

CALL BEFORE YOU DIG

UTILITY PROTECTION CENTER
TENNESSEE
1-800-351-1111



IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WARRANTEED.

LEGEND

These standard symbols will be found in the drawing.

- Utility Pole
- Sewer Manhole
- Water Meter
- ⊕ Fire Hydrant

~NOTES~

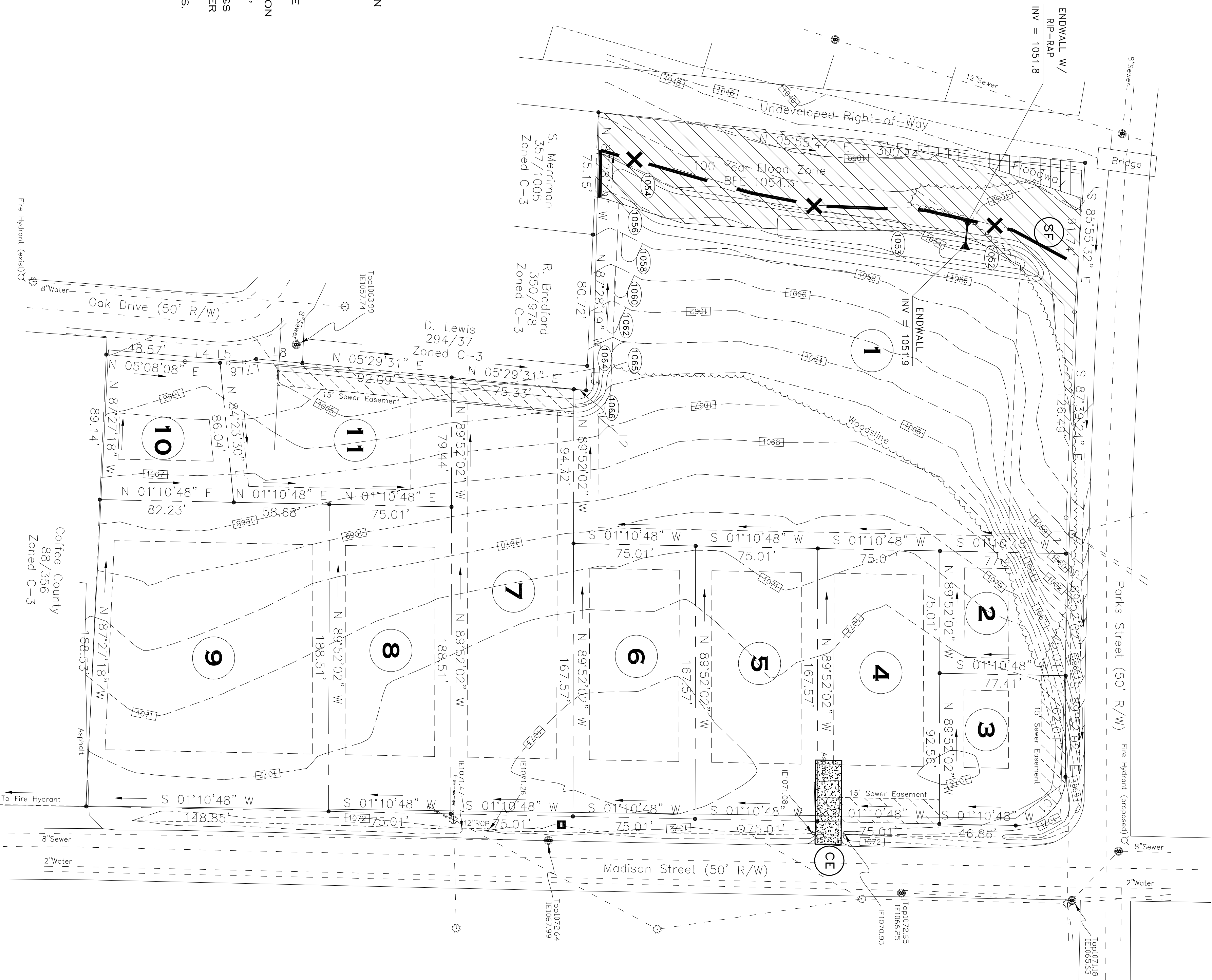
1. CURRENT SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. PARCEL IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR FURTHER INFORMATION SAID SEARCH WOULD REVEAL.
2. BEST LAND SURVEYING IS THE AUTHOR AND OWNER OF THE ATTACHED PLAT AND DRAWINGS, AND HEREBY RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. DO NOT COPY, ALTER OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF BEST LAND SURVEYING. THIS PLAT IS INVALID IF IT DOES NOT BEAR A STAMPED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
3. A PORTION OF THIS PROJECT IS LOCATED IN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA PANEL # 47031C0202C & 47031C0204C, EFFECTIVE DATE OF 4 AUGUST, 2008.
4. LOCATION AND SIZE OF UNDERGROUND UTILITIES IS AN ESTIMATE BASED ON MARKINGS FOUND ON-SITE AND INFORMATION SUPPLIED BY THE MANCHESTER SEWER AND WATER DEPARTMENT.
5. FENCES WILL NOT BE ALLOWED ON OR ACROSS THE UTILITY & DRAINAGE EASEMENTS.
6. PROPOSED LOT USE:
 - 7.1. LOT 1: MULTI FAMILY DWELLINGS
 - 7.2. LOTS 2-8, 10 & 11: SINGLE FAMILY DWELLINGS
 - 7.3. LOT 9: REQUESTING REZONE TO C-3 FOR COMMERCIAL DEVELOPMENT
8. SOIL TESTING WILL BE REQUIRED FOR LOT 1

MINIMUM BUILDING SETBACK REQUIREMENTS

FRONT = 35'
SIDE = 10'
REAR = 15'

UTILITY & DRAINAGE EASEMENTS

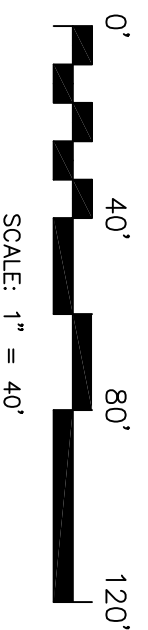
FRONT (OF EACH LOT) = 10'
SIDE (OF EACH LOT) = 10'
REAR (OF EACH LOT) = 10'



INITIAL

EROSION CONTROL PLAN

GRAPHIC SCALE



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
2. EARTH DISTURBING ACTIVITIES SHALL BE KEPT AT A MINIMUM. SEDIMENT PONDS AND FILL SLOPES WHERE CONSTRUCTION ACTIVITY WILL NOT BE ONGOING, SHALL BE GRASSED AS SOON AS GRADING OF AREAS IS COMPLETED.
3. ANY ADDITIONAL EROSION CONTROL DEVICES NECESSARY TO PROHIBIT SEDIMENT FROM LEAVING THE SITE SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER AND/OR LOCAL INSPECTOR.
4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL NECESSARY BY ON SITE INSPECTION.
5. SEDIMENT BARRIERS, TRAPS, AND PONDS SHALL BE INSPECTED AND MAINTAINED AS OFTEN AS NECESSARY SUCH THAT ALL DEVICES ARE FUNCTIONING PROPERLY. TRAPS AND PONDS SHALL BE CLEANED AND REPAIRED AS NECESSARY. SEDIMENT BARRIERS, CONSTRUCTION EXITS, AND CHECK DAMS SHALL BE REPLACED, ADDED TO, OR OTHERWISE MAINTAINED TO INSURE PROPER FUNCTION.
6. FREQUENT INSPECTIONS, MAINTENANCE, AND/OR REPAIR OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR PROPERTY OWNER.
7. CONSTRUCTION EXITS SHALL BE MAINTAINED AT ALL TIMES, AND ANY MUD TRACKED ONTO STREETS SHALL BE CLEANED IMMEDIATELY OR AT DIRECTION OF ENGINEER. USE WASHWACK AS REQUIRED.
8. SEEDING EXCEPT AS MODIFIED SHALL BE PLOWED TO A DEPTH OF 4" OR MORE FOR SHOULDERS AND FILL SLOPES AND 6" OR MORE FOR CUT SLOPES. AREAS SHALL BE CLEANED, HARROWED UNTIL WELL PULVERIZED FOR A SMOOTH, UNIFORM, WELL BROKEN SOIL-LIME AND FERTILIZER SHALL BE THOROUGHLY MIXED INTO THE SOIL. SEEDING SHALL BE DONE IN A SMOOTH UNIFORM CONDITION AFTER PLANTING AREAS TO BE MULCHED WITH 1/4" OR STRAW OF APPROVED GRASSES OR GRAIN CROPS.
9. EROSION CONTROL DEVICES SHALL INCLUDE BUT NOT BE LIMITED TO CONSTRUCTION EXIT AS DETAILED, STORMDRAIN INLET AND OUTLET PROTECTION, SILT BARRIERS AT TOE OF FILL SLOPES.
10. ALL DRAINAGE EASEMENTS AND DETENTION PONDS SHALL BE STABILIZED UPON COMPLETION.

TEMPORARY COVER SEEDING MIXTURES

MONTH	GRASS SEED	GRASS SEED
JAN. 1 TO MAY 1	ITALIAN RYE KOREAN LESPEDEZA SUMMER OATS	33% 33% 34%
MAY 1 TO JULY 15	SUDAN - SORGHUM STAR WHEAT	100% 100%
JULY 15 TO JAN. 1	BALDPA RYE ITALIAN RYE	67% 33%

PERMANENT COVER SEEDING MIXTURES

MONTH	GRASS SEED	GRASS SEED
FEB. 1 TO JULY 1	KENTUCKY 31 FESCUE KOREAN LESPEDEZA ENGLISH RYE	80% 15% 5%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE KOREAN LESPEDEZA GERMAN WHEAT	55% 25% 20%
APRIL 15 TO AUGUST 15	BERMUDA GRASS(MULDED) ANNUAL LESPEDEZA	70% 30%
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 FESCUE WHITE CLOVER ENGLISH RYE	70% 10% 20%
FEB. 1 TO DECEMBER 1	KENTUCKY 31 FESCUE CROWN VETCH ENGLISH RYE	70% 25% 5%

REFER TO TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK FOR MULCHING, SEED QUALITY, TOP SOIL, FERTILIZER RATE, LBS/ACRE CALCULATIONS, AND APPLICATION REQUIREMENTS.

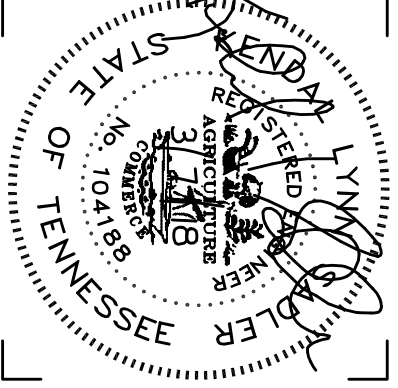
SOIL EROSION AND SEDIMENT CONTROL LEGEND

CE	CONSTRUCTION EXIT	
SF	SEDIMENT BARRIER	
	DISTURBED AREA = 1.5 ACRES	

REVISIONS	
No.	Date

MADISON PARKS SUBDIVISION FOR:
GREG & JOEY CURL
MADISON ST & PARK ST
MANCHESTER, TENNESSEE

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CONSULTING ENGINEERS
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Job No. 18-000
Date: 3/7/18
Drawn By: K.L.S.
Checked By: K.L.S.
Approved By: K.L.S.

DRAWING NO.
ECP-1
OF: