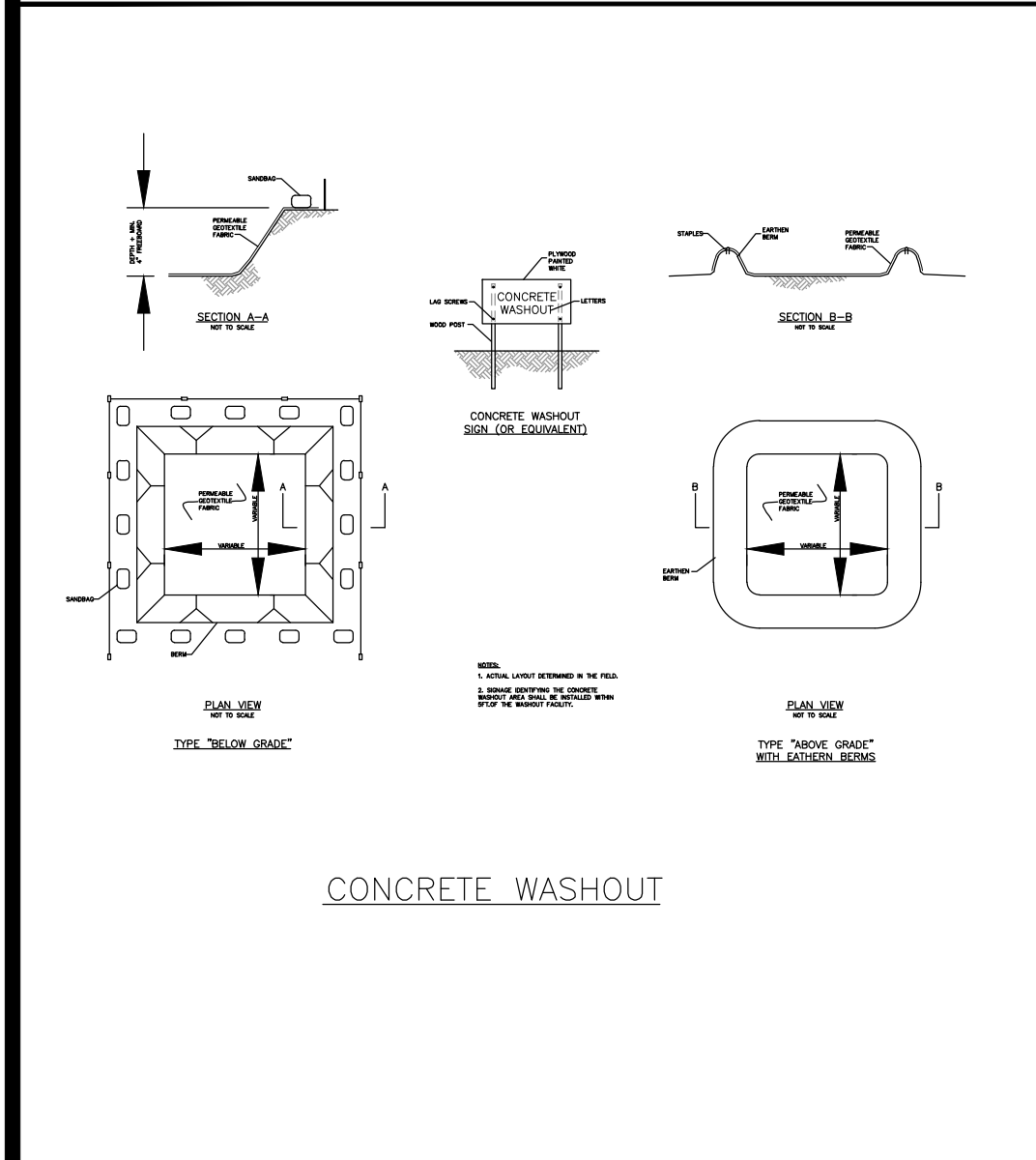


ISOMETRIC VIEW  
CONSTRUCTION ENTRANCE  
N.T.S.



CONCRETE WASHOUT

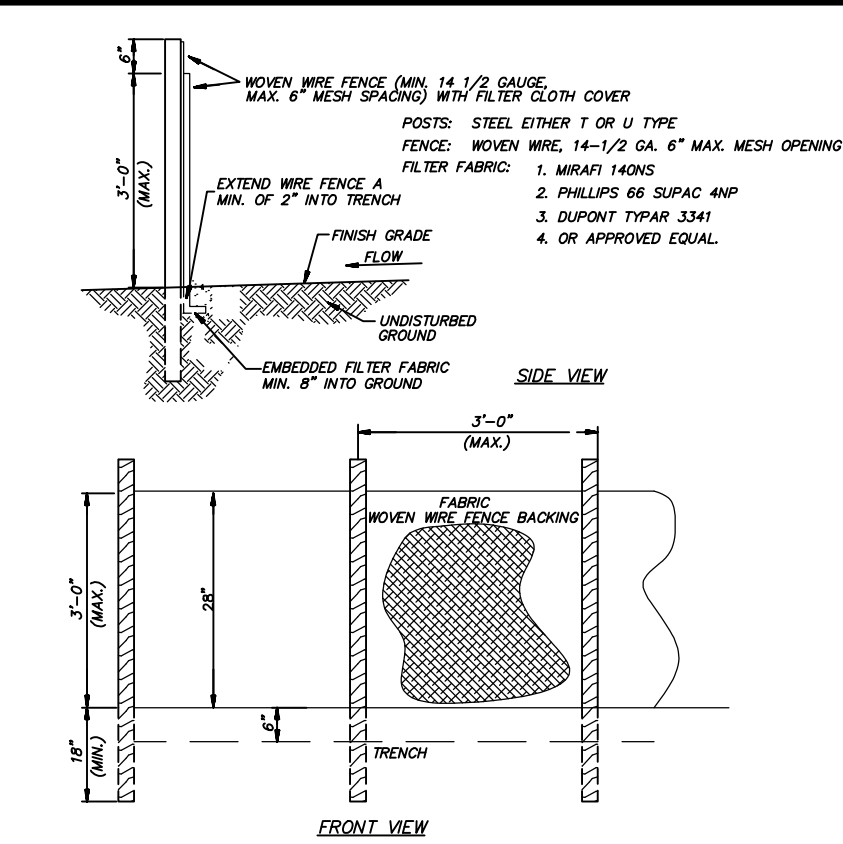
MAINTENANCE

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 SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED 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 SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING WITHIN 7 CALENDAR DAYS:

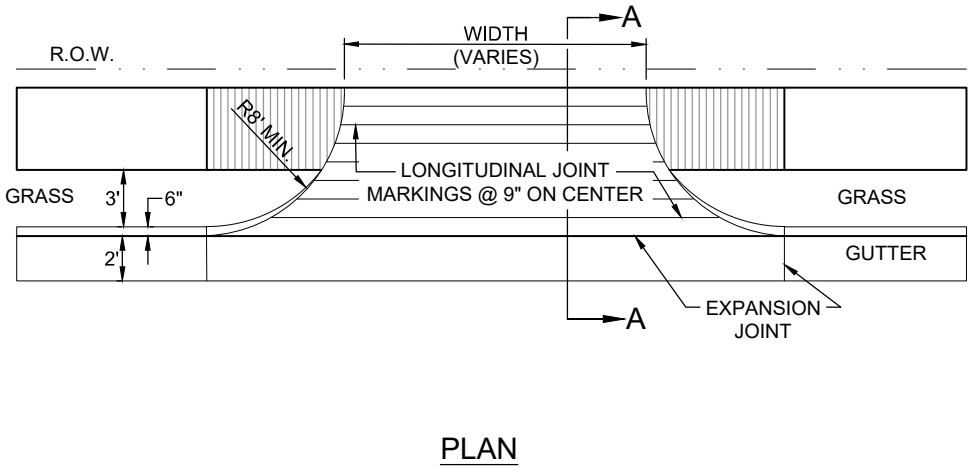
1. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETEIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED.
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 ONTO 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 OWNERS ASSOCIATION.

GENERAL NOTES

1. BUILDER TO ENSURE ALL PLATTED SETBACKS ARE ADHERED TO.
2. BUILDER TO ENSURE DRAINAGE SWALES ARE INSTALLED TO CONVEY FLOW AWAY FROM STRUCTURE.
3. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THIS RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 25 CALIPER INCHES OF TREES PER ACRE.
4. ANY DAMAGE TO THE RIGHT OF WAY AND/OR P.U.D.E. SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS.
5. A SEPARATE PERMIT WILL BE REQUIRED FOR POOL PLANS.
6. DUE TO PROXIMITY OF PROPOSED HOME TO SETBACKS, AN AS-BUILT SURVEY IS REQUIRED TO ENSURE HOME IS BUILT WITHIN THE SETBACKS.
7. 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.
8. BUILDER TO DISCUSS TREE PRESERVATION WITH HOME OWNER.
9. NO CONSTRUCTION ALLOWED ON DRIVEWAY BETWEEN PROPERTY LINE AND ROADWAY CONNECTION WITHOUT ADJUSTING DRIVEWAY WIDTH TO 20-FEET OR LESS.

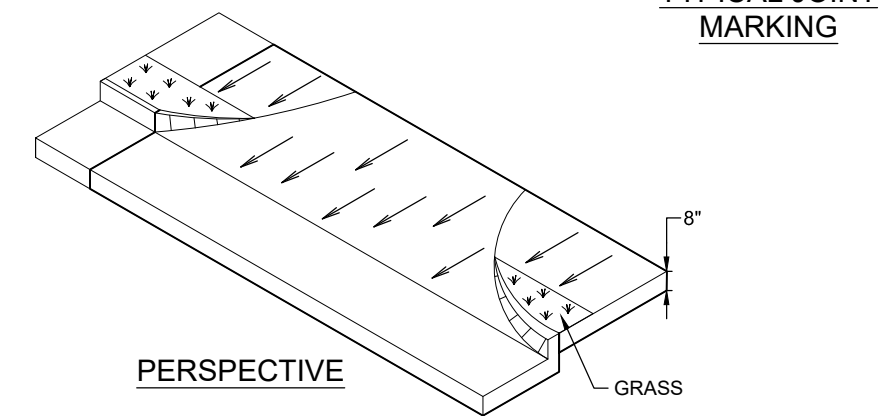


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "RAILGUST" DEVELOPS IN THE SILT FENCE OR WHEN TOP LINE IS NOT VISIBLE.
- TYPE "C" SEDIMENT/SILT FENCE  
N.T.S.

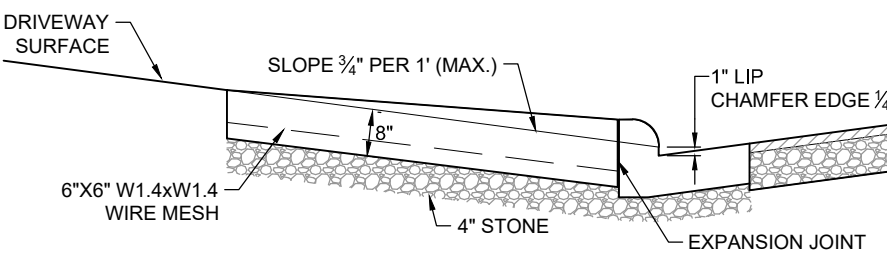


PLAN

TYPICAL JOINT MARKING



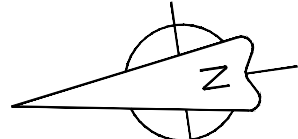
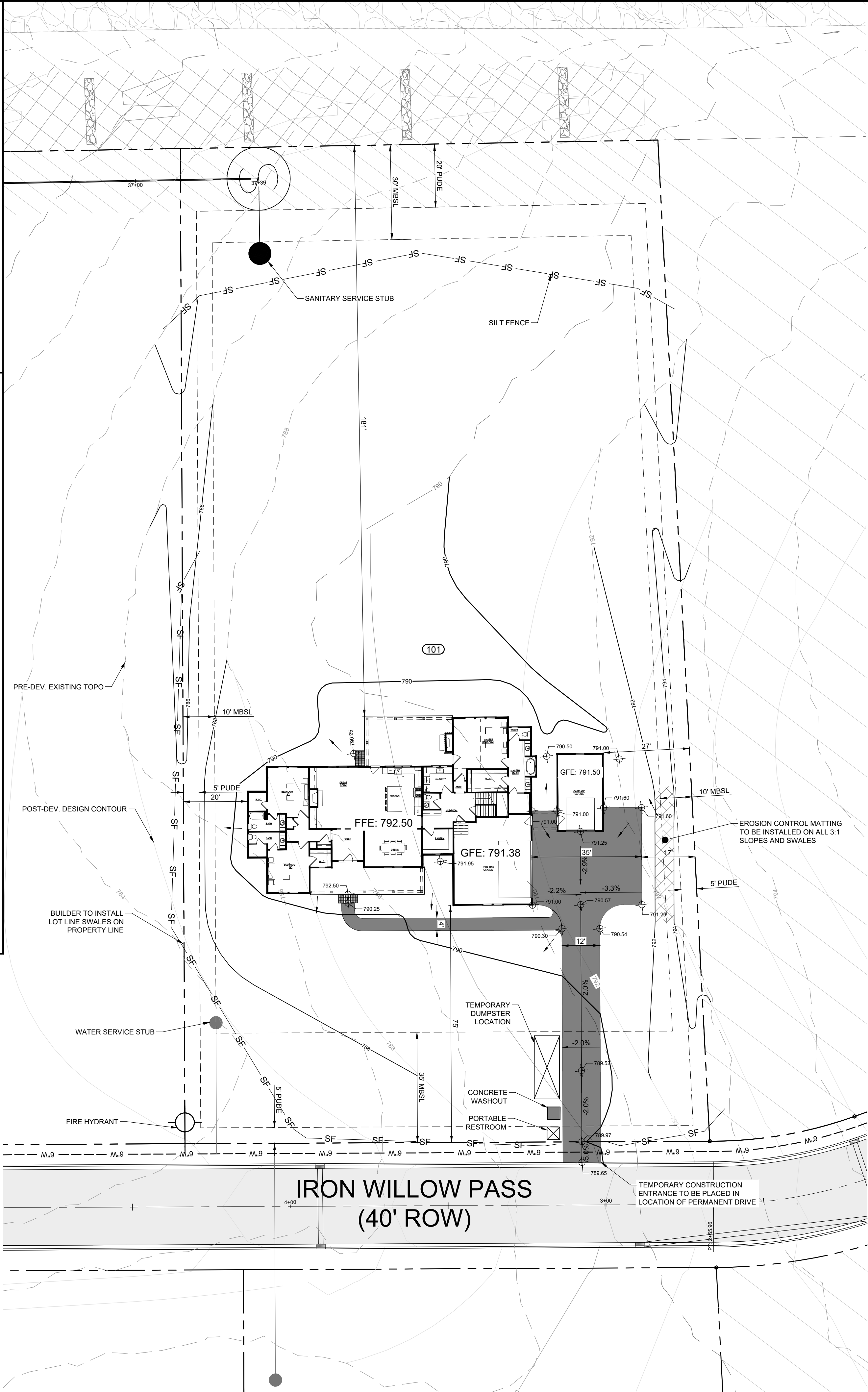
PERSPECTIVE



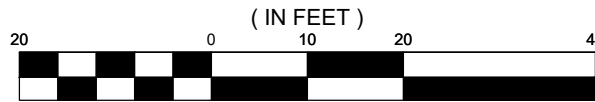
SECTION A-A

# CONCRETE DRIVEWAY RAMP  
N.T.S.

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



GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 20'

LEGEND

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

GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION 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 MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION 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 PRESENTED ON THIS PLAN, AND IN 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 21 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 AFTER 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, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH 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 DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL 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 THE 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 = 6,962 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, KARST TOPOGRAPHY PROTECTION, SPECIAL 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  
NOLANSVILLE, TN 37135  
DEED BOOK 422, PAGE 944 R.O.W.C.

CIVIL ENGINEER

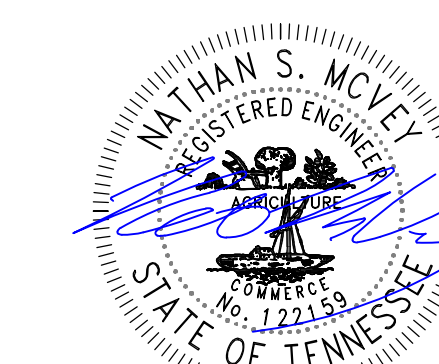
T-SQUARE ENGINEERING  
111 SE PARKWAY CT  
FRANKLIN, TN 37064  
615.678.8212

REVISIONS		NO.	DATE	DATE: 12/19/2021
REVISIONS PER STAFF COMMENTS		1	1-17-22	SCALE: AS SHOWN
REVISIONS PER STAFF COMMENTS		2	1-18-22	DRAWN BY: T-SQUARE
				REVIEWER: LTS

LOT 101 PLOT PLAN

8704 IRON WILLOW PASS  
COLLEGE GROVE, TN

TALIAFERRO SUBDIVISION



11/05/2025

PROJECT  
19-0904

SHEET  
1 OF 1



T-SQUARE ENGINEERING