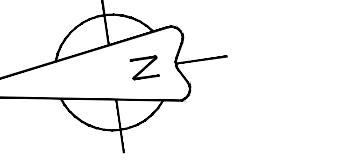


# TALIAFERRO SUBDIVISION

LOT 101 PLOT PLAN  
8704 IRON WILLOW PASS  
COLLEGE GROVE, TN

REVISIONS  
PER STAFF COMMENTS

REVISIONS  
PER STAFF COMMENTS



GRAPHIC SCALE  
(IN FEET)  
SCALE: 1" = 20'

LEGEND	PROPOSED LOT LINES
PROPOSED LOT NUMBER	PROPOSED LOT LINES
PROPOSED BUILDING SETBACK	PROPOSED LOT NUMBER
PROPOSED EROSION CONTROL MAT	PROPOSED BUILDING SETBACK
W	PROPOSED EROSION CONTROL MAT
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	PROPOSED WATER LINE
PROPOSED FIRE HYDRANT ASSEMBLY	PROPOSED WATER SERVICE
PROPOSED SANITARY MANHOLE	PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SANITARY SERVICE	PROPOSED SANITARY MANHOLE
PROPOSED STORM INLET	PROPOSED SANITARY SERVICE
PROPOSED HEADWALL	PROPOSED STORM INLET

## GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION PLAN SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT(NPDES) PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. ALL WASH WATER CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DISPOSED OF IN A MANUFACTURED PREMIUM CONTAINER BETWEEN CONCRETE MATERIALS AND STORM WATER THAT IS DISPOSED OF ON THE SITE.

C. MAINTAIN ON THE SITE HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLAT TOP BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PROVIDED IN THE STORM WATER POLLUTION PREVENTION PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 72 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

I. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, THE TIRES MUST BE DRIED AND THE TIRES MUST NOT LEAVE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL, DIRT, DUST, AND SEDIMENT HAS BEEN REMOVED AND PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

M. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

**BUILDING COVERAGE:**  
PROPOSED BUILDING COVERAGE = 4,714 SF = 9.39%  
REQUIRED = 25% MAX

**IMPERVIOUS CALCULATION:**  
PROPOSED IMPERVIOUS = 6,952 SF = 13.85%  
REQUIRED = 60% MAX

**RESOURCE PROTECTION STANDARDS**  
THIS DEVELOPMENT WILL ADHERE TO THE RESOURCE PROTECTION STANDARDS SET FORTH IN ARTICLE 19 OF THE ZONING ORDINANCE CONCERNING FLOOD PLAIN REGULATIONS AND ARTICLE 13 CONCERNING NATURAL AND HISTORICAL RESOURCES SUCH AS WATERWAY PROTECTION, STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION, AND TOPOGRAPHY PROTECTION, AND FLOOD HAZARD AREA PROTECTION, WETLAND PROTECTION, WOODLAND AND TREE PROTECTION, AND HISTORIC AND CULTURAL RESOURCE PROTECTION.

**FLOOD NOTE**  
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C0385F OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

**OWNER OF RECORD**  
McCANLESS AND COMPANY  
PO BOX 1687  
NOLENSVILLE, TN 37135  
DEED BOOK 422, PAGE 944 R.O.W.C.  
CIVIL ENGINEER  
T-SQUARE ENGINEERING  
111 SE PARKWAY CT  
FRANKLIN, TN 37064  
615.678.8212

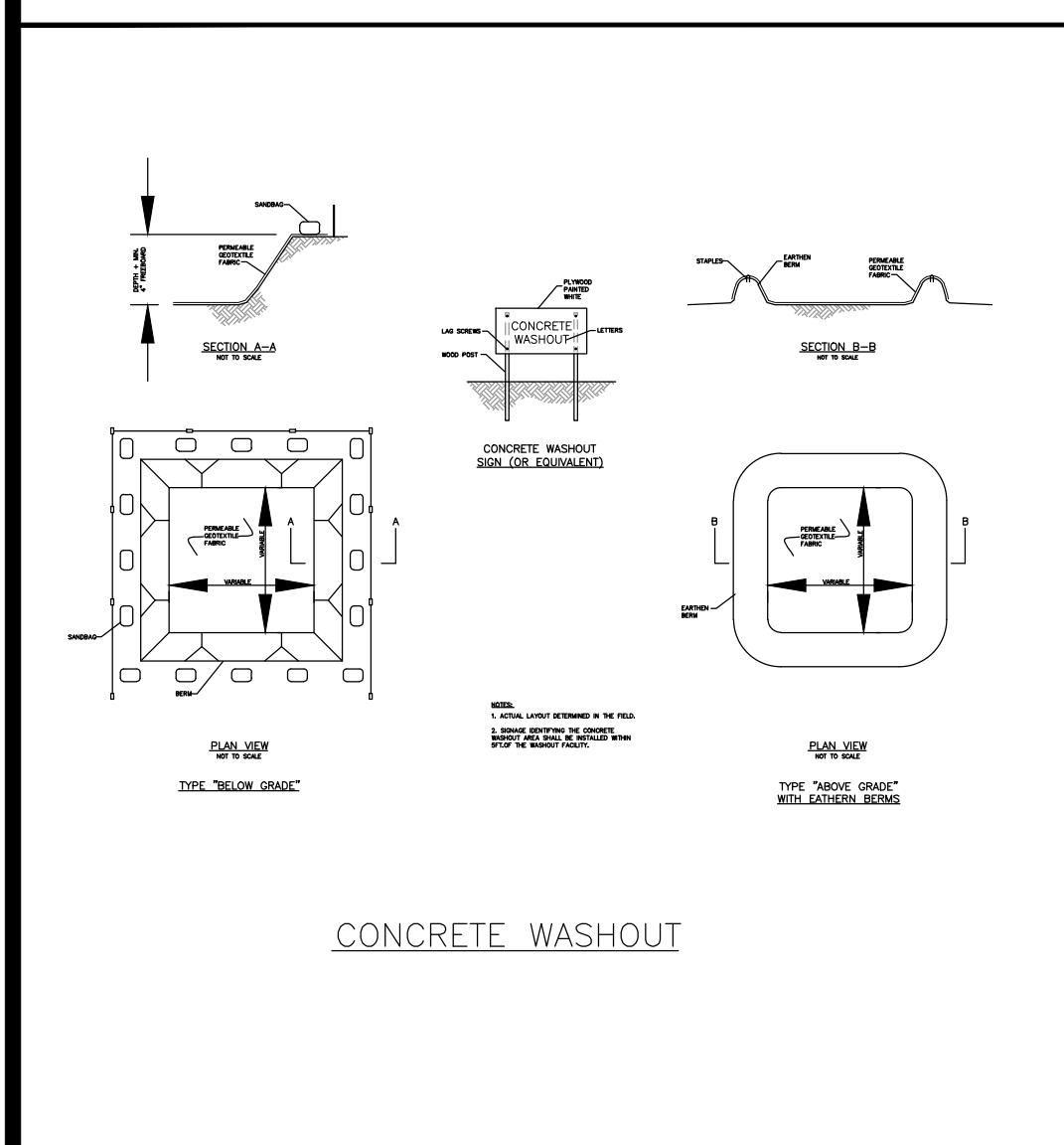
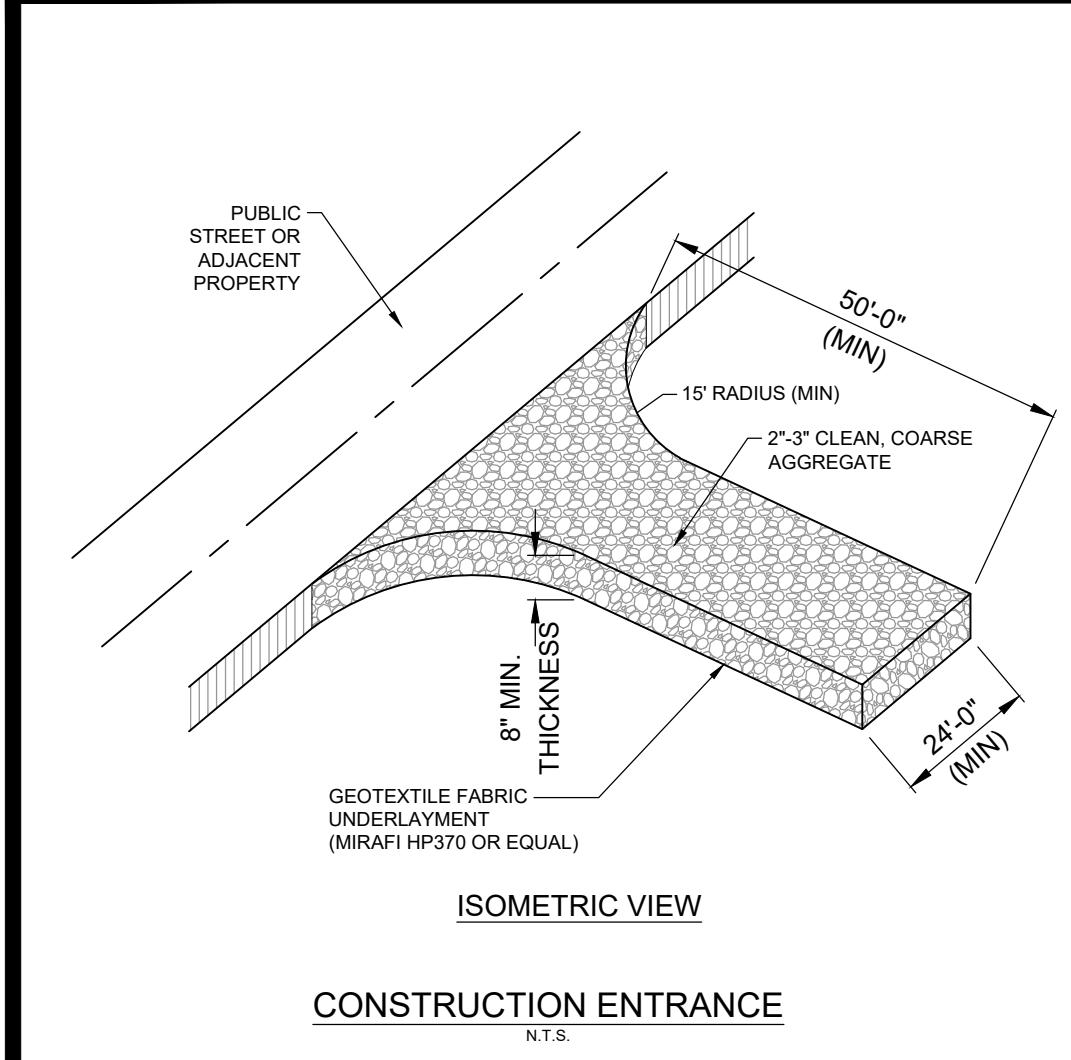
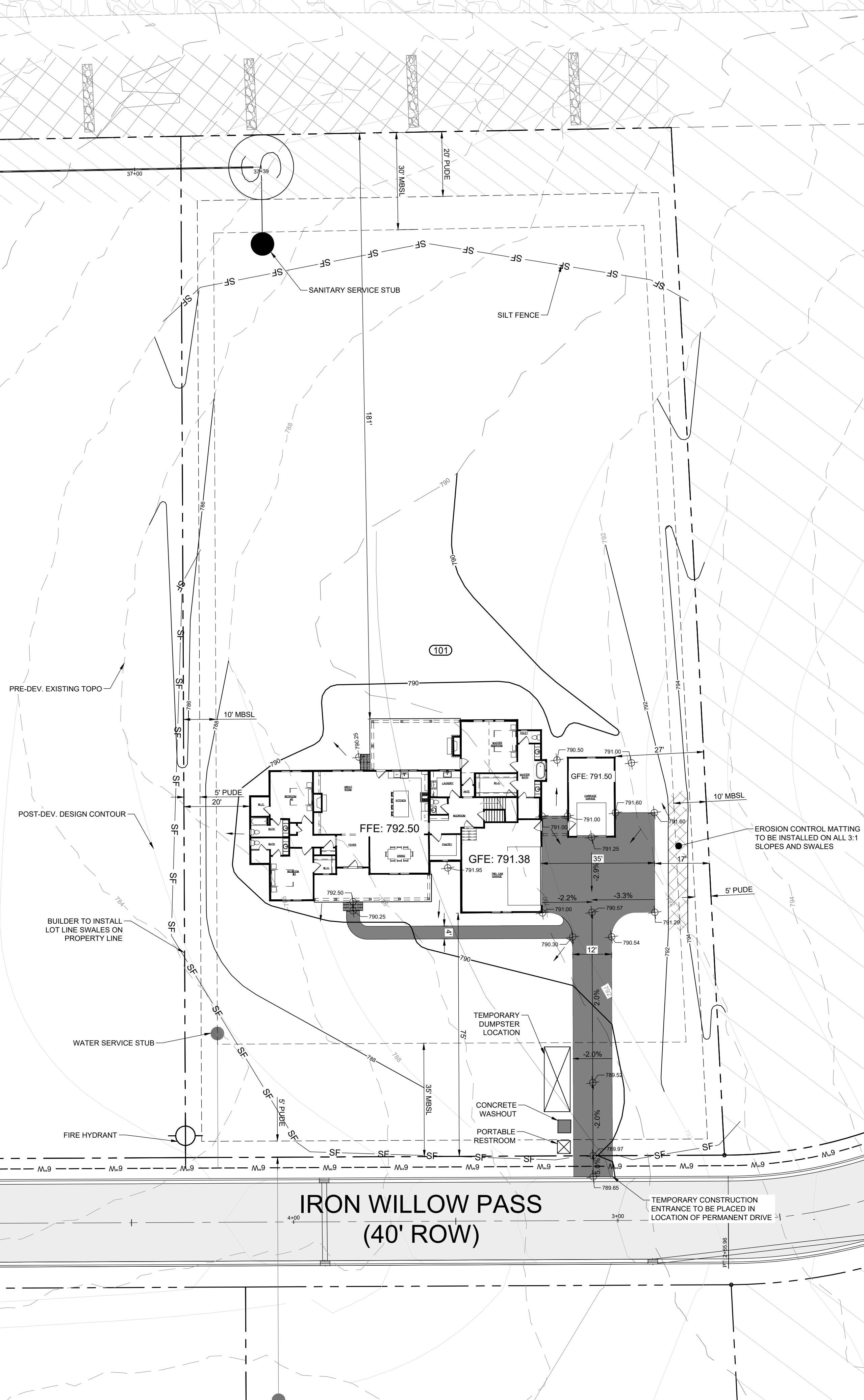
**PROJECT**  
19-0904  
**SHEET**  
1 OF 1



**T-SQUARE ENGINEERING**



11/05/2025



**MAINTENANCE**

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY A CERTIFIED PERSON AT LEAST TWICE EVERY SEVEN CALENDAR DAYS AT LEAST 72 HOURS APART. IT SHALL ALSO BE INSPECTED WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND ALSO BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING WITHIN 7 CALENDAR DAYS.

1. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REMOVED IF THEY SHOW SIGNS OF DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE DETENTION BASIN WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

**GENERAL NOTES**

- BUILDER TO ENSURE ALL PLATTED SETBACKS ARE ADHERED TO.
- BUILDER TO ENSURE DRAINAGE SWALES ARE INSTALLED TO CONVEY FLOW AWAY FROM STRUCTURE.
- PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THIS RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 25 CALIPER INCHES OF TREES PER ACRE.
- ANY DAMAGE TO THE RIGHT OF WAY AND/OR P.U.D.E. SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS.
- A SEPARATE PERMIT WILL BE REQUIRED FOR POOL PLANS.
- DUUE TO PROXIMITY OF PROPOSED HOME TO SETBACKS, AN AS-BUILT SURVEY IS REQUIRED TO ENSURE HOME IS BUILT WITHIN THE SETBACKS
- ALL RETAINING WALLS GREATER THAN 4 FEET WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- BUILDER TO DISCUSS TREE PRESERVATION WITH HOME OWNER
- NO CONSTRUCTION ALLOWED ON DRIVEWAY BETWEEN PROPERTY LINE AND ROADWAY CONNECTION WITHOUT ADJUSTING DRIVEWAY WIDTH TO 20'-0" OR LESS

**OWNER: McCANLESS AND COMPANY**  
LOT: 101  
ADDRESS: 8704 IRON WILLOW PASS  
LOT AREA: ±50,177 SF  
SUBD: TALIAFERRO SUBDIVISION  
FLOORPLAN: CUSTOM HOME