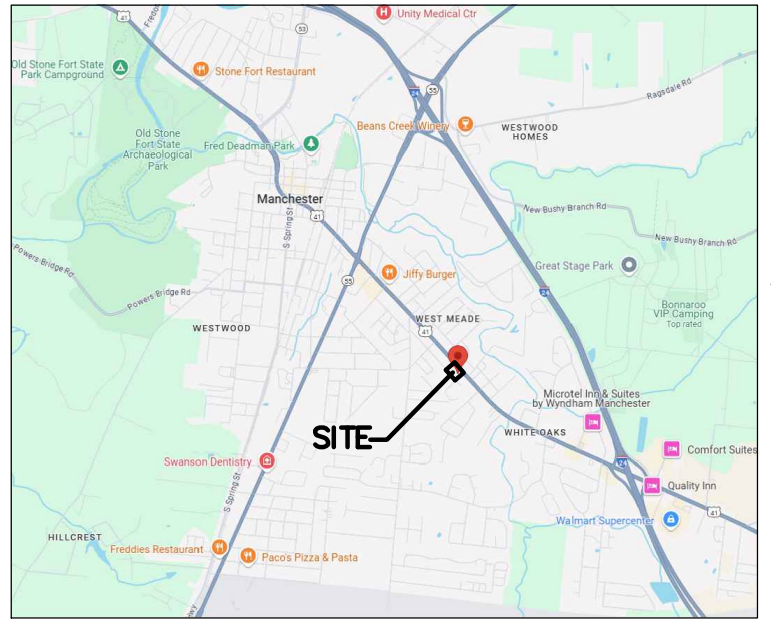


ZONE C-3
SETBACKS:

FRONT 35'
SIDE 15'
REAR 50'

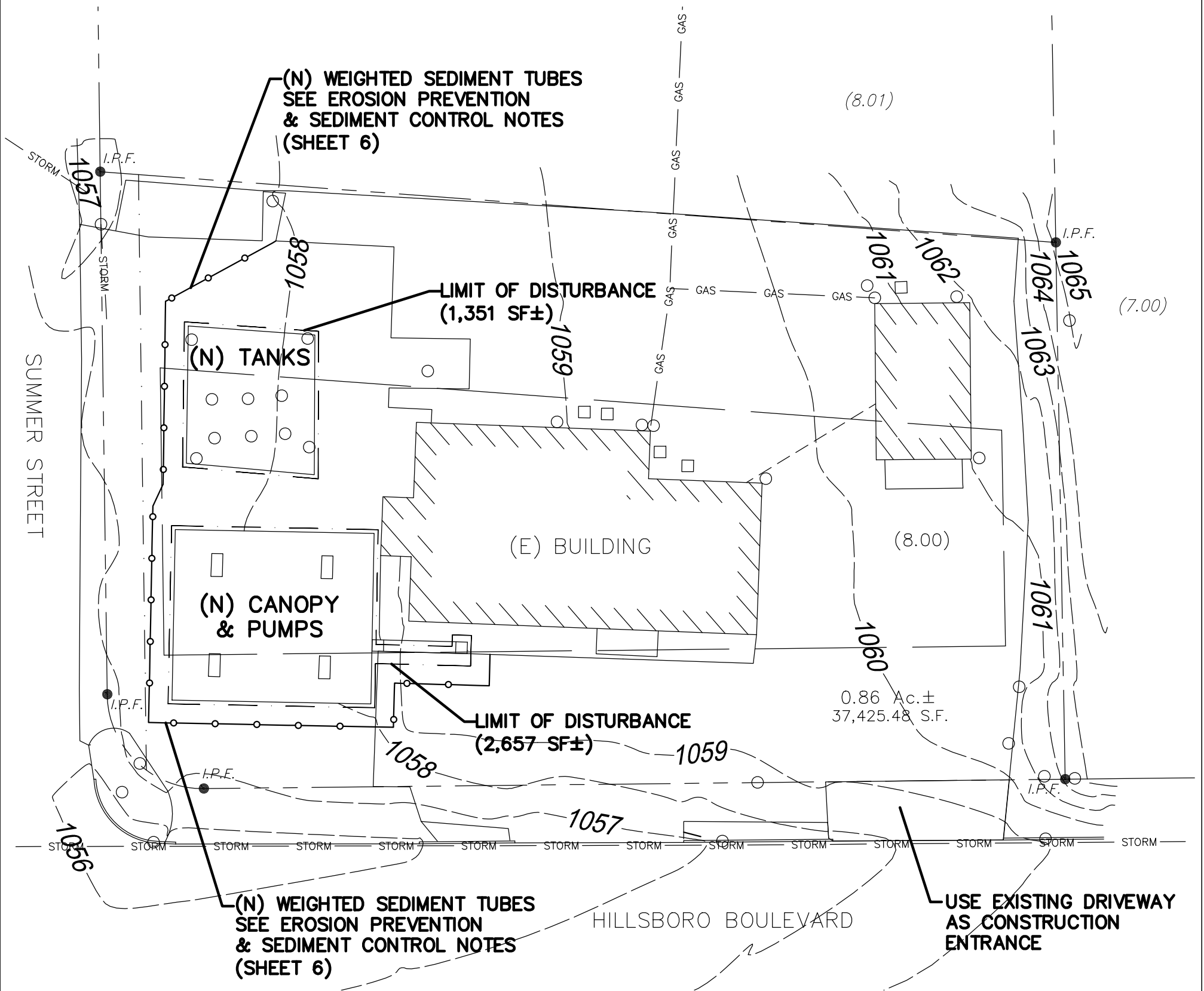
**TOTAL LIMIT OF
DISTURBANCE:**

=4,008 SF±



VICINITY MAP

SCALE: 1"=2000'



SITE PLAN - LOT 2

BY: DAVID P. BRACKMAN R.L.S.# 1684

OWNER: JAY GANESHAY

PROPERTY LOCATED: 1656 HILLSBORO BOULEVARD

MANCHESTER, COFFEE COUNTY, TENNESSEE

PROPERTY: MAP-PARCEL No. 085C - A - 008.00

LOT 2 - FOSTER, HIGHWAY 41/SUMMER STREET SUBDIVISION

RECORDED: BOOK W393, PAGE 756 - R.O.C.C. TN

SCALE: 1" = 30'

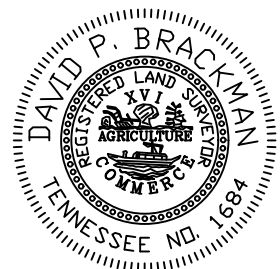
DATE: FEBRUARY 25, 2025 (REV. MAR 26, 2025)

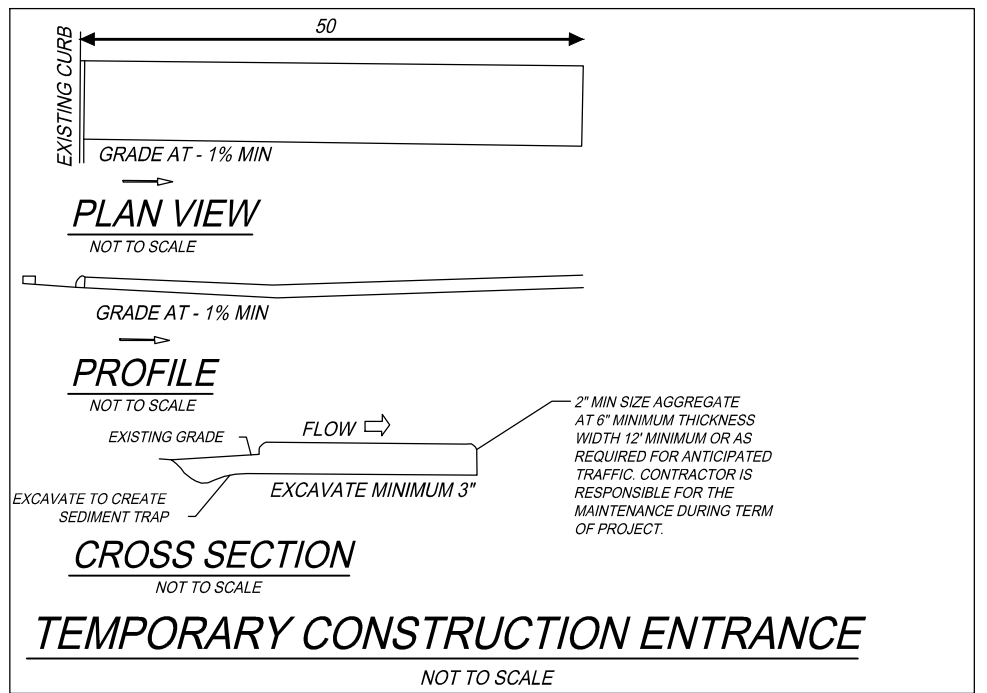
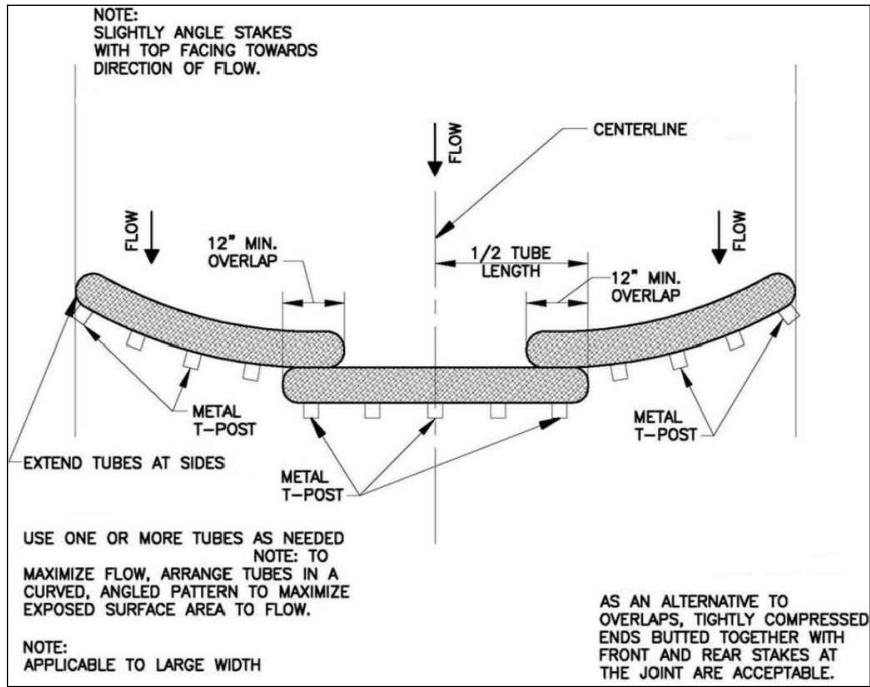
THIS PROPERTY IS NOT
AFFECTED BY THE 100 YEAR
FLOOD PLAIN, AS PER N.F.I.P.
MAP # 47031 CO 204 C
DATED: 08-04-2008.



1707 Gale Lane
Nashville, TN 37212
PH (615) 476-8107
FAX (615) 298-2605
Email: david@brackmansurvey.com

FILE NO. 24245





WEIGHTED SEDIMENT TUBES

NOT TO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The contractor shall follow the stormwater ordinances for Coffee County for grading, erosion prevention, and sediment control for the measures shown or stated on this plan.
- The contractor must ensure that the construction site is prepared prior to the onset of any precipitation event. The contractor shall have all erosion prevention and sediment control measures in place for the winter months prior to October 1.
- All erosion prevention and sediment controls shall be maintained until disturbed areas are stabilized. Changes to this erosion prevention and sediment control plan shall be made to meet field conditions only with the approval of or at the direction of a representative of the Department of Utilities.
- This plan may not cover all of the situations which may arise during the construction of the project due to unanticipated field conditions. Variations may be made to the plan in the field subject to the approval or at the direction of a representative of the department of utilities.
- All erosion prevention and sediment controls shall be checked before and after any precipitation event to ensure measures are functioning properly
- The contractor must maintain a log at the site of all inspections or maintenance of BMP's as well as any corrective measures to the erosion prevention and sediment controls or the BMP's.
- In areas where the soil is exposed, prompt replanting with native compatible drought-resistant vegetation shall be performed. No areas will be left exposed over the winter season.
- The contractor shall install the stabilized construction entrance prior to commencement of grading. Location of the entrance may be adjusted by the contractor to facilitate grading operations. All construction traffic entering the paved road must cross the stabilized entrance. The stabilized construction entrance shall remain in place until the driveway rock base course is completed.
- All sediment deposited on paved roadways shall be swept up and removed at the end of each working day or as necessary.
- The contractor shall install erosion control measures around all new drainage structures immediately after the structure opening is constructed.
- The contractor shall implement housekeeping practices as follows:
 - Concrete Waste**
Provide a designated area for a temporary pit to be used for concrete waste truck wash-out. Dispose of hardened concrete off-site. At no time shall a concrete truck dump its waste and clean its truck into the city/county storm drains via the curb and gutter. Inspect daily to control runoff and weekly to remove hardened concrete.
 - Paint and Painting Supplies**
Provide instruction to employees and subcontractors regarding the reduction of pollutants including material storage, use, and cleanup.
Inspect site weekly for evidence of improper disposal.
 - Hazardous Waste**
Prevent the discharge of pollutants from hazardous to the drainage system through proper material use, waste disposal, and training of employees. Hazardous waste products commonly found on-site include, but are not limited to, paints and solvents, petroleum products, fertilizers, herbicides and pesticides, soil stabilization products, and asphalt or concrete curing products.
- Stabilization measures must be initiated within seven (7) days on portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading or other earthwork. Permanent stabilization with perennial vegetation (using native herbaceous and woody plants where practical) or other permanently stable, non-eroding surface shall replace any temporary measures as soon as practical. Stabilization practices may include temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, and other appropriate measures.
- Structural practices to divert flows from areas of land disturbance, store flows, or otherwise limit runoff and the discharge of pollutants from the exposed areas of the site must be implemented. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, storm drain inlet protection, rock outlet protection, reinforced earth retaining systems, and gabions.
- Inspection of all control measures and disturbed areas must be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after any storm event of 0.5" or greater and at once every fourteen (14) calendar days. Inspections must be documented and include the name(s), title, or qualification of personnel making the inspection, the date of the inspection, and major observations relating to the implementation of the control measures (including the location(s) of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate for a particular location). Based on the results of the inspection, any inadequate control measures or control measures in disrepair must be replaced, modified, or repaired as necessary before the next storm event if possible, but in no case more than seven (7) days after the need is identified.

SITE PLAN - LOT 2

BY:

DAVID P. BRACKMAN R.L.S.# 1684

OWNER: JAY GANESHAY

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RECORDED: BOOK W393, PAGE 756 - R.O.C.C. TN

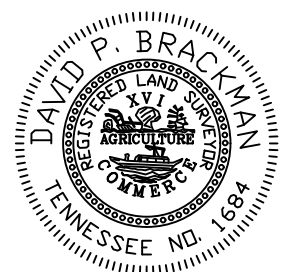
SCALE: NTS

DATE: FEBRUARY 25, 2025 (REV. MAR 26, 2025)



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