Dear Developer:

Enclosed you will find local forms that will be required of your project by the Stormwater and Sewer Divisions of the Public Works Department in order to schedule a pre-construction meeting.

If you have any questions concerning these documents, please contact the Public Works office at your convenience.

Contact Information

Public Works Department
Director of Public Works
Jessica Gore
(615) 773-7957

Administrative Assistant
Donna Howard
(615) 773-7957

Stormwater Department
Storm Water Coordinator
Adam Meadors
(615) 773-7957

Stormwater Inspector
Bruce Sherman
(615) 773-7957

Building Department
Chief Building Official
Michael Blanks
(615) 773-6225

Planning/Zoning
City Planner
Bo Logan
Zoning Administrator
Jennifer Stewart
(615 773-6283

Enclosed Documents
Stormwater and Sewer Procedures, Benchmark Adjustments, Builder Fact Sheet, Erosion and Sediment Control Guidance, Developers Checklist (Stormwater and Sewer), Stormwater Fees list, Permit applications for Land Disturbance, Erosion Control, Rock Crusher, Stock Pile, Stock Pile Regulations, Storm Water Management Maintenance Agreement, Final Inspection form, Planning/Zoning Compliance Certification letter, Planning/Zoning Landscape Maintenance Bond/Letter of Credit form.

STORMWATER AND SEWER PROCEDURES FOR NEW PROJECTS

STORMWATER PROCEDURES

1. Approval of plans from Planning Commission.

2. Stamped plans from Director of Public Works.

3. Stormwater Development Checklist Completed – Project name, legal owner, address & contact numbers, designee/representative, address & contact numbers, Site access & Material Hauling (if applicable), TDEC Level One person, address & contact numbers, Contractor Name, address & contact numbers.

4. If the owner of property cannot be present at the pre-con meeting we will need a notarized letter stating that they give someone permission to sign documents on their behalf.

5. Copies of NOI, NOC, NPDES, SWPPP, ARAP, Geo-Tech sent to Donna Howard.

6. Stormwater Management Maintenance Agreement completed, copy of long term maintenance plan, document sign/notarized by owner/developer. Director of Public Works will sign/notarize original document and then it will need to be recorded at the Register of Deeds. Original document returned to Donna Howard, Administrative Assistant, for filing.

7. Copy of blasting license, photo ID of trigger man and copy of Certificate of Liability insurance policy with the City of Mt. Juliet as the policy holder insured up to 1 million dollars.

8. Copy of TDEC Level 1 card of the Erosion Control Specialist

9. Copy of Contractors license.

10. Plan Review, Land Disturbance and Erosion Control permit applications completed.

11. Stormwater fees – We will need the amount of acreage and/or number of lots, the total amount of impervious surface and impervious acreage to calculate Plan Review, Land Disturbance and Commercial Erosion Control fees. Residential Erosion Control fee is $307.00 per lot and is paid when you are ready to build on each lot. Stormwater fees can be on one (1) check for the total amount and made out to the City of Mt. Juliet.

Sewer Procedures

1. $2,000.00 sewer administrative fee sent to Donna Howard, 71 E. Hill Street, Mt. Juliet, TN. 37122, for the sewer plans review.

2. Sewer plans sent to Tim Graves, Water Management Services, 2 International Plaza, Suite 401, Nashville, TN 37217, for his approval.

3. Four (4) sets of State Stamped Sewer plans.

4. Copy of the State Sewer Permit approval letter sent to Donna Howard.

5. Unit Price bids from contractor sent to Jessica Gore, Public Works Director, to determine fees for the Development and Sewer contracts.

6. Development Contract – If roads will be developed the developer will pay an inspection fee of $4.25 per linear foot as determined by the Public Works Director.

7. Sewer Contract – Developer will pay an inspection fee of 5% of the cost of the installation of the sewer services as set by the Public Works Director.

8. Capacity fees for residential projects are per single family unit and determined by the RS number, Tap fees are $1,550.00 per residence and are due when the home is built. Capacity and Tap fees for Commercial projects are calculated by Wayne Griffin, Sewer Billing, located at City Hall, 2425 N. Mt. Juliet Road, and are determined by the waterline tap size.

9. Development contract and Sewer contract fees will need to be on two separate checks for accounting purposes.

10. Copy of Certificate of Liability Insurance policy with the City of Mt. Juliet as the policy holder insured up to 1 million dollars.

11. Copy of Start of Construction Notification letter that was sent to the State notifying them when the construction will begin.

When all the above information has been sent in for the project, we will schedule a pre-con meeting to discuss all the do's and don'ts of the project and will issue all appropriate permits at that time.

NOTICE TO: Contractors; Developers; Consultants

From: Jessica Gore, P.E., Director of Public Works and City Engineer

Re: **Benchmark Adjustments**
Site Grading Operations

Please be informed that Benchmark Adjustments during Site Grading and/or Site Construction operations are an unauthorized amendment to Approved Site Development Drawings or Approved Infrastructure Drawings.

NO Benchmark Adjustment shall be implemented on any site operating under approved and stamped drawings from the Director of Public Works until such time that revised drawings are submitted to the City of Mt. Juliet Department of Public Works for review. The revised drawings shall clearly show the proposed Benchmark Adjustment and the impact on each infrastructure element on the site and provide the necessary justification(s) for the proposed Benchmark Adjustment.

Approvals for such requests for a Benchmark Adjustment shall be at the sole discretion of the Director of Public Works.

Builder Fact Sheet

In order to receive coverage under the state's *Tennessee Construction General Permit*, you must submit a completed Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and topographic map showing the location of your site. **You should allow up to 30 days for the processing of a complete NOI**. Before submitting to the local Environmental Field Office, make sure you have included the following:

- **Existing Tracking Number** – Contact the owner/developer of the subdivision for this information. If you leave this section blank, you may receive a letter requesting a fee, even if one is not required. Since we do not begin reviewing or processing NOI's until this is addressed, receiving permit coverage will be delayed. If the site has an existing tracking number, typically no fee is required since the original owner/developer paid the fee for the entire site.
- **Site Name** – This should be the formal name of the subdivision (including phase and/or section numbers). Your individual lot numbers should be included in the Site Description.
- **Latitude and Longitude** – The location of the lot or approximate center of several lots should be indicated.
- **Acres disturbed** – This will be the total acreage of all your lots.
- **Receiving waters** – Filling in this section with "N/A" is not sufficient you should indicate the stream nearest your site.
- **Map Attached** – Attach a copy of the 7.5 minute USGS quadrangle map showing the location of the site. (Copies of portions of USGS maps can also be obtained from http://www.topozone.com or from http://nationalmap.gov)
- **SWPPP Attached** – The SWPPP should include a site map of the development with your lot(s) indicated, the erosion prevention and sediment control plan showing the approximate location of your pre, during, and post construction control measures and contours, and a signed certification statement.
- **Site Owner/Developer** – This is the builder.
- **Contractor Certification** – If you have contractors with operational control of activities related to erosion prevention and/or sediment control measures or storm water drainage, they should sign here and on the SWPPP certification.

This fact sheet is designed to assist you in submitting the correct information, but is not a substitute for reading and understanding the permit, which can be accessed by visiting our website at http://www.state.tn.us/environment/permits/conststrm.php or you may request a copy from the local Environmental Field Office by calling 1-888-891-TDEC.

Storm Water Development Checklist

Date: _____ Pre-Con Meeting: _____

Project Name (as approved): _____

Company Name (including D.B.A.): _____

Legal Owner: _____

Address: _____ Email: _____

Phone: _____ Cell: _____ Fax: _____

Designee/Representative: _____ Legal Proof: _____
(Notarized letter from owner)

Address: _____ Email: _____

Phone: _____ Cell: _____ Fax: _____

Copies sent to Stormwater Dept.:

NOI: _____ (Date received) NOC: _____ (Date received) NPDES: _____ (Date received)

ARAP: _____ (Date received) SWPPP (As submitted to TDEC): _____ (Date received) Preliminary Geo-Tech: _____ (Date received)

Roadway Maintenance Surety:
($30.00 per linear foot per lane traveled)

Distance from Site to Nearest State Route: _____ Road Surety Amt: _____

Copy of Blasting License from State, Photo ID of trigger man and proof of insurance: _____ (Date received)

TDEC Level One Person's Info: Copy of Certificate or Card: _____ (Date received)

Name: _____

Address: _____ Email: _____

Phone: _____ Cell: _____ Fax: _____

Contractor's Info: Copy of Contractor's License: _____ (Date received)

Name: _____

Address: _____ Email: _____

Phone: _____ Cell: _____ Fax: _____

Office Use:

Storm Water Management Maintenance Agreement: Received: _____ (Date) Recorded: _____ (Date)

1 Full size plans: _____ (Approved site plans stamped/signed by Jessica Gore) (2) 11X17: _____ PDF/DWG: _____ (CD of plans)

Land Disturbance Permit #: _____ Fee Amount: _____

Plan Review Fee Amount: _____ Total Amount: _____

Conditions/Comments: _____

Erosion Control Permit #: _____ Fee Amount: _____

Conditions/Comments: _____

Sewer Development Checklist

Date of Pre-Con Meeting: _____

Project Name: _____

Developer Name: _____

Contact Name: _____

Address to appear on Contracts: _____

_____

Phone: _____ Cell: _____ Fax: _____

Contractor: _____

Contact: _____

Phone: _____ Cell: _____ Fax: _____

Office use:	**Date Received:**
Sewer Administrative Fees $2,000	
State Sewer Permit Letter	
4 copies of State stamped Sewer Plans	
Unit Price Bids/Contractors Agreement	
Development/Sewer Contracts	Signed: Paid:
Certification of Liability Insurance	
Start of Construction Notification Letter	

Date Plans sent to WMS: _____ Approval Letter: _____

WMS # _____ RS _____

Total # of Lots: _____ Lot #'s: _____

Capacity fees per unit: _____ X _____ (#of lots) = _____

Capacity fees (Commercial): _____

Construction Cost: _____ X 5% = _____

Road Inspection Fee: _____ LF X $4.25 = _____

Sewer LOC Amount/Date: _____

Dev. LOC Amount/Date: _____

LOC Reduced/Date: _____

NOTES: _____

_____

City of Mt. Juliet Stormwater Fees
Effective July 1, 2016

Plan Review Fee

Commercial Site Plans - $204.00 + $103.00 per acre or portion thereof, maximum of $6,010.00

Residential Subdivisions - $204.00 + $51.00 per lot

Land Disturbance Fee

Residential Subdivision sections or commercial sites:

Less than one (1) acre	$ 0
1 acre – 4.99 acres	$ 511.00
5 acres – 9.99 acres	$ 614.00
10 acres – 19.99 acres	$ 818.00
20 acres – 29.99 acres	$ 1,023.00
30 acres – 39.99 acres	$ 1,227.00
40 acres – 49.99 acres	$ 1,533.00
50 acres – 74.99 acres	$ 2,045.00
75 acres – 99.99 acres	$ 4,090.00
100 acres – 149.99 acres	$ 6,135.00
150 acres – 249.99 acres	$ 8,180.00
250 acres – 499.99 acres	$10,225.00
500 acres or more	$15,337.00

Erosion Control Fee

Residential construction - $307.00 per residence

Commercial construction - $0.140 per sq. ft. of impervious surface up to a maximum of $28,600 PLUS $143.00 per acre of impervious surface, rounded up to the nearest whole number of acres. Impervious surface includes building footprint and all paved areas.

Rock Crusher Fee

Plan Review – $204.00
Rock Crusher permit fee – $307.00

Total – $511.00

Stock Pile Fee

Plan Review – $204.00
Stock Pile permit fee – $307.00

Total – $511.00

City of Mt. Juliet
Storm Water Department

Permit #:_____ Application Date:_____

Application for Land Disturbance Permit
(Certificate of Zoning Compliance)

Application is hereby made for a permit to disturb or alter the land as described herein or shown in accompanying plans to be located as shown on the accompanying site plan. The information which follows is made a part of this application, in reliance upon which is requested the issuance of a land disturbance permit. It is understood and agreed by this applicant that any error, misstatement or misrepresentation, either with or without intention on the part of this applicant such as might, or would operate to cause disapproval of this application, shall constitute sufficient grounds for the revocation of such permit. The applicant also agrees to comply with all conditions stipulated in the Storm Water Pollutions Prevention Plan (SWPPP) as as submitted to the State for the issuance of NPDES Permit. The applicant also agrees to comply with the terms and conditions of the NPDES general permit **Tracking No. TNS 075451** issued to the City of Mt. Juliet.

Applicant: _____ Contact: _____

Address of Applicant: _____

Contractor: _____

Contractor License #: _____ Date of Expiration: _____

Project Name: _____ Lot #: _____

Project Address: _____

Plan Review: **Commercial Development** ☐ **Commercial Building** ☐

# of Acres: _____ Fee Amt: _____
($204.00 + $103.00 per acre or portion thereof, maximum of $6,010)

Residential Development ☐

# of Lots: _____ Fee Amt: _____
($204.00 + $51.00 per lot)

Land Disturbance: # of Acres: _____ Fee Amt: _____

I hereby certify that the information given herein is correct and true _____
(Signed by Applicant)

Permit above applied for will comply with the Zoning Regulations of the City of Mt. Juliet, TN.

*By:*_____
(Stormwater Coordinator)

City of Mt. Juliet Storm Water Dept.
Commercial Erosion Control
Permit Application

Date: _____

Permit #: _____

Applicant: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Project Manager: _____

Email: _____ Phone: _____

Project Name: _____ Lot #: _____

Property Address: _____ Acres: _____

Impervious Surface Sq. Ft.: _____ Fee Amount: _____

($0.140 per sq. ft. of impervious surface plus $143.00 per acre of impervious surface, rounded up to the nearest whole number of acres)

I hereby certify that the information given herein is correct and true:

_____ _____

Print Name Signature

_____

Adam Meadors, Stormwater Coordinator

City of Mt. Juliet Storm Water Dept.
Residential Erosion Control
Permit Application

Date: _____

Permit #: _____

Applicant: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Project Manager: _____

Email: _____ Phone: _____

Subdivision: _____ Phase: _____ Section: _____ Lot #: _____

Property Address: _____

Fee Amount: **$307.00**

I hereby certify that the information given herein is correct and true:

_____ _____

Print Name Signature

_____

Adam Meadors, Stormwater Coordinator

City of Mt. Juliet Storm Water Dept.
Rock Crusher Permit Application

Permit #: _____ Date: _____

Applicant: _____

Address of Applicant: _____

Contact: _____

Project Name: _____

Street or Road Name: _____

Proposed Use: Commercial Development ☐ Residential Development ☐

Plan Review Fee: **$204.00** Rock Crushing Fee: **$307.00** TOTAL: **$511.00**

I hereby certify that the information given herein is correct and true: _____
(Signed by Applicant)

Permit above applied for will comply with the Zoning Regulations of the City of Mt. Juliet, TN.

By: _____
(Storm Water Management Coordinator)

City of Mt. Juliet Storm Water Dept.
Stock Pile Permit Application

PERMIT #: _____

Applicant			Property Address	
City	State	Zip Code	Email	Phone No.

Number of cubic yards to be stockpiled: _____

Estimated cost to remove Stock Pile Material plus 15%: _____
Include bid and/or Engineer's estimate with application. A letter of credit (LOC) must be submitted with the higher amount along with the application.

Location of Stock Pile:

Street address: _____ Map: _____ Parcel No.: _____

Owner of Stock Pile Location:

Owners Name: _____ Address: _____ Phone #: _____

Proposed haul route from excavation site to stock pile: _____

_____

Plan Review Fee: **$204.00** Stock Pile Fee: **$307.00** TOTAL: **$511.00**

A site plan showing proposed stock pile location, construction drive and erosion controls must be attached with this permit. Original permit must be kept on site. Permit is valid for one year and must be renewed annually. Stabilization measures must be taken 14 days after stockpiling has temporarily or permanently deceased.

Applicant Name	Signature	Date
Storm Water Coordinator **Adam Meadors**	Signature	Date
Public Works Director **Jessica Gore**	Signature	Date

71 East Hill Street, Mt. Juliet, TN. 37122 • (615) 773-6270 • Fax (615) 773-6286

NOTICE TO CONTRACTORS FROM PUBLIC WORKS:

City of Mt. Juliet Subdivision Regulations 3-101.2.b

> *Non-public infrastructure* – Grading and drainage plans submitted to the Planning Commission as part of a site development plan or to City Public Works Staff as part of infrastructure drawings in support of a plan of development shall be subject to the performance bond requirements contained herein if said plan includes the temporary storage of dirt and/or rock on a portion of the site to support later phases of site development. The amount of the performance bond shall be determined by the Tennessee Department of Transportation. The purpose of the performance bond is to insure removal of the material from the site in the event of contractual default by the developer.

Interpretation: Any storage of materials in a residential or commercial setting shall require a stock pile permit from the City of Mt. Juliet Public Works. Obtaining a permit will require the following information:

- Site plan showing the proposed location of the stockpile with expected volume of material
- Site plan showing sediment and erosion controls on the stock pile, and any creek or conveyance within 60 feet, and any karst feature within 60 feet
- Letter of credit for the TDOT value of loading or hauling the material away
- Proposed length of time the stock pile will be used

The fees are as follows:

> Plan Review fee of $204.00
> Stock Pile Permit fee of $307.00

All applications, plans, fees and other requested materials shall be submitted to the City of Mt. Juliet Stormwater Department for review and approval prior to stock pile commencing.

Sincerely,
Adam Meadors
City of Mt. Juliet
Storm Water Coordinator

STORMWATER MANAGEMENT MAINTENANCE AGREEMENT

Map No: _____ **Parcel No:** _____

THIS AGREEMENT, made to and entered into this _____ day of _____, of the year, _____, by and between _____ (hereinafter called the "Land Owner") and The City of Mt. Juliet, (hereinafter called "The City").

WITNESSETH, that

WHEREAS The City of Mt. Juliet has adopted and approved certain technical guidelines relating to the policy on management and treatment of storm water in the City of Mt. Juliet; and

WHEREAS, the Land Owner is the owner of certain real property, more particularly described as

_____

_____,

as recorded by Deed in the land records of Wilson County, Tennessee in Deed Book _____, Page _____, Facility No. 1 Out-Fall Structure GPS (NAD-88) Latitude: _____, Longitude: _____, Facility No. 2 Out-Fall Structure GPS(NAD-88) Latitude: _____, Longitude: _____ (hereinafter called the "Property"); and attach other structures longitude/latitude on a separate sheet.

WHEREAS, the Land Owner is proceeding to build on and develop the property; and

WHEREAS, the Site Plan/Subdivision Plan, _____, prepared by _____, dated _____, on file at the City of Mt. Juliet (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by The City, provides for management and/or treatment of storm water within the confines of the property; and

WHEREAS, The City and the Land Owner agree that the health, safety, and general welfare of the residents of the City of Mt. Juliet require that onsite storm water management and/or treatment facilities be constructed and maintained on the property; and

WHEREAS, The City requires that onsite storm water facilities as shown on Plan _____ be constructed and adequately maintained by the Land Owner;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Land Owner in accordance with the plans and specifications identified in the Plan shall construct the onsite storm water management and/or treatment facilities.

2. The Land Owner shall maintain the storm water management and/or treatment facilities as shown on Plan _____ in good working order acceptable to The City, and in accordance with the required program elements and other conditions set forth in the original Tennessee small MS4 General Permit effective July 7, 2003 and amended on July 11, 2011 and as provided by approval of a Site Development Plan and/or Subdivision Plan or a condition of said approval by the City of Mt. Juliet Regional Planning Commission.

3. The Land Owner hereby grants permission to The City, its authorized agents, and employees to enter the property and to inspect the storm water management and/or treatment facilities whenever it deems necessary. Whenever possible, The City shall notify the Land Owner prior to entering the property.

4. In the event, the Land Owner fails to maintain storm water management and/or treatment facilities as shown on Plan _____ in good working order acceptable to The City, The City may enter the property and take whatever steps it deems necessary to maintain said storm water management and/or treatment facilities. This provision shall not be construed to allow The City to erect any structure of a permanent nature on the land of the Land Owner without first obtaining written approval of the Land Owner. It is expressly understood and agreed that The City is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on The City.

5. In the event, The City, pursuant to this Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use equipment, supplies,

materials, and the like, the Land Owner shall reimburse The City upon demand, within ten (10) days of receipt thereof for all costs incurred by The City.

6. It is the intent of this Agreement to insure the proper and timely maintenance of onsite storm water management and/or treatment facilities by the Land Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or be caused by storm water management.

7. The Land Owner, its executors, administrators, assigns, and any other successors in interest, shall indemnify and hold The City and its agents and employees harmless for any and all damages, accidents, casualties, occurrence, or claims which might arise or be asserted against The City from the construction, presence, existence, or maintenance of the storm water management and or treatment facilities by the Land Owner or The City.

8. In the event a claim is asserted against The City, its agents, or employees, The City shall notify the Land Owner, and the Land Owner shall defend at his own expense any suit based on such claim. If the judgment or claims against The City, its agent, or employees shall be allowed, the Land Owner shall pay all costs and expenses in connection therewith.

9. This Agreement shall be recorded among the land records of Wilson County, and shall constitute a covenant running with the land, and shall be binding of the Land Owner, its administrators, executors, assigns, heirs, and any other successors in interest.

10. Perform routine inspections to ensure that the BMP's are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at a site. Owners or operators shall maintain documentation of these inspections.

11. Perform comprehensive inspections of all storm water management facilities and practices. These inspections shall be conducted once every five (5) years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect. Complete inspection reports for these five year inspections shall include:

- Facility type
- Inspection date
- Latitude and longitude and nearest street address
- BMP owner information (e.g. name, address, phone number, fax and email)
- A description of BMP condition including: vegetation and soils; inlet and outlet channels and structures; embankments, slopes, and safety benches; spillways, weirs, and other control structures; and any sediment and debris accumulation
- Photographic documentation of BMP's
- Specific maintenance items or violations that need to be corrected by the BMP owner along with deadlines and reinspection dates

Owners or operators shall maintain documentation of these inspections. The MS4 may require submittal of this documentation.

WITNESS the following signatures and seals:

The City of Mt. Juliet

By: _____
Public Works Official

ATTEST:_____

Developer

By: _____
Authorized Agent of Development

Date:_____

Prepared by: _____

_____

_____

_____

I, _____, a Notary Public in and for the County and State aforesaid, whose commission expires on the _____ day of _____, of the year _____, do certify that _____ whose names are signed to the foregoing Agreement bearing the date of the _____ day of _____, of the year _____, have acknowledged the same before me in my said County and State aforesaid.

GIVEN under my hand this _____ day of _____, of the year _____,

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

I, _____, a Notary Public in and for the County and State aforesaid, whose commission expires on the _____ day of _____, of the year _____, do certify that _____ Director of Public Works, whose name is signed to the foregoing Agreement bearing the date of _____ day of _____, of the year _____, has acknowledged the same before me in said County and State aforesaid.

GIVEN under my hand this _____ day of _____, of the year _____,

_____
Notary Public

CITY OF MT. JULIET
STORMWATER DEPARTMENT
COMMERCIAL FINAL INSPECTION

24 to 48 hour advance notice MUST BE given so that we may properly schedule inspections

PROJECT: _____ LOT #: _____ BLDG. PERMIT #: _____

PHYSICAL ADDRESS: _____

BUILDER/CONTRACTOR: _____ PHONE #: _____

DATE YOU WOULD LIKE TO HAVE STORMWATER FINAL DONE: _____

We will do the best we can to accommodate you with this date, but there are NO GUARANTEES!

COMMENTS:

_____

_____

_____

As Built drawings received by Public Works on: _____

As Built drawings reviewed by Public Works & accepted on : _____

As Built drawings reviewed by: _____

Is a letter required for a Proprietary BMP Device: Yes ☐ No ☐

Letter for Proprietary BMP received: _____

STORM WATER ISSUES ADDRESSED: _____ DATE: _____

Stormwater Inspector - 773-6270 - Fax - 773-6286

_____ PASS _____ FAIL

CITY OF MT. JULIET
STORMWATER DEPARTMENT
RESIDENTIAL FINAL INSPECTION

24 to 48 hour advance notice MUST BE given so that we may properly schedule inspections

SUBDIVISION: _____ PHASE: _____ LOT #: _____ BLDG. PERMIT #: _____

PHYSICAL ADDRESS: _____

BUILDER/CONTRACTOR: _____ PHONE #: _____

DATE YOU WOULD LIKE TO HAVE STORMWATER FINAL DONE: _____

We will do the best we can to accommodate you with this date, but there are NO GUARANTEES!

COMMENTS:

_____

_____

_____

_____

_____

_____

_____

STORM WATER ISSUES ADDRESSED: _____ DATE: _____

Stormwater Inspector - 773-6270 - Fax - 773-6286

_____ PASS _____ FAIL

Date: _____

To: Jennifer Stewart, City of Mt. Juliet Zoning Administrator
Jessica Gore, City of Mt. Juliet Public Works Director

From: (Project Engineer's Name)

RE: Engineering/Construction /Landscape Certification for the _____
(Subdivision)/ (Apartment)/ (Commercial Development)

In accordance with Section 14-103.6.5 of the Zoning Ordinances of the City of Mt. Juliet, This letter shall serve as certification for the following:

(a) First Certification – Floor Elevation (PW)

The building foundation is substantially complete, the building location and the first floor elevation of the foundation are shown as per attached drawing.

_____. _____ _____
Registered Land Surveyor Signature Date

Registration No._____
Stamp/Seal

_____ _____ _____
Owner (Print name) Signature Date

(b) Second Certification – Grading & Drainage (PW)

The development site conditions are in accordance with approved site plans with the exception if any of the discrepancies noted in detail on the attached plan.

_____ _____ _____
Professional Engineer Signature Date

Tennessee License No._____

(c) Final Certification – Civil & Landscaping Architect (PZ)

All engineering designs, construction work, and landscape features at the above reference location have been substantially completed in accordance with all applicable City of Mt. Juliet technical standards, specifications and zoning ordinances in accordance with the site plan approved by the Planning Commission and staff.

Included are:

i. Location and dimensions of all buildings, parking areas, and other site features.
ii. Location and sizes of all utilities and storm drainage facilities as established on the site.
iii. Location and material (to include plant names and size were specified) of all landscaping and site plantings. (plantings are alive)

Any design changes made during construction have been pre-approved by the City Engineer and are shown in the attached "as built" plans. Documentation of design changes (computation, etc.) are also enclosed for your records and review.

_____	_____	_____
Professional Engineer	Signature	Date

Tennessee License No._____

_____	_____	_____
Landscape Architect	Signature	Date

Tennessee License No._____

Landscape Maintenance Bond/Letter of Credit

Name of Project_____

Project Address_____

Owner/Developer/Contractor_____

Project/Application #_____

Surety: _____

Bond/Letter of Credit Amount _____

Bond/Letter of Credit # _____

Owner/Developer/Contractor and Surety are held and firmly bound unto the City of Mt. Juliet, as Obligee, in the sum of _____, for payment of which, well and truly made, the said Owner/Developer/Contractor and Surety bind themselves, their respective heirs, executors, administrators, successors and assigns , jointly and severally, firmly by these presents.

1. **General**

In accordance with Article 14-103.9 of the City of Mt. Juliet Zoning Ordinance, Maintenance Surety shall be required for the purpose of insuring that landscape material which is installed to meet the requirements of this ordinance does not die or significantly deteriorate for a period of one (1) year from the date of issuance of any Permanent Use and Occupancy Permit. Owner/Developer/Contractor shall give the City a letter-of-credit from a local bank or a surety for one hundred and twenty percent (120%) of the landscape invoice regarding the above stated purpose. The Terms in this document shall supersede all terms in a letter of credit or bond obtained for the purpose of complying with this agreement.

2. **Bonding Period – Obligee**

The period of the maintenance surety shall be fifteen (15) months from the date of issuance of any Permanent Use and Occupancy Permit.

3. **Agreement to Perform**

Landscaping shall be maintained in a healthy growing condition. Dead, diseased, damaged, or stolen plantings and or trees shall be replaced within 30 days from notice that the plants are missing, dead or damaged at the sole cost of the above-named Owner/Developer/Contractor. The

4. **Obligation of Surety**

If the above named Owner/Developer/Contractor fails to maintain the improvements in accordance with the Article 14-103.9 of the City of Mt. Juliet Zoning Ordinance, the Surety shall indemnify and save harmless the Obligee, up to the Maintenance Bond /Letter of Credit Amount, for all costs that the Obligee may suffer by reason of the Owner/Developer/Contractor's failure to do so, including the costs incurred by Obligee to replace dead or significantly deteriorated landscape material.

5. **Modification**

This document cannot be modified, nor the obligations created hereunder terminated, without the Zoning Administrator's express consent.

Owner/Developer/Contractor: Surety:

By: _____

Title: _____ _____

Surety

By:_____

Attorney in Fact

State of Tennessee

Sworn to and subscribed before me in the County of _____

This _____ day of _____ 20_____.

_____ _____

Notary Public at Large Commission Expires

Accepted by the City of Mt. Juliet

This _____ day of _____, 20_____.

By: _____

Title:_____

Address to which release form should be mailed:

_____

_____

_____

_____