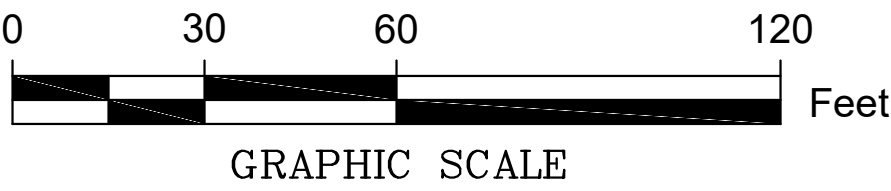
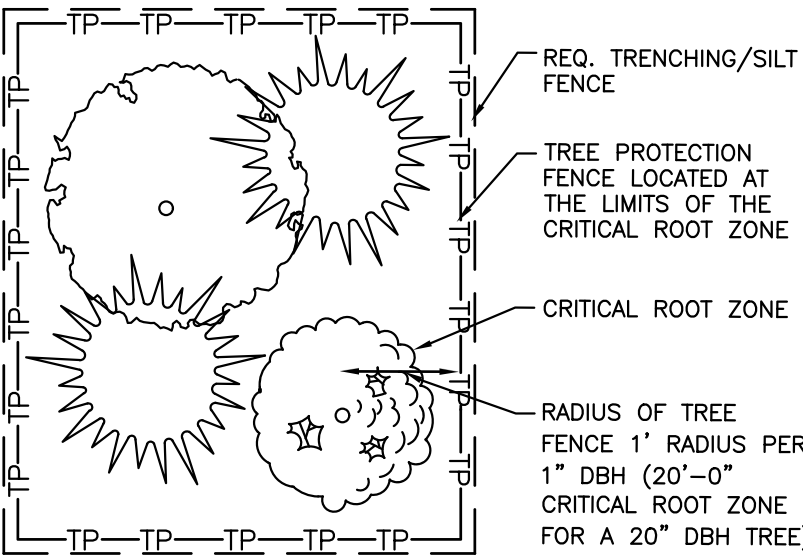


TENNESSEE STATE PLANE  
COORDINATE SYSTEM - NAD 1983  
VERTICAL DATUM - NAVD 1988



**NOTE:**  
EXISTING TREES NOT LOCATED WITHIN LIMITS  
OF DISTURBANCE WITHIN 50' OF GRADING SHALL  
BE PROTECTED PER STANDARD DETAIL BELOW.

TREE PROTECTION STANDARD DETAIL



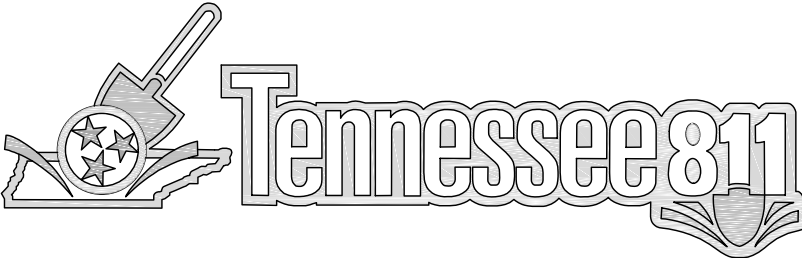
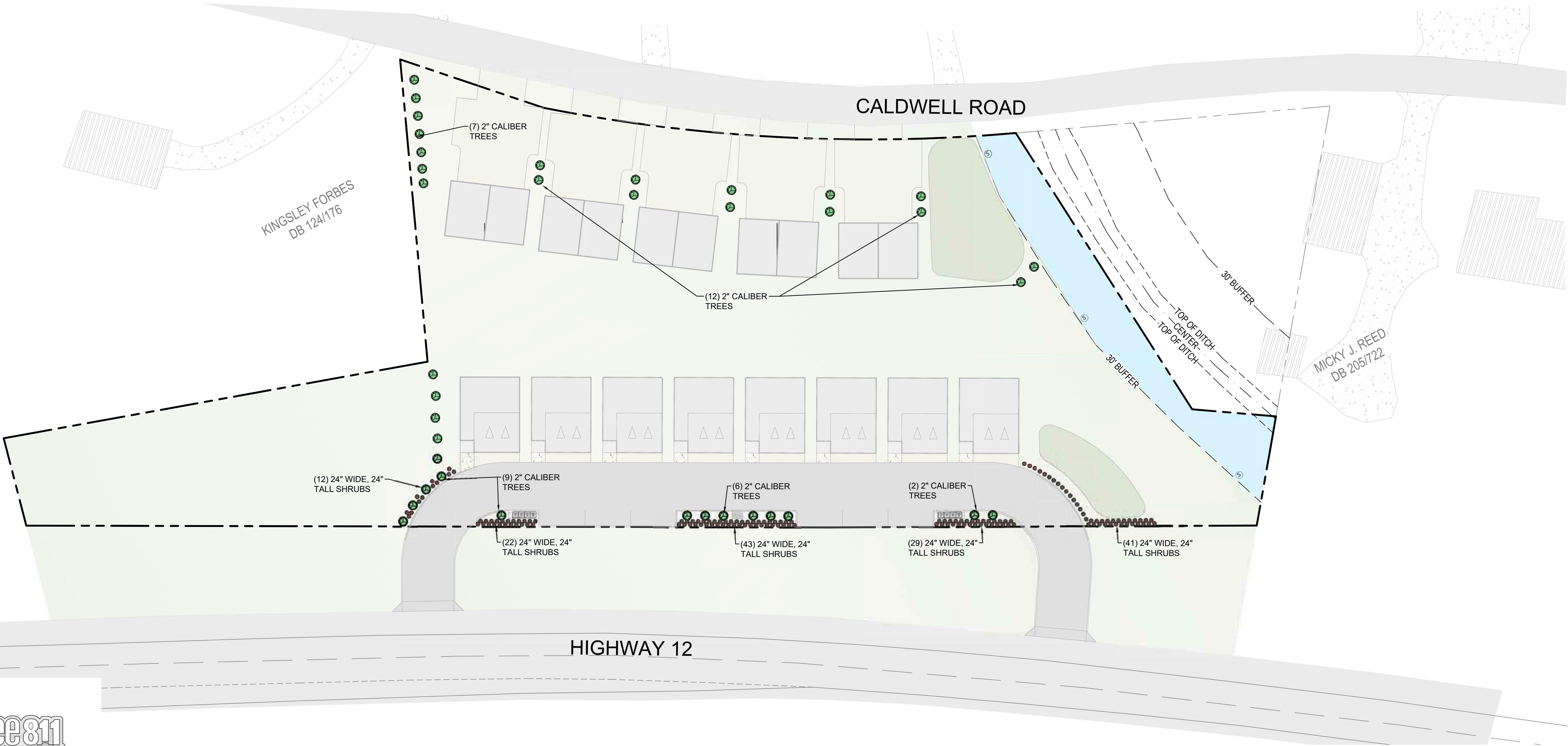
**NOTE:**  
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE  
ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL  
BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION  
ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE  
PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES  
SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

LANDSCAPE CALCULATIONS

TREE REQUIREMENTS: 3.140 SEC F  
35 CALIPER INCHES OF PROPOSED TREES PER ACRE  
REQUIRED = 35 INCHES x 2.03 AC = **71 CALIPER INCHES**  
PROVIDED = (36) 2" CALIPER TREES = **72 CALIPER INCHES**  
STREET FRONT: 3.140 SEC G  
ONE SHRUB (24" WIDE, 24 INCHES HIGH) PER 2 LF OF PARKING/ DRIVE  
REQUIRED = 280 LF / 2 = **140 SHRUBS**  
PROVIDED = **147 SHRUBS**

LANDSCAPE NOTES

1. LANDSCAPE PLAN BY REGISTERED LANDSCAPE ARCHITECT TO BE PROVIDED PRIOR TO GRADING PERMIT APPROVAL...
2. 75% OF REQUIRED TREES SHALL BE NATIVE TO SOUTHEASTERN UNITED STATES.
3. 50% OF REQUIRED TREES SHALL BE MINIMUM 2 CALIPER INCHES IN SIZE.
4. NO PROPOSED CANOPY TREE PLANTED AT A SIZE LESS THAN 2 CALIPER INCHES WILL BE ACCEPTAED AS A REQUIRED TREE.
5. A MINIMUM OF 20% AND MAXIMUM OF 50% OF REQUIRED TREES SHALL BE UNDERSTORY AND/ OR ORNAMENTAL TREES.



VALLEY POINT HOMES

FOR  
JIMMY BROOKS

0 CALDWELL ROAD ASHLAND CITY, TN 37015

REVISIONS	DATE
-	-
-	-
-	-
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-	-
-	-

DESIGNED BY: MLW

DATE: 3/31/2023

SCALE: 1"=30'

JOB #: 20230210-1

LANDSCAPE  
PLAN

C1.1









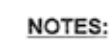
**HKA**  
HIGHERS, KOONCE & ASSOCIATES, INC.  
Civil and Environmental Engineering  
3343 Perimeter Hill Drive Suite 212  
Nashville, Tennessee 37211 (615) 333-7200



1. EXPANSION JOINTS:  $\frac{1}{2}$ " WIDE, FULL DEPTH, AT MAXIMUM OF 50' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.
2. TOoled CURB CONTROL JOINTS:  $\frac{1}{4}$ " WIDE, 1" DEEP, 5' O.C.
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. AT 28 DAY TEST.
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

### POST-TYPE CURB DETAIL

**HKA**  
HIGHERS, KOONCE & ASSOCIATES, INC.  
Civil and Environmental Engineering  
3343 Perimeter Hill Drive Suite 212  
Nashville, Tennessee 37211 (615) 333-7200



1. EXPANSION JOINTS:  $\frac{1}{2}$ " WIDE, FULL DEPTH, AT MAXIMUM OF 60' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.
2. TOLDED CURB CONTROL JOINTS:  $\frac{1}{4}$ " WIDE, 1" DEEP, 5' O.C.
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. AT 28 DAY TEST.
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

### CURB AND GUTTER DETAIL

**HKA**  
HIGHERS, KOONCE & ASSOCIATES, INC.  
Civil and Environmental Engineering  
3343 Perimeter Hill Drive Suite 212  
Nashville, Tennessee 37211 (615) 333-7200



**HKA**  
HIGHERS, KOONCE & ASSOCIATES, INC.  
Civil and Environmental Engineering  
3343 Perimeter Hill Drive Suite 212  
Nashville, Tennessee 37211 (615) 333-7200

FOR  
JIMMY BROOKS

0 CALDWELL ROAD ASHLAND CITY, TN 37015

[illegible]

DESIGNED BY: MLW

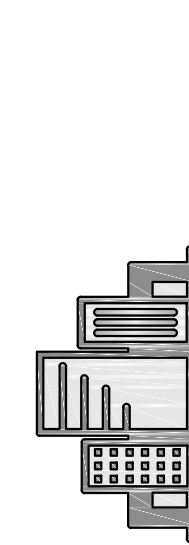
DATE: 3/31/2023

SCALE: N/A

JOB #: 20230210-1

## SITE DETAILS

### C1.3



**Williams Engineering**  
Plan - Design - Build



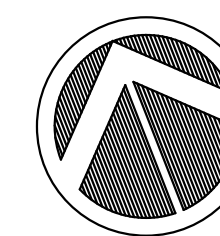


0 CALDWELL ROAD ASHLAND CITY, TN 37015

[illegible]

## C2.0

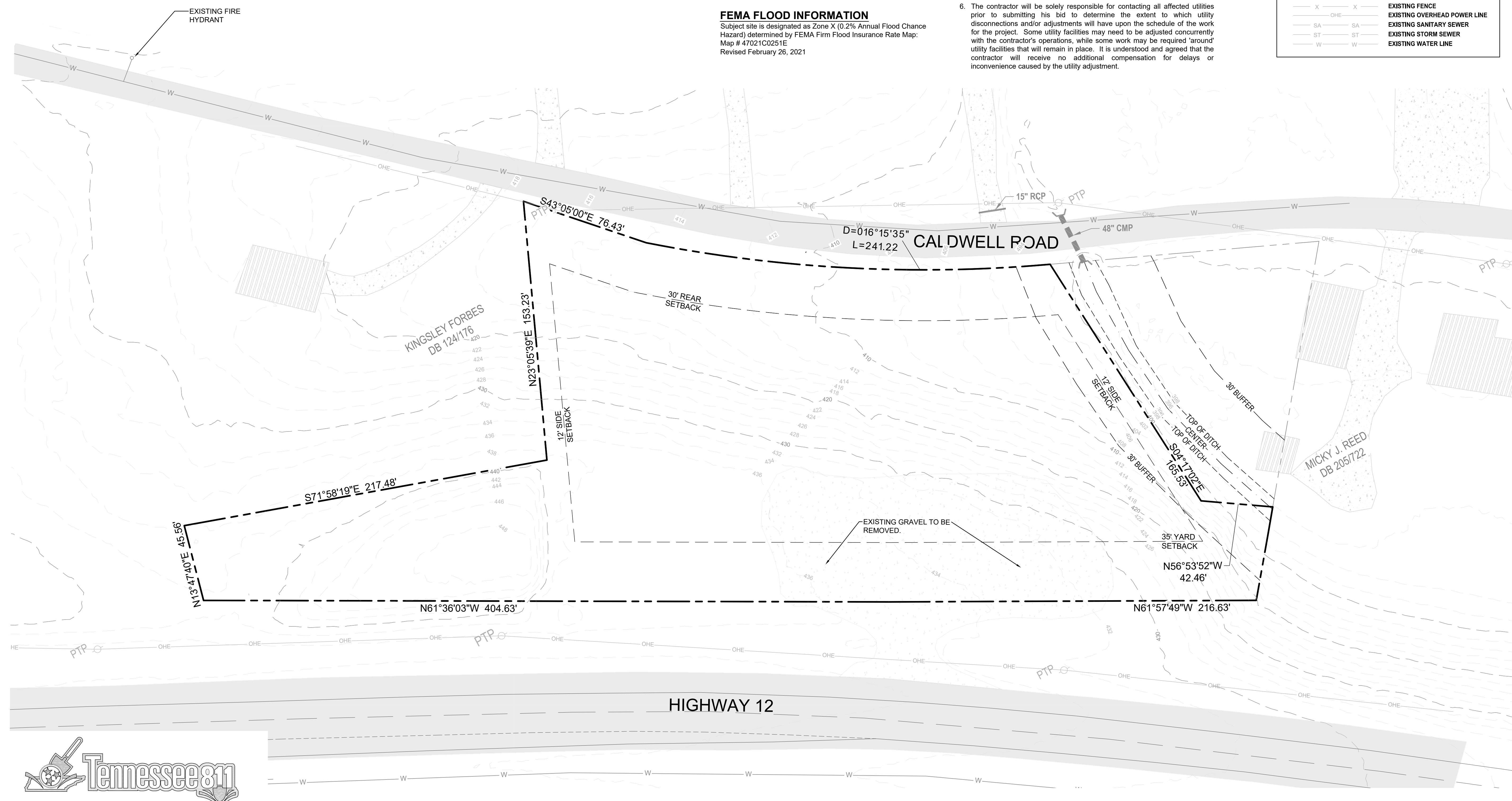
1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.



A horizontal graphic scale bar with four segments. The first segment (0 to 30 feet) is divided into three equal parts, each with a different hatching pattern. The second segment (30 to 60 feet) is solid black. The third segment (60 to 120 feet) is divided into two equal parts, each with a different hatching pattern. The word "Feet" is written at the right end of the bar.

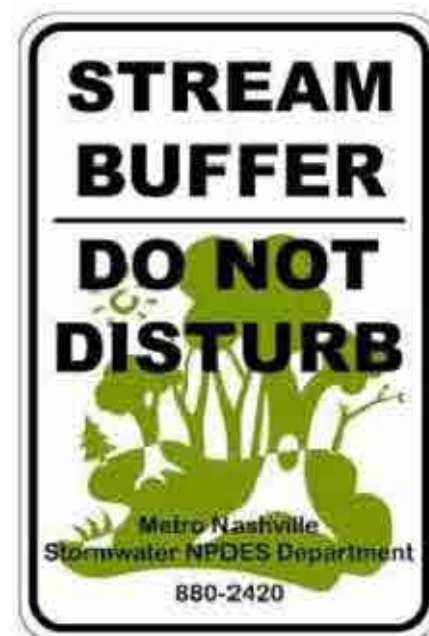
_____				<b>PROPERTY LINE</b>
_____ X _____				<b>EXISTING FENCE</b>
_____ OHE _____				<b>EXISTING OVERHEAD POWER LINE</b>
_____ SA _____				<b>EXISTING SANITARY SEWER</b>
_____ ST _____				<b>EXISTING STORM SEWER</b>
_____ W _____				<b>EXISTING WATER LINE</b>

Subject site is designated as Zone X (0.2% Annual Flood Chance Hazard) determined by FEMA Firm Flood Insurance Rate Map: Map # 47021C0251E  
Revised February 26, 2021

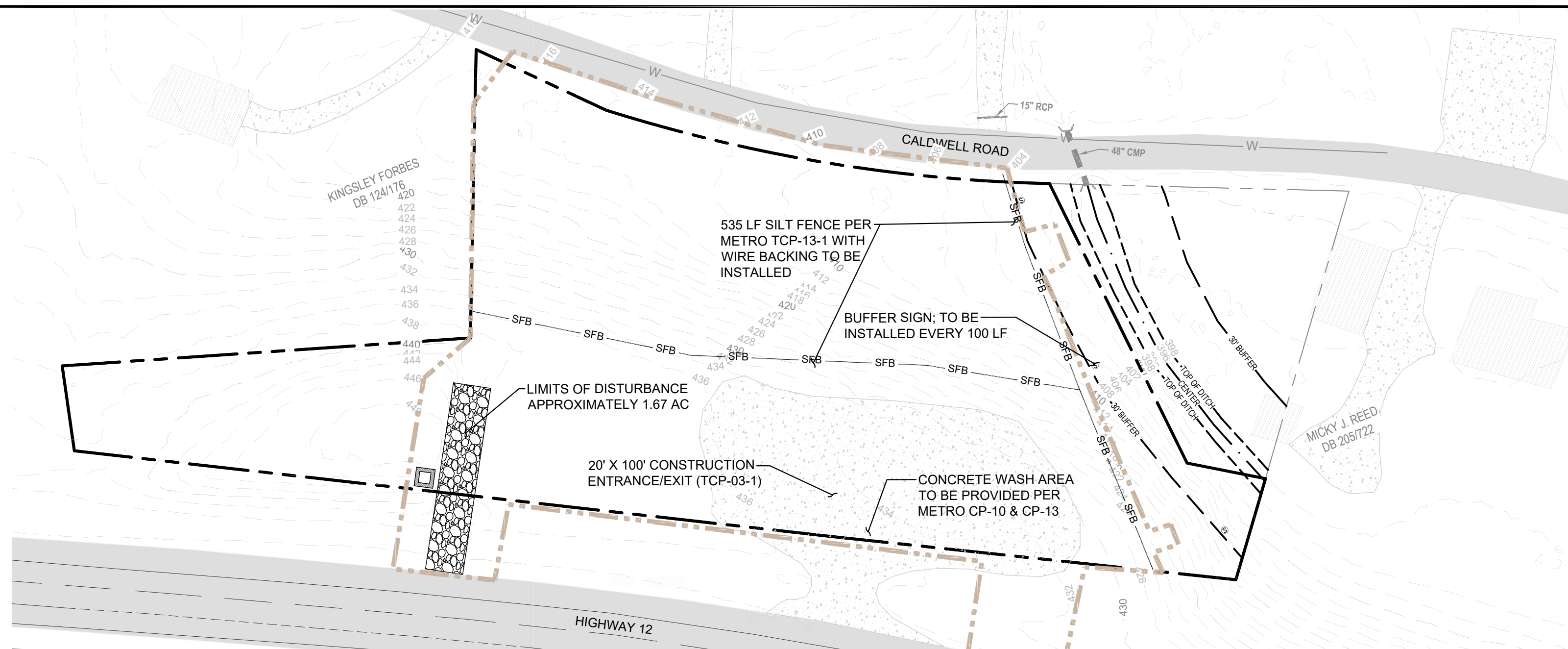




IF SIGN VENDOR DOES NOT HAVE  
THE APPROVED ARTWORK, PLEASE  
HAVE THEM CONTACT REBECCA  
DOHN @ 615-880-2420 OR  
REBECCA.DOHN@NASHVILLE.GOV.



**NOTE:**  
BUFFER SIGNS ARE REQUIRED  
(1 PER 100 LF).



## EROSION CONTROL - PHASE I



## EROSION CONTROL - PHASE I

TEMPORARY COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan- Sorghum	100%
May 1 to July 15	Starr/Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

**SOURCE: TDOT STANDARD SPECIFICATIONS:**

PERMANENT COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
April 15 to August 15	German Millet	10%
	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

SOURCE: TDOT STANDARD SPECIFICATIONS:

**Tennessee Construction General Permit Certification Stamp**  
**Metropolitan Government of Nashville Davidson County**  
**Department of Water & Sewerage Services**

**Tennessee Construction General Permit Notice of Coverage (NOC) Certification:**

**Please fill out and sign/date one of the following two statements:**

I. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN \_\_\_\_\_ . The Total Disturbed Area is :   1.67   acres.

Check all that apply: This site discharges into waters identified by TDEC as Bull Run Creek  
☐ Impaired for siltation     ☐ Impaired for habitat alteration     ☒ Exceptional  
Michael Williams    3/31/2023  
Signature    Date

Circle one: Developer     (Project Engineer)     Other \_\_\_\_\_

Please attach a copy of the Notice of Coverage under the Construction General Permit.

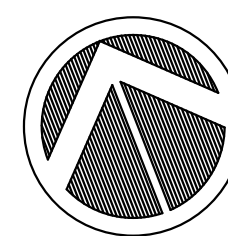
**NOTE :** A project will **not** be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is : \_\_\_\_\_ acres.

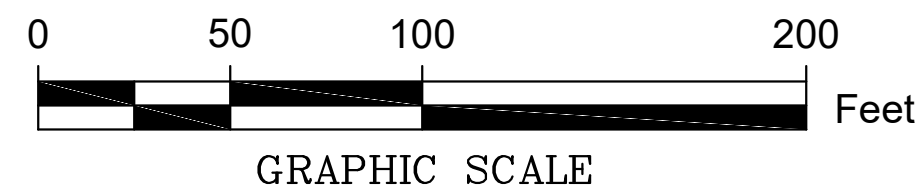
Check all that apply: This site discharges into waters identified by TDEC as :  
☐ Impaired for siltation     ☐ Impaired for habitat alteration     ☒ Exceptional

\_\_\_\_\_  
Signature    Date

Circle one: Developer     Project Engineer     Other \_\_\_\_\_



TENNESSEE STATE PLANE  
COORDINATE SYSTEM - NAD 1983  
VERTICAL DATUM - NAVD 1988



## Erosion Prevention & Sediment Controls

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, tides and local standards.
2. Contractors shall verify location, depth, and size of existing utilities prior to beginning construction, and shall be responsible for making the necessary arrangements with the governing utility company for utilities requiring relocation.
3. Bmp capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicate a control has not been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. Planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division staff. No general permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for epsc should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. Contractors shall take measures to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. Epsc measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the swppp shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the swppp, the location of the swppp, along with a contact phone number, shall be posted on-site. If the swppp is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exist to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's nashville central office for projects of ttd or tva. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in despair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether epsc measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
16. Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Control of other site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality is also required by the Grading Permittee
17. Exposed areas to be stabilized with 14 days after construction activities in the areas that have temporarily or permanently ceased. Areas with a slope of 3:1 or steeper shall be stabilized within 7 days.
18. All slopes 3:1 or steeper to be stabilized with erosion control blankets or matting



# VALLEY POINT HOMES

FOR  
JIMMY BROOKS

00 CALDWELL ROAD ASHLAND CITY, TN 37015

[illegible]

DESIGNED BY: MLW

DATE: 3/31/2023

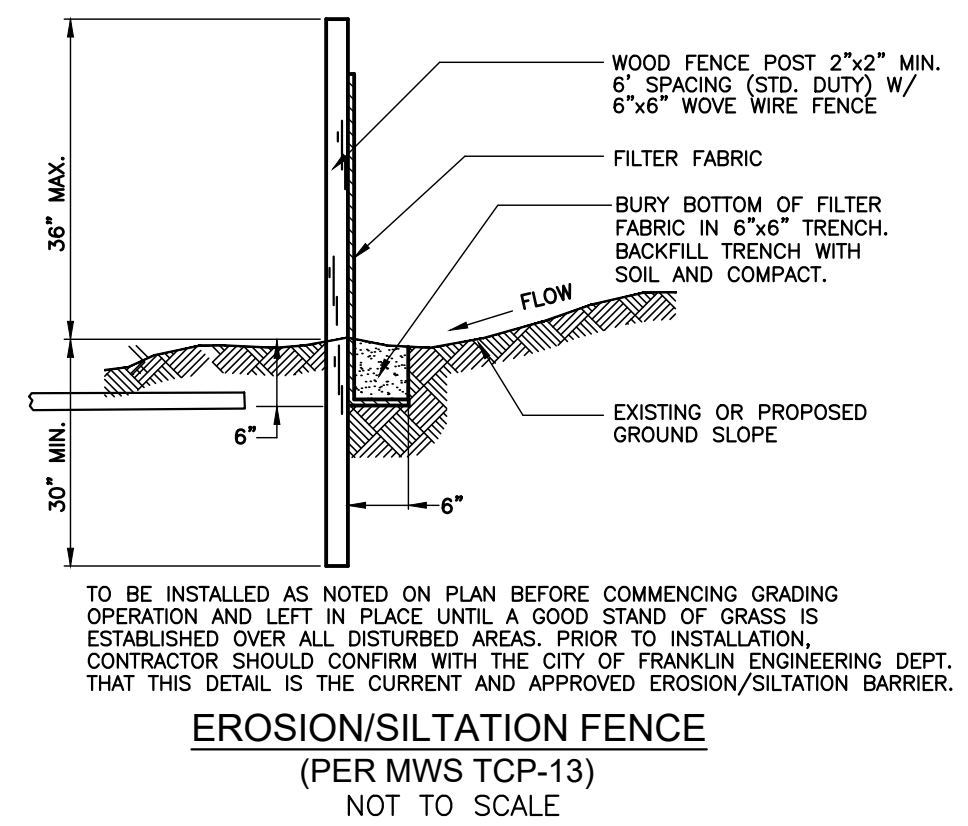
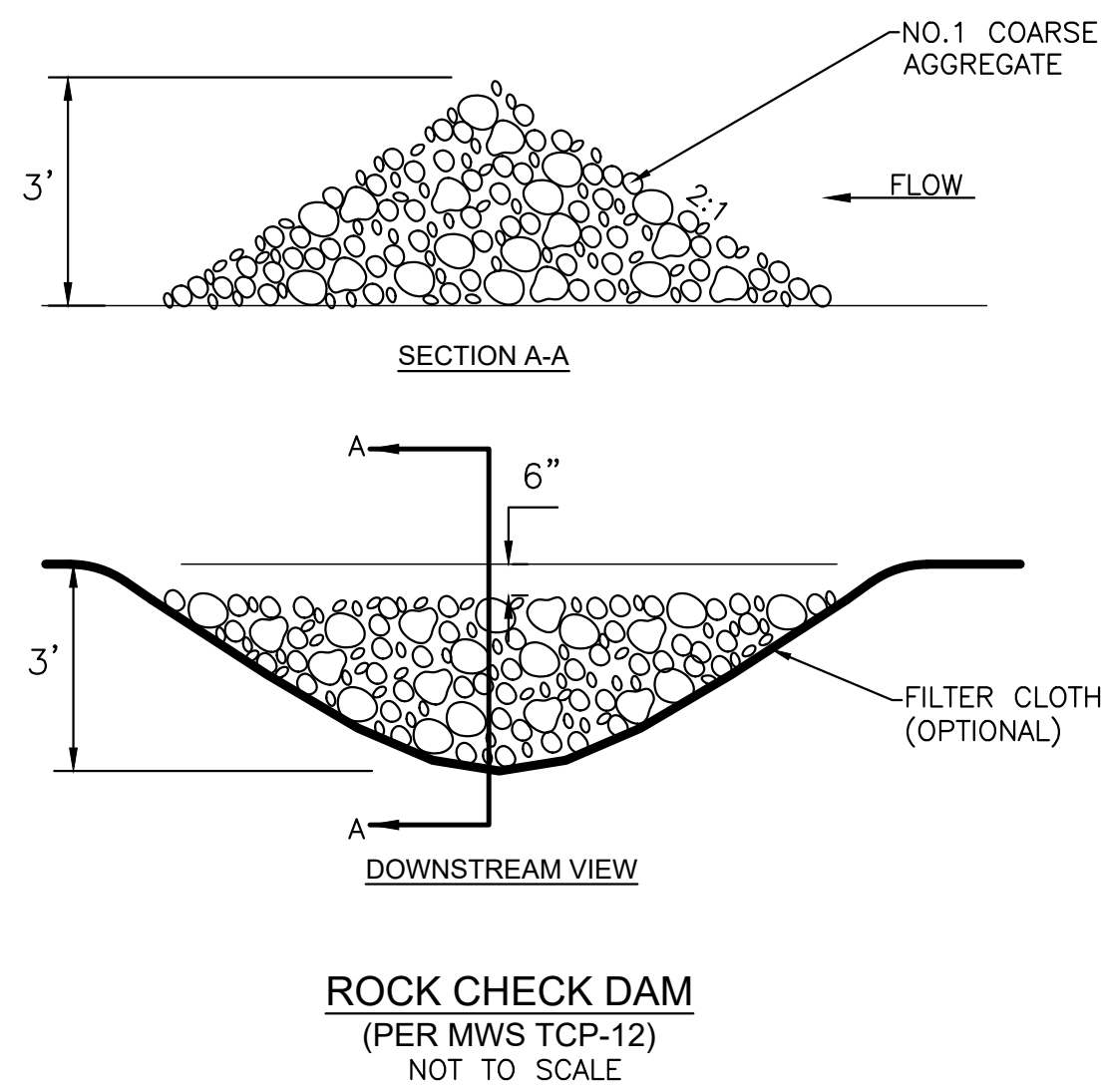
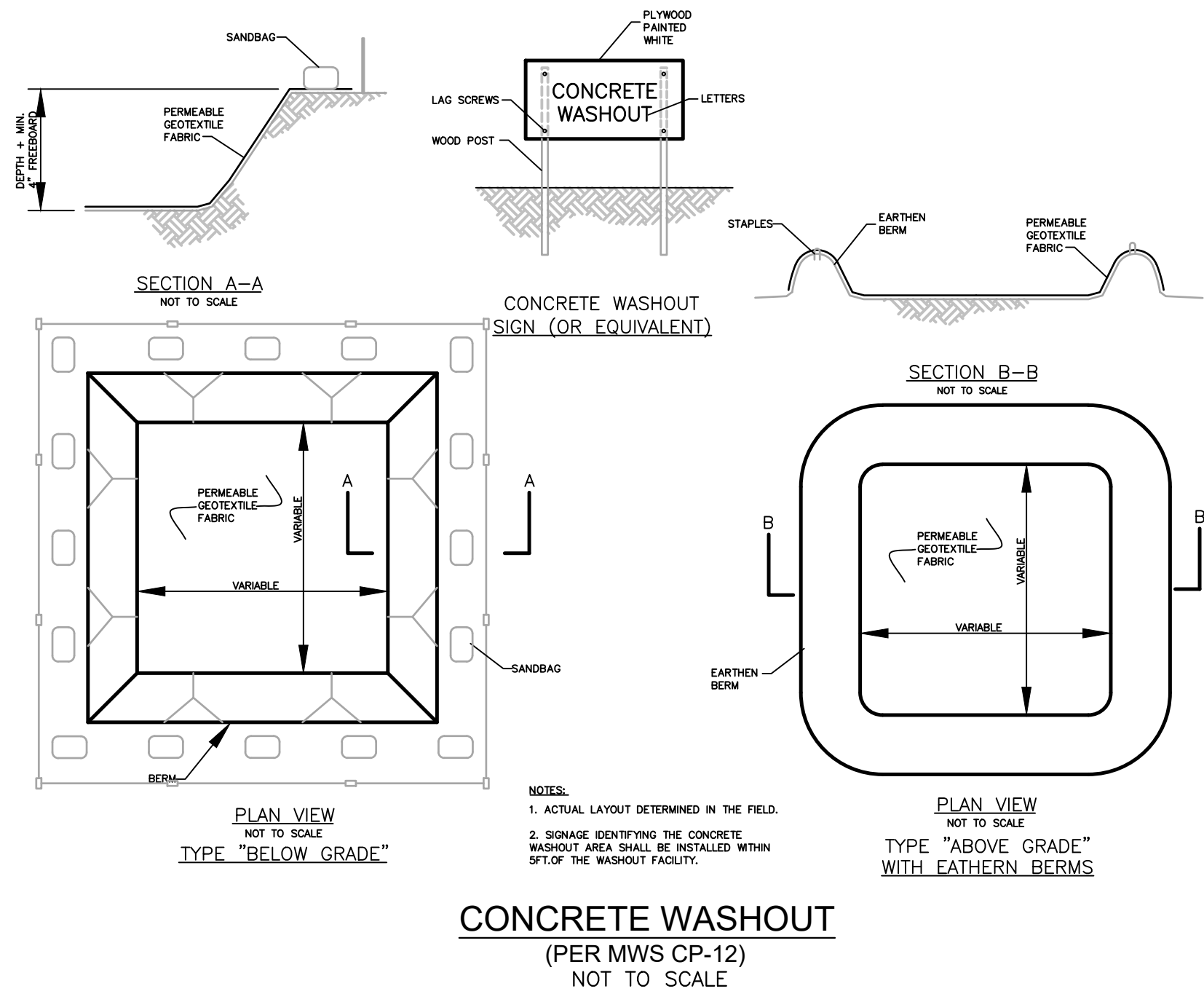
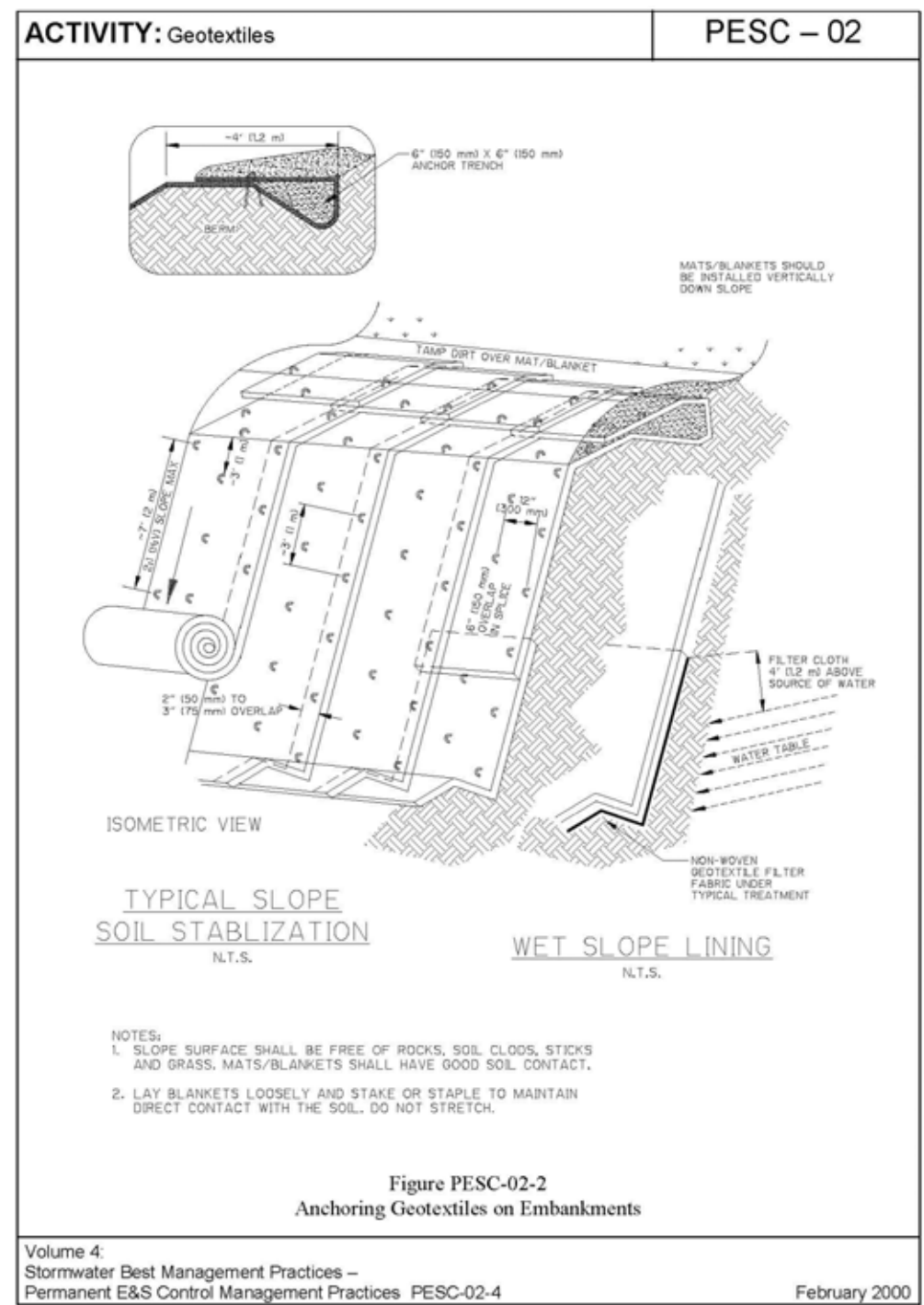
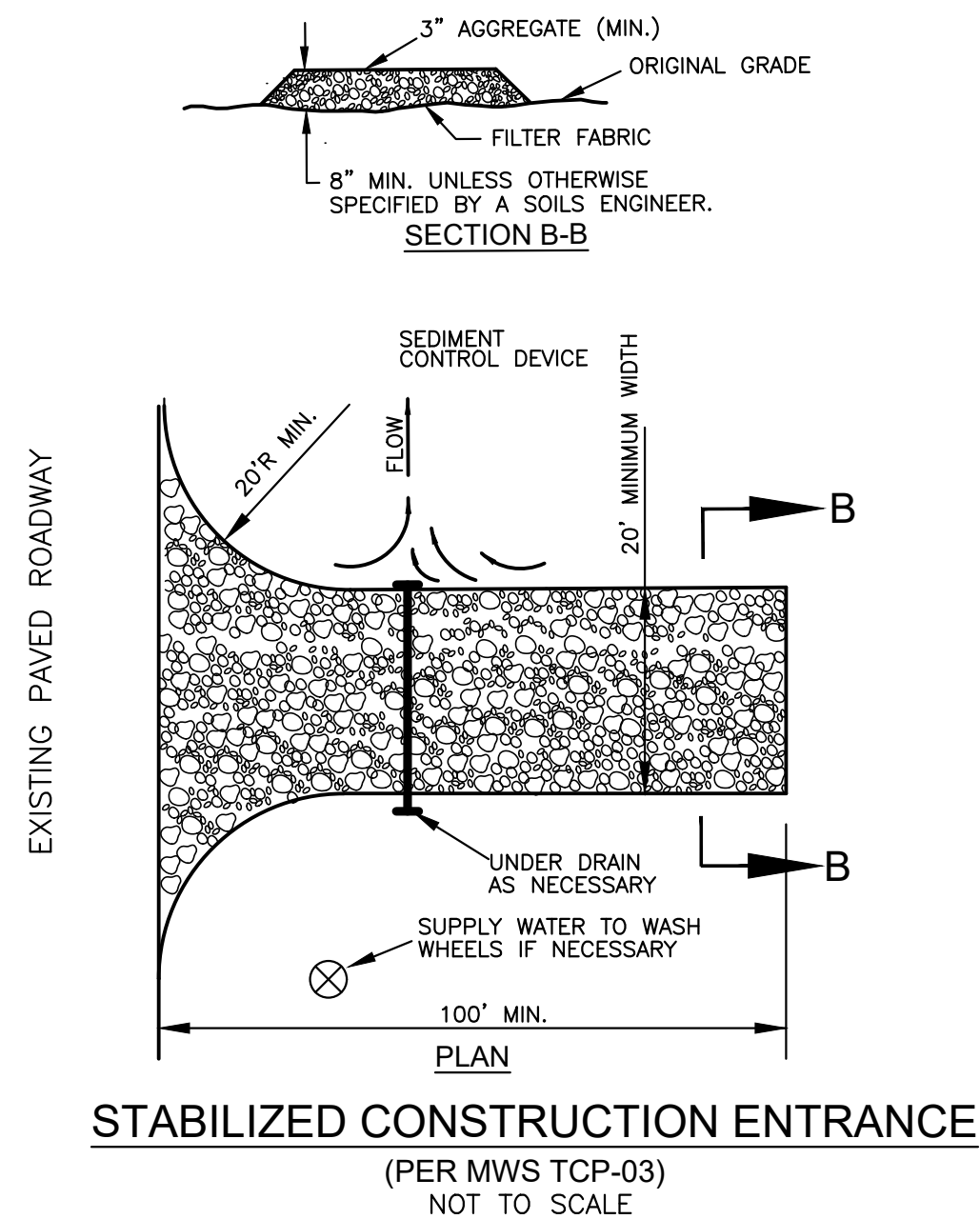
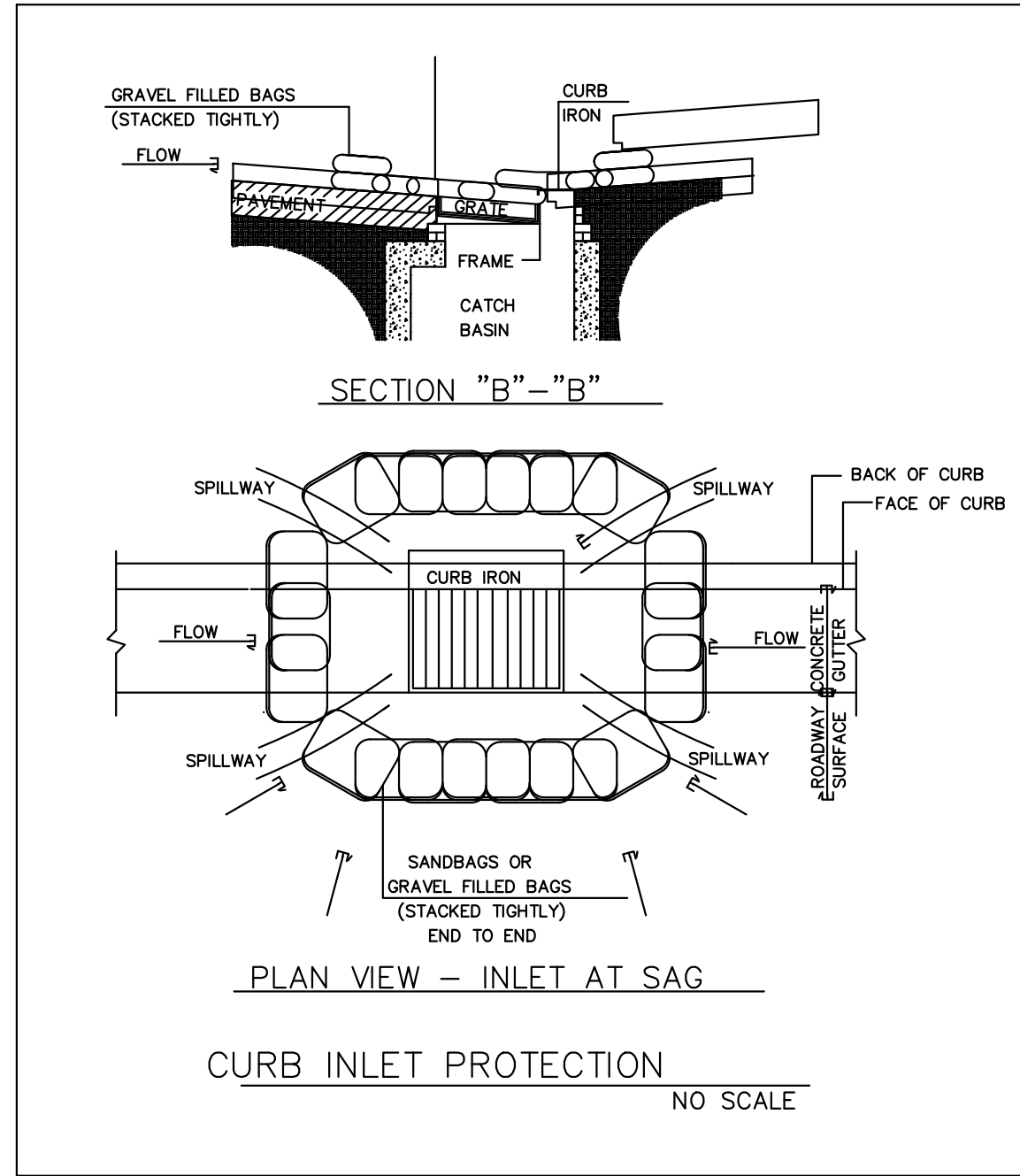
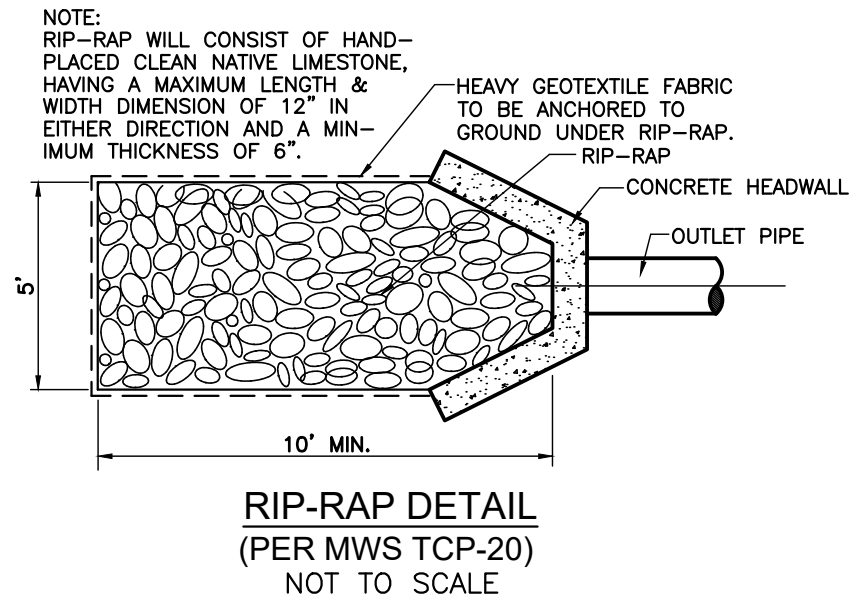
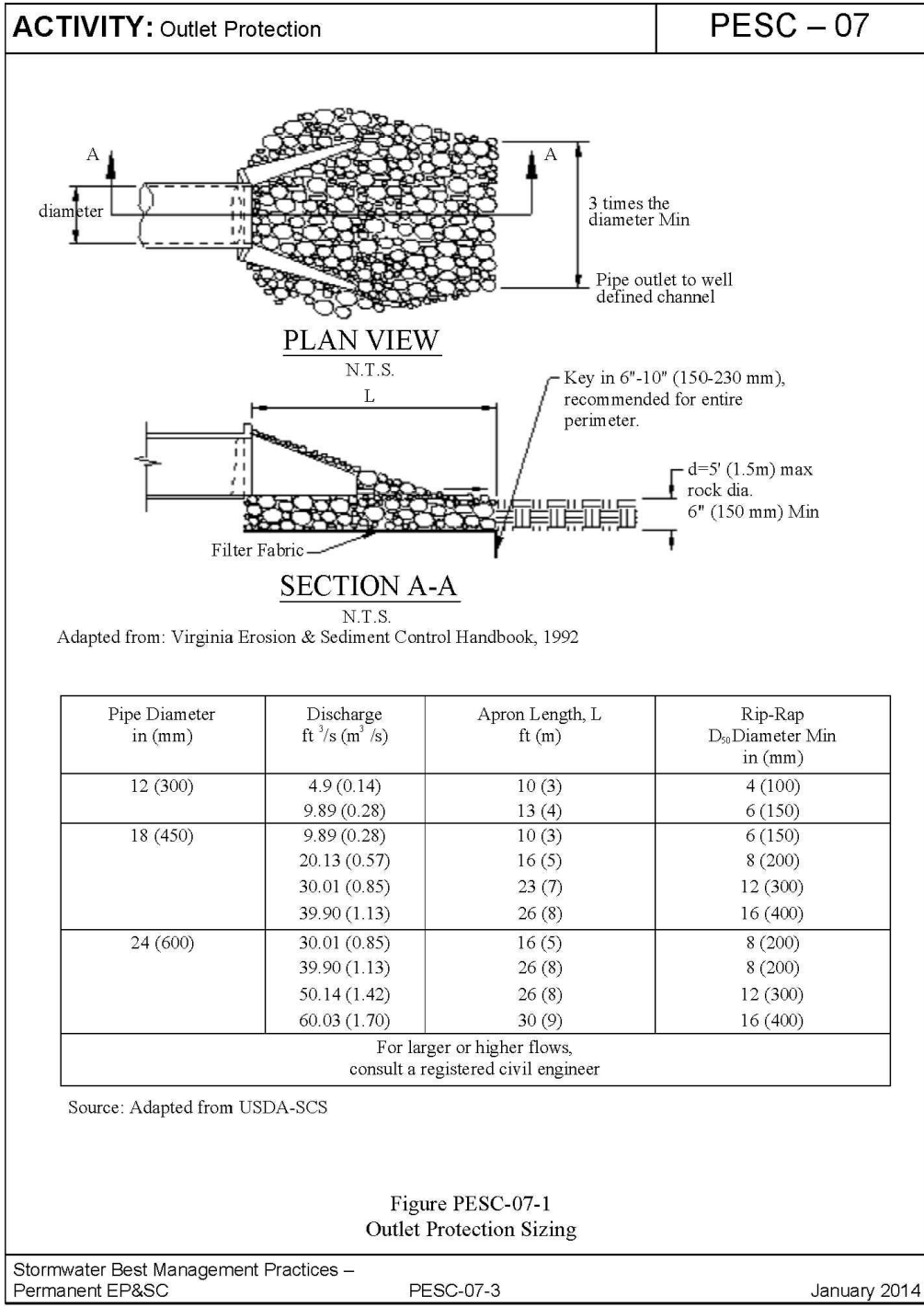
SCALE: 1"=50'

JOB #: 20230210-1

EROSION  
CONTROL

# C3.0



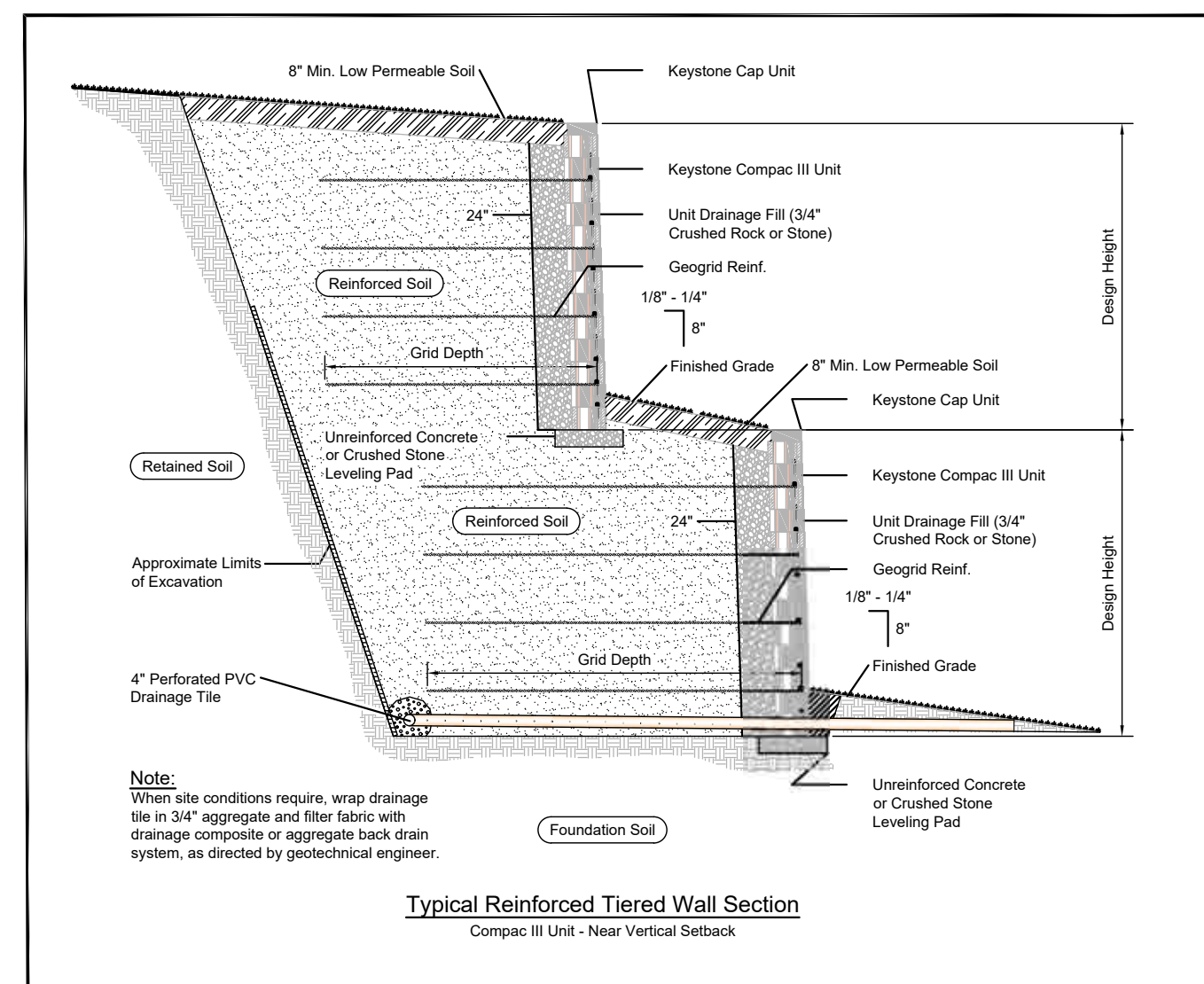
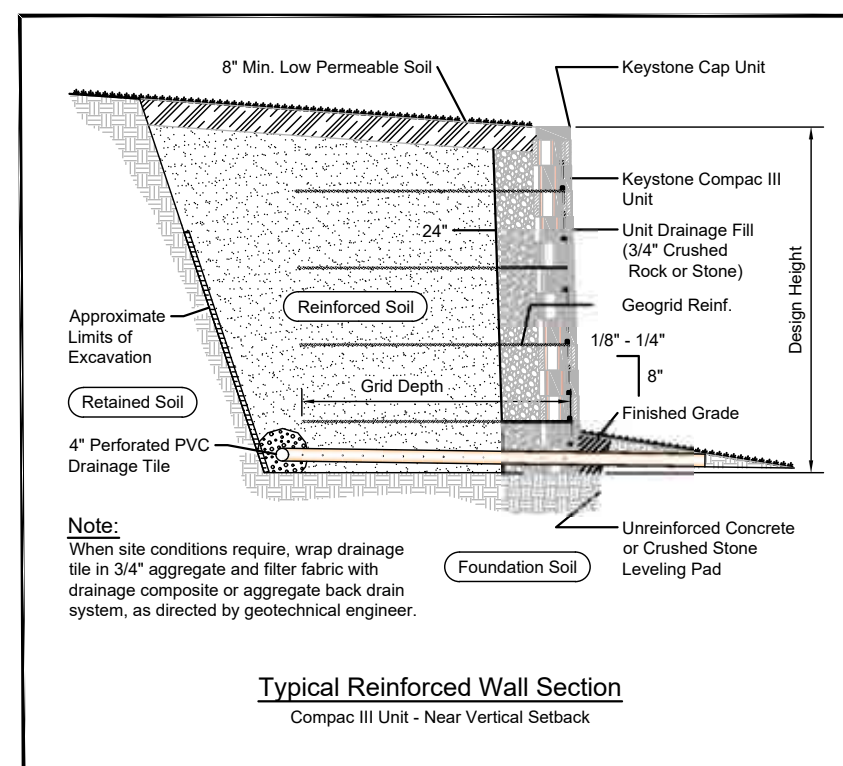


REVISIONS	DATE
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DESIGNED BY: MLW  
DATE: 3/31/2023  
SCALE: N/A  
JOB #: 20230210-1

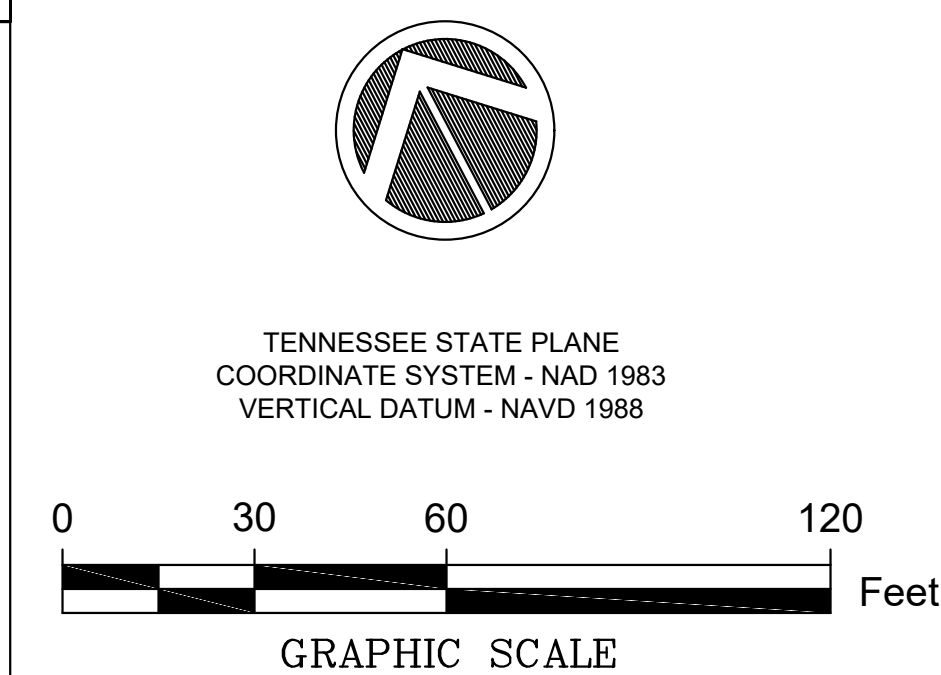
EPSC DETAILS



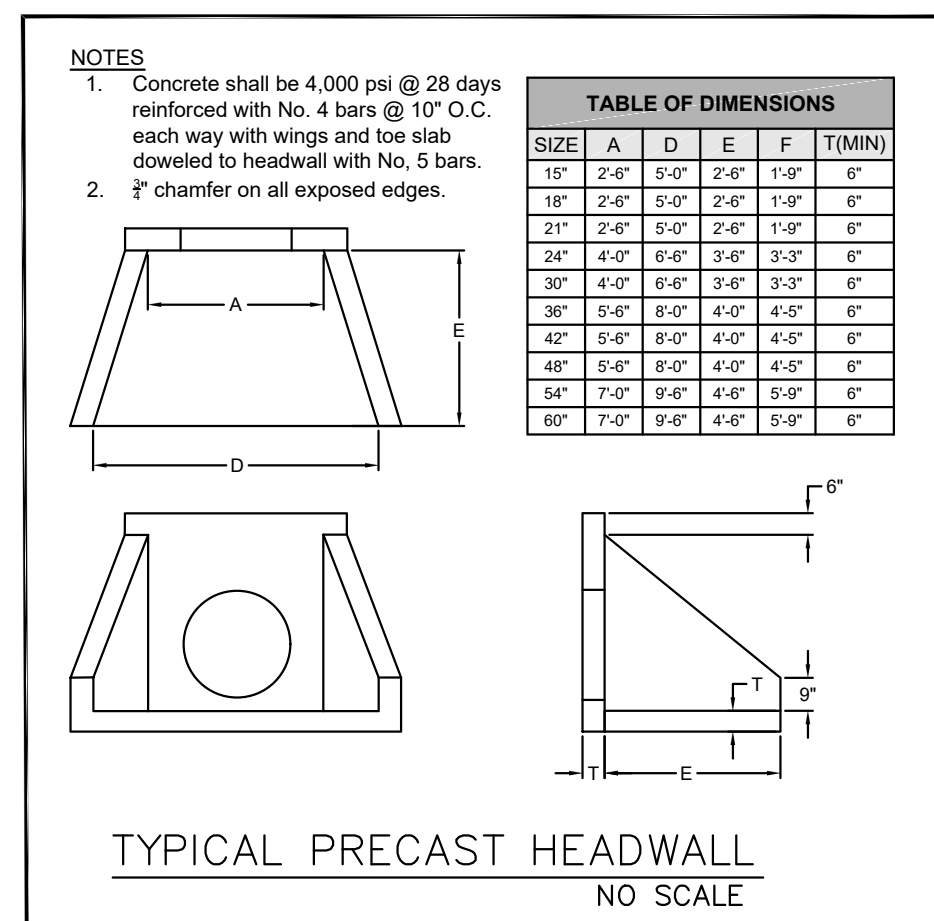


# LEGEND

	PROPERTY LINE
	EXISTING FENCE
	EXISTING OVERHEAD POWER LINE
	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM SEWER
	6" PERFORATED UNDERDRAIN
	HEADWALL
	ADS NYLOPLAST DOME INLET
	CLEANOUT/ OBSERVATION WELL
	JUNCTION BOX
	GRATE INLET
	PROPOSED SANITARY SEWER
	SANITARY MANHOLE
	SANITARY CLEANOUT
	TP
	TC
	TG
	BG
	EX
	TOP OF PAVEMENT
	TOP OF CURB
	TOP OF GRADE
	BOX OF GUTTER
	EXISTING SPOT ELV.
	TDEC BUFFER ZONE
	DETENTION POND

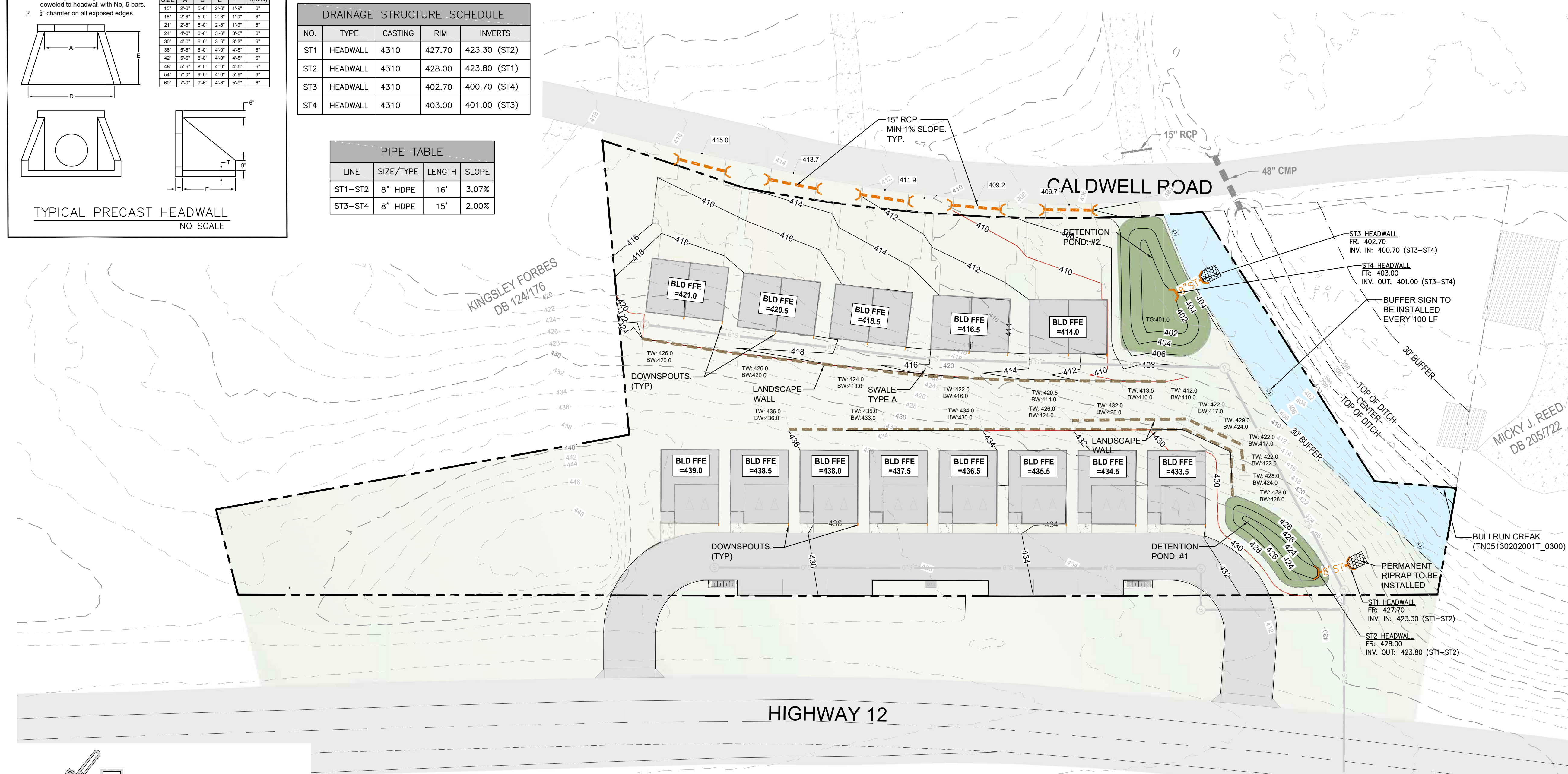


**ADA NOTE:**  
ALL SIDEWALKS, RAMPS, CROSSWALKS,  
AND RELATED PREDESTINATION  
FACILITIES MUST BE ADA COMPLIANT.



DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE	CASTING	RIM	INVERTS
ST1	HEADWALL	4310	427.70	423.30 (ST2)
ST2	HEADWALL	4310	428.00	423.80 (ST1)
ST3	HEADWALL	4310	402.70	400.70 (ST4)
ST4	HEADWALL	4310	403.00	401.00 (ST3)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
ST1-ST2	8" HDPE	16'	3.07%
ST3-ST4	8" HDPE	15'	2.00%

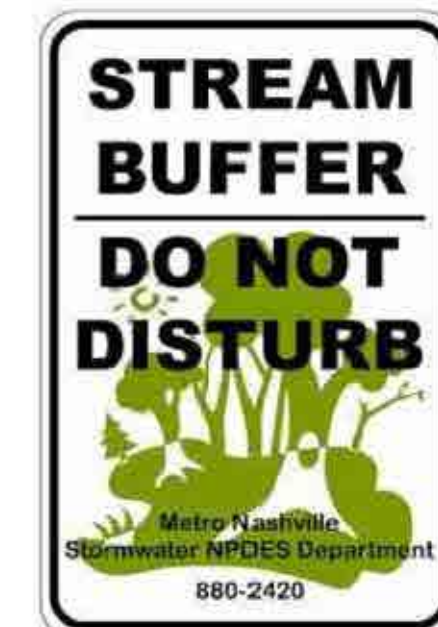


STREAM BUFFER SIGN  
SPECIFICATIONS:  
BUFFER SIGNS MAY BE PURCHASED  
FROM A VARIETY OF SIGN  
VENDORS. PLEASE MAKE CERTAIN  
THE COMPANY IS USING THE  
METRO APPROVED ARTWORK AND  
THE FOLLOWING SPECIFICATIONS:

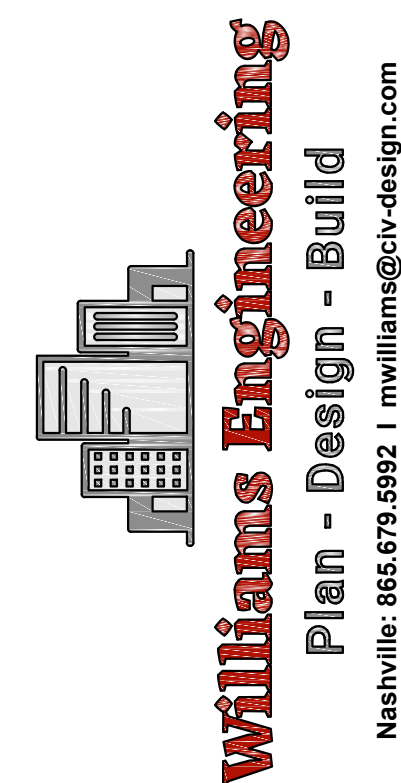
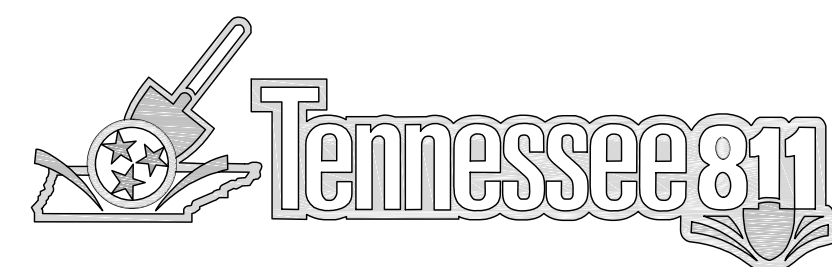
- 12" X 18" WHITE 0.063 ALUMINUM
- BLACK AND KELLEY GREEN COPY
- SINGLE SIDED
- SIGN TO BE MOUNTED TO POST AT TOP AND BOTTOM WITH STAINLESS STEEL HARDWARE.

POST DESCRIPTION:  
- 6' GALVANIZED U-CHANNEL  
OR 4'X4' PRESSURE TREATED  
LUMBER POST  
- 2' BELOW GRADE  
- 4' ABOVE GRADE

IF SIGN VENDOR DOES NOT HAVE  
THE APPROVED ARTWORK, PLEASE  
HAVE THEM CONTACT REBECCA  
DOHN @ 615-880-2420 OR  
REBECCA.DOHN@NASHVILLE.GOV.



**NOTE:**  
BUFFER SIGNS ARE REQUIRED  
(1 PER 100 LF).



# VALLEY POINT HOMES

FOR  
JIMMY BROOKS

00 CALDWELL ROAD ASHLAND CITY, TN 37015

[illegible]

DESIGNED BY: MLW

DATE: 3/31/2023

SCALE: 1"=30'

JOB #: 20230210-1

## GRADING & DRAINAGE

## C4.0

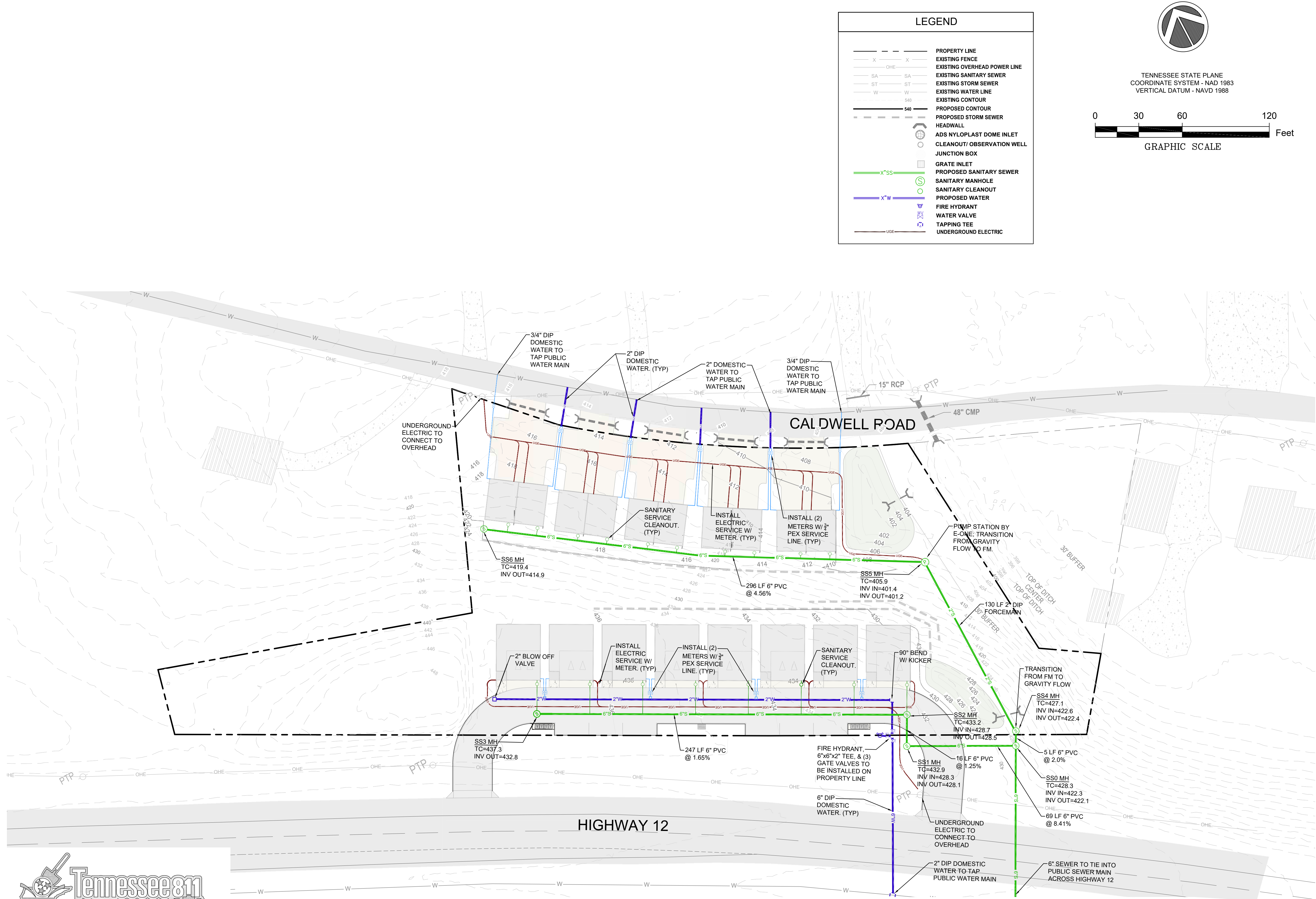




**VALLEY POINT HOMES**  
FOR  
**JIMMY BROOKS**  
0 CALDWELL ROAD ASHLAND CITY, TN 37015

REVISIONS	DATE
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-	-
-	-
DESIGNED BY: MLW	
DATE: 3/31/2023	
SCALE: 1"=30'	
JOB #: 20230210-1	

**UTILITY PLAN**  
**C5.0**



**LEGEND**

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- PROPOSED WATER
- FIRE HYDRANT
- WATER VALVE
- TAPPING TEE
- UNDERGROUND ELECTRIC

TENNESSEE STATE PLANE  
COORDINATE SYSTEM - NAD 1983  
VERTICAL DATUM - NAVD 1988

0 30 60 120 Feet

GRAPHIC SCALE

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