

APPENDICES

APPENDIX A
FORMS

PLEASANT VIEW MUNICIPAL PLANNING COMMISSION

Form Number 1

PRELIMINARY PLAT CHECKLIST

NAME OF SUBDIVISION _____

LOCATION _____ **ZONING DISTRICT** _____

OWNER _____

ENGINEER OR SURVEYOR _____

- ___ 1. Ten (10) copies of plat.
- ___ 2. Location of property with respect to surrounding property and streets.
- ___ 3. Names of all adjoining property owners, or names of adjoining developments.
- ___ 4. Contours at not more than five (5) foot intervals.
- ___ 5. Location and dimensions of all boundary lines of the property to the nearest one hundredth (1/100) of a foot.
- ___ 6. Location and names of existing streets.
- ___ 7. Location of existing easements and utilities.
- ___ 8. Location of existing water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, etc.
- ___ 9. Locations, dimensions, and areas of all proposed or existing lots.
- ___ 10. Location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
- ___ 11. Date of Plat.
- ___ 12. Appropriate true north point.
- ___ 13. Scale of plat.
- ___ 14. Plans of proposed utility layout.

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Form Number 1
Preliminary Plat Checklist
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- ___15. Data from which the location, bearing, and length of all lines can be determined and reproduced on the ground.
- ___16. Names, locations and dimensions of proposed streets and easements.
- ___17. Indication of the use of any lot and all uses other than residential.
- ___18. Lots numbered.

APPROVED: _____
DATE

CONDITIONS:

DISAPPROVED: _____
DATE

FOLLOWING REASONS:

SIGNED: _____
SECRETARY OF PLANNING COMMISSION

PLEASANT VIEW MUNICIPAL PLANNING COMMISSION

Form Number 2

FINAL PLAT CHECKLIST

NAME OF SUBDIVISION _____

LOCATION _____ **ZONING DISTRICT** _____

OWNER _____

ENGINEER OR SURVEYOR _____

- ___ 1. Ten (10) copies of plat.
- ___ 2. Location of property with respect to surrounding property and streets.
- ___ 3. Names of all adjoining property owners, or names of adjoining developments.
- ___ 4. Reproducible original.
- ___ 5. Location and dimensions of all boundary lines of the property to the nearest one hundredth (1/100) of a foot.
- ___ 6. The size and location of any water and sewer mains.
- ___ 7. Location of existing easements and utilities.
- ___ 8. Lots numbered.
- ___ 9. Names of new streets.
- ___ 10. Locations, dimensions, and areas of all proposed or existing lots with building setbacks.
- ___ 11. Location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

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Final Plat Checklist
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- 12. Date.
- 13. Appropriate true north point.
- 14. Data from which the location, bearing, and length of all lines can be determined and reproduced on the ground.
- 15. Location and description of all proposed monuments.
- 16. Performance Bond:
 - Water _____
 - Sewer _____
 - Streets _____
 - Miscellaneous _____
- 17. Plat Certificates:
 - Ownership and Dedication
 - Accuracy
 - Utility Systems Water _____ Sewer _____
 - Approval by County Health Department
 - Approval of Streets
 - Approval for Recording

Forms of Performance Bond -- The form of the performance bond, required by Section 2-104.1, Item 7, and Chapter 3, of these regulations, shall be as one of those (Forms Number 3 and 4) reproduced in this section and approved by the city attorney.

Copies of these forms may be obtained at the office of the chief enforcing officer.

PLEASANT VIEW MUNICIPAL PLANNING COMMISSION

Form Number 3

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That We, _____,
as Principals, _____,
State of _____, and the _____ INSURANCE
COMPANY, a _____ Corporation authorized to do
business in the State of Tennessee, having an office and place of business at
_____, as Surety, are held and firmly bound unto the
City of _____ as obligee, in the sum of _____
Dollars (\$_____) lawful money of the United States, for the payment
whereof to the Obligee, the Principal and the Surety bind themselves, their heirs,
executors, administrators, successors, and assigns, jointly and severally, firmly
to these presents:

SIGNED, SEALED, AND DATED, This ____ day of _____, 20____.

WHEREAS, application was made to the Pleasant View Municipal Planning
Commission for approval of a subdivision shown on plat entitled
"_____,"
filed with the chief enforcing officer of the City of Pleasant View,
_____, on _____, 20____, said final plat being
approved by the Pleasant View Municipal Planning Commission upon certain
conditions, one of which is that a performance bond amount of _____
DOLLARS (\$_____) is to be filed with the planning commission and
accepted by the local governing body to guarantee certain improvements in the
subdivision named above.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the
above named principal shall within one (1) year from the date hereof (time may be
extended for one (1) year only beyond this period by the local governing body
upon the recommendation of the planning commission with the consent of the
parties) will and truly make and perform the required improvements and
construction of public improvements in said subdivision in accordance with the
local government specifications and the resolution of _____, 20____,
then this obligation is to be void; otherwise to remain in full force and effect.

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Form Number 3
Performance Bond
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It is hereby understood and agreed that in the event that any required improvements have not been installed as provided by said resolution, within the term of this performance bond, the governing body may thereupon declare this bond to be in default and collect the sum remaining payable thereunder, and upon receipt of the proceeds thereof, the local government shall install such improvements as covered by this bond and commensurate with the extent of building development that has taken place in the subdivision but not exceeding the amount of such proceeds.

Principal

Principal

Insurance Company

BY _____
Attorney-in-Fact

BOND NO. _____

**ACKNOWLEDGEMENT:
COPARTNERSHIP**

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

On this ____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be one of the firm of _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF _____) SS.:

On this ____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____, corporation described in and which executed the foregoing instrument; that he knows the corporate seal of said corporation; that the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

INDIVIDUAL

STATE OF TENNESSEE

COUNTY OF _____) SS.:

On this ____ day of _____, 20__, before me personally appeared _____ to me known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

PLEASANT VIEW MUNICIPAL PLANNING COMMISSION

Form Number 4

IRREVOCABLE DOCUMENTARY LETTER OF CREDIT

1. **DATE OF ISSUE** _____
2. **CREDIT NO. OF ISSUING BANK** _____
3. **CREDIT NO. OF ADVISING BANK** _____
4. **ADVISING BANK** _____
5. **ACCOMTEE** _____
6. **BENEFICIARY, MAIL TO** _____
7. **LATEST PERFORMANCE DATE** _____
8. **LATEST DATE FOR NEGOTIATION** _____
9. **MAXIMUM AMOUNT** _____
10. **We hereby issue this documentary letter of credit in your (the beneficiary's) favor which is available against your drafts at _____ drawn on _____ Bank, Credit No. _____" accompanied by the following document: A certificate of default signed under oath by the Chairman of the Pleasant View Municipal Planning Commission certifying that the accountee has not complied with the terms of the agreement between the planning commission and the accountee and the amount of approximate damage to the local government, which amount shall be identical to the face amount of the accompanying draft.**
11. **SPECIAL CONDITIONS**

We hereby engage with the bona-fide holders of all drafts or documents presented under and in compliance with the terms of this letter of credit that such drafts or documents will be duly honored upon presentation to us.

The amount of each drawing must be endorsed on the reverse of this letter of credit by the negotiating bank.

**Pleasant View Municipal Planning Commission
Form Number 4
Irrevocable Documentary Letter of Credit
Page 2**

The advising bank is requested to advise this letter of credit without engagement of their part.

Bank

Authorized Signature, Issuing Bank

Authorized Signature, Issuing Bank

APPENDIX B
SPECIFICATIONS FOR STANDARD
STONE BASE HOT MIX ASPHALT SURFACE
STREETS

**APPENDIX B
SECTION I**

GENERAL

A. JURISDICTION

These rules and regulations governing the construction of roads and streets shall apply within the City of Pleasant View. (See Illustration ____.)

B. PURPOSE

The purpose of these specifications is to establish standards of design and construction, including construction procedures and quality of materials, that are adequate to assure the safety, convenience, and welfare of the people within the City of Pleasant View.

C. DEFINITIONS (amended 1-24-2017)

1. Local Government - The City of Pleasant View government having jurisdiction within the area where a development is located.
2. Local Government Engineer - That individual designated by the local government to receive and review plans submitted in conformance with the provisions of this section.
3. Engineer - An engineer certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Section 62-202, Tennessee Code.
4. Enforcing Officer - That individual designated by the chief executive officer of the local government to enforce these provisions.
5. Standard Specifications - Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, Bureau of Highways, Nashville, Tennessee, March 1 2006, and subsequent revisions and additions.
6. A.A.S.H.T.O. - American Association of State Highway and Transportation Officials.
7. A.S.T.M. - American Society for Testing Materials.
8. Basic Regulations - The basic subdivision regulations of Pleasant View to which this material is attached as an appendix.

D. APPROVALS

All construction plans shall be prepared and submitted to the local government engineer. The content and submission procedure shall be as set forth in SECTION II, PLANNING.

E. ACCEPTANCE

Acceptance for public maintenance of any facilities or improvements located within any subdivision may only be accomplished by formal action of the governing body in the manner established in Subsection 3-101.7, Basic Regulations. Any approval of plans, etc., submitted in conformance with these provisions, shall not in any manner bind or presuppose acceptance of these facilities by the governing body.

F. RESPONSIBILITY FOR COMPLIANCE

In all matters involving enforcement of, or compliance with, the provisions contained herein, the subdivider (as defined in Basic Regulations, Section 6-102) is considered as the party legally responsible for performance; and the use of engineers, contractors, or other agents shall in no way diminish or absolve the subdivider of this basic responsibility.

**APPENDIX B
SECTION II
PLANNING**

A. PLAN PREPARATION

All construction plans for improvements within land subdivisions shall be prepared by engineers registered to practice within the State of Tennessee. The plans shall bear the stamp and signature of the individual responsible for their preparation.

B. CONTENT

The information set forth in Section 5-103, Basic Regulations, shall be required upon each and every plan submitted hereunder. In any instance where special conditions may warrant, additional data may be required.

C. SUBMISSION, REVIEW, AND APPROVAL

When the plans are complete, with all required data entered thereon, they shall be submitted to the local government engineer for review and comment prior to formal presentation before the planning commission. If the local government engineer finds that the plans are in order and all required information is presented, he shall forward the plans to the planning commission for review and approval. Should any disagreement between the local government engineer and the subdivider (or his engineer) arise as to the nature of, or requirement for, any particular improvement or facility, the plans may be forwarded to the planning commission for arbitration of the dispute.

Action by the planning commission may come in the form of unconditional approval of the plans as submitted, conditional approval, or disapproval. Should the commission's action come in the form of conditional approval, the applicant may modify and resubmit the plans to the local government engineer for further review. Should the local government engineer find that the conditions established by the commission have been met, he may so certify in which instance the plans shall be considered approved. Should the commission act to conditionally approve the plans and no subsequent action is pursued by the subdivider (or his engineer) for a period of six (6) months following the date on which action was taken by the planning commission, the plans shall become null and void and any subsequent action shall require submission of new plans.

D. ACTION UPON APPROVAL

Once the plans have received approval as set forth above, construction may begin.

SECTION III

TYPICAL SECTION

TYPICAL STREET SECTIONS

(separate copy in electronic format)

- 1) Residential Minor street extruded curb
- 2) Residential Minor street rollover curb
- 3) Residential Neighborhood collector street extruded curb
- 4) Residential Neighborhood collector street rollover curb
- 5) Residential collector street extruded curb
- 6) Residential collector street rollover curb
- 7) Residential arterial street (2 lane)
- 8) Residential arterial street (3 lane)
- 9) Residential arterial street (4 lane)
- 10) Residential arterial street (5 lane)
- 11) Non-Residential minor street
- 12) Non-Residential collector street
- 13) Non-Residential arterial street (2 lane)
- 14) Non-Residential arterial street (3 lane)
- 15) Non-Residential arterial street (4 lane)
- 16) Non-Residential arterial street (5 lane)
- 17) Non-residential driveway ramp

SECTION IV
MATERIALS SPECIFICATION
AND CONSTRUCTION PROCEDURES

A. PRELIMINARY WORK

1. Location and Protection of Underground Utilities (amended 1-24-2017)

Prior to beginning excavation or grading, the subdivider shall determine, insofar as possible, the actual locations of all underground utilities in the vicinity of his operations and shall clearly mark them so that they can be avoided by equipment operators. . Subdivider shall contact Tennessee One-Call at 1-800-351-1111 or 811 to assist in these locations. Where such utility lines or services appear to lie in the path of construction, they shall be uncovered in advance to determine their exact location and depth and to avoid damage due to excavation or grading operations. Existing facilities shall be protected during construction or removed and replaced in equal condition, as necessary.

Should any existing utility line or service be damaged during or as a result of the subdivider's operations, the subdivider shall take such emergency measures as may be necessary to minimize damage and shall immediately notify the utility agency involved. The subdivider shall then repair the damage to the satisfaction of the utility agency or shall pay the utility agency for making the repairs. In all cases the damaged structure shall be in as good or better condition as before the damage occurred.

2. Surveying and Staking

The subdivider shall be responsible for his own surveys and establish his own grades unless otherwise directed by the enforcing officer.

3. Removal of Obstructions

The subdivide shall be responsible for the removal, safeguarding, and replacement of fences, walls, structures, culverts, street signs, billboards, shrubs, mailboxes, or other obstructions which must be moved to facilitate construction. Such obstructions shall be restored to at least their original condition.

4. Clearing and Grubbing

The subdivider shall be responsible for cutting, removing, and disposing of all trees, brush, stumps, roots, and weeds within the construction area. Disposal shall be by means of chippers, landfills, or other approved methods not in conflict with state or local ordinances.

Care shall be taken to avoid unnecessary cutting or damage to trees not in the construction area. The subdivider shall be responsible for loss or damage to trees outside the permanent easement or rights-of-way.

5. Traffic Control and Safety

The subdivider shall provide and maintain access to and from all properties along the line of his work. The subdivider shall also provide temporary bypasses and bridges where necessary to route traffic and shall maintain them in a safe and usable condition whenever, in the opinion of the enforcing officer, detouring of traffic to parallel routes cannot be done without hardship or excessive increase in travel by the public.

Where single-lane bypasses are provided the subdivider shall furnish signalmen to control traffic operations and minimize delays.

The subdivider shall provide, erect, and maintain adequate barricades, warning signs, and lights at all excavations, closures, detours, points of danger, and uncompleted pavement.

B. ROADWAY CONSTRUCTION (amended 1-24-2017)

1. Stripping, Stockpiling, and Placing Topsoil

All topsoil shall be stripped within the street right-of-way and from any other area designated by the enforcing officer. Topsoil shall be stored in stockpiles. All organic matter within the right-of-way shall be stripped and disposed of unless directed otherwise by the enforcing officer.

A six (6) inch layer of topsoil shall be placed where seeding is required or where required by the enforcing officer.

After the stockpiled topsoil has been placed as specified above, the area where the topsoil was stockpiled shall be neatly graded and dressed.

2. Excavation

Excavation shall conform to limits indicated on the plans. Excavation materials shall be removed in such manner that the slopes can be neatly trimmed. Excavation shall not be made below grade except where rock or stone masonry is encountered or undercutting of unstable materials is required. Materials removed below grade shall be replaced with approved materials thoroughly compacted. Where borrow materials are required to complete embankments or fills the subdivider shall be responsible for providing them.

Rock excavation shall be removed to a minimum depth of twelve (12) inches below the subgrade and backfilled with approved materials which shall be thoroughly compacted.

Where a spring or seepage water is encountered that is not provided for on drainage plans it shall be reported to the enforcing officer.

3. Fills and Embankments (amended 1-24-2017)

Embankment and fill materials shall be free from frost, stumps, trees, roots, sod, or muck. Only materials from excavation or borrow pits, or other materials approved by the enforcing officer shall be used. Materials shall not be placed on frozen ground.

Where excavated materials are used in fill construction and the materials consist of earth and various grades of rock, the fills shall be carefully constructed with the larger or hard rock on the bottom followed by the smaller or soft rock and finally the earth fill to provide a well-compacted and void-free embankment.

All depressions or holes below the natural ground surface, whether caused by grubbing, rock removal, undercutting, or otherwise, shall be filled with suitable materials and compacted to ground surface before fill construction is started.

Backfilling around a structure shall have been completed and thoroughly compacted to ground surface before any embankment materials are placed thereon.

Embankments shall be so constructed that adequate surface drainage will be provided at all times.

Fill areas shall be compacted by a sheep's foot roller, to a density of not less than ninety-five (95) percent of optimum density and each lift of fill materials shall be rolled until the roller "walk out".

The finished grade shall be test rolled with a fully loaded tandem axle dump truck to be selected by the Building Commissioner or Public Works Director . Any areas found to be soft or "pumping" shall be cut out and replaced with clean and machined 6" surge stone (minimum 12" depth) and 12" of compacted crushed pug mill mix installed in suitable compacted lifts, and each lift shall be compacted to minimum of ninety-eight percent (98%) and until the excavation has been brought back to finish grade. Limits of proof rolling with a fully loaded tandem axle dump truck shall be located at a point two (2) feet behind the curb

Fill materials shall be placed in eight (8) inch lifts, maximum thickness. Where excavated materials consist mainly of rock too large to be placed in the normal eight (8) inch thickness without crushing or further breaking down the pieces, No rock larger than eight (8) inches in dimension shall be placed in fill. Care shall be taken to fill all voids between large rock and to assure that fill materials are compacted such that settling is minimized.

Backfill around structures shall be of crushed stone or earth meeting the approval of the enforcing officer; and the fill shall be placed and compacted in eight (8) inch lifts and brought up evenly on all sides of the structure.

4. Undercutting

This work shall consist of the removal and disposal of unsatisfactory materials below grade in cut sections or areas upon which embankments are to be placed. It shall also include undercutting for pipes and box culverts where required.

Known areas to be undercut shall be designated on the materials approved by the enforcing officer. The backfill materials shall be placed in eight (8) inch lifts and compacted as specified for fill construction.

Disposal of unsatisfactory materials shall be approved by the enforcing officer.

5. Subgrade Construction and Preparation (amended 1-24-2017)

The subgrade shall be prepared in reasonably close conformity with the lines and grades as shown on the plans. Centerline and curb and gutter offset stakes must be in place and set by the developer prior to proof rolling of subgrade and base stone. Blue-top markers must be set by the developer and in place on the base stone prior to proof rolling.

Grading of subgrade shall be performed in such manner as to provide positive drainage of water. Ditches and drains shall be maintained to provide proper drainage during construction.

Hauling over finished subgrade shall be limited to that which is essential for construction purposes, and all ruts or rough places that develop in a completed subgrade shall be smoothed and recompacted. Soft areas shall be removed and replaced with crushed stone or as directed by the enforcement officer .

The subgrade shall have a six-inch crown at the roadway centerline, or as otherwise specified by the enforcement officer. Subgrade and base stone, in addition to compaction requirements, shall be proof rolled and observed by a representative of the enforcement officer with a fully loaded tandem axle dump truck.

Subgrade density tests, when required by the Director of Public Works, shall be conducted by a local testing laboratory, approved by the Town and licensed by the State of Tennessee, being furnished at the expense of the developer/owner and two copies of said reports submitted directly to the Director of Public Works. The developer/owner shall request in writing to the Director of Public Works when (the date envisioned) any inspection by the Director of Public Works of the subgrade is desired. A minimum of one subgrade density test for every constructed subdivision street and/or one thousand (1,000) feet of roadway therein shall be required.

The subgrade must be compacted to at least 98% of its maximum dry density as determined by ASTM-D-698 (Standard Proctor).

It shall be the responsibility of the Director of Public Works to decide after the filing of the request for inspection by said developer/owner, the

location of all test area(s) as well as the time or date the testing by an approved testing laboratory shall be conducted.

The developer/owner shall be responsible for reimbursing the Town for all costs engendered by the Director of Public Works, with respect to the evaluation of the test site(s), as well as the required laboratory testing report.

Any areas identified as failing the proof rolling or compaction tests shall require undercutting to undisturbed soil with placement of clean machined 6" surge stone (12") minimum thickness) and capped with 12" crushed stone pug mill mix (12") minimum thickness) compacted to 97% in 4" layers. The Director of Public Works may review and approve other methods to correct these problems.

If the findings of the test report requires any repetition of such test is required, the cost of such test, as well as the test and subgrade review fees of the Director of Public Works shall be borne solely by the project developer/owner.

The subgrade shall be approved by the Director of Public Works for adherence to the plans before any base materials are placed.

6. Shoulders and Slopes

All shoulders and slopes shall be trimmed and shaped to conform with the cross sections shown on the plans and as specified in Section C-5, below. Rock cuts shall be sealed of all loose fragments, projecting points, etc., so as to leave a clean and neat appearance. Shoulders shall be completed where required as shown on the plans and shall be double bituminous surface treated, with care being taken to protect the surface and edges of pavement. Shoulder materials shall be placed in uniform layers and compacted by overlapped rolling of both base course and pavement. The finished shoulder shall be firm against the pavement.

C. BASE AND PAVING

1. Base Stone

The base course of stone shall be placed and compacted in layers or lifts upon the prepared subgrade to a finish thickness as described and shown on the plans. No single layer or lift shall exceed four (4) inches in depth.

The base course shall be a pugmill mix of mineral aggregate conforming to the technical specifications set forth in Section 303, Standard Specifications. The aggregate base shall not be spread on a subgrade that is frozen or that contains frost. The base shall be placed and spread in uniform layers or lifts without segregation of size; each layer shall be compacted to a thickness no greater than four (4) inches. The stone shall

be mixed with graders or other equipment until a uniform mixture is obtained. Each layer shall be compacted by rolling with alternate blading until a smooth, even, and uniformly compacted finish is obtained.

The base stone shall be graded and rolled while it is still moist from the pugmill mix. If the enforcing officer determines that the mix is too dry, water shall be added with a distributor tank truck while the stone is being graded and rolled. Compaction shall be uniform for the entire width of the roadway until a density of eighty (80) percent of the solid volume has been achieved. Placement and compaction of each layer shall be approved by the enforcing officer before materials for the next successive layer are placed.

No pavement shall be placed until the stone base has been approved by the enforcing officer.

2. Prime Coat

After the base stone has been prepared as outlined above, a bituminous prime coat shall be applied uniformly over the surface of the base by the use of an approved bituminous distributor. The prime coat shall be applied at the rate of the three-tenths (3/10) gallon per square yard, using Grade RC-70 or RC-250, or refined tar Grade RT-2, RT-3, or emulsified asphalt, Grade AE-P. If, after the bituminous materials have been applied, they fail to penetrate before the time that the roadway is to be used by traffic, dry cover materials shall be spread at a rate established by the enforcing officer, (between eight (8) and twelve (12) pounds per square yard) to prevent damage to the primed surface. An excess of cover materials shall be avoided. No succeeding stage of construction shall be placed upon the prime coat until it has properly cured. Aggregate for cover materials shall be Size No. 7 or 8.

In addition to these general requirements, unless otherwise stipulated, all materials and methods of installation shall conform to the technical specifications set forth in Section 402, Standard Specifications.

3. Tack Coat

A tack coat shall be applied to old or existing pavement surface or to a previously prepared base or surface to provide bond for an overlaid course. The tack coat shall be applied at the rate of one-tenth (1/10) gallon per square yard using materials and methods of installation set forth in Section 403, Standard Specifications.

4. Base Course (amended 1-24-2017)

Upon completion of the prime coat, and asphaltic concrete base (hot mix) course shall be applied. The base course shall be the thickness shown on the detail sheet and as specified in the subdivision regulations. All materials and methods of installation shall conform to the technical specification set forth in Section 307,

Standard Specifications for asphaltic concrete base. The asphaltic base shall be constructed of Grade B modified (BM) materials described in Section 307.03, Standard Specifications. The Town shall be notified of the intent to install the base course at least forty-eight (48) hours prior to the beginning of work.

5. Wearing Surface (amended 1-24-2017)

The wearing surface shall be applied upon the asphaltic base course after the application of the tack coat. The wearing surface shall be the thickness shown on the detail sheet and as specified in the Subdivision Regulations. All materials and methods of installation shall conform to the technical specifications set forth in Sections 411 and 307, Standard Specifications for asphaltic concrete surface. The wearing surface shall be constructed of Grade D, E and CW materials described in Section 903.11, Standard Specifications, and shall utilize asphaltic cement Grade RT-4 or 5, or TRCB-5 or 6, as set forth in Section 904, Standard Specifications. The wearing surface shall not be installed until at least seventy-five (75) percent of the buildings (residences, commercial buildings, etc.) associated with this subdivision are complete unless otherwise approved by the Planning Commission. The Town shall be notified of the intent to install the wearing surface at least forty-eight (48) hours prior to the beginning of work. Milling shall be required at transition areas and/or phase connection points of subdivisions. Milling of the existing topping shall be performed as to allow a true transition of the new topping layer.

6. Shoulders

Shoulder construction shall be completed by bleeding, moistening as necessary, and by thoroughly compacting. The shoulders shall be the width and thickness shown on the typical section as required herein and covered with the typical section as required herein and covered with a double bituminous surface treatment. The surface shall be prepared as directed in advance of the surface construction. Upon completion of the prime coat, a double bituminous surface treatment shall be applied with the first course being at a rate of between 0.38 and 0.42 gallons per square yard. If the width of application is wider than the distributor, each width of spread shall not be less than one-half (1/2) the surface to be treated. Areas inaccessible to the distributor shall be treated either with hand sprays or pouring pots. Immediately after each application of bituminous materials has been made, it shall be covered uniformly with Size No. 6, mineral aggregate. The aggregate shall be spread at a rate of between thirty (30) and forty (40) pounds per square yard. This first application shall be allowed to cure for a length of time to be determined by the enforcing officer before the second application is begun.

The second application of bituminous materials shall be applied in the same manner as the first application, at a uniform rate between 0.30 and 0.35 gallons per square yard. Mineral aggregate, Size No. 7, shall then be

spread in the same manner as for the first spread at a rate between twenty (20) and twenty-five (25) pounds per square yard.

Immediately after each spread of cover aggregate, uniform coverage shall be achieved by hand brooming. Additional aggregate shall be placed by hand on thin or bare areas.

Immediately after spreading and brooming the cover aggregate, the entire surface shall be rolled, beginning at the edges and progressing to the edge of the pavement. Rolling shall begin within thirty (30) minutes after the aggregate has been spread. The same rolling and curing procedures required in making the first application shall be repeated in making the second application.

In addition to these general requirements, unless otherwise stipulated, all materials and methods of installation shall conform to the technical specifications set forth in Section 404, Standard Specifications.

D. DRAINAGE SYSTEM DESIGN

1. Ditching and Channelization

This work shall consist of the construction of ditches adjacent to roadway shoulders and feeding to and from culverts under or adjacent to the roadway. All drainage ditches shall be graded in their entirety during the time the roadways are being graded; such grading shall be completed prior to final inspection of the roadways.

2. Stabilization of Ditches

All open ditches shall be stabilized in accordance with the following requirements:

Size of Nearest Culvert (Upstream)	Seeding Required	Sod Required	To be Concrete Lined
15"	Grades 1.00%-3.00%	Grades 3.00%-12.00%	Grades Exceeding 12.00%
18" thru 24"	Grades 1.00%-1.50%	Grades 1.50%-7.00%	Grades Exceeding 7.00%
30" thru 36"	Grades 1.00%-1.50%	Grades 1.00%-4.00%	Grades Exceeding 4.00%
42" thru 72"	Grades	Grades 2.50% or Less	Grades Exceeding 2.50%

3. Concrete Ditch Pavings

Concrete ditch paving shall consist of the construction of paved ditches on a prepared subgrade. The subgrade shall be shaped and compacted to a firm even surface.

All soft materials shall be removed and replaced with acceptable materials and compacted as directed by the enforcing officer.

Concrete ditch pavement shall be four (4) inches in thickness throughout and shall be backfilled immediately after the concrete has set and the forms have been removed. The backfilled materials shall be thoroughly compacted. Expansion joints shall be located as directed by the enforcing officer.

4. Culverts and Storm Drains

This work shall consist of the construction of pipe culverts and storm sewers as shown on the plans.

Driveway culverts shall be a minimum diameter of fifteen (15) inches and a minimum length of sixteen (16) feet; cross drains shall be a minimum diameter of eighteen (18) inches.

Reinforced concrete pipes shall conform to minimum standards for Class III, Reinforced Pipes, A.S.T.M. C76. Corrugated metal pipes shall conform to Section 915.02 or 915.04, Standard Specifications and to gage as follows:

Rounded Corrugated Metal PipesU	
Size	Gage
15" - 24"	16
30"	14
36" - 48"	12
54" - 72"	10
78" - 84"	8

Arch Corrugated Metal Pipes	
Size	Gage
18" x 11" - 22" x 13"	16
25" x 16" - 36" x 22"	14
43" x 27" - 65" x 40"	12
72" x 44" or Larger	10

For pipes smaller than forty-eight (48) inches in diameter, a minimum cover of one (1) foot, exclusive of base and paving, is required from top of pipes to finished subgrade. A minimum cover of two (2) feet is required for pipes forty-eight (48) inches in diameter and larger. All pipes shall be built on straight line and grade and shall be laid with the spigot end pointing in the direction of the flow, with the ends fitted and matched to provide tight joints and smooth uniform invert.

Pipes shall be bedded on a six (6) inch thickness of Class B materials and backfilled to a depth of thirty (30) percent of the diameter of the pipes. Recesses shall be dug in the bedding materials to accommodate the bell.

Class B bedding shall be Size No. 7, as shown in Chart No. 903.23, Standard Specifications. Culverts and storm drains in existing roadways shall be backfilled to the depth of the cut.

5. Headwalls

Concrete headwalls shall be constructed at both ends of cross drains as shown and detailed on the standard drawings included herein.

6. Catchbasins

This work shall consist of constructing catchbasins complete within inlets, outlets, and inverts. Tops and inlets shall be constructed to conform to roadway grade so that drainage can easily be caught and no ponding created. Catchbasins shall be constructed as shown and detailed on the standard drawings contained herein.

7. Box Culverts and Bridges

Design of box culverts and bridges shall be submitted to the enforcing officer for approval before construction is permitted.

8. Roadside Ditches

Roadside ditches, in conventional sections, shall be built to a grade that will permit good drainage, and in no case shall the slope of the ditch be less than one (1) percent (a fall of 1.00 foot in 100 feet). All drainage ditches shall be stabilized, as indicated in these specifications.

9. Changes in Water Channels

Where the subdivider rechannelizes through a subdivision he will be responsible for replacing cross drains under streets, as directed by the enforcing officer. This work shall be done at the expense of the subdivider.

10. Hydraulic Design (added by ordinance and numbering changed 1-24-2017)

Storm water collection and conveyance systems for proposed developments shall be designed with sufficient hydraulic capacity

for the 25 year storm frequency. Minor and collector roadway systems shall be designed for the 25-year storm frequency. Arterial roadway systems shall be designed for the 50-year storm frequency with the 100-year storm frequency studied to ensure water does not overtop the roadway and does not impact upstream properties as a result of inlet backup water.

11. Storm Water Detention (added by ordinance and numbering changed 1-24-2017)

Storm water detention design and calculations shall provide adequate detention volume and freeboard within the detention basin for both the 0.5 inch first flush volume and the 25-year storm frequency volume, based on the post development runoff rates. The detention basin calculations shall include the study of routing a 50-year storm frequency through an emergency overflow or by other means as to ensure flooding of the adjacent structures and properties does not occur. The detention basin discharge structure shall be designed as to regulate the post development runoff rate based on the 2, 5, 10, and 25-year storm frequencies by means of a circular orifice, a non-circular orifice, a rectangular weir, a trapezoidal weir, a triangular weir, a "V"-notch weir, culvert entrance control structure, or riser overflow opening. The post development discharge rate for the 2, 5, 10, and 25-year storm frequencies shall not exceed the pre-development runoff rates. The detention basin design and calculations shall also include any offsite drainage areas contributing to the collected runoff of the proposed developed site, if routed through the detention basin.

12. Curb and Gutter (Formed) (Numbering changed 1-24-2016)

Concrete curbs and gutter shall conform to the standard drawings as detailed herein. Concrete for curbs and gutter shall be Class A, at 3500 psi.

Curb and gutter shall be constructed to the lines and grades shown on the plans, or as designated by the enforcing officer. The final subgrade for curb and gutter shall be carefully graded and compacted to an even density and shall be smooth and true to grade. Curb and gutter shall be constructed with materials and methods which conform to the technical specifications set forth in Section 702, Standard Specifications.

Concrete driveway ramps shall be required on all curb and gutter streets. The ramps shall extend a minimum of five (5) feet behind the curb. Materials for the remaining portion of the driveway shall be determined by the subdivider. Driveway ramp construction shall conform to detailed standard drawings included herein.

Any driveway ramp to be placed after initial laying of curb shall require a permit and shall be installed in accordance with the standard drawings included herein.

Any ramp not conforming to the foregoing requirements shall be removed and replaced by the subdivider at his expense and shall be enforced under provision of the maintenance bond.

E. FINAL DRESSING, SEEDING, AND SODDING

1. Final Dressing

This work shall consist of dressing all slopes and areas to within reasonable close conformity to the lines and grades indicated on the plans, or as directed by the enforcing officer. Final dressing shall be performed by hand or machine to produce a uniform finish to all parts of the roadway including embankments, ditches, etc. Rock cuts shall be cleaned of all loose fragments; side slopes shall be laid back to a three to one (3:1) slope and seeded as described in these specifications.

The entire right-of-way shall be cleaned of all weeds and brush and all structures both old and new shall be cleared of all brush, rubbish, sediment, or other objectionable materials.

2. Seeding

In all areas damaged or disturbed by the construction operation where established ground cover was present before beginning of construction, the subdivider shall be responsible for restoring the ground cover after completion of construction, unless noted otherwise on drawings. All areas seeded shall be graded smooth prior to seeding and the subdivider shall be responsible for maintenance of the smooth finished grade until grass is established.

After designated areas have been carefully hand graded, soil shall be prepared for fertilizing and seeding. Fertilizer shall be a standard commercial fertilizer Grade 15-15-15, or equivalent, and shall be applied at a rate of not less than ten (10) pounds per one thousand (1,000) square feet. The fertilizer shall be lightly harrowed, raked, or otherwise incorporated into the soil for a depth of approximately one half (1/2) inch. The subdivider shall be responsible for any regrading or reseeding required to produce an acceptable grass cover. Rutting and washing shall be restored by reseeding and strawing; in areas of extreme erosion sodding may be required.

The seed shall be as follows:

<u>Name</u>	<u>Percent by Weight</u>
Lespedeza	20
Sericea Lespedeza	15
Kentucky 31 Fescue	40
English Rye	15
White Dutch Clover	5
Weeping Love Grass	5
or	
Kentucky 31 Fescue	55
Redtop	15

English Rye	20
White Dutch Clover	5
Weeping Love Grass	5

The seed shall be sown uniformly at the rate of one and one-half (1 1/2) pounds per one thousand (1,000) square feet.

3. Sodding

Sodding shall consist of furnishing and placing sod at all locations shown on the plans, or as directed by the enforcing officer. Work shall include the furnishing and placing of new sod, consisting of live, dense, well-rooted growth of permanent grasses free from johnson grass and other obnoxious grasses or weeds, well suited for the soil on which it is placed. All sod shall be cleanly cut in strips having a uniform thickness of not less than two and one-half (2 1/2) inches. Sod shall be set when the soil is moist and favorable to growth. No setting shall be done between October 1 and April 1, without permission of the enforcing officer. The area to be sodded shall be brought to the lines and grades shown on the plans, or as directed by the enforcing officer.

The surface of the ground to be sodded shall be loosened to a depth of not less than one (1) inch with a rake or other device. If necessary, it shall be sprinkled until saturated for a minimum depth of one (1) inch and kept moist until the sod is placed. Immediately before placing the sod, fertilizer and lime shall be applied uniformly to the prepared surface of the ground. Fertilizer shall be applied at the rate of eight pounds of Grade 15-15-15, or equivalent, per one thousand (1,000) square feet.

Sod shall be placed as soon as practical after removal from the point of origin, it shall be kept in a moist condition during the interim. Sod shall be carefully placed by hand on the prepared ground surface with the edges in close contact and, as far as possible, in a position to break joints. Each strip of sod laid shall be fitted into place and tamped. Immediately after placing, the sod shall be thoroughly wetted and rolled with an approved roller. On slopes of two to one (2:1) or steeper, pinning or pegging may be required to hold the sod in place.

The sod shall be watered as directed by the enforcing officer for a period of two (2) weeks. The subdivider shall not permit any equipment or materials to be placed on any planted area and shall erect suitable barricades and guards to prevent equipment, labor, or the public from traveling on or over any area planted with sod.

F. STREET AND TRAFFIC SIGNS

Street signs and traffic signs shall be installed as required by the appropriate governmental body. The installation of these signs shall be coordinated with the Town of Pleasant View.

G. ROAD CONSTRUCTION AND TESTING REQUIREMENTS
(AMENDED 1-24-2017)

Testing of the subgrade crushed stone base and asphaltic concrete installed shall be performed according to the latest procedures of the Town of Pleasant View Planning Commission and the Town of Pleasant View Public works Department.

The Town of Pleasant View Public Works Department must be contacted at least forty-eight (48) hours prior to construction of each of the following phases of construction: earthwork, placing of crushed stone base, placing of asphalt, and bedding and backfilling of culverts.

All Testing must be performed by a laboratory which is approved by the Tennessee Department of Transportation at the time the road is constructed. The developer shall pay all costs associated with testing requirements. The selection of test points may be determined by the Town of Pleasant View Public Works Department or Building Commissioner , if desired by them.

H. STANDARD DRAWINGS

The purpose of this section is to include drawings of details for construction. These drawings are to be used in conjunction with the specifications.

Details concerning the construction of sewer and service lines shall be referenced to the specifications for collector sewers, service lines, and house connections for Cheatham County, Tennessee.

Any special construction problems or conditions not covered by these specifications or drawings, shall be submitted to the Planning Commission for approval.

The following Standard Drawings are included in this section:
(separate copy in electronic format)

- 1) Single inlet precast stormwater
- 2) Single inlet precast stormwater notes
- 3) Double inlet precast stormwater
- 4) Double inlet precast stormwater notes
- 5) Triple inlet precast stormwater
- 6) Triple inlet precast stormwater notes
- 7) Combination inlet
- 8) Type 1 inlet (concrete pipe only)
- 9) Frame and grate for vertical curb
- 10) Vane and sump grates
- 11) Frame and grate for flush mounted inlets
- 12) Round manhole covers(grate and solid)
- 13) Round manhole frame
- 14) Ditch detail small section
- 15) Concrete headwall
- 16) Trench backfill
- 17) Trench backfill notes
- 18) Concrete sidewalk
- 19) 8" extruded concrete curb

