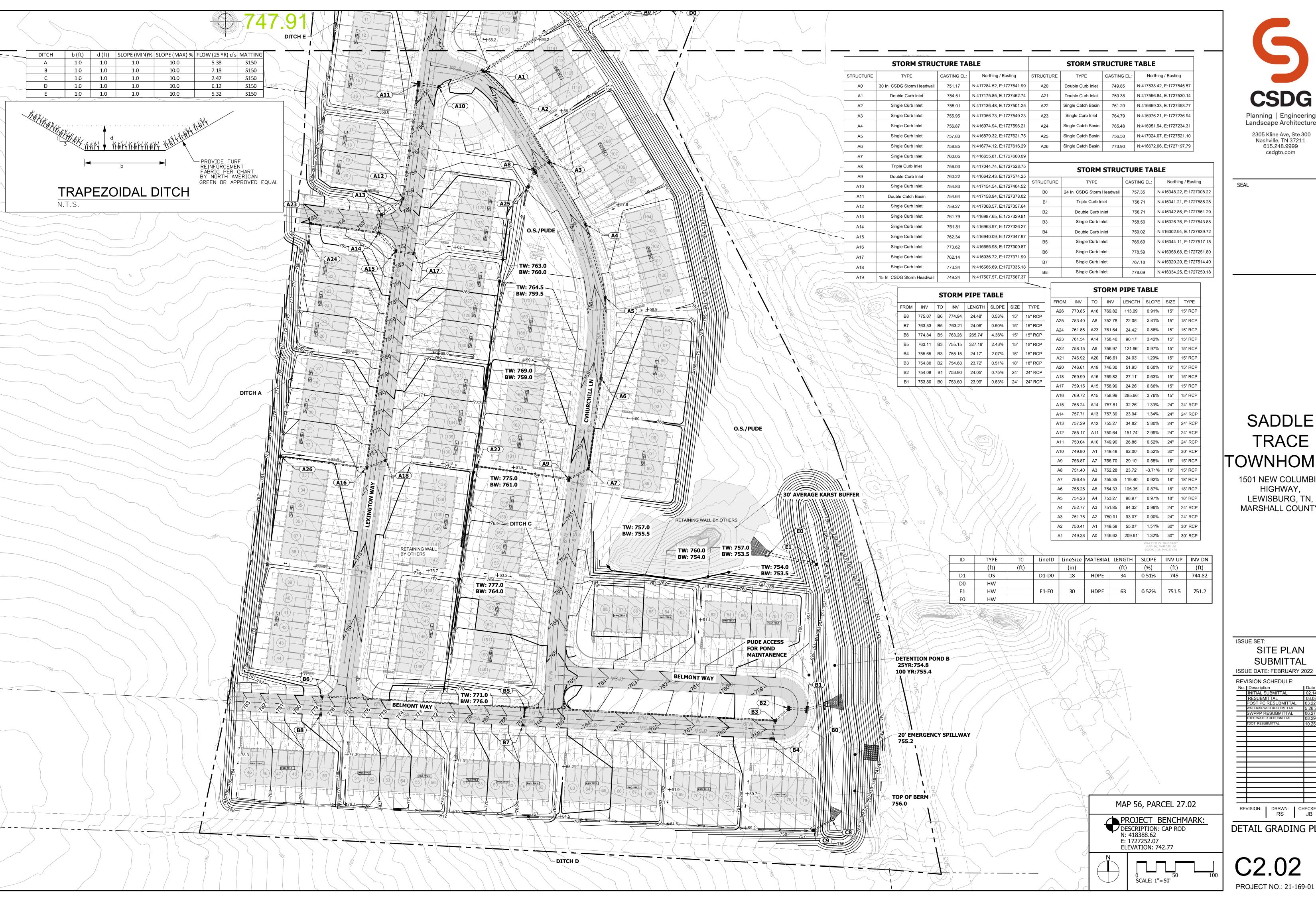
ISSUE SET: SITE PLAN SUBMITTAL

ISSUE DATE: FEBRUARY 2022 REVISION SCHEDULE:



SITE PLAN





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SADDLE TRACE TOWNHOMES

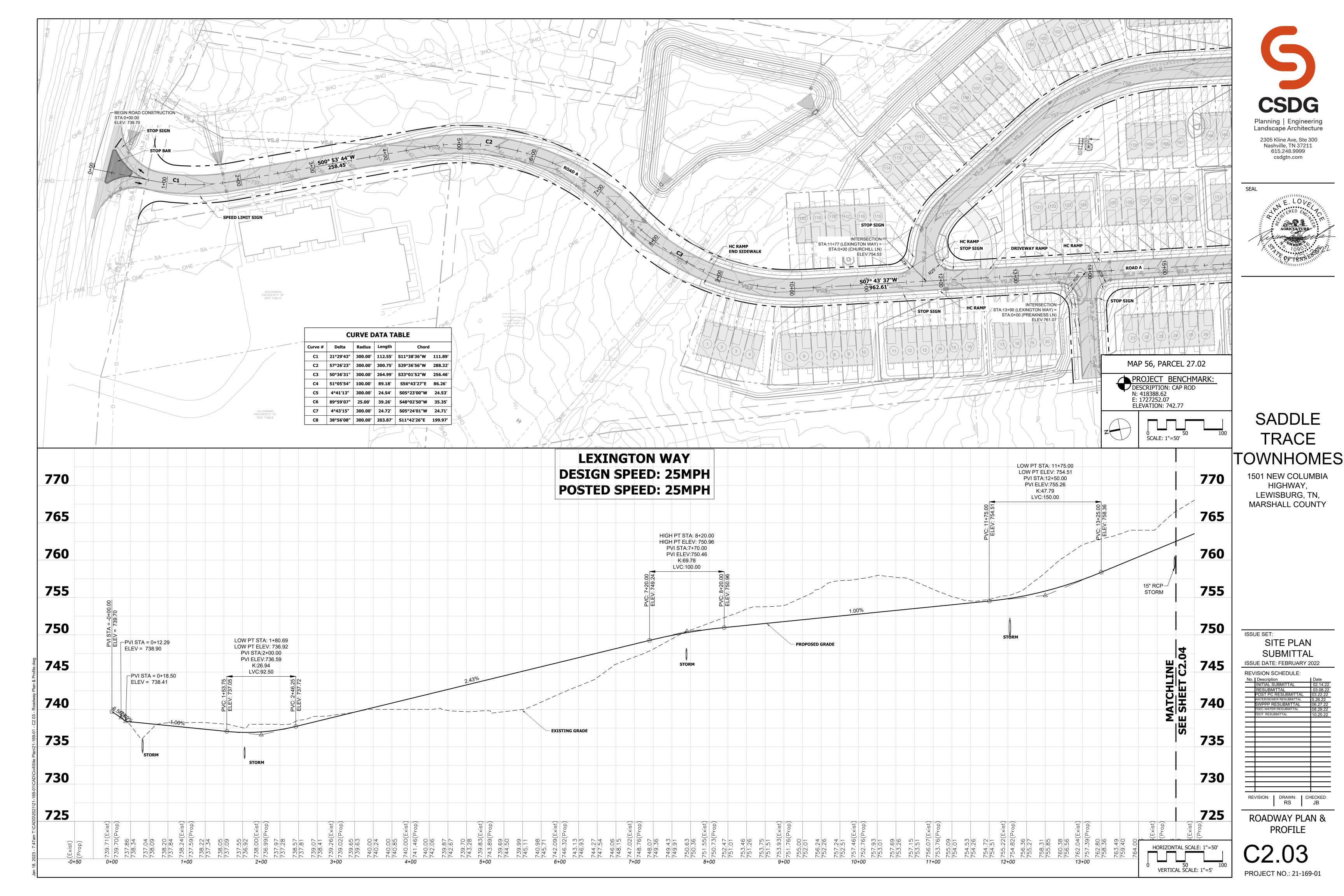
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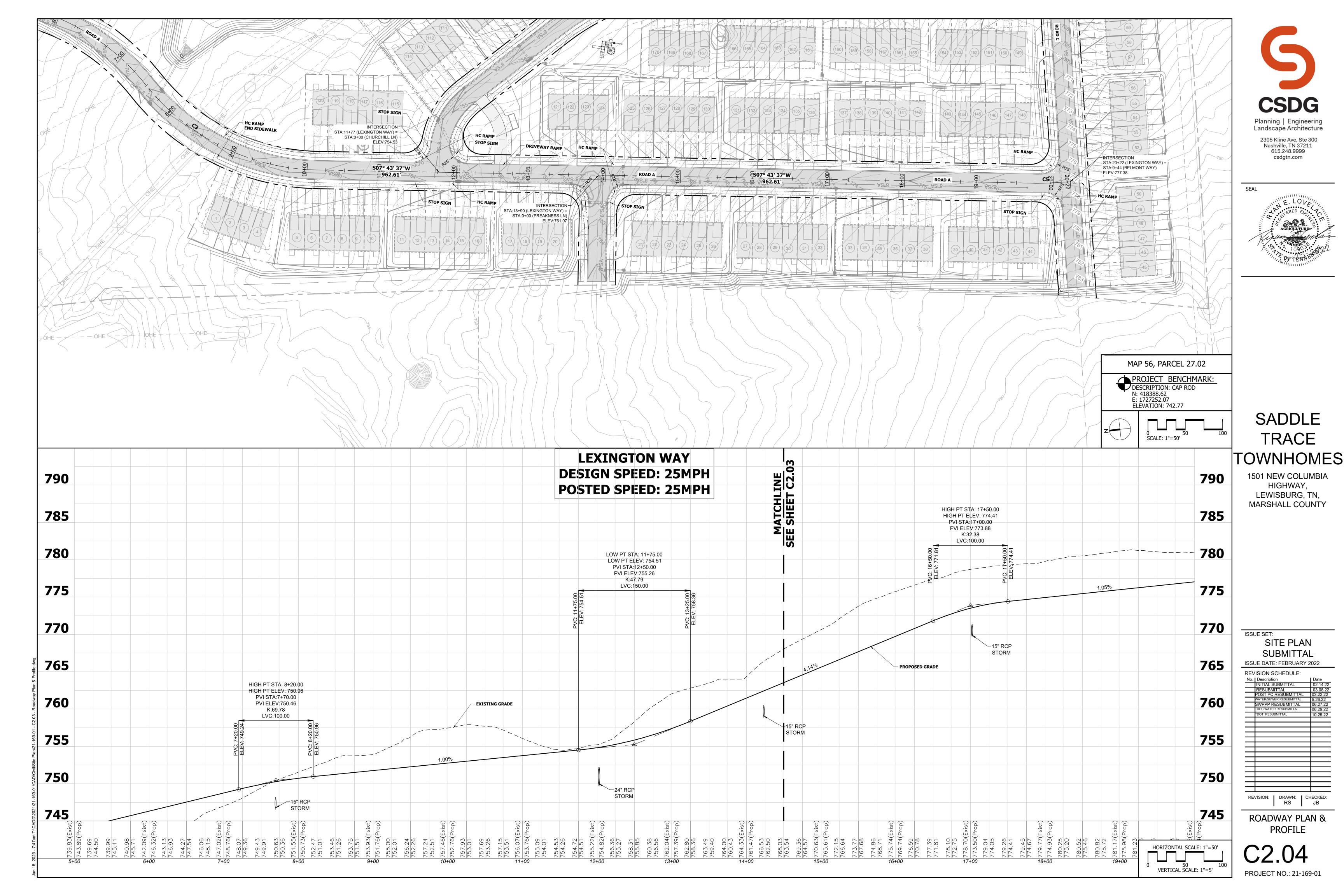
SITE PLAN SUBMITTAL

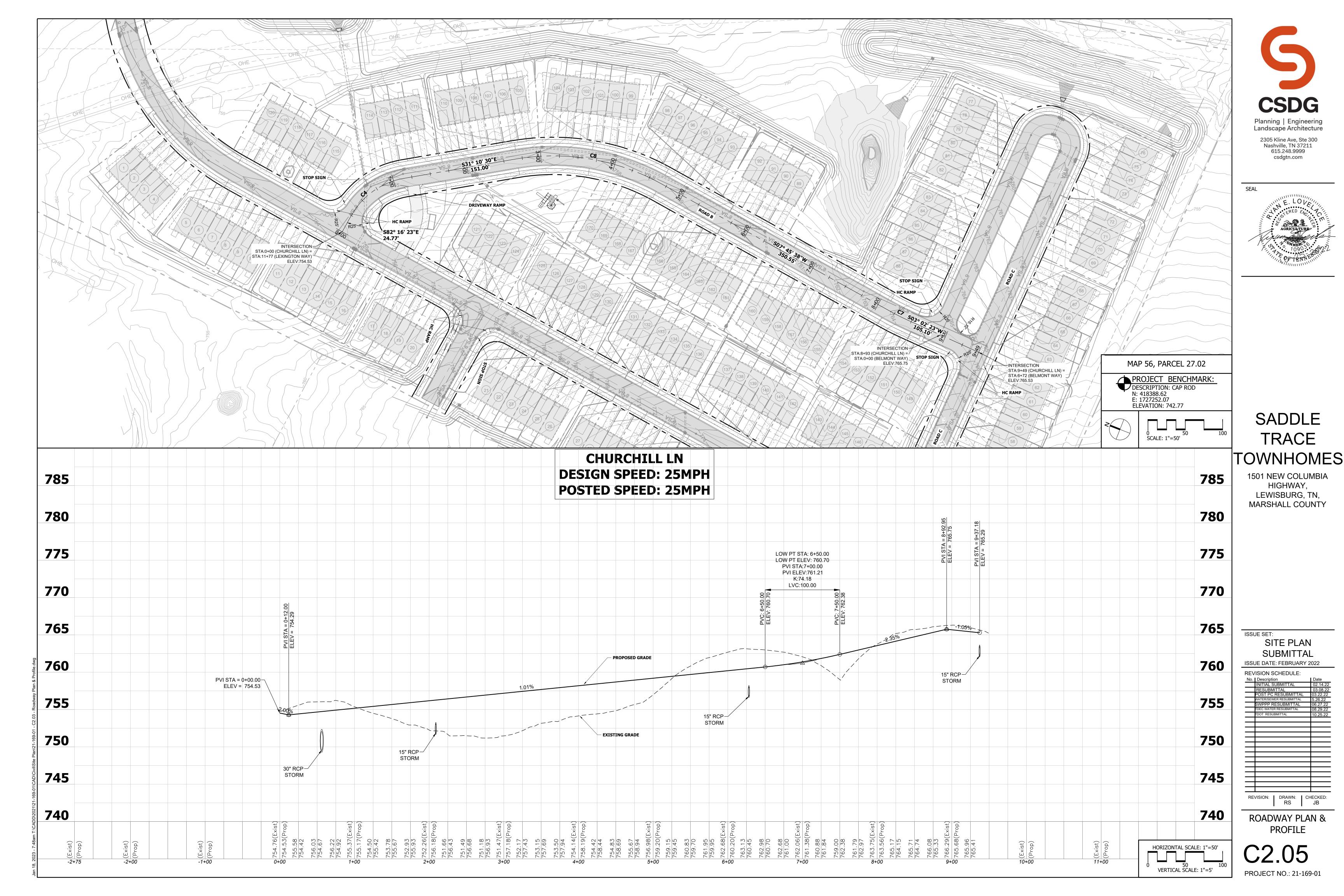
ISSUE DATE: FEBRUARY 2022 **REVISION SCHEDULE:**

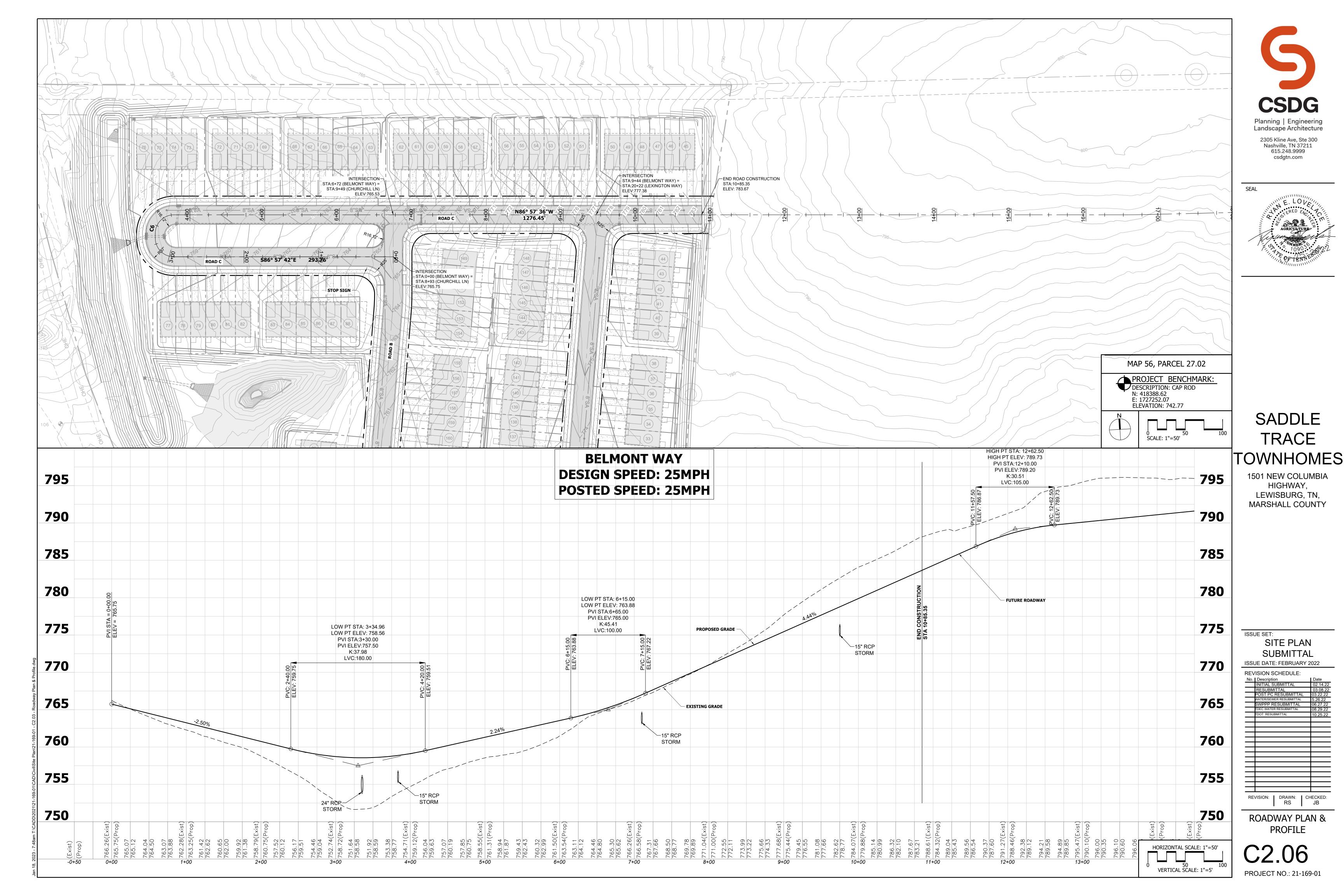
REVISION: | DRAWN: | CHECKED: RS | JB

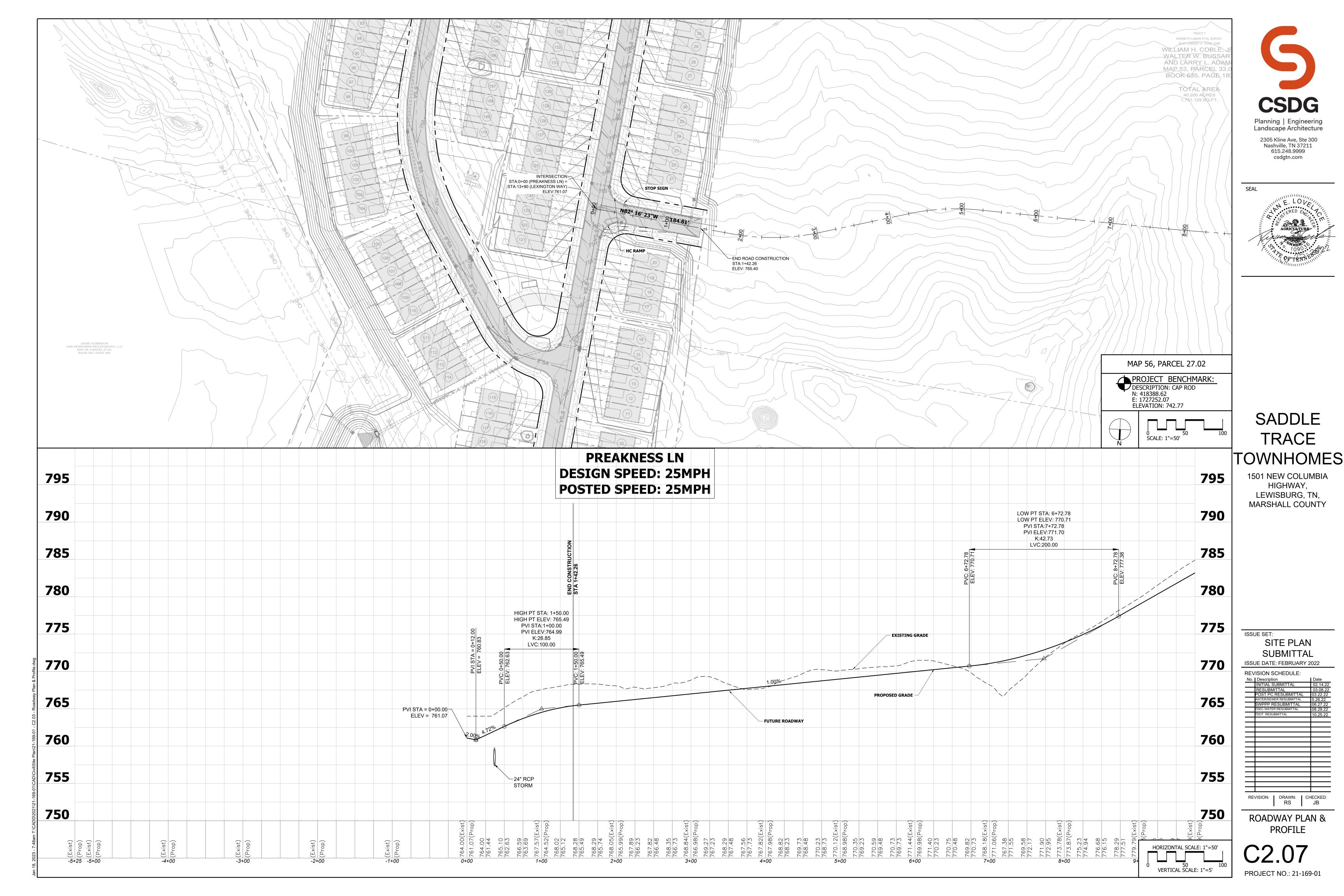
DETAIL GRADING PLAN

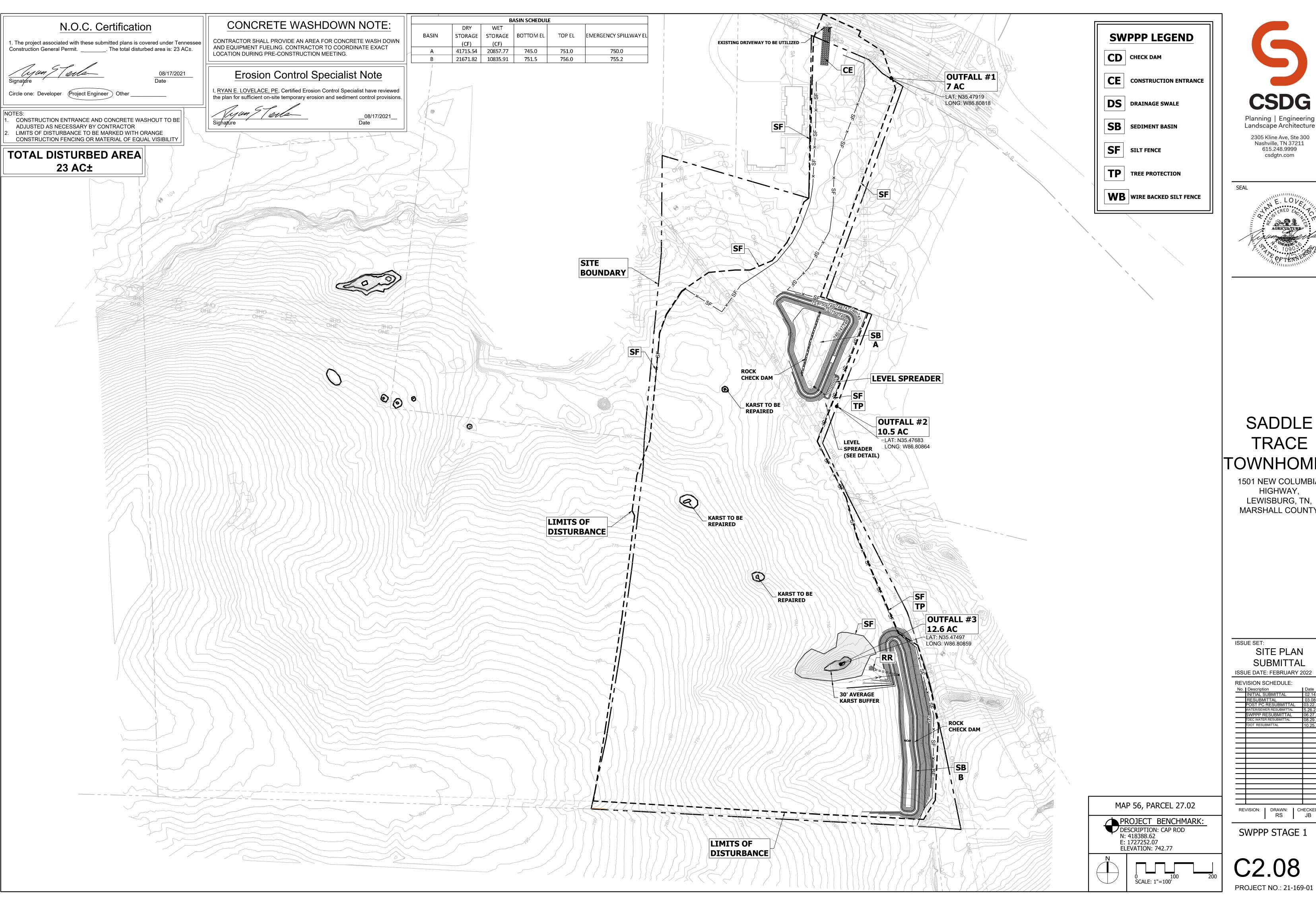




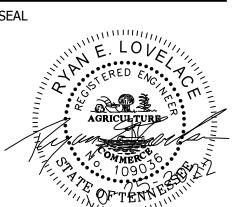








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SADDLE TRACE TOWNHOMES

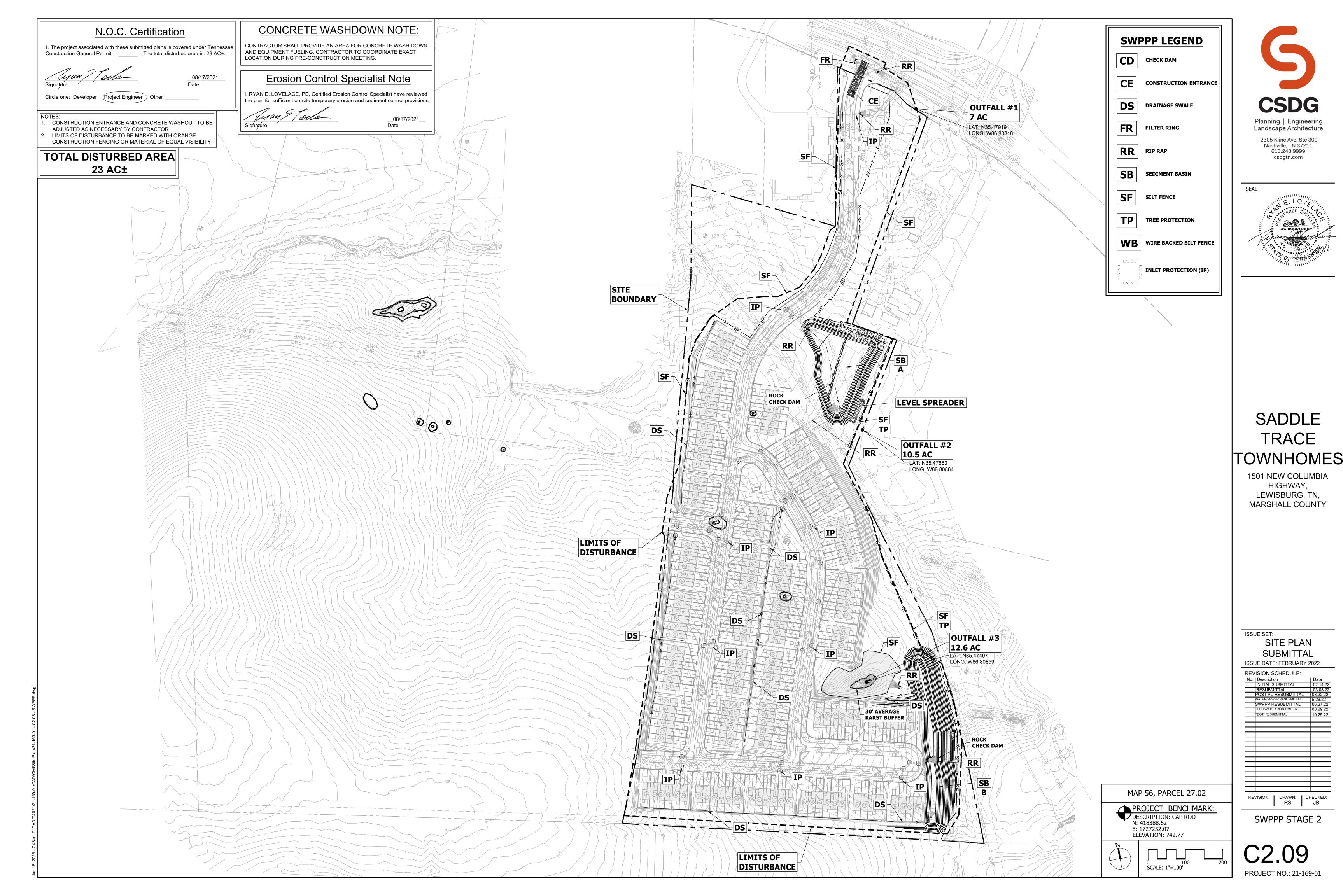
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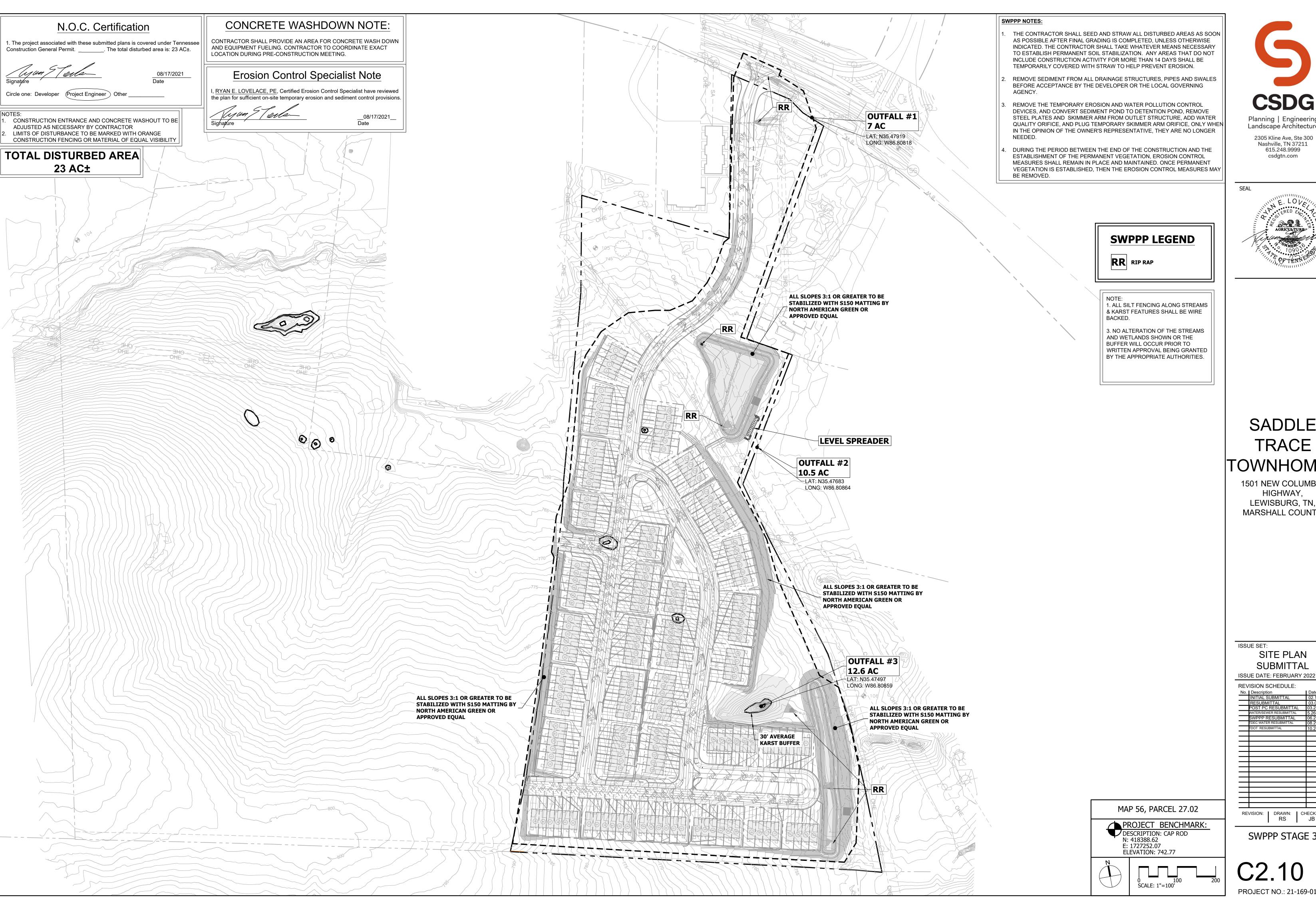
SITE PLAN SUBMITTAL

ISSUE DATE: FEBRUARY 2022 **REVISION SCHEDULE**

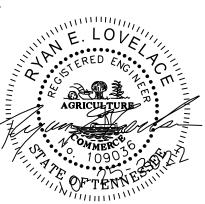
REVISION: DRAWN: CHECKED: RS JB

SWPPP STAGE 1





Planning | Engineering Landscape Architecture



SADDLE TRACE TOWNHOMES

1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY

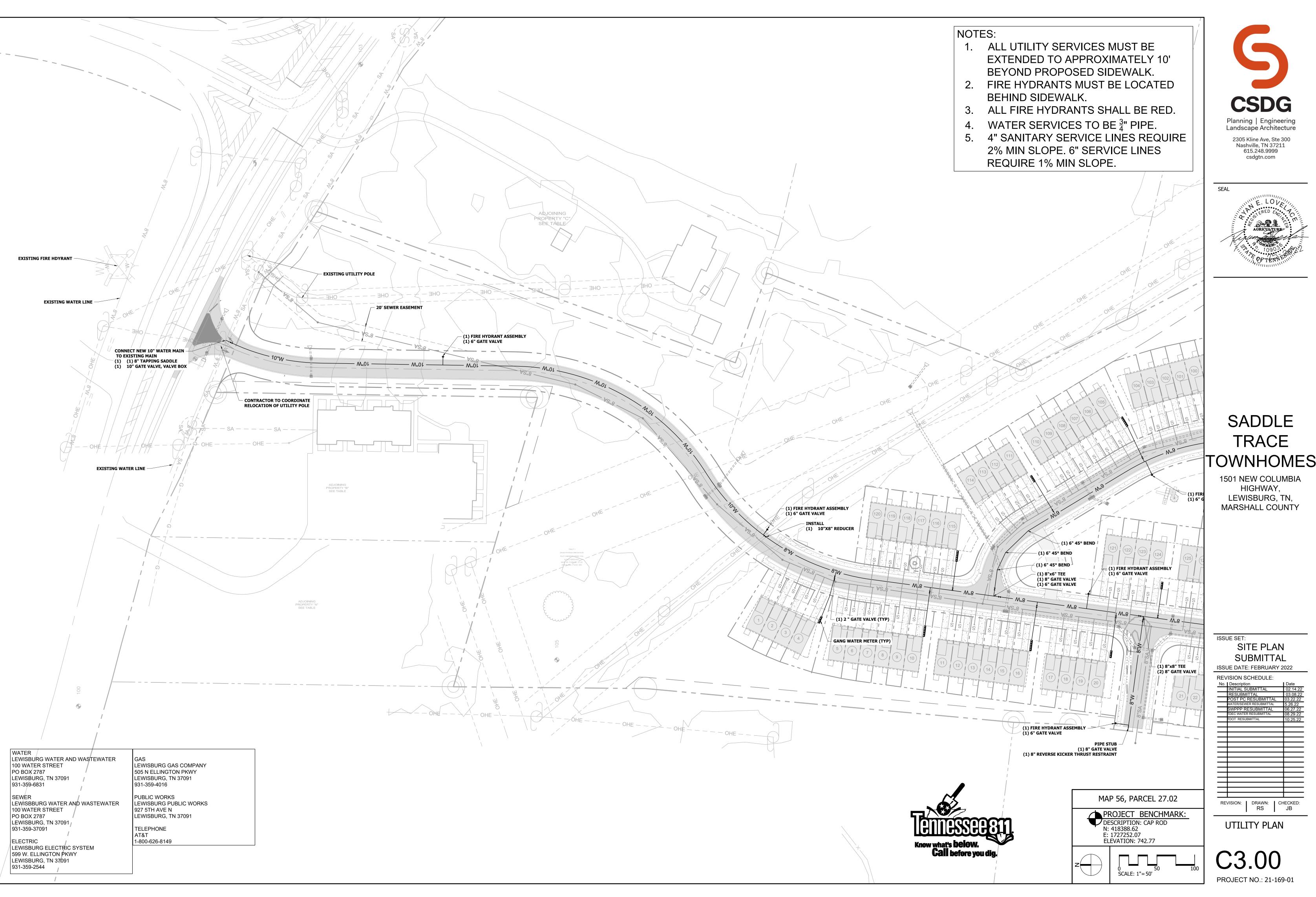
> SITE PLAN SUBMITTAL

ISSUE DATE: FEBRUARY 2022

REVISION SCHEDULE:

REVISION: DRAWN: CHECKED: RS JB

SWPPP STAGE 3



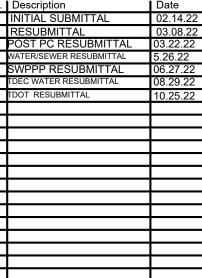
CSDG Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999 csdgtn.com

SADDLE TRACE

1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY

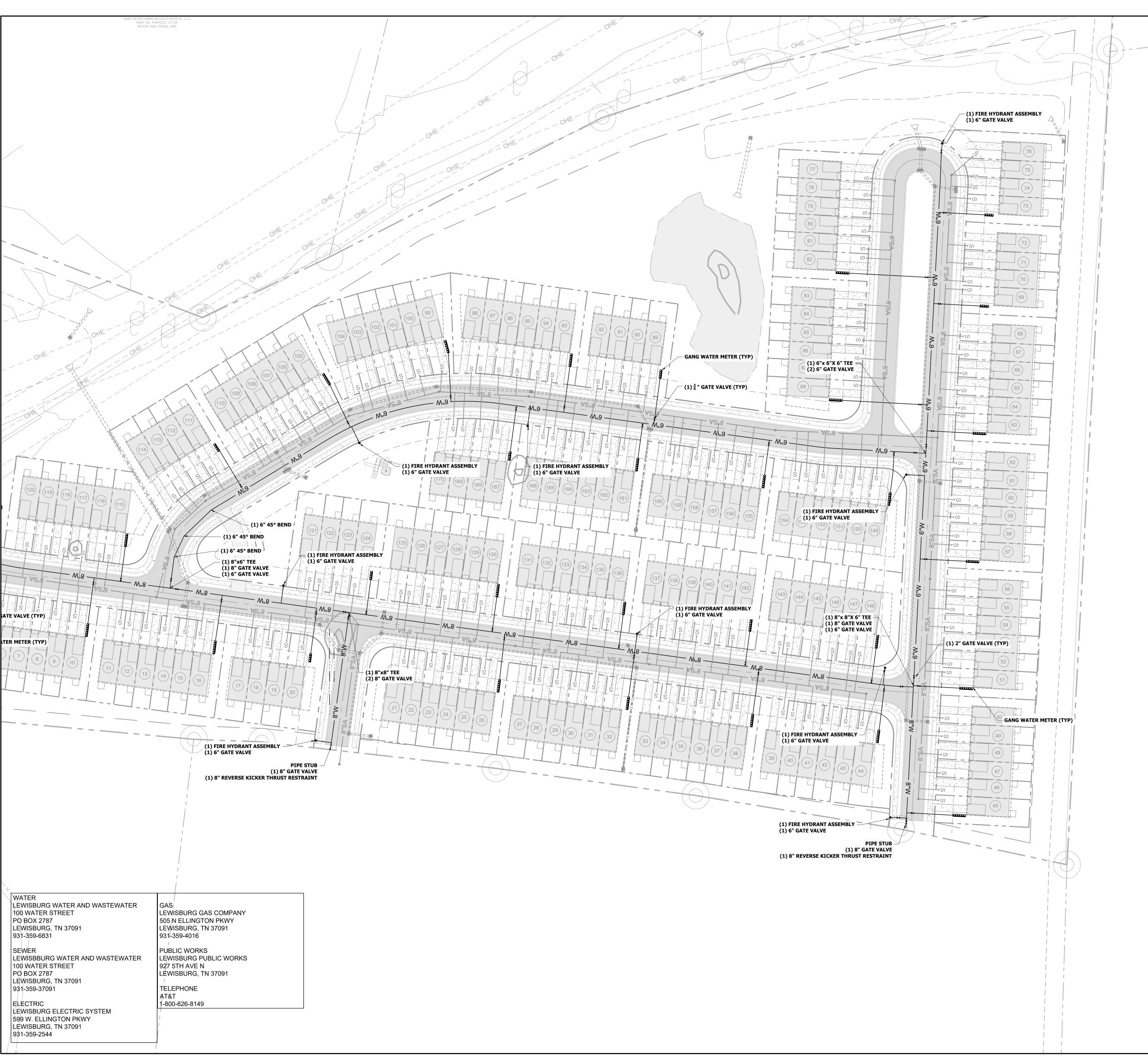
SITE PLAN SUBMITTAL

ISSUE DATE: FEBRUARY 2022 **REVISION SCHEDULE:**



REVISION: DRAWN: CHECKED: RS JB

UTILITY PLAN



NOTES:

- 1. ALL UTILITY SERVICES MUST BE EXTENDED TO APPROXIMATELY 10' BEYOND PROPOSED SIDEWALK.
- 2. FIRE HYDRANTS MUST BE LOCATED BEHIND SIDEWALK.
 - 3. ALL FIRE HYDRANTS SHALL BE RED.
 - WATER SERVICES TO BE 2" PIPE.
 - 5. 4" SANITARY SERVICE LINES REQUIRE 2% MIN SLOPE. 6" SERVICE LINES REQUIRE 1% MIN SLOPE.



SEAL

AGRICULTURE

AGRICULTURE

O 1090 5

O 10

SADDLE TRACE TOWNHOMES

1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY

SITE PLAN
SUBMITTAL
ISSUE DATE: FEBRUARY 2022

REVISION SCHEDULE:
No. Description Date
INITIAL SUBMITTAL 02.14.22
RESUBMITTAL 03.08.22
POST PC RESUBMITTAL 03.22.22
WATER/SEWER RESUBMITTAL 5.26.22
SWPPP RESUBMITTAL 06.27.22
TDEC WATER RESUBMITTAL 08.29.22
TDOT RESUBMITTAL 10.25.22

PROJECT BENCHMARK:

DESCRIPTION: CAP ROD

N: 418388.62
E: 1727252.07

Know what's **below. Call before you dig.**

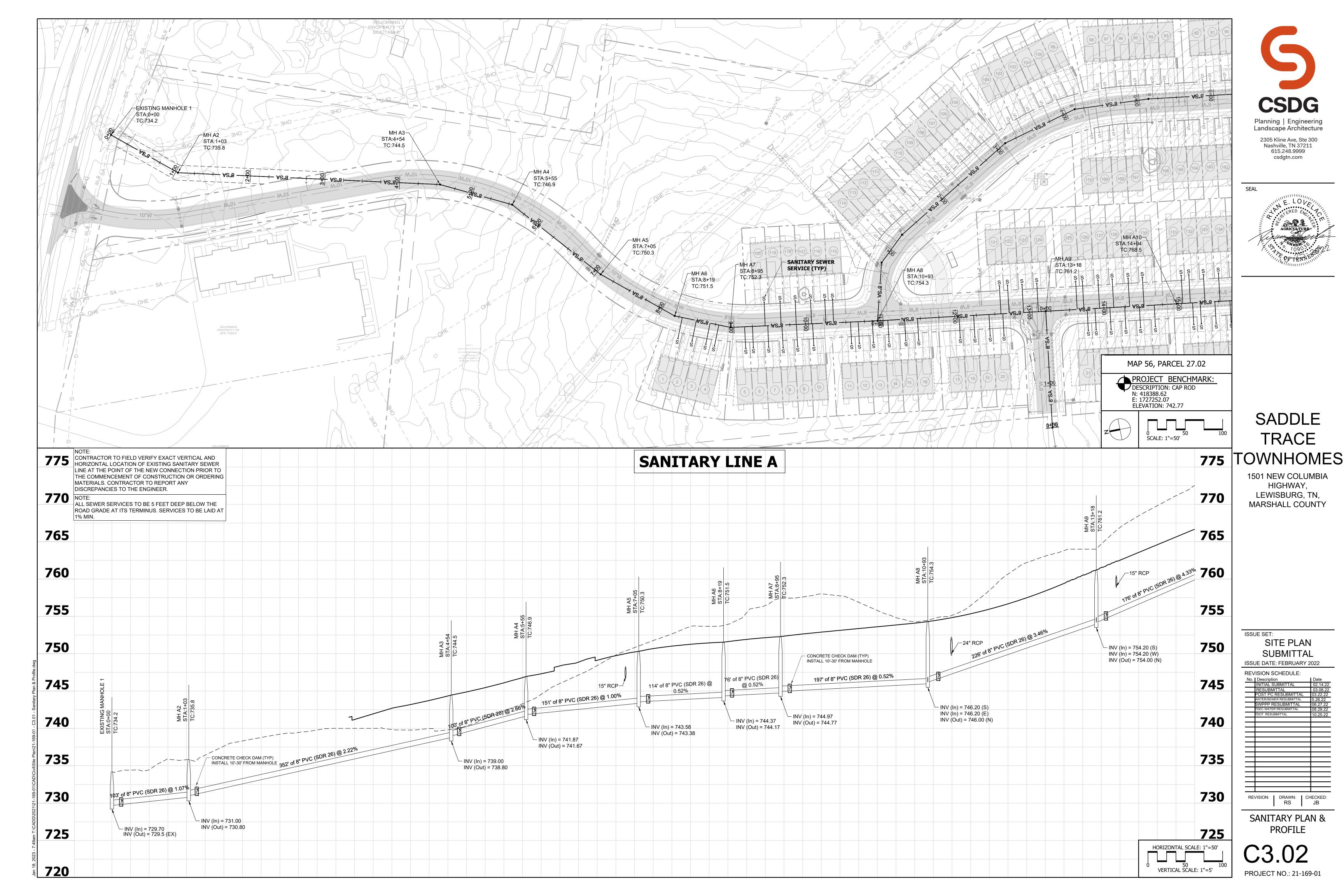
ELEVATION: 742.77

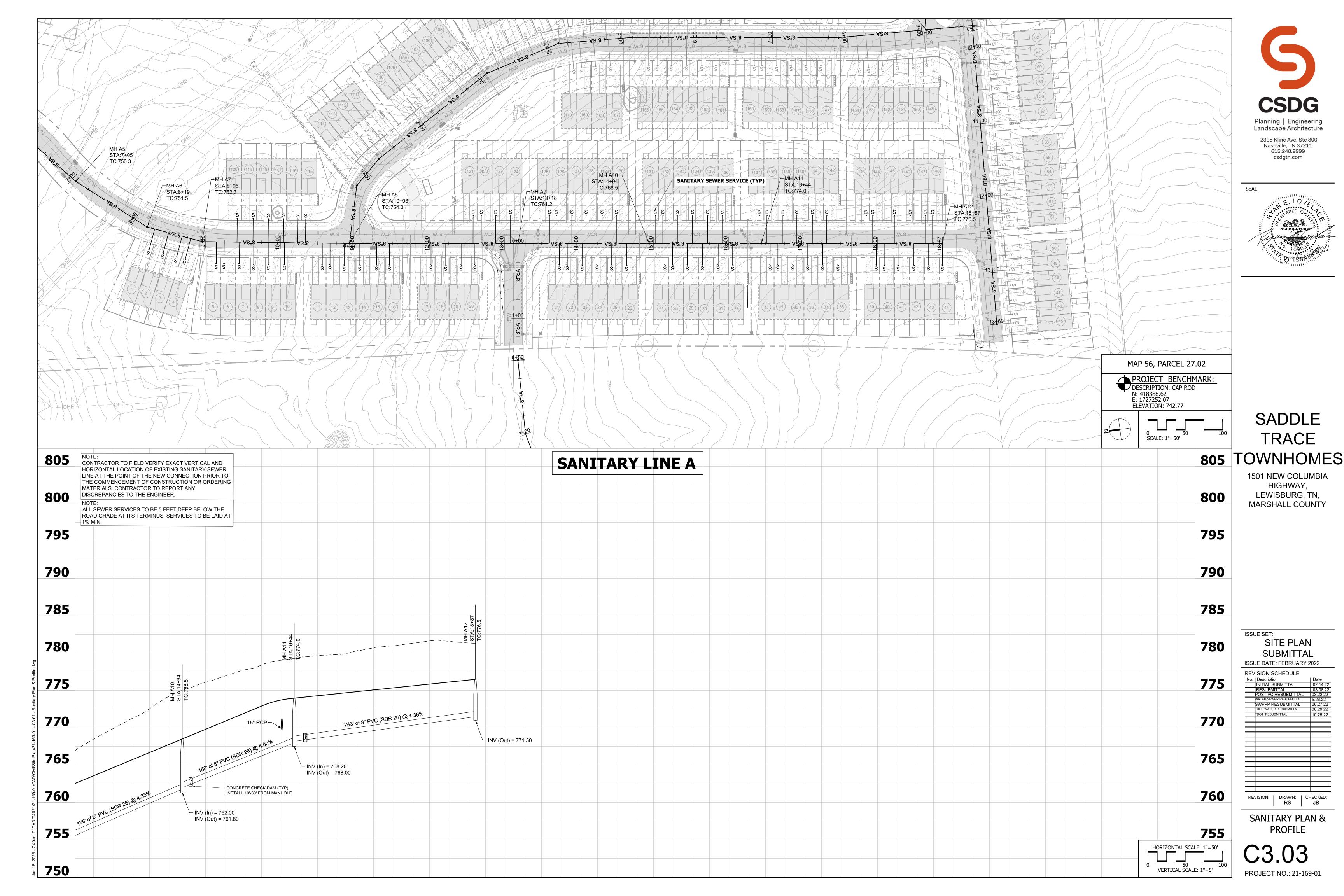
BRANDON R. BELOTE, III MAP 56, PARCEL 55 BOOK 715, PAGE 421

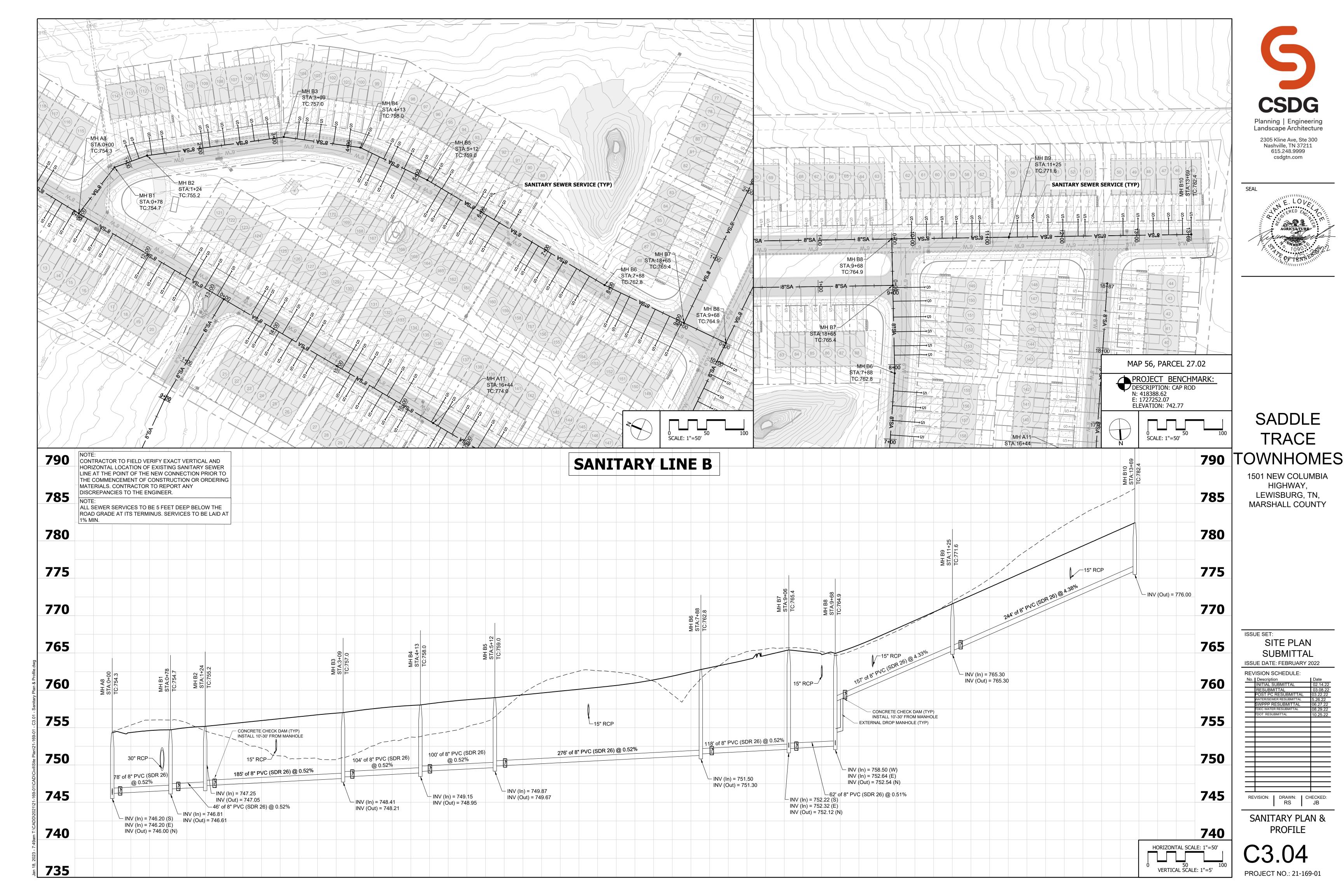
0 SCALE: 1"= 50' UTILITY PLAN

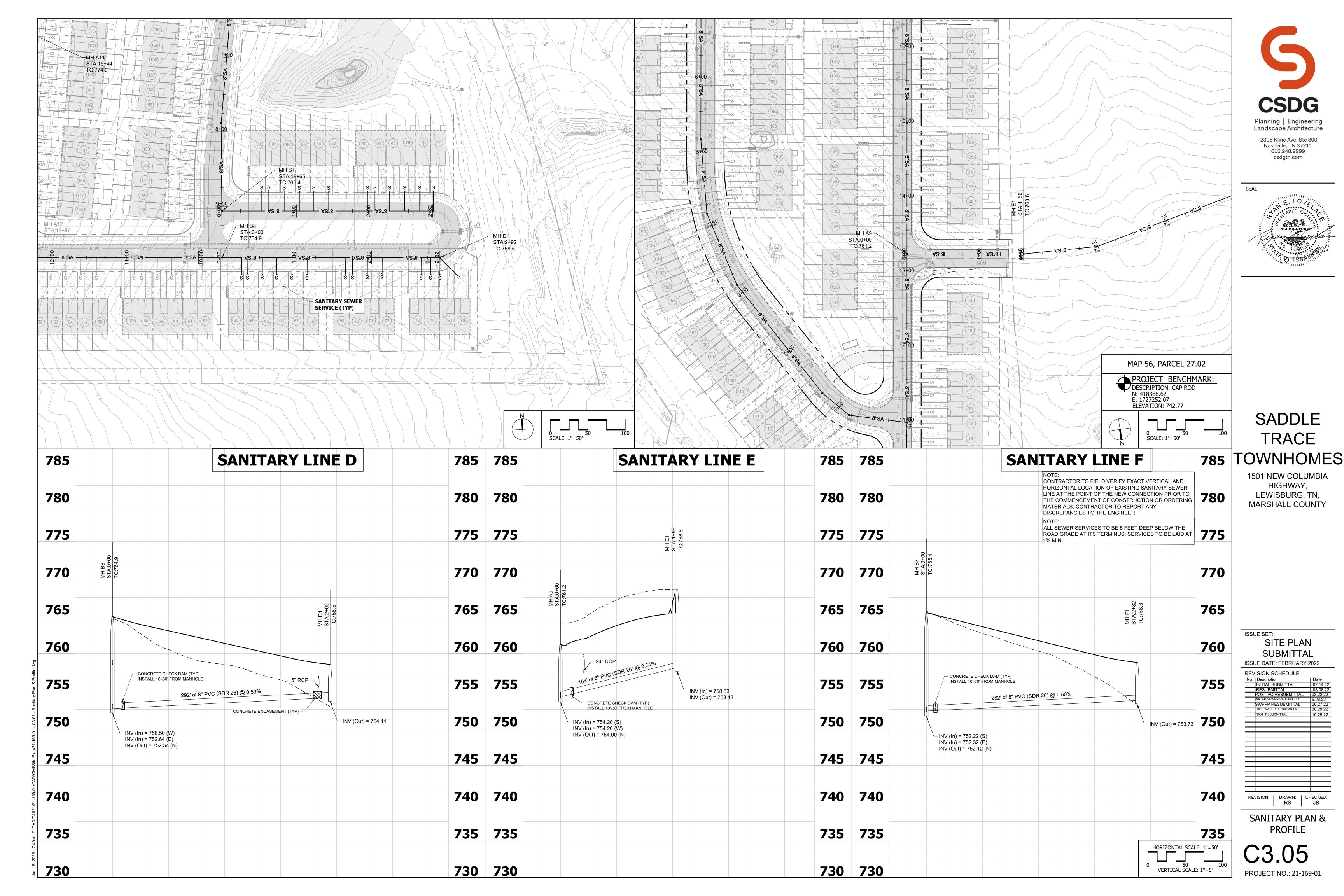
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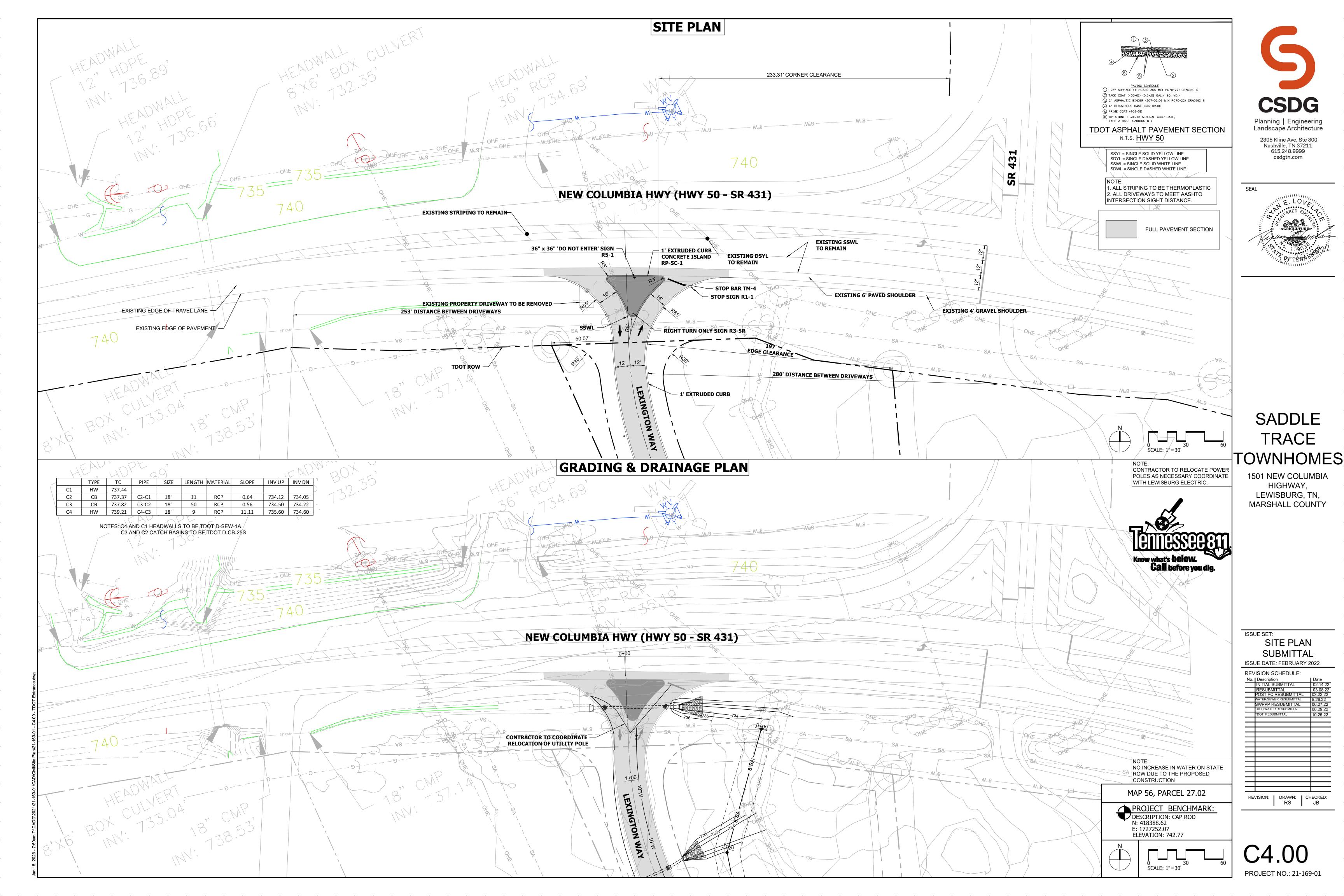
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PROJECT NO.: 21-169-01

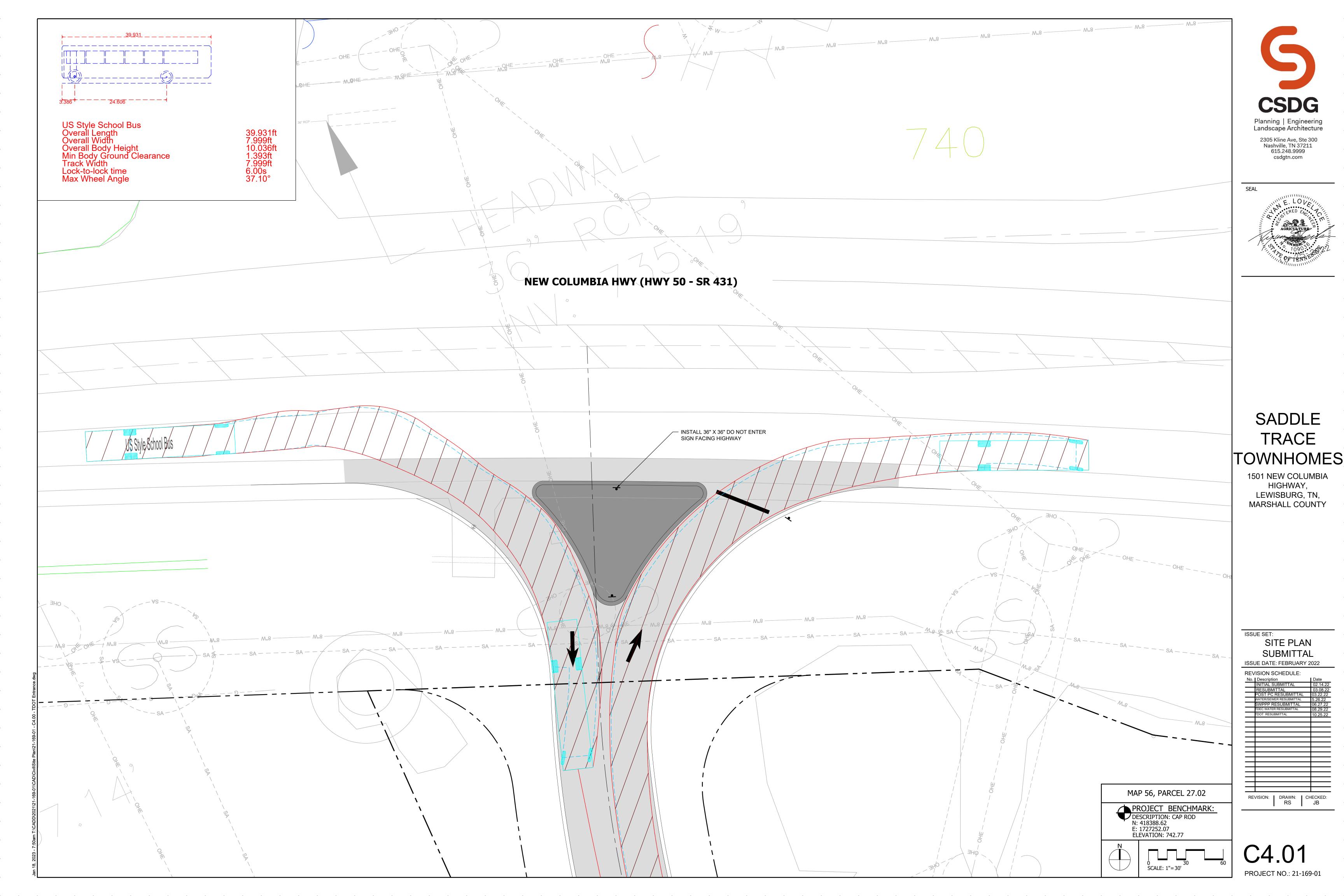












- 1. The disturbed area for this project is approximately 23 AC±
- 2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
- 3. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
- 4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the
- 5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
- 6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
- 7. All pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
- 8. Sediment removed from sediment control structures is to be placed at a site approved by the engineer. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in price bid for earthwork. The contractor shall obtain the disposal site as part of his work.
- 9. Reinforced concrete storm drainage pipe shall be Class III.
- 10. Minimum grade on asphalt or concrete paving shall be 1.0%.
- 11. Construct silt barriers before beginning grading operations.
- 12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
- 13. Do not disturb vegetation or remove trees except when necessary for grading purposes.
- 14. Top of grate elevations and location of coordinates for drainage structures shall be as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades.
- 15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
- 16. Seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil
- 17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
- 18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on the plans.
- 19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.
- 20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's
- 21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
- 22. Relocation of existing plant materials shall be coordinated with

the owner and relocated to a designated area on site.

- 23. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
- 24. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
- 25. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
- 26. All fill material in the building envelope(s) shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical
- 27. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
- 28. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
- 29. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to
- 30. Fill slopes 3:1 and steeper shall be placed and compacted 5' beyond proposed limits and then excavated back to the proposed location.
- 31. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional top soil if insufficient quantities exist on site. Remove any excess topsoil from site.
- 32. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.
- 33. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
- 34. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.
- 35. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall

SITE UTILITY NOTES 1. The sanitary sewer line shall be PVC-SDR 26. Unless otherwise noted.

concurrently with the contractor's operations.

- 2. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted
- 3. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of
- 4. All sewer and water lines, and their appurtenances shall be of materials and construction that conform to the City of Lewisburg Water and Wastewater Department requirements and
- 5. Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.
- 6. All connections to existing manholes shall be by the coring and resilient seal method.
- 7. Before connections are made into existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the City of Lewisburg Sewer Dept. specifications.
- 8. The proposed electric line construction and installation shall be coordinated with the local electric company by the contractor.
- 9. The proposed telephone line construction and installation shall be coordinated with the local telephone company by the contractor.
- 10. Contractor shall mark the location of all new PVC lines with #8
- 11. The location of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around
- 12. Where drainage or utility lines occur in proposed fill areas, the fill material shall be placed and compacted in accordance with the specifications and the Geotechnical Engineer recommendations prior to installation of drainage or utility lines. Fill is to be inspected by a professional Geotechnical Engineer testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor to pay for any retesting.
- 13. The contractor shall field verify the exact horizontal and vertical location of existing manholes or sanitary sewer lines at the point of connection prior to the commencement of construction or ordering materials, report any discrepancies to the engineer immediately.
- 14. Repair existing pavement, curbs, walks, landscaping, etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.
- 15. All utility services must be extended to approximately 10' beyond the proposed sidewalk.
- 16. Sanitary sewer services shall be 6" diameter PVC (SDR 26) at a minimum slope of 1.0% unless shown otherwise on the drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas. The terminus of the sewer services shall be approximately 5' deep.
- 17. Some utilities can be located by call the "Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
- 19. The contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or
- 20. All trenches cut in existing roads or drives shall utilize a clean saw cut and shall be backfield (100%) to final sub grade with #57 stone. Repair roads per City of Lewisburg requirements.
- 21. Existing manholes located in fill/cut areas shall be adjusted to ensure that the top of casting is flush with the finished grade.
- 22. The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines.
- of Lewisburg and the Department of Environmental and Conservation current
- 24. All utility services must be extended to approximately 10' beyond proposed sidewalk.
- 25. Drainage easements outside dedicated rows are not the responsibility of the City of Lewisburg.
- 26. Fire hydrants must be located behind the sidewalk.
- 27. The domestic water line shall be SDR21. The public water line shall be Class 900 PVC pipe.
- 28. Contractor / Developer shall provide (furnish at time of final testing) HDPE "inflow protector manhole inserts" on fifteen percent (15%) of the total number of new manholes installed, manhole insert shall be "The Rainstopper" as manufactured by Southwestern Packaging + Seals, Inc. or approved equal. John Bouchard + Sons stocks Rainstopper inserts manufactured to fit JBS castings.

STORMWATER POLLUTION PREVENTION PLAN NOTES

- 1. The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer in not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof
- a) A copy of the notice of coverage (NOC) with the NPDES permit tracking number for the construction project number b) name, company name, email address, telephone number and address of
- the project site owner or a local contact person c) a brief description of the project d) the location of the SWPPP if an on-site location for storing the plan is not
- 2. The owner of this project site will provide erosion control measures as shown on this SWPPP. Once the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site
- 3. Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc. along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.

that he/she purchases.

- 4. Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
- 5. All erosion control measures shall be installed and maintained in accordance with the manufacture's specifications and recommendations. It is the purpose of all control measures to slow runoff so that rill and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
- 6. Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 sq.ft. of area. Provide adequate amounts of water to establish a healthy stand of grass.
- 7. If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.
- 8. The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 50%.
- 9. Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
- 10. There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
- 11. Contractor to maintain 30' buffer around all karst features until Class V Injection Well Permit is obtained.
- 12. All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from be washed from the site by storm water runoff.
- 13. Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
- 23.All water and sewer construction and materials shall be in accordance with City

 14. Construction must be phased for projects in which over 50 acres of soil will be disturbed. Areas of the completed phase must be stabilized with in 15 days. No more than 50 acres of active soil disturbance is allowed at any time during the construction project.
 - 15. For projects that have a disturbed area of greater than 50 acres, the contractor shall provide a phasing plan to only disturb 50 acres or less at one time. Submit the phasing plan to the state and local agencies for their
 - 16. Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
 - 17. The contractor shall maintain a rain gauge and daily rainfall records at the
 - 18. The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased.
 - 19. The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
 - 20. No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or stiff fines from the federal and state agencies may be levied.
 - 21. Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.

- 22. After construction in complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
- 23. Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bumpus fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
- 24. All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
- 25. All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. Contractor shall erect construction barriers or take other means necessary to insure that the areas remain protected.
- 26. The contractor shall employee a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
- 27. Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
- 28. Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after the end of a storm event of 0.5 inches or greater.
- 29. Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.
- 30. Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate fro a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
- 31. Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water run-off. Cost of this treatment is to be included in the price for the earthwork.
- 32. The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent
- 33. Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
- 34. Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer
- 35. During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
- 36. This SWPPP is developed in accordance with the Tennessee General NPDES Permit (TNR100000) for storm water discharges associated with construction activity (TNCGP), and is prepared using sound engineering practices. CSDG personnel involved with the development of this plan have completed the design of vegetative and structural measures for erosion and sediment control course available from the State of Tennessee.
- As instructed by Part III.F of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Assistance Center (EAC), along with the complete, correctly signed Notice of Intent (NOI). Construction will not be initiated prior to 30 days from the date of submittal of this document, or prior to receipt of a Notice of Coverage (NOC) from the Tennessee Department of Environment and Conservation (TDEC).

- GENERAL NOTES 1. Topographic and boundary information was taken from a survey
- prepared by Wilson & Associates.
- pavement. Slight field adjustment of final grades may be necessary.

2. Provide a smooth transition between existing pavement and new

- 3. All roadway and sidewalk construction shall conform to the requirements and specifications of City of Lewisburg.
- 4. Concrete for curbs and sidewalks shall be 3500 PSI concrete.

5. The site layout is based on control points as noted.

- 6. The contractor shall conform to all local codes and receive approval where necessary before construction.
- 7. All construction materials and installation shall conform to local governing agency regulations and specifications.
- 8. Handicap ramps shall have a maximum slope of 1:12.
- 9. All pavement materials and construction shall conform to the City of Lewisburg and TDOT standards and specifications.
- 10. The contractor shall check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage to existing utilities, at his own expense, to the standards of the utility
- 11. Dimensions are to face of curb and/or exterior face of building unless otherwise noted
- 12. Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves) located at the face of curb or at a consistent offset by a land surveyor.
- 13. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
- 14. Existing pavement of public roadways shall be patched in accordance with City of Lewisburg standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
- 15. The contractor shall comply with all pertinent provisions of the "manual of accident prevention in construction" issued by AGC of America, Inc. and the "Safety and Health Regulations" for Construction" issued by the U.S. Department of Public Works.
- 16. Contractor shall give all necessary notices and obtain all
- 17. In the event of any discrepancies and/or errors found in the drawing, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work.
- 18. Streets will be built to the City of Lewisburg road specifications in force at the time of construction.

19. Road construction shall not begin without approval of the City

of Lewisburg Engineering Department. 20. All fill is to be placed and compacted prior to installation of

public utilities.

- 21. All roadway construction, geotechnical testing and inspection shall be performed in accordance with the current City of Lewisburg Subdivision Regulations.
- 22. The owner acknowledges that landscaping in a dedicated easement does no waive or modify the City of Lewiburg's rights as the easement holder. The owner understands that the City of Lewisburg, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorize contractor or applicable private utility shall have no liability to the Owner for any damage to the landscaping in the easements when said damage is due to work within the easement. The owner may be held responsible for the removal of the landscaping to enable work to be done. The owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscaping.
- 23. Street lighting shall be purchased and installed by the developer. Design layout shall be coordinated with MTEMC and the City of Lewisburg Engineering Department priorto light installation. Lighting shall be installed and functional upon issuance of the first certificate of occupancy for this phase, subsequent certificates may be withheld until lighting is complete.
- 24. All stop signs shall measure a minimum of 30"x30" in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Installation shall be in conformance with the most current MUTCD, including height, off-set, other dimensional properties, and reflectivity.
- 25. All street name signs shall be made from a city approved material and shall contain the city approved font. 26. No cut, fill, or construction within 30' of top of bank of natural drainage channel

or sinkhole/depression is allowed without the written authorization from the

City of Lewisburg and TDEC.

Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999

SEAL

TOWNHOMES

1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY

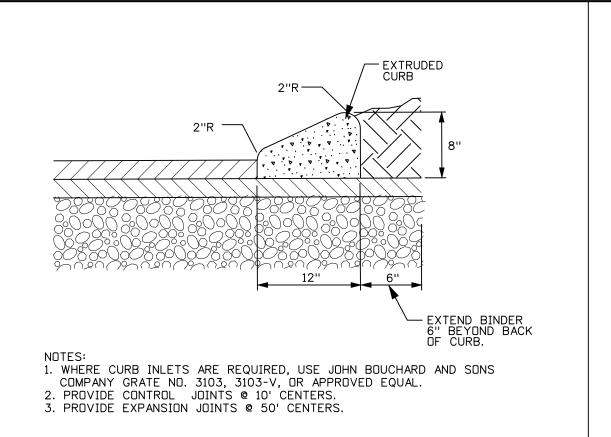
ISSUE SET: SITE PLAN SUBMITTAL ISSUE DATE: FEBRUARY 2022 **REVISION SCHEDULE:** VPPP RESUBMITTAL

CIVIL NOTES & DETAILS

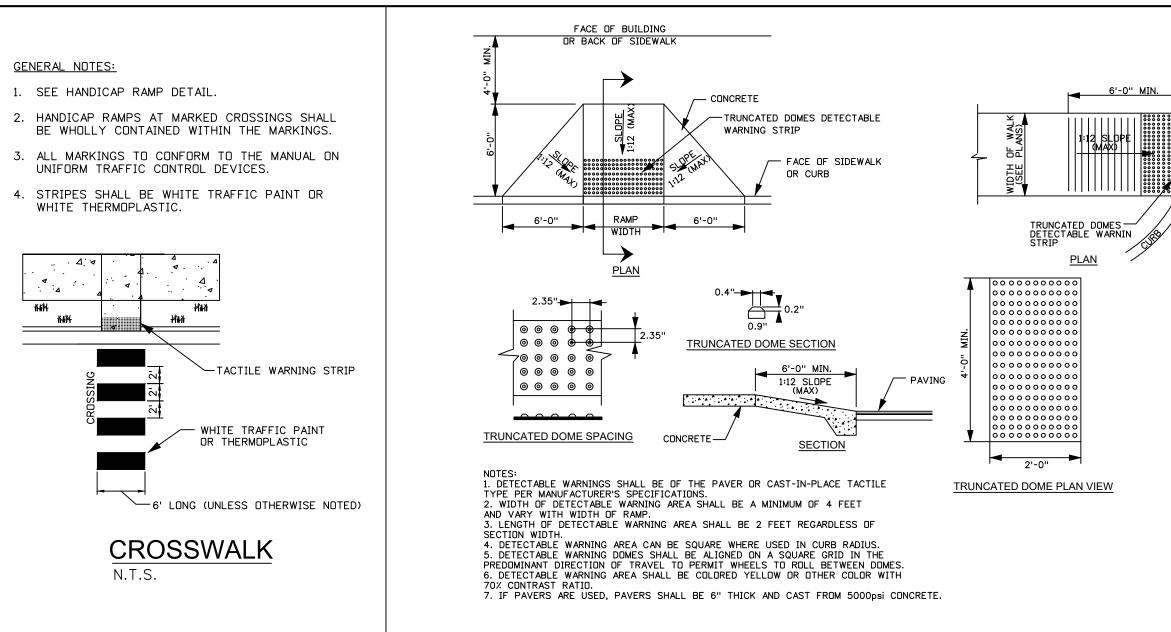
RS

DRAWN: | CHECKED:

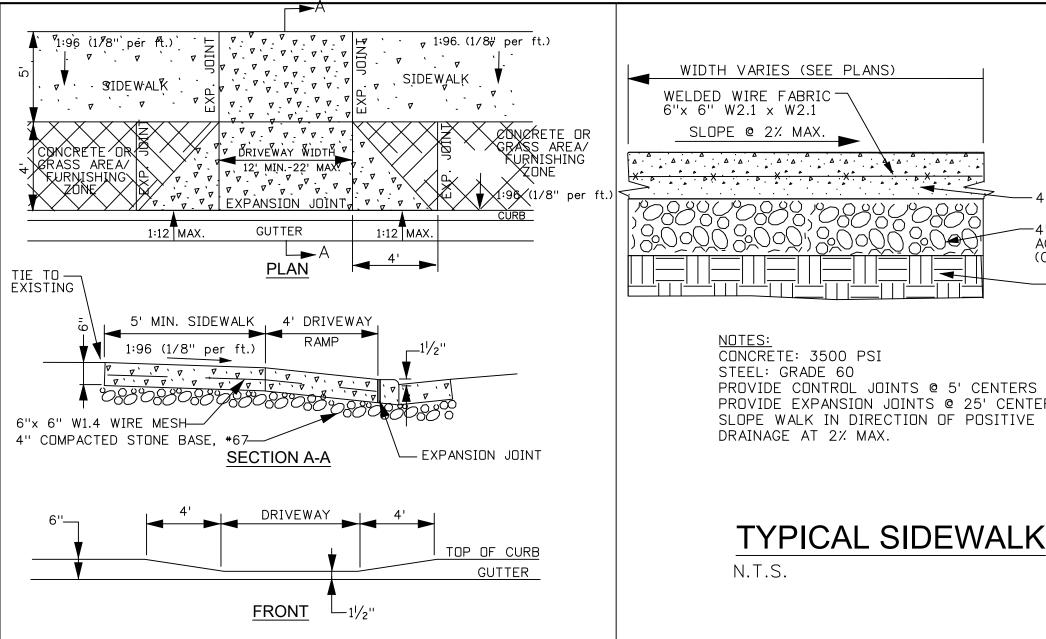
REVISION:



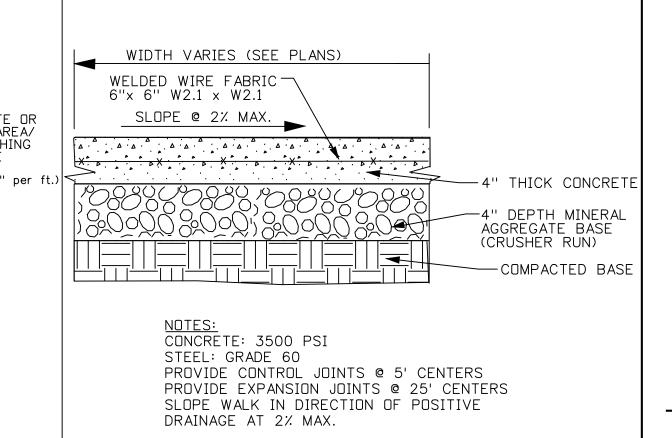








(METRO STANDARD)



SEAL

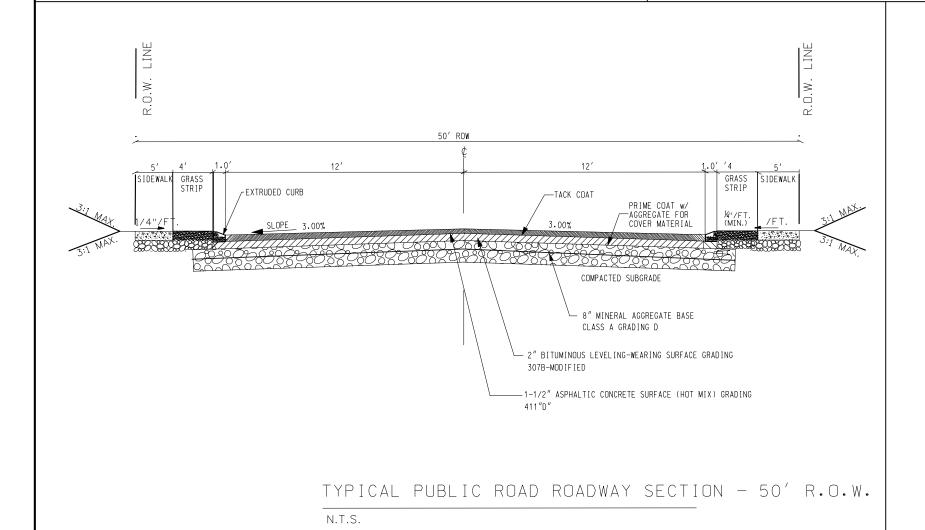
Planning | Engineering

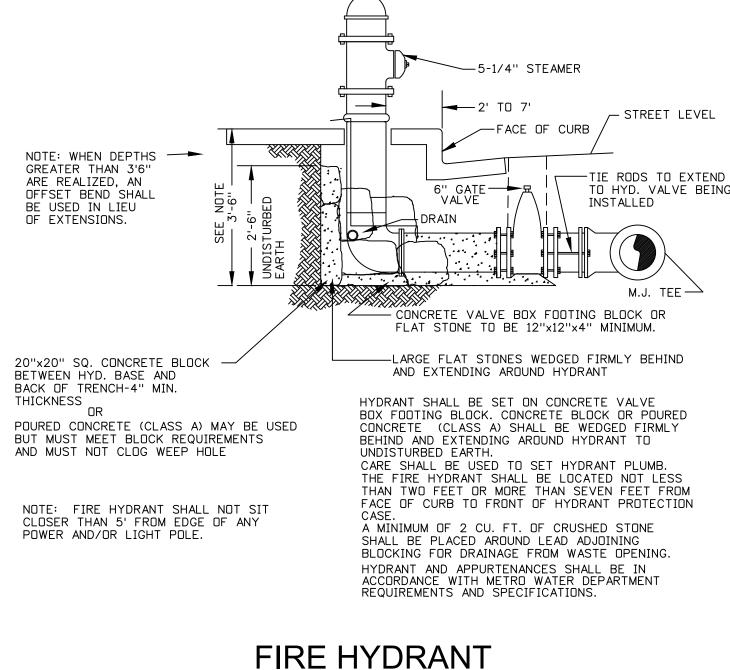
Landscape Architecture

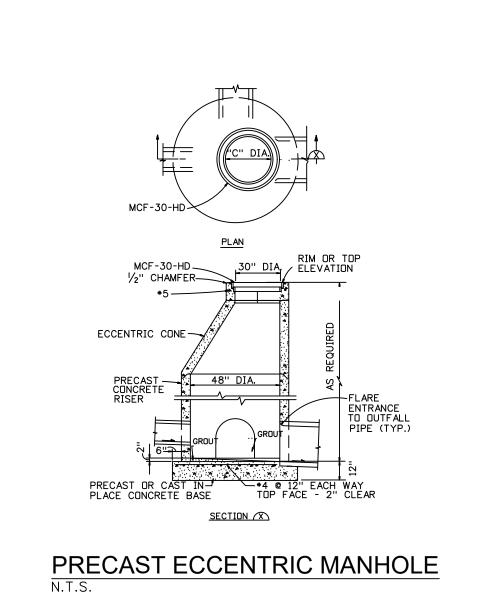
2305 Kline Ave, Ste 300

Nashville, TN 37211

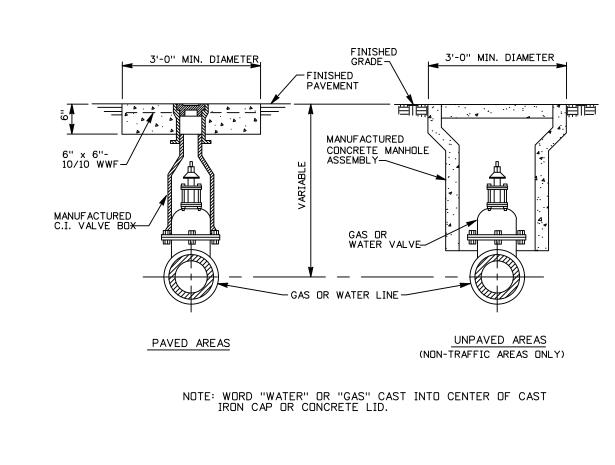
615.248.9999







N.T.S.



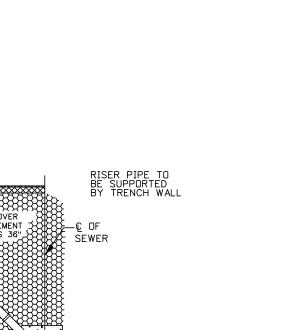
VALVE BOX

N.T.S.

TRACE TOWNHOMES 1501 NEW COLUMBIA HIGHWAY,

SADDLE

LEWISBURG, TN, MARSHALL COUNTY



CONCRETE BLOCK

1'- O" EACH SIDE

(CLASS "B")

OF CONNECTION

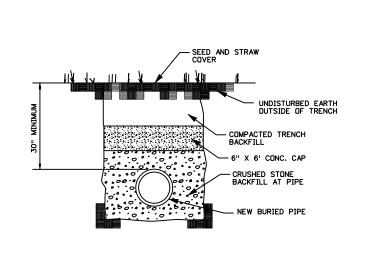
6" PVC SEWER SERVICE N.T.S.

RIGHT-OF-WAY LINE

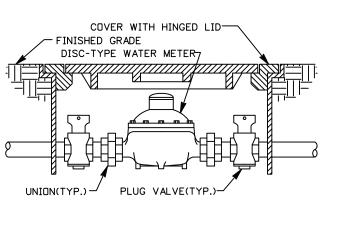
GRAVEL BACKFILLED

-MAXIMUM ELEVATION OF TERMINATION

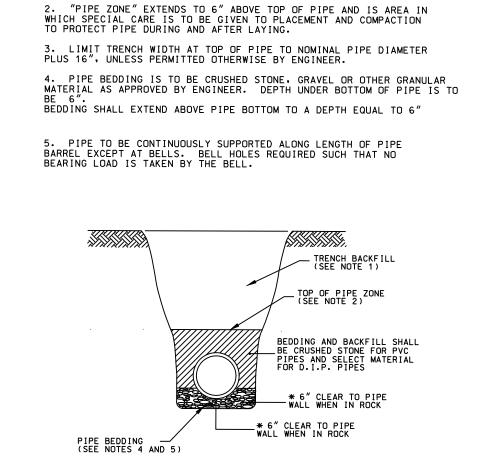
OF SERVICE LINE TO BE 6' BELOW THE MINIMUM ROAD GRADE FOR EACH LOT.



CONCRETE CAP DETAIL



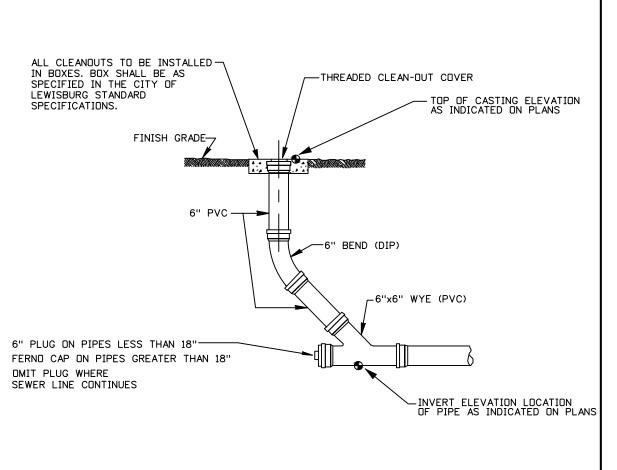
WATER METER INSTALLATION



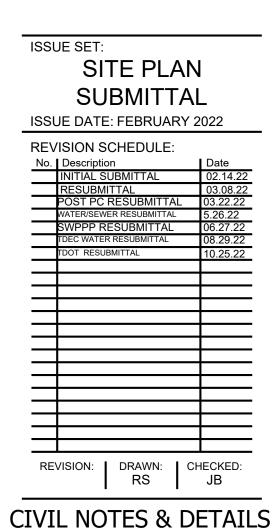
1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.

RESIDENTIAL DRIVEWAY RAMP

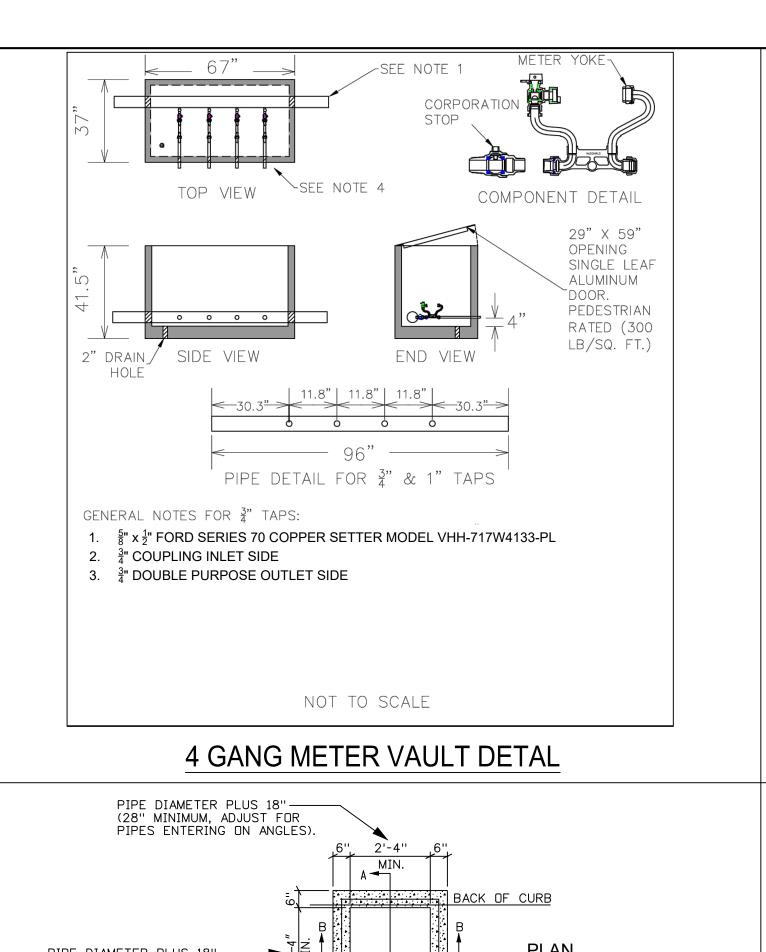
TYPICAL SEWER INSTALLATION SHAPED TRENCH BOTTOM GRANULAR BEDDING AND SIDEWALL SUPPORT

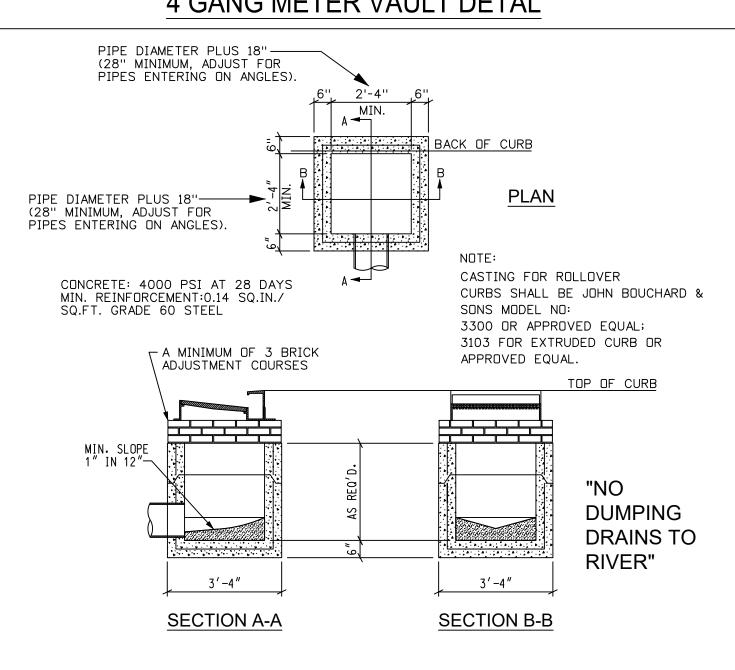


SEWER SERVICE CLEANOUT

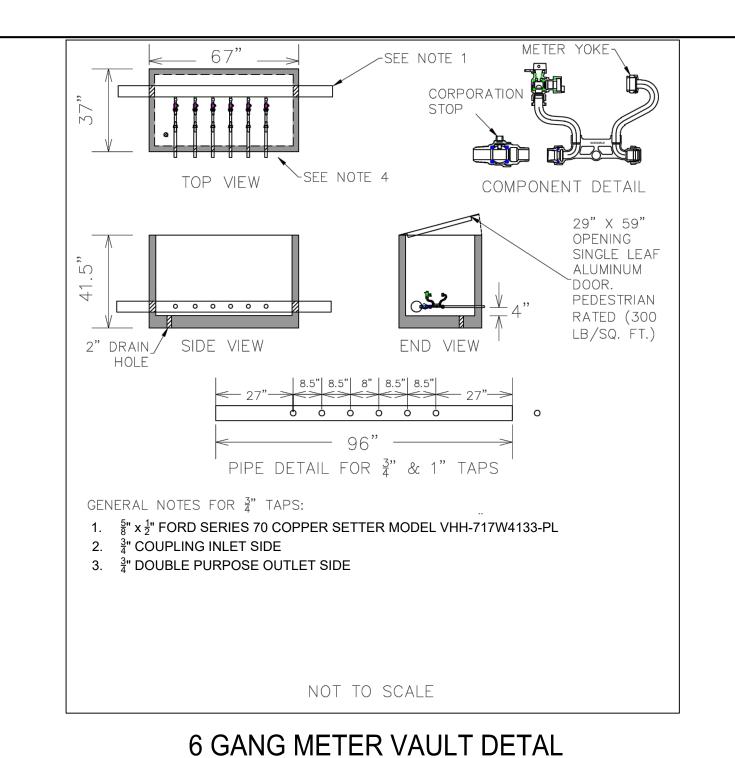


C5.01 PROJECT NO.: 21-169-01



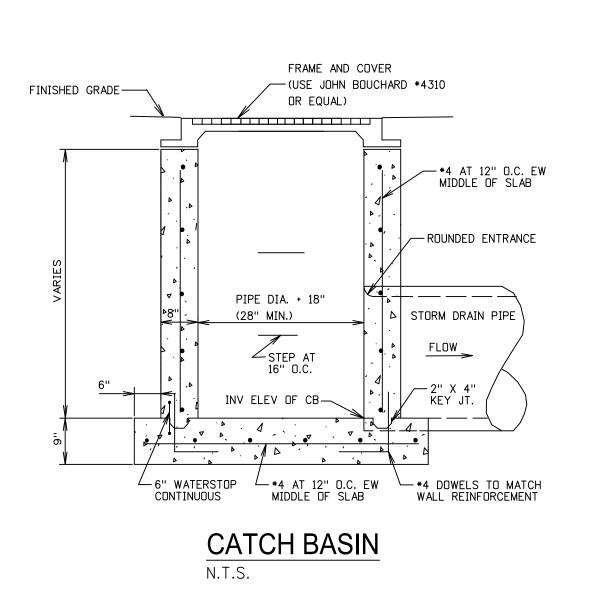


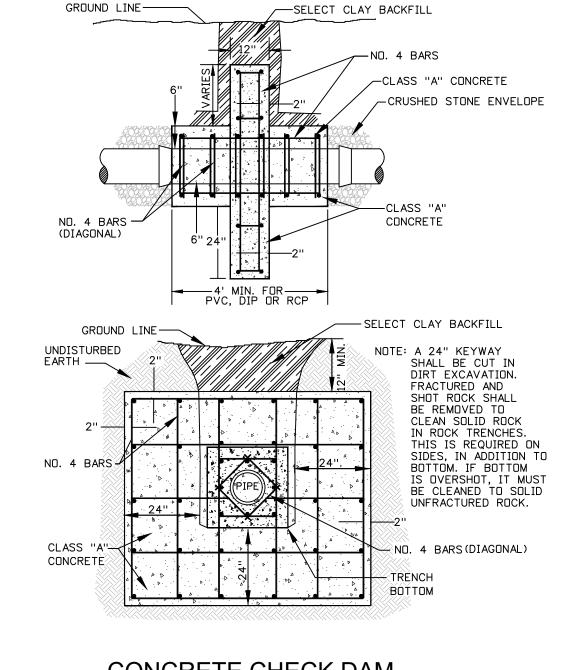
SINGLE CURB INLET



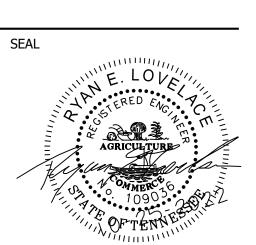
A MINIMUM OF 3 BRICK ADJUSTMENT COURSES

SECTION B-B

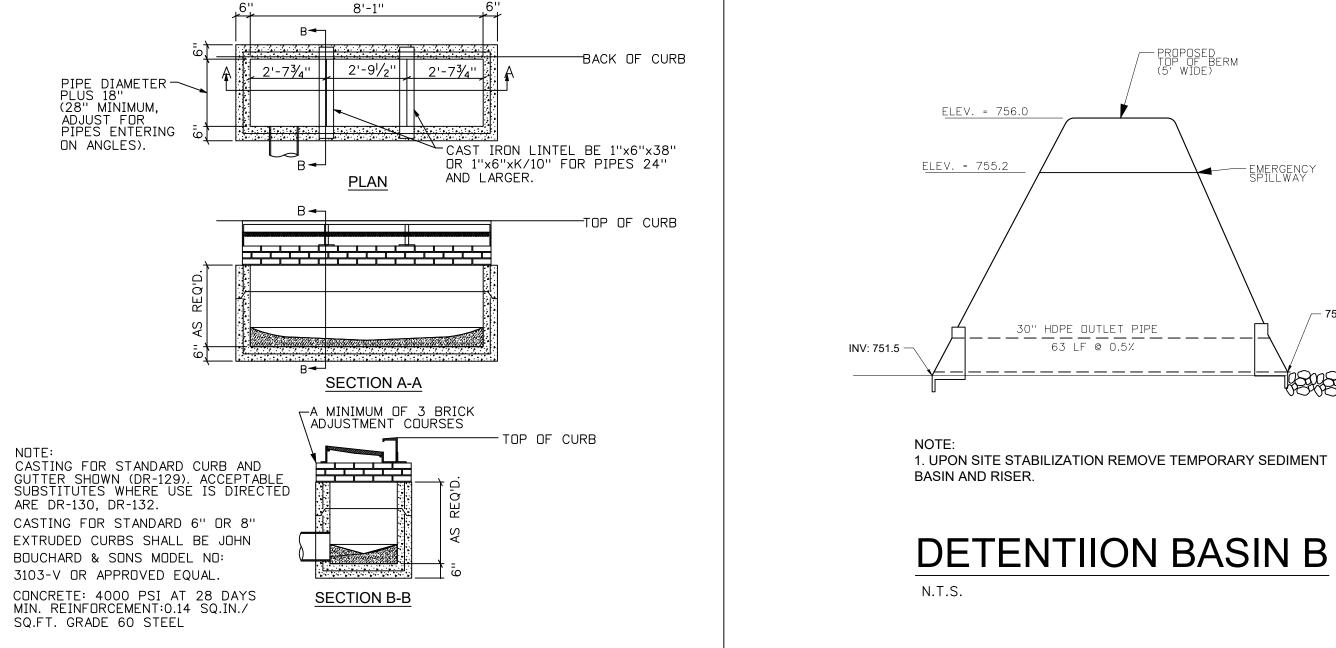


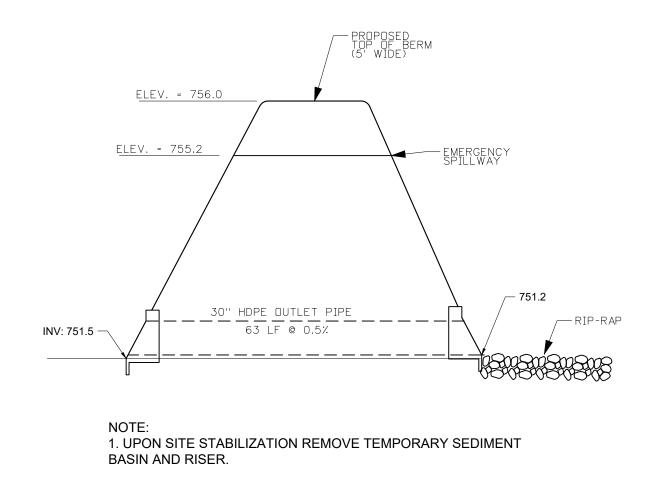






CONCRETE CHECK DAM





TRACE TOWNHOMES 1501 NEW COLUMBIA HIGHWAY,

LEWISBURG, TN, MARSHALL COUNTY

SADDLE



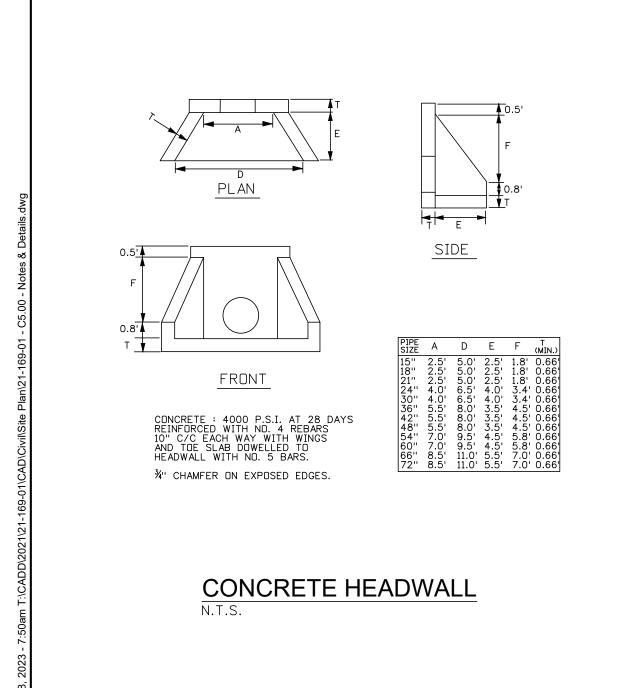
—TOP OF CURB

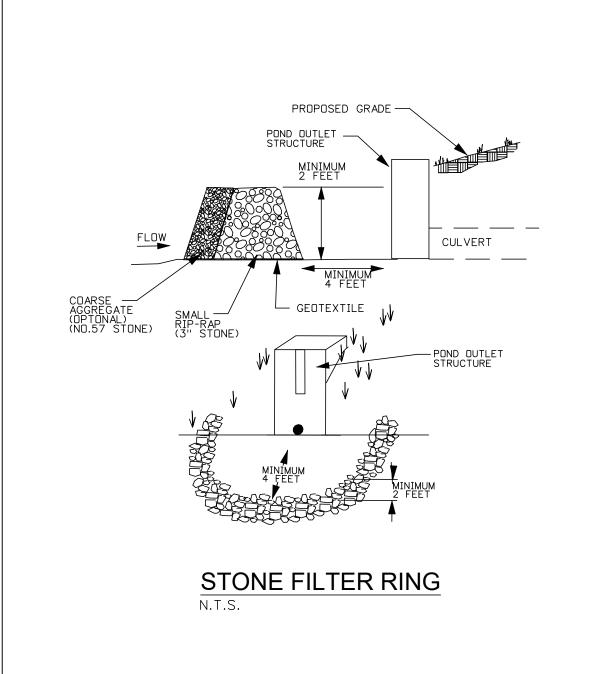
-BACK OF CURB

TOP OF CURB

CAST IRON LINTEL BE 1"x6"x38" OR 1"x6"xK/10" FOR PIPES 24"

AND LARGER.





PIPE DIAMETER PLUS 18" (28" MINIMUM,

ON ANGLES).

ADJUST FOR PIPES ENTERING -

CASTING FOR STANDARD CURB AND GUTTER SHOWN (DR-129). ACCEPTABLE SUBSTITUTES WHERE USE IS DIRECTED

CASTING FOR STANDARD 6" OR 8"

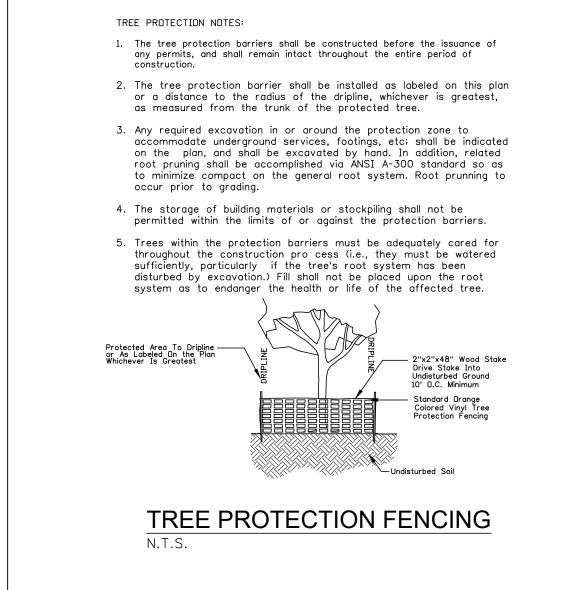
EXTRUDED CURBS SHALL BE JOHN

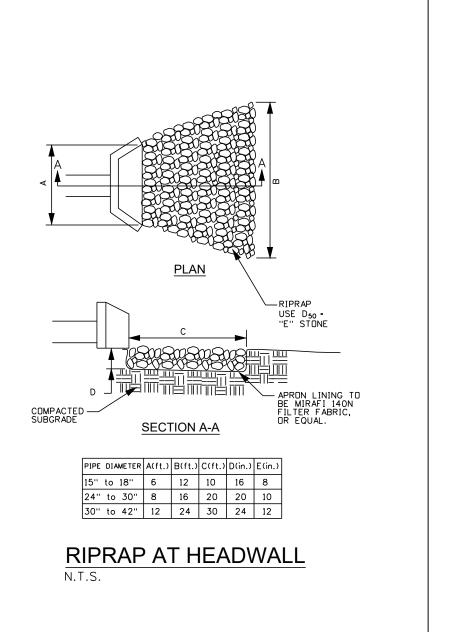
CONCRETE: 4000 PSI AT 28 DAYS MIN. REINFORCEMENT:0.14 SQ.IN./ SQ.FT. GRADE 60 STEEL

BOUCHARD & SONS MODEL NO:

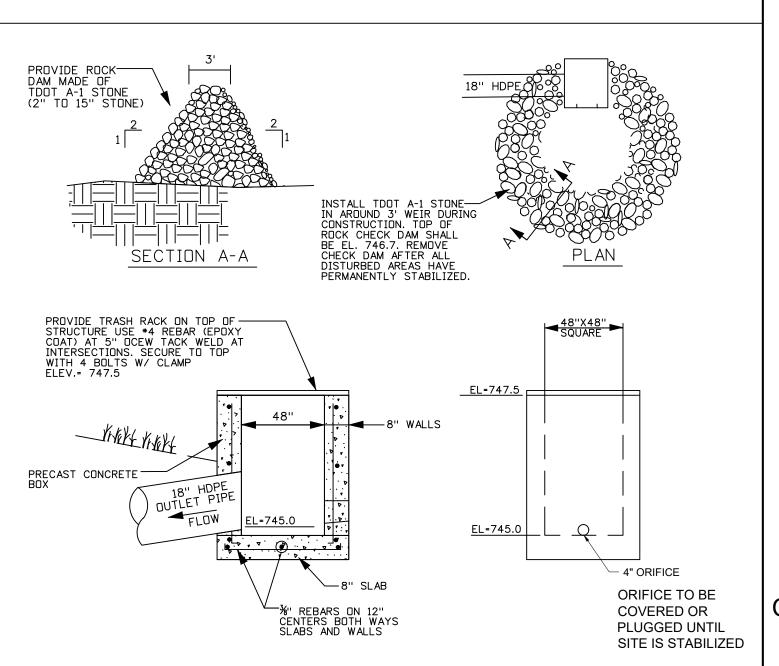
3103-V OR APPROVED EQUAL.

ARE DR-130, DR-132.

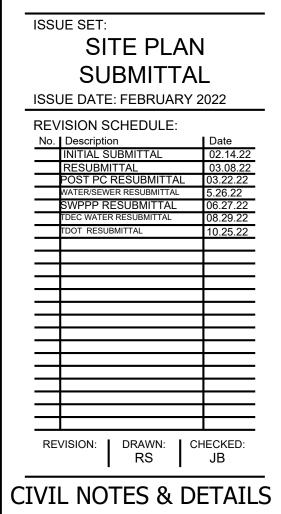




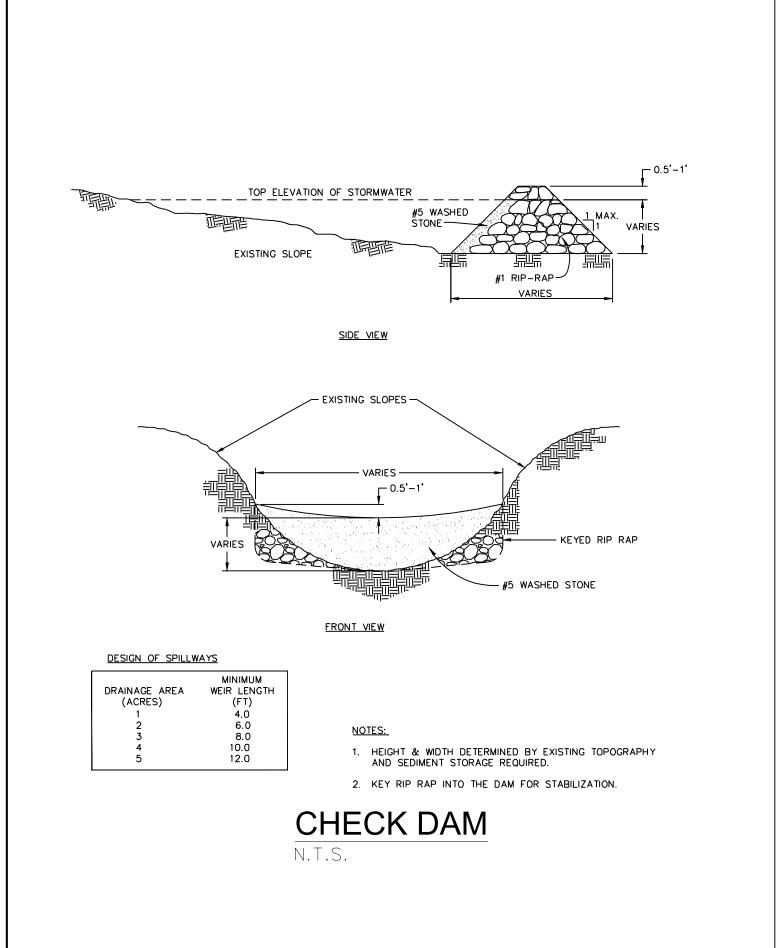
N.T.S.

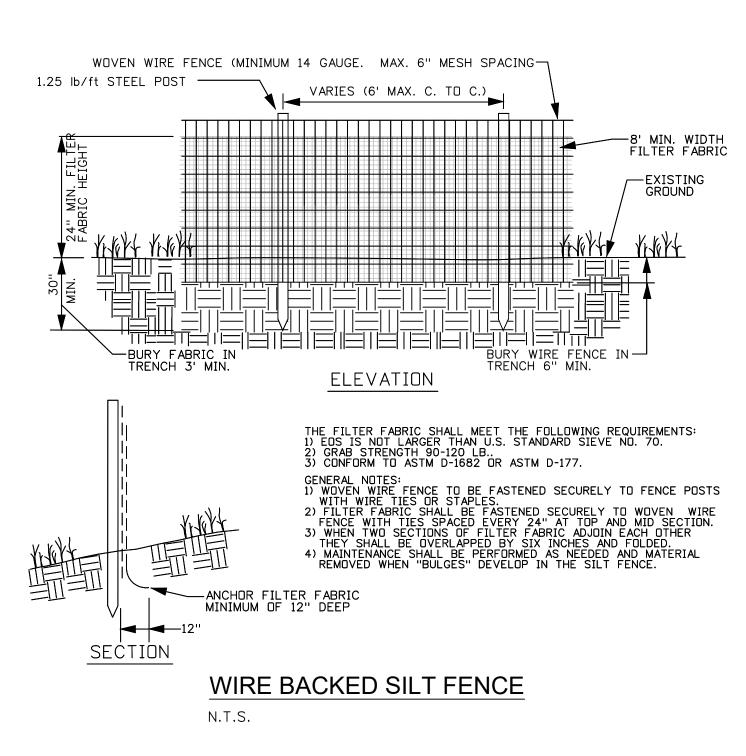


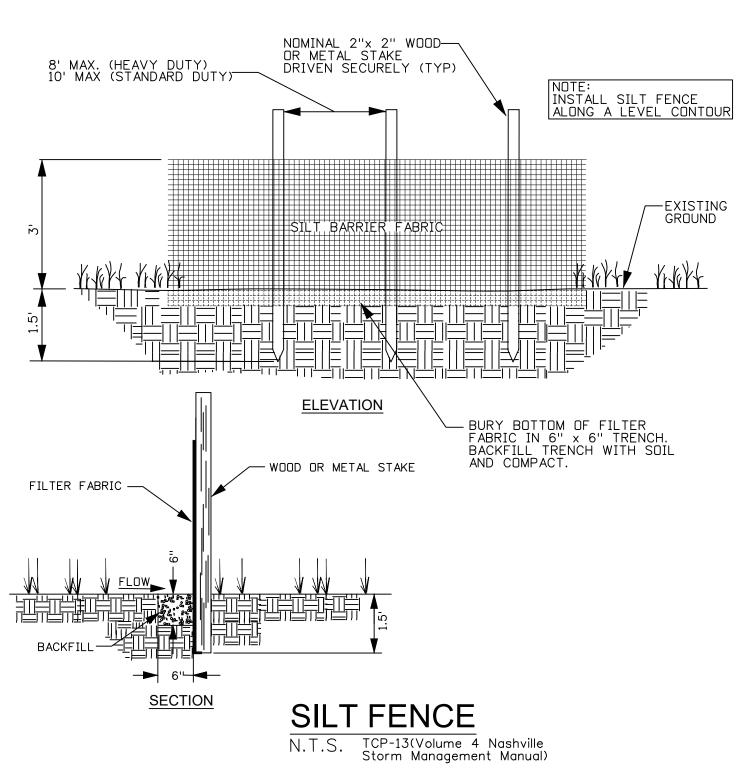




C5.02 PROJECT NO.: 21-169-01

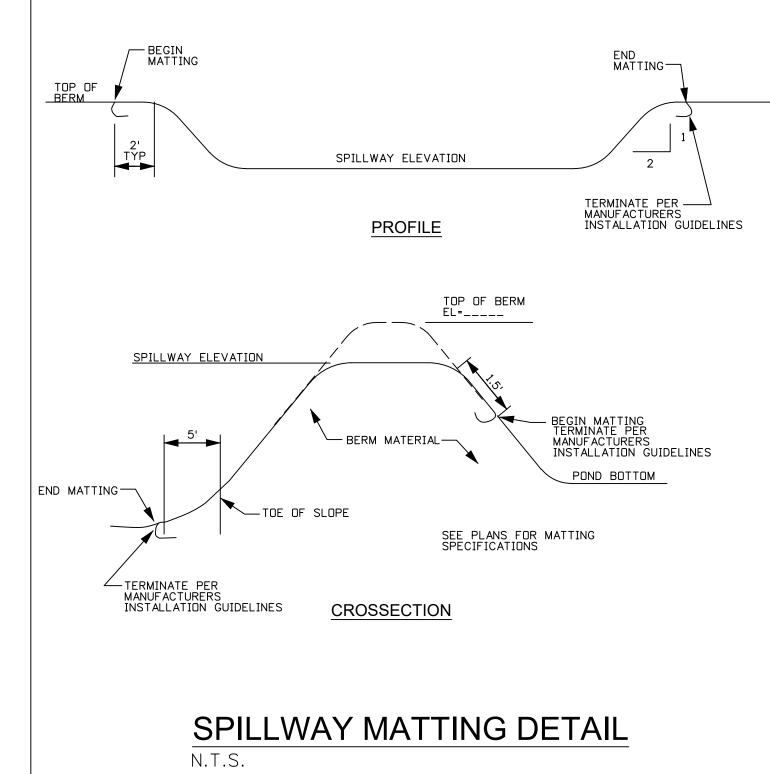




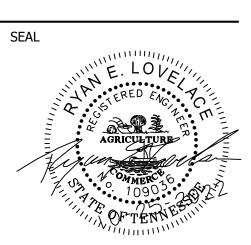


PERMANENT & BYPASS

FINISHED GRADE

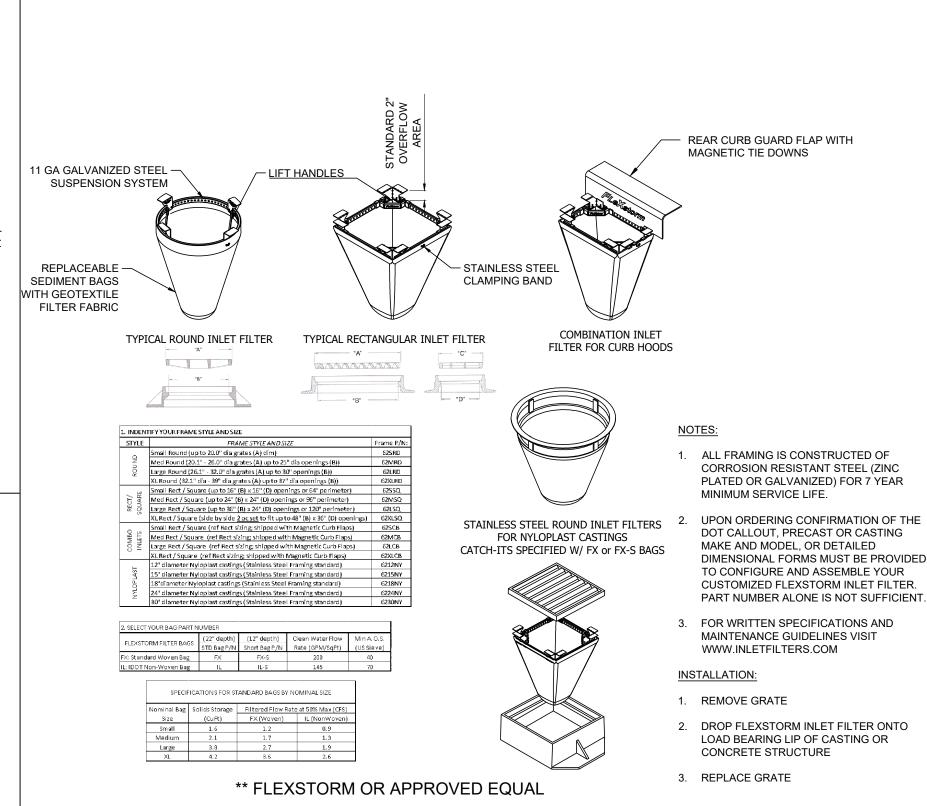


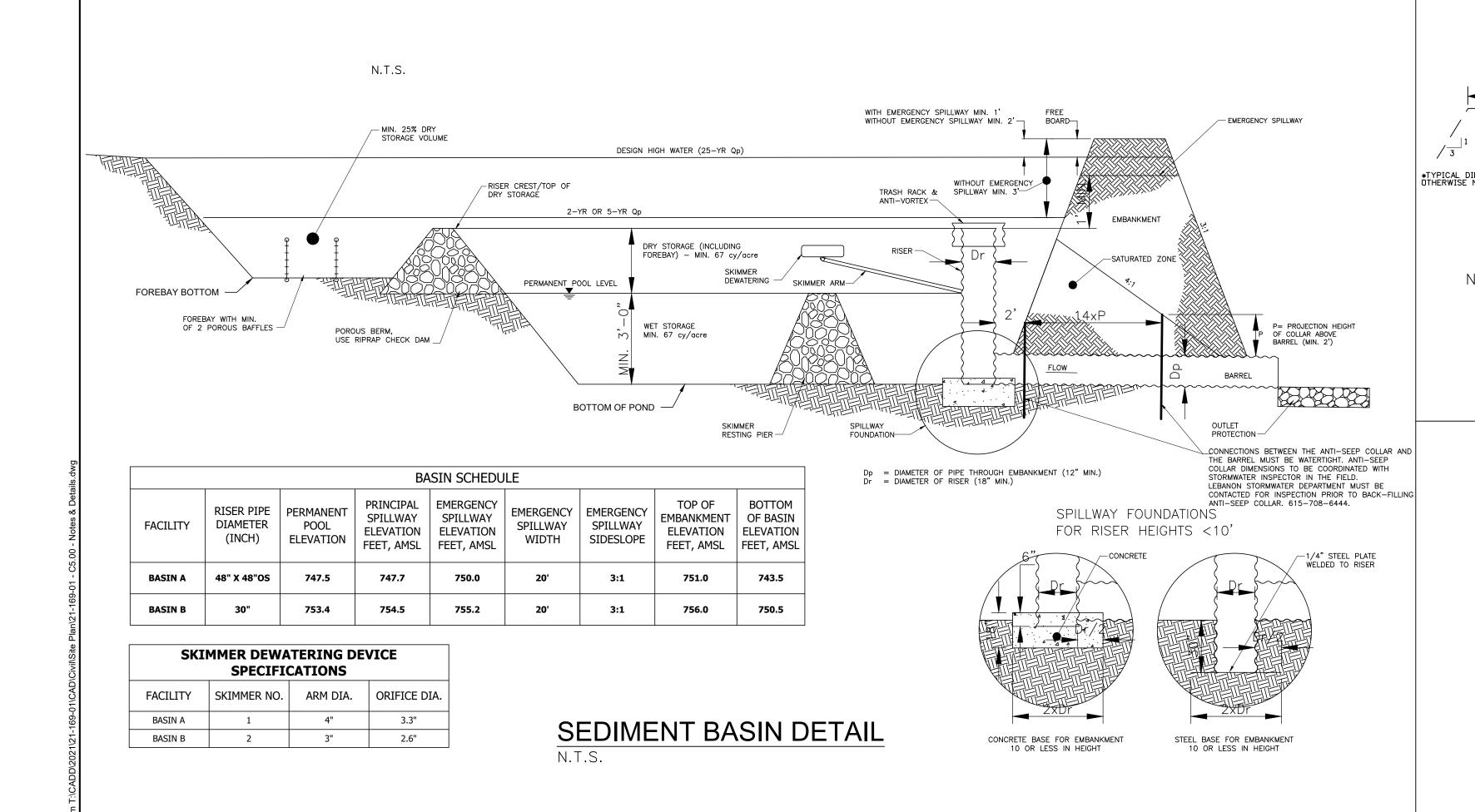


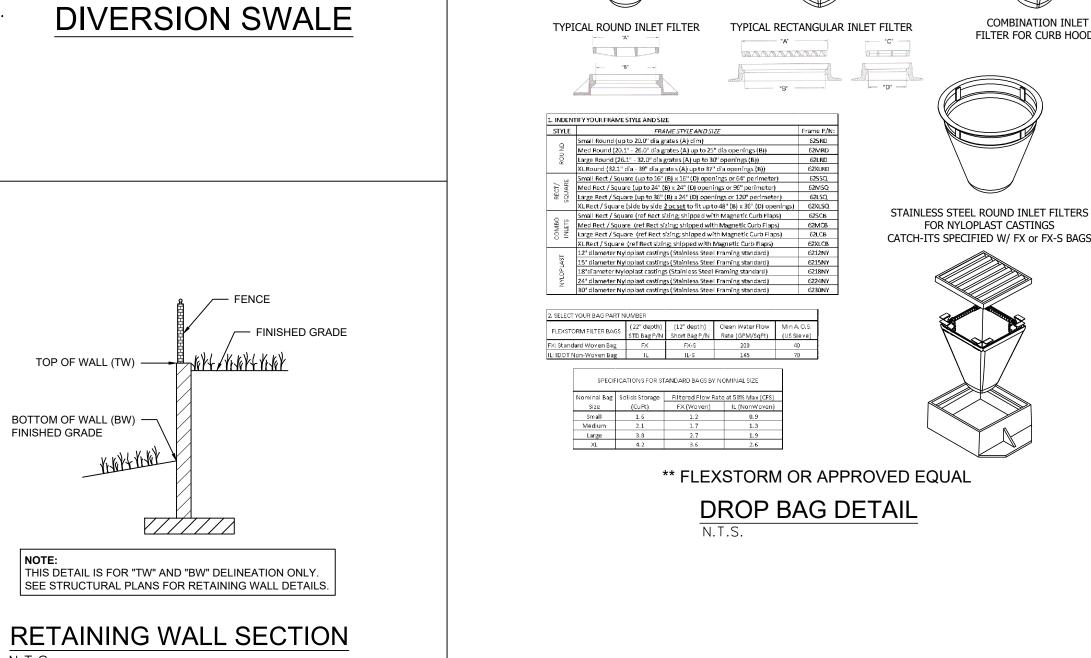


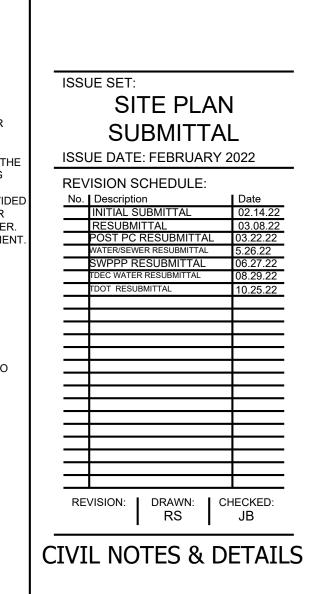
SADDLE TRACE TOWNHOMES

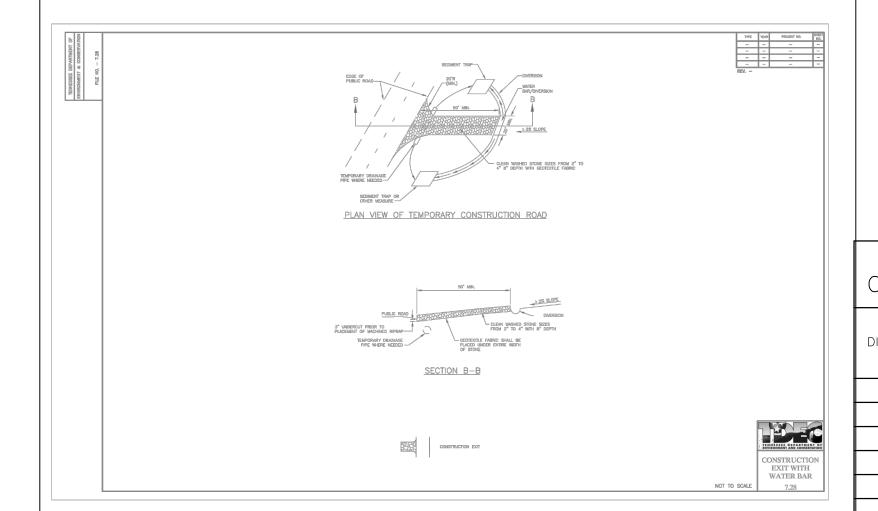
1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY











MINIM	UM LE EL DEF				
DESIGN DISCHARGE Q (cfs)	DOWNSTREAM SLOPE, "S _d " IN PERCENT (%)				
	0%-4%	4%-6%	6%-8%	8%-10%	
1	1.5	1.5	1.5	1.5	
2	1.5	1.5	1.7	2.0	
4	1.5	1.8	2.5	3.0	
7	1.9	2.5	3.5	4.1	
10	2.3	3.1	4.2	*	
15	3.0	3.9	*	*	
20	3.5	4.5	*	*	
25	3.9	5.2	*	*	
30	4.3	5.7	*	*	

UNIT WEIR FLOW RATES IN CFS/LF DOWNSTREAM SLOPE, IN PERCENT (%) 0%-4% | 4%-6% | 6%-8% | 8%-10% 0.49 0.20 0.07

* = NOT RECOMMENDED

WEIR LENGTH "L" = DESIGN Q IN CFS DIVIDED BY UNIT WEIR FLOW IN CFS/LF

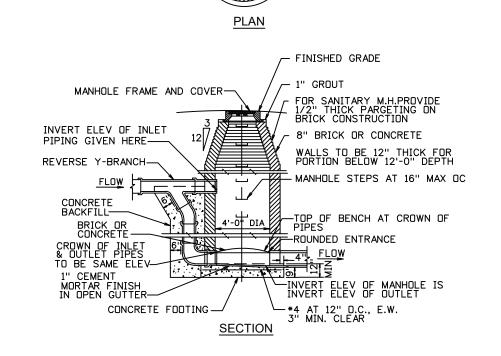
MINIMUM WEIR LENGTH = 4 FEET WEIR LENGTH > 200 FEET IS NOT RECOMMENDED

SPREADER - CHANNEL GRADE 0% RUNOFF FROM POND EMBANKMENT SHEET FLOW RUNOFF FROM POND → DOWNSTREAM 1 EMBANKMENT SLOPE, Sd (0%-4%) TOP OF BERM COMPACTED EARTHEN BERM REQUIRED WHEN FLOW IS FROM ONE DIRECTION

NOTE: ALL BERMS, SWALES AND LEVEL SPREADER DITCH MUST BE STABILIZED IMMEDIATELY AFTER INSTALLATION

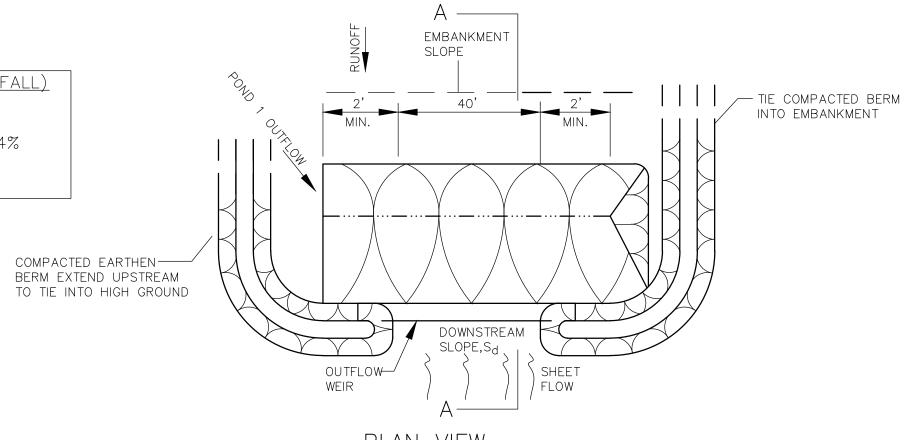
COMPACTED ___ EARTHEN BERM

PERSPECTIVE VIEW

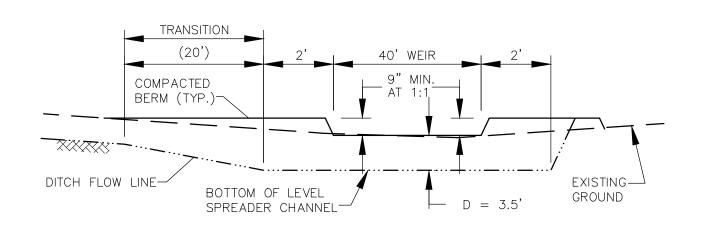


DROP MANHOLE

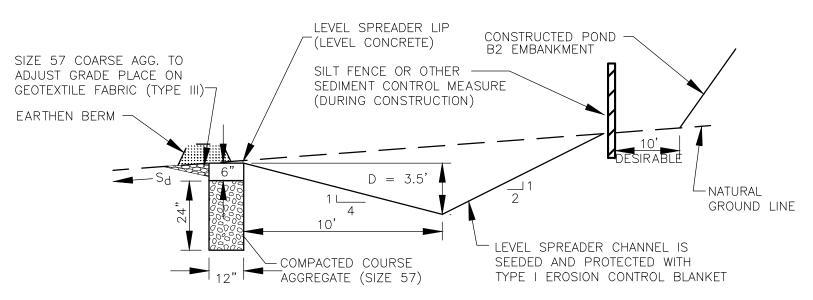
LEVEL SPREADER (POND A OUTFALL) Q(10-YR) = 16.37 CFSDESIGN Q = 20 CFS DOWNSTREAM SLOPE, Sd = 0-4%WEIR LENGTH, L = 40 FT D = 3.5 FT



<u>PLAN VIEW</u> (APPLICATION WITH SIDE DITCH FROM ONE DIRECTION)

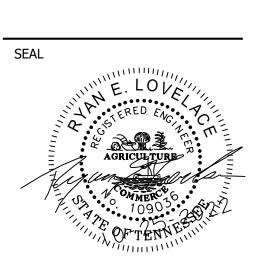


PROFILE VIEW (HORIZONTAL) (APPLICATION WITH SIDE DITCH FROM ONE DIRECTION)



SECTION A-A TYPE III WEIR

(PERMANENT APPLICATION) **LEVEL SPREADER (TYP)** Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999



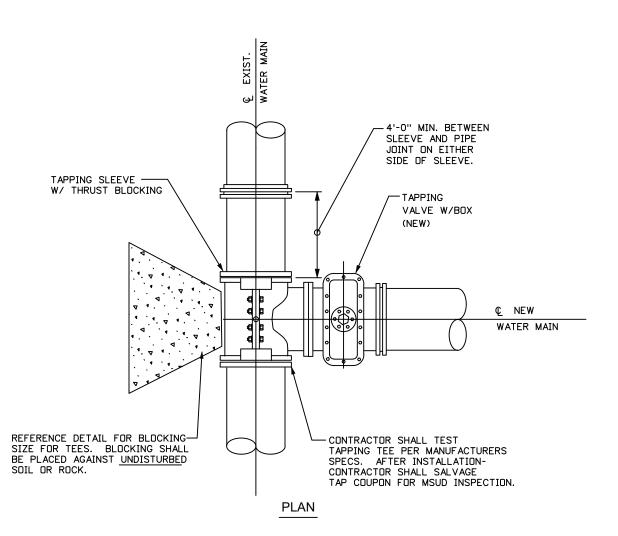
csdgtn.com

SADDLE TRACE TOWNHOMES

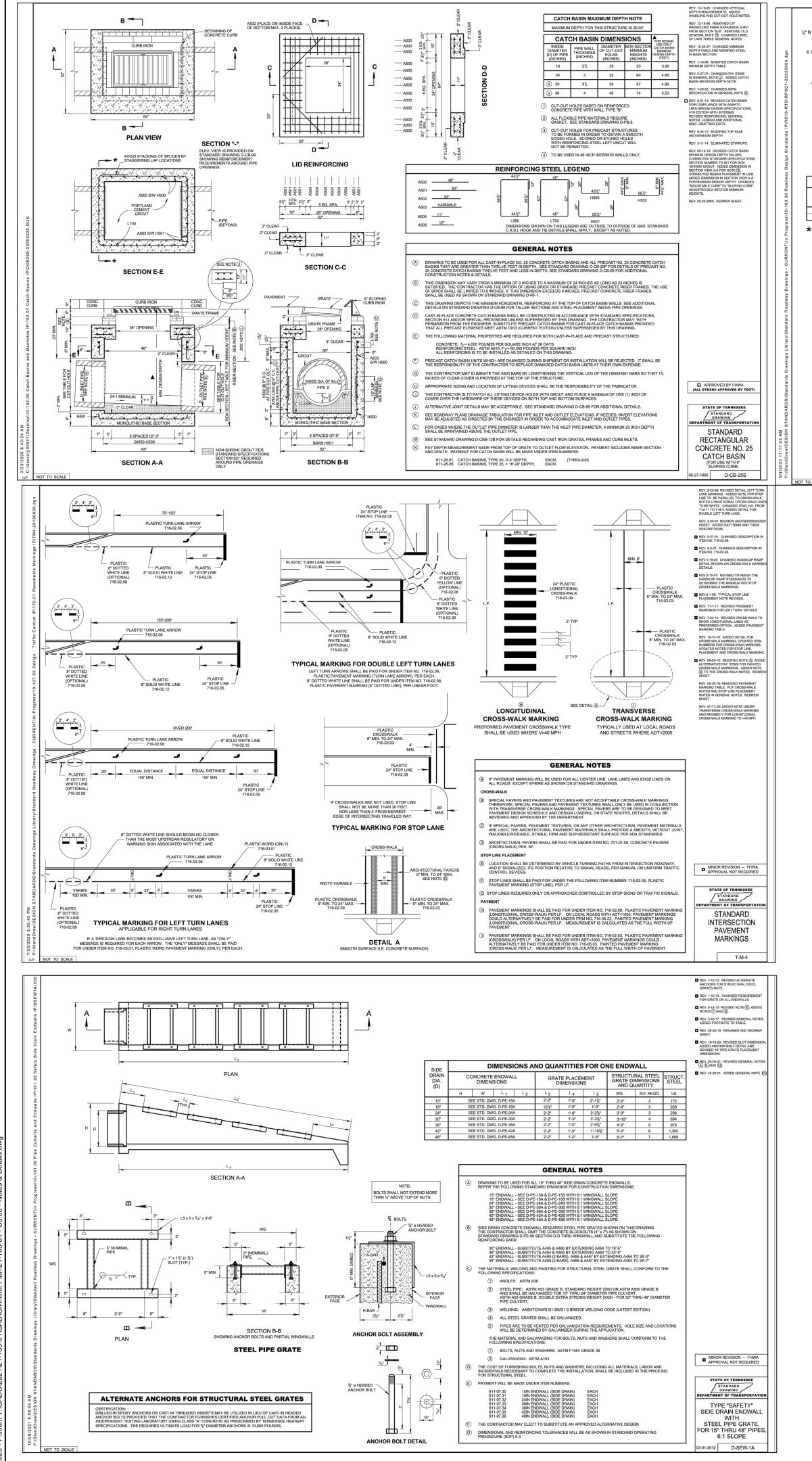
1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY

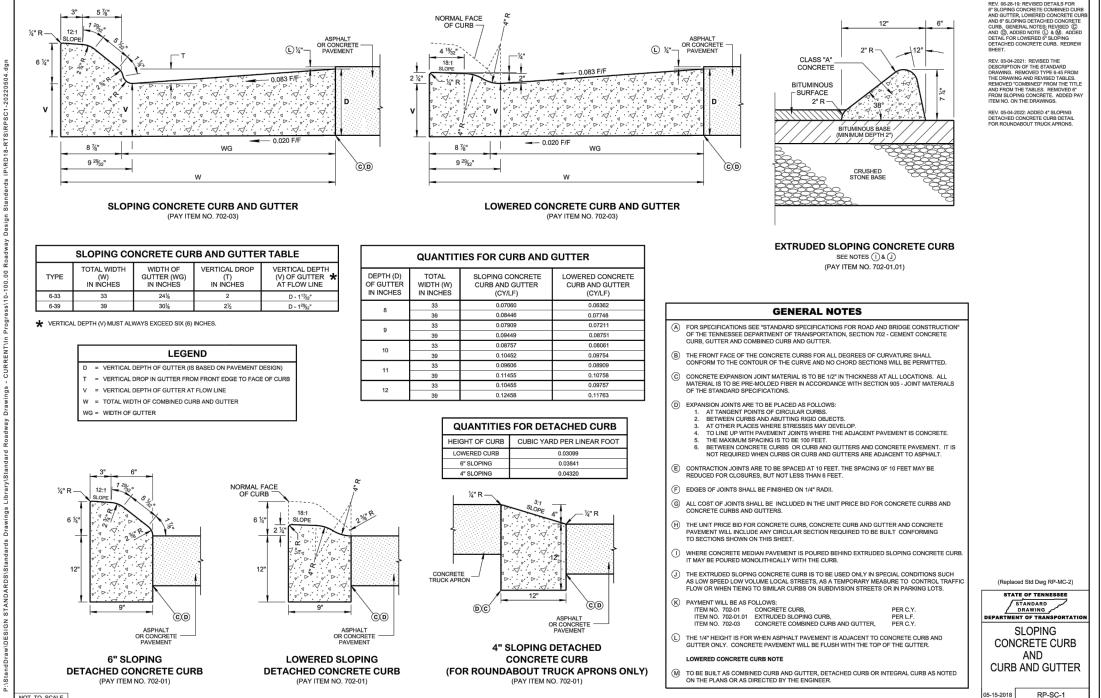
ISSUE SET: SITE PLAN SUBMITTAL ISSUE DATE: FEBRUARY 2022 **REVISION SCHEDULE:** DRAWN: CHECKED: JB REVISION: **CIVIL NOTES & DETAILS**

C5.04 PROJECT NO.: 21-169-01



TAPPING SLEEVE & VALVE N.T.S.







SEAL

E. LOVE

AGRICULTURE

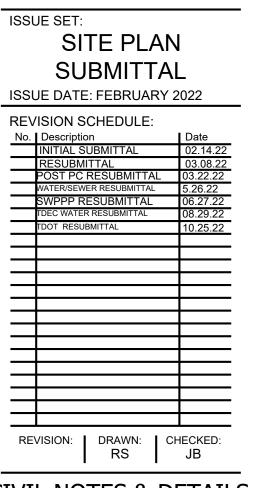
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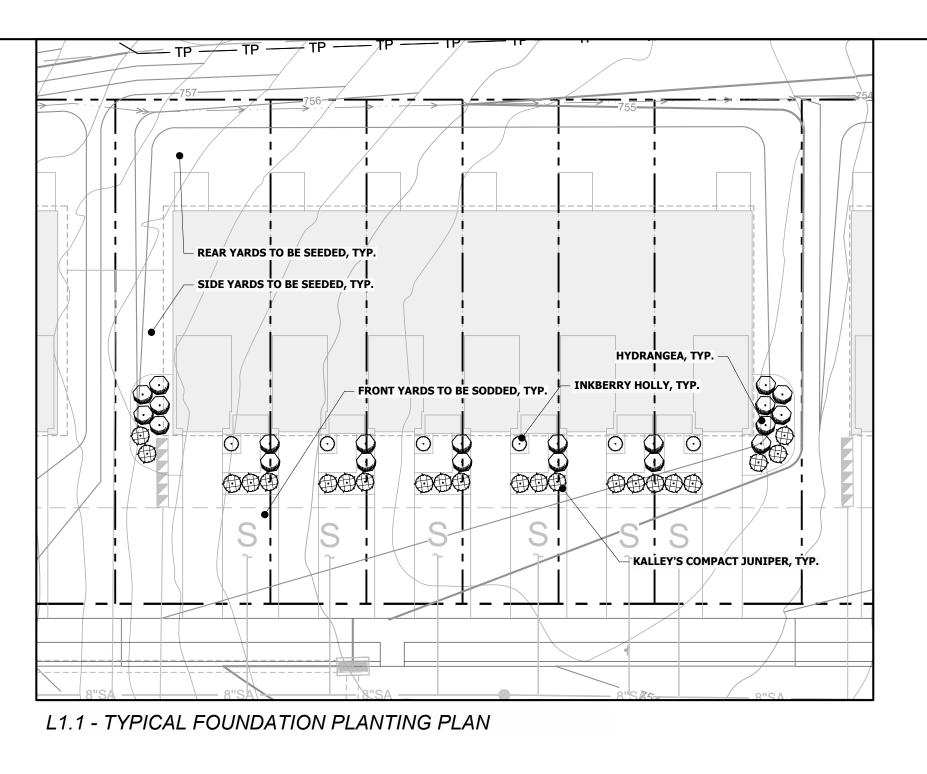
SADDLE TRACE TOWNHOMES

1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY



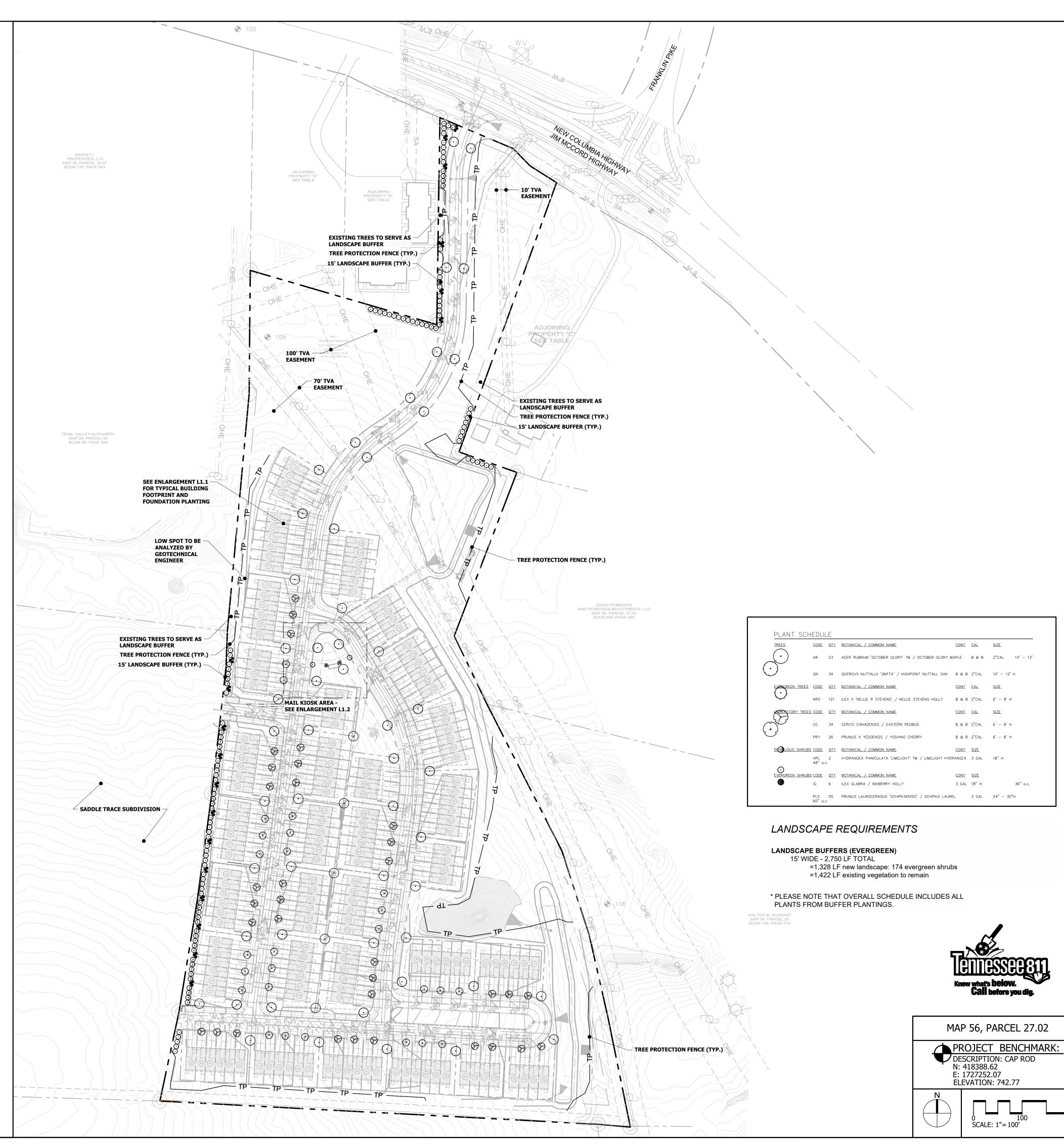
CIVIL NOTES & DETAILS

C5.05





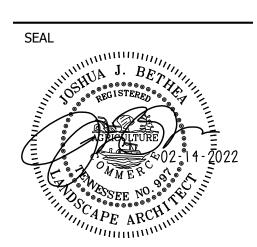
L1.2 - MAIL KIOSK PLANTING PLAN



CSDG

Planning | Engineering Landscape Architecture

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Nashville, TN 37211
615.248.9999
csdgtn.com



SADDLE TRACE TOWNHOMES

1501 NEW COLUMBIA HIGHWAY, LEWISBURG, TN, MARSHALL COUNTY

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REVISION: | DRAWN: | CHECKED: RS | REL

General Notes:

- 1. This property is located within Lewisburg, TN. Contractor shall conform to all necessary requirements outlined by the standards of the City of Lewisburg.
- 2. All work shall be performed by fully qualified Plantsmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the Contractor's responsibility for care.
- The Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Contractor at the time of
- 4. The Contractor is responsible for locating all underground utilities and shall avoid damage to existing
- utilities during the course of the work. . The Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
- 6. The Contractor shall be responsible for securing all necessary applicable permits and licenses to
- perform the work set forth on this plan set and the specifications. The Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on
- the plan will take precedence
- No material shall be planted before finish grading has been completed.
- The plants delivered to the project site shall be planted as soon as site conditions permit. Contractor shall take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect
- 10. Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he/she must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise, the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and Contractor shall take responsibility for the cost of any revision.
- 11. It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix and installing trees or shrubs. The Contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed, or the planting relocated to an area approved by the Owner's Representative.
- 12. Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape areas and disposed of off site or in an area approved by the Project Engineer. No asphaltic construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
- 13. All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 Inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted
- topsoil to the elevations indicated on the grading plans as per the specifications.

 14. The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must
- be approved in writing by the Landscape Architect 15. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- 16. New tree plantings are to not be staked per planting details. Trees that are planted in special
- circumstances of windy conditions may be staked once approved by the Landscape Architect. 17. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless
- 18. The Contractor shall stake or mark all plant material locations prior to installation. The Contractor shall
- have the Landscape Architect or Owner's Representative approve all staking prior to installation. 19. All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species quantity and size and
- meeting all plant list specifications at no expense to the Owner. 20. The Contractor shall grade planting beds, as required, to provide positive drainage and promote
- 21. Chemical Weed Control (pre-emergent, i.e. Treflan) shall be applied to all landscape areas prior to any
- 22. All planting areas shall receive a 3 inch layer of shredded hardwood bark mulch, which is to be
- 23. All plants shall be vigorous, healthy material, free of pests and disease.
- 24. All plants and trees must meet all requirements specified in the plant list, details, and notes.
- 25. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted on the material schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- 26. Dimensions for trunk caliper, heights, and spread specified on the material schedule are a general guide for the minimum required size of each plant. Quality and size of plants, spread of roots and size of balls shall be in accordance with A.N.S.I. Z60 "American Standard for Nursery Stock " (current
- edition) as published by the American Association of Nurserymen, Inc. 27. All disturbed areas shall be planted with turf as indicated on the material schedule.
- 28. Existing sod shall be removed as necessary to accommodate new plantings.
- 29. Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing at no expense to the Owner.
- 30. The Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total acceptance of the work by the Owner.
- 31. The Contractor shall completely guarantee all work for a period of one year beginning at the date of
- 32. The Contractor shall provide the Owner with written instructions on the proper care of all specified plant materials prior to final payment
- 33. The Contractor shall be responsible for the collection, removal, and proper disposal of any and all
- debris generated during the installation of this project. 34. ATTENTION OWNER/ INSTALLER: This landscape plan has been designed to meet the minimum requirements of the City of Lewisburg zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance / maintenance bond for landscaping. Deviation from the approved landscape plan shall not be made without first consulting Civil-Site Design Group and then obtaining approval from either the
- City of Lewisburg planning commission or the planning department. 35. Prior to installing any plant material in the R.O.W., the Contractor shall contact the City of Nashville Urban Environmental Department (UED) at (615) 862-6488 for a permit to plant in the R.O.W. Any trees installed in the City of Nashville's R.O.W. must be inspected by the UED and Landscape Architect prior to installation. Any materials not inspected prior to installation are subject to removal at the Contractor's expense.
- 36. Trees of the same species shall have the following characteristics: matched branching height, caliper, height of tree, spread of branches and branching structure, and overall shape.
- 37. All on-site utility providers shall be contacted to locate all above ground structures. Once located, these utility structures shall be screened from the public R.O.W. on three sides.

Planting Notes:

- 1. Any series of trees to be placed in a particular arrangement will be field checked for accuracy by the Landscape Architect. Any plants misarranged will be relocated by the Contractor at no expense to the Owner. Trees shall be placed on-center when possible unless noted otherwise on plans.
- 2. Soil used in backfilling planting pits shall be topsoil and mixed with 25% peat by volume, except for ericaceous plants, very acid or sour soil (soil having a pH less than 6) shall be mixed with sufficient lime to produce a slightly acid reaction (a pH of 6.0 to 6.5). 10-10-10 commercial fertilizer at the rate of 2 pound per cubic yard shall be added. Both fertilizer and peat shall be thoroughly mixed by hand or
- 3. Soil used in backfilling ericaceous plants shall be topsoil mixed with 50% peat by volume, 5-10-5 commercial fertilizer at the rate of 5 pounds per cubic yard shall be added. Both fertilizer and peat shall be thoroughly mixed by hand or rotary tiller
- Upon securing plant material, and before installation, the Contractor shall notify the Landscape Architect for a pre-installation inspection in order to verify all plant material meets specifications. Trees of same species shall be matched in growth character and uniformity.
- 5. Herbicide (Treflan or equivalent) shall be applied to all planting beds prior to planting for noxious weed control at a rate of 2 pounds per 1,000 square feet.
- Contractor shall submit a 10 ounce sample of the topsoil proposed to a testing laboratory for analysis. Test results, with recommendations for suitability, shall be submitted to the Owner's Representative for
- Plants shall be oriented vertically and oriented for best appearance. All non-biodegradable root containers shall be removed and disposed of off site.
- Tree branches shall be selectively trimmed by 25%, maintaining natural shape. All dead and broken branches in trees and shrubs shall also be pruned. Remove tags, twine or other non-biodegradable material, and remove from project site.
- 9. Scarify subsoil in planting beds to a depth of 3 inches. All planting beds shall receive a minimum of 6 inches of topsoil.
- 10. Contractor shall provide smooth, neatly trenched (3 inch deep) bed edges.

11. All planting beds to have a minimum of 3 inch deep shredded hardwood bark mulch.

- 12. Dimensions for trunk caliper, heights, and spread specified on the material schedule are a general guide for the minimum required size of each plant. Quality & size of plants, spread of roots, and size of balls shall be in accordance with A.N.S.I. Z60 "American Standard for Nursery Stock" (current edition) as published by the American Association of Nurserymen, Inc.
- 13. The quantities indicated on the material schedule are provided for the benefit of the Contractor, but should not be assumed to always be correct. In the event of a discrepancy, the planting plan will take precedence over the material schedule. The Contractor shall be responsible for his/her own quantity calculations and the liability pertaining to those quantities and any related contract documents and/or
- 14. Contractor shall warranty all material for one year after date of final acceptance.

Sodding Notes:

- Areas indicated for sod shall be Kentucky 31 Fescue, minimum age shall be 18 months, with root development that will support its own weight without tearing when suspended vertically by holding the
- Contractor shall submit sod certification for grass species and location of sod source. Contractor shall include certification that sod is free of disease, nematodes, undesirable insects, and quarantine
- 3. Sod shall be delivered on pallets. Prior to installation, sod shall be stored at a location that is protected from damaging effects of sun and wind.
- 4. 6-12-12 commercial type fertilizer, with 50% of the element derived from organic sources, shall be applied at a rate recommended by the manufacturer. Apply after smooth raking of topsoil and no more than 48 hours before laying sod. Mix thoroughly in the upper 2 inches of topsoil and lightly water to aid
- Areas to receive sod shall be lightly moistened immediately prior to laying sod.
- Lay sod tightly with no open joints visible and not overlapping. Stagger end joints a minimum of 12 inches and do not stretch sod pieces.
- On slopes 6 inches per foot and steeper, lay sod perpendicular to slope and secure every row with wooden pegs at a maximum 2 feet on-center. Drive pegs flush with sod portion of sod.
- Prior to placing sod on slopes of 8 inches per foot and steeper, place jute erosion control mesh over topsoil. Securely anchor sod in place with pegs sunk firmly into the ground. Contractor shall submit 12" x 12" samples of jute mesh for review to Landscape Architect or Owner's Representative prior to
- 9. Immediately after installation, water sodded areas to a depth of 4 inches.
- 10. After sod and soil have dried, roll sodded areas to ensure a good bond between soil and sod. Roller shall not exceed 150 pounds.
- 11. Contractor shall be responsible for maintaining (mowing, trimming, watering) the sod until the installation is inspected and accepted by the Landscape Architect or Owner's Representative.
- 12. The Contractor shall replace sod areas that show deterioration for a period of one year after acceptance of the installation. Deteriorated material shall be replaced with sod of equal quality originally specified at no expense to the Owner.

Seeding Notes:

- 1. All disturbed areas to be seeded with Kentucky 31 Fescue at the rate of 5 pounds per 1,000 square feet. All seed to be 98% pure with 85% germination and conform to all state requirements for grass seed. The fertilizer shall be 6-12-12 commercial type with 50% of its elements derived from organic
- 2. Straw mulch shall be placed upon seeded areas. Straw shall be oats or wheat straw, free from weeds, foreign matter detrimental to plant life, and dry. Hay or chopped cornstalks an not acceptable.
- Contractor shall verify that the prepared soil base is ready to receive work. The topsoil shall be cultivated to a depth of 4 inches with a mechanical tiller and subsequently raked until smooth. Foreign materials collected during cultivation and raking operations shall be removed from the project site.
- 4. Fertilizer shall be applied per the manufacturer's recommendations. Limestone may be applied with the fertilizer. Fertilizer shall be applied after smooth raking and prior to roller compaction and it shall be mixed thoroughly in the upper 2 inches of topsoil.
- Seed shall be applied evenly in two intersecting directions and raked in lightly. The topsoil shall be lightly watered prior to applying seed. Do not seed area in excess of that which can be mulched on the
- Roll seeded area with roller not exceeding one and one half pounds.
- Immediately following seeding and compacting, apply straw mulch at the rate of one and one half bale per 1,000 square feet. Immediately after mulching, apply water with a fine spray and saturate the ground to a depth of 4 inches.
- Contractor shall be responsible for watering seeded areas to prevent grass and soil from drying out until the installation is inspected and accepted by the Landscape Architect or Owner's Representative.
- Contractor shall be responsible for reseeding bare spots for a period or one year after acceptance of installation at no expense to the Owner.



SEAL

TOWNHOMES

1501 NEW COLUMBIA HIGHWAY. LEWISBURG, TN, MARSHALL COUNTY

SUBMITTAL ISSUE DATE: FEBRUARY 2022 **REVISION SCHEDULE:**

SITE PLAN

ISSUE SET:

MAP 56, PARCEL 27.02 PROJECT BENCHMARK: DESCRIPTION: CAP ROD N: 418388.62 E: 1727252.07 ELEVATION: 742.77

RS

DRAWN: | CHECKED:

REVISION: