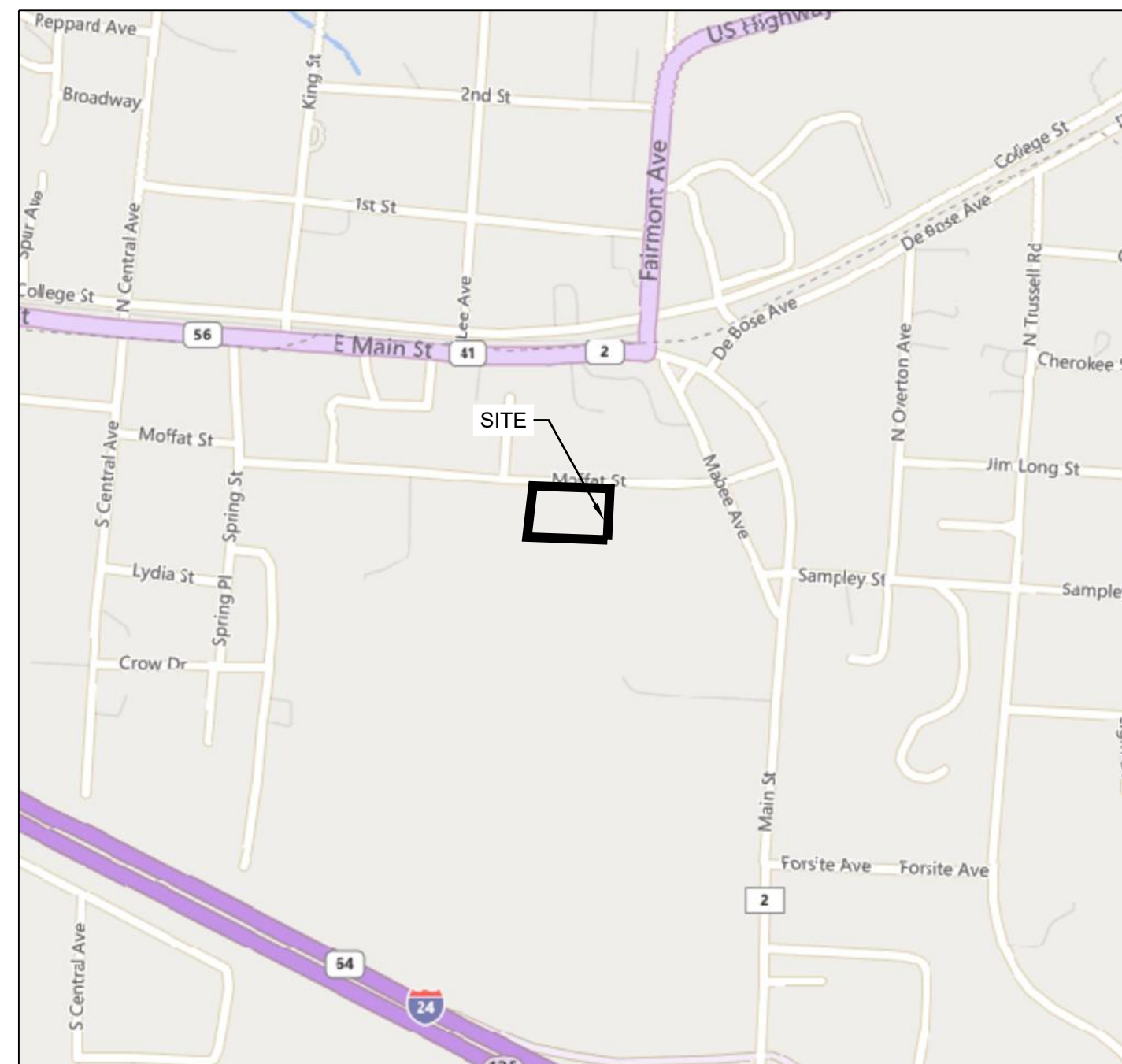


SITE CONSTRUCTION PLAN

WILLOW BREEZE TOWNHOMES

22 TOWNHOME UNITS
 Monteagle, Marion County, Tennessee



SITE LOCATION MAP
 NTS

Owner/Developer:
William Vaughn

1500 Medical Center Parkway, 3A #29
 Murfreesboro, TN, 37129

Contact: William Vaughn IV - (615) 785-5356, Email: WilliammorsevaughnIV@gmail.com

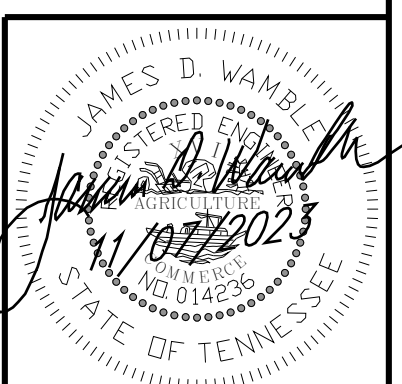
Civil Engineering & Land Surveying:
Wamble & Associates, PLLC

216 Centerview Dr. Suite 180, Brentwood 37027

Contact: James D. Wamble, PE, RLS - (615) 251-9555

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	WATER PLAN
C-5.0	SEWER PLAN



REVISIONS:

DATE: September 18, 2023

W&A NO.: 1033-0222

SHEET NUMBER:

C-0.0



WAMBLE & ASSOCIATES

Civil Engineering
Land Surveying
Land Planning

216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

EXISTING CONDITIONS

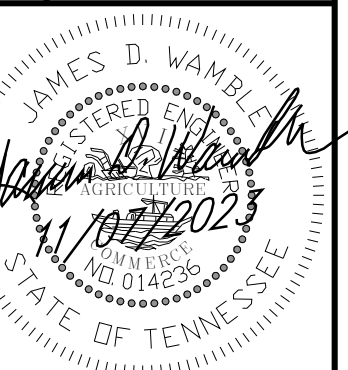
WILLOW BREEZE TOWNHOMES

MONTEAGLE, MARION COUNTY, TENNESSEE

OWNER AND DEVELOPER
WILLIAM VAUGHN

1900 MEDICAL CENTER PKWY., 3A #29
MURFREESBORO, TN, 37129

CONTACT: WILLIAM VAUGHN IV, PH: (615) 785-5856, EMAIL: williammorsevaughn@gmail.com



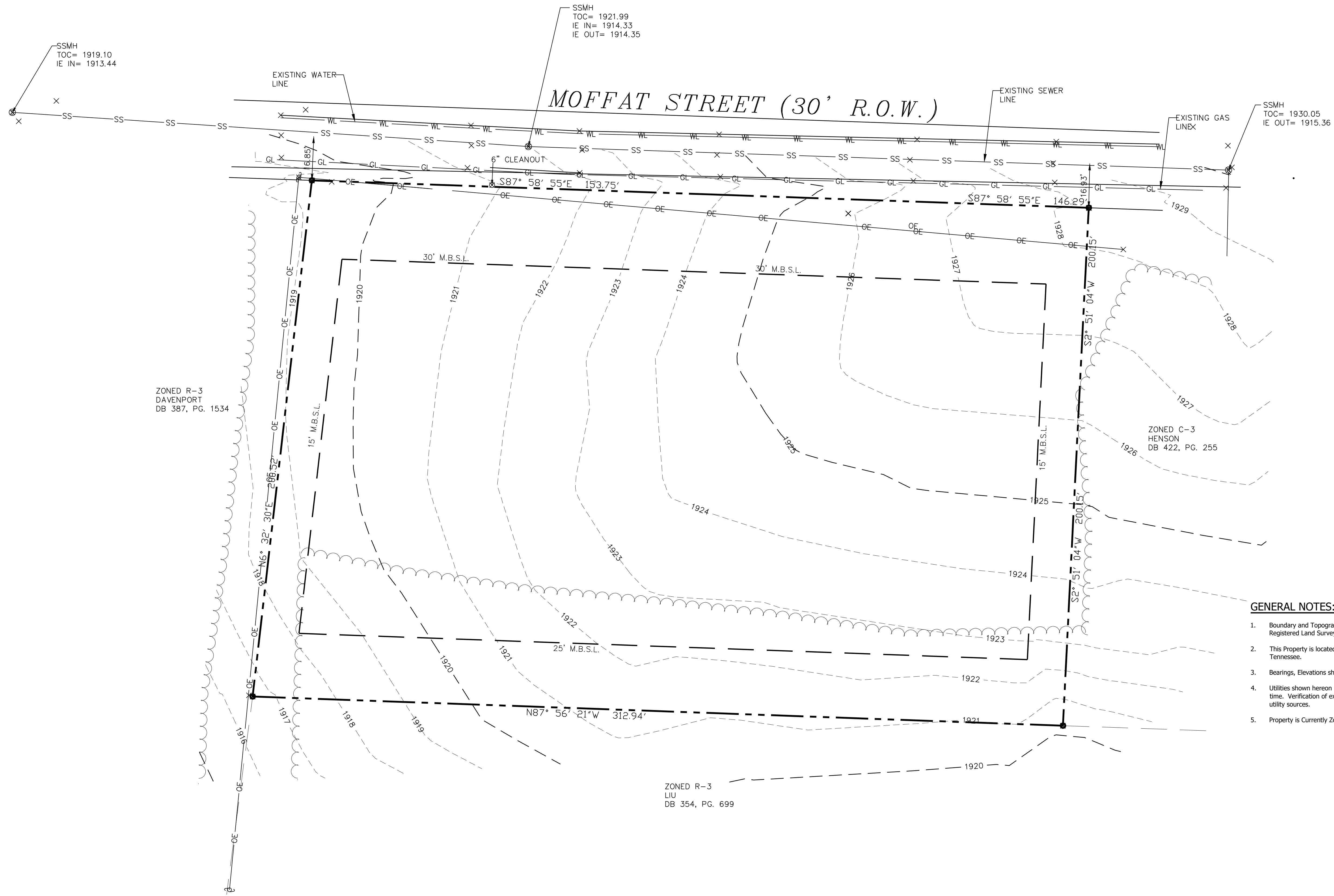
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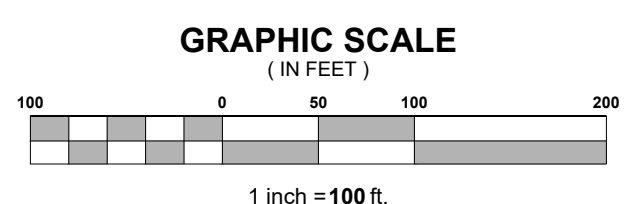
ZONED R-3
DAVENPORT
DB 387, PG. 1534

ZONED R-3
LIU
DB 354, PG. 699

ZONED C-3
HENSON
DB 422, PG. 255

GENERAL NOTES:

1. Boundary and Topographic information from a field run survey prepared by Johnson and Associates Registered Land Surveyors, 816 David Crockett HWY, Winchester, TN 37398.
2. This Property is located at Moffat Street within the city limits of Monteagle, Marion County, Tennessee.
3. Bearings, Elevations shown are based on Tennessee State Plane NAD83. (NAVD88)
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. Property is Currently Zoned Residential R-3.





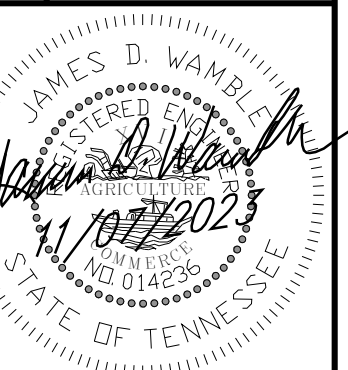
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WILLOW BREEZE TOWNHOMES
MONTEAGLE, MARION COUNTY, TENNESSEE
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SITE PLAN



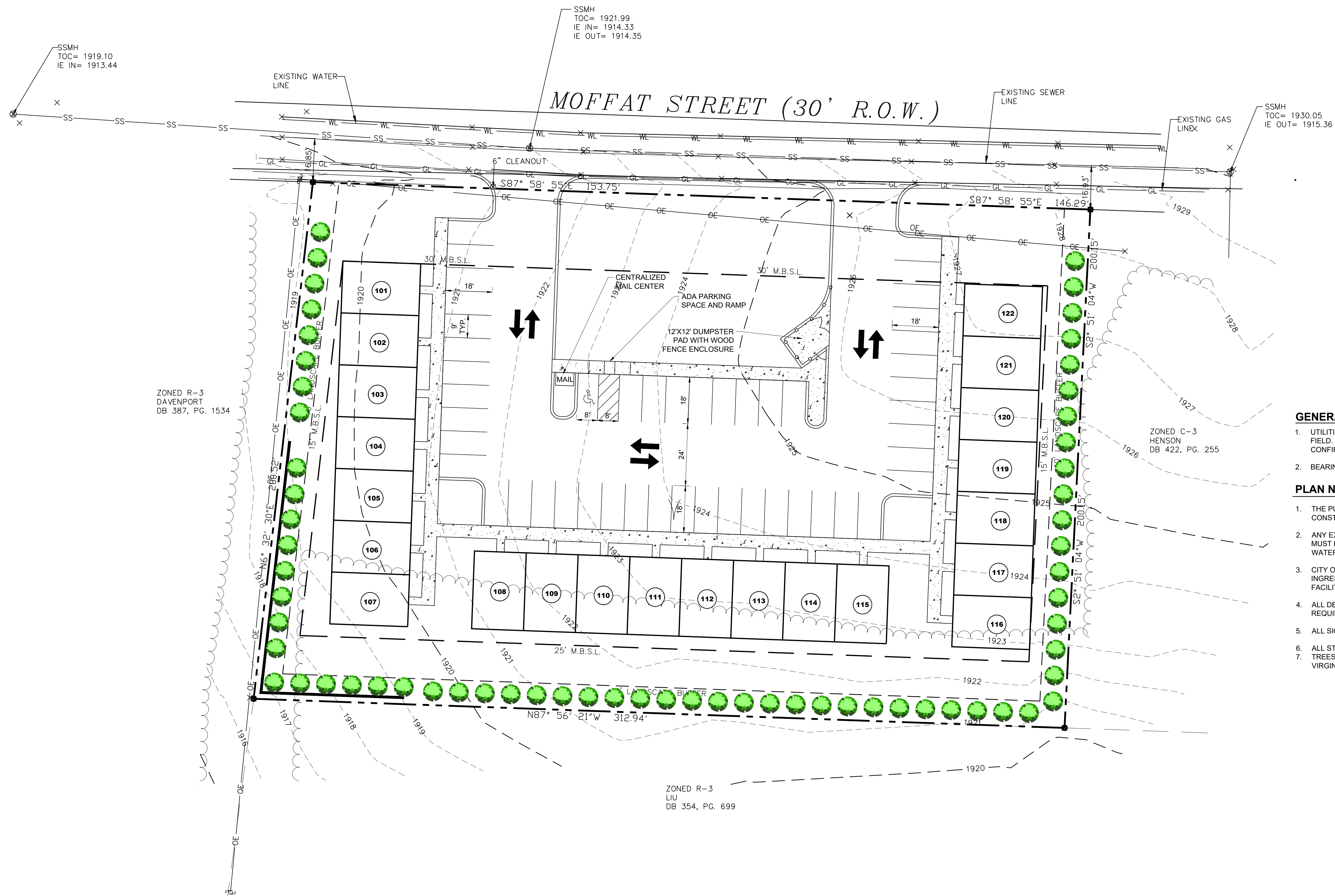
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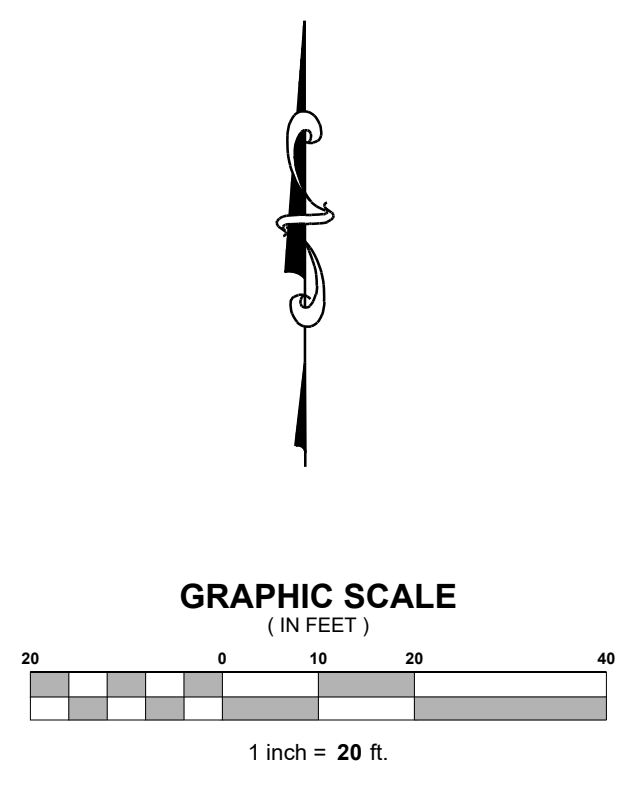
SHEET NUMBER:

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SITE DATA TABLE	
MAP AND PARCEL NO.	22K B 29.00
SITE ADDRESS	MOFFAT STREET, MARION COUNTY, MONTEAGLE, TN
EXISTING ZONING	R-3
DEVELOPMENT NAME	WILLOW BREEZE TOWNHOMES
TOTAL SITE AREA	±1.41 AC.
TOTAL 20' X 30' 2-STORY 1200 S.F. TOWNHOMES	22
OPEN SPACE AREA	±0.74 ACRES (52.3%)
TOTAL PARKING SPACES REQUIRED (2 PER UNIT) PROVIDED	44
OWNER / DEVELOPER	WILLIAM VAUGHN 1500 MEDICAL CENTER PARKWAY, 3A #29 MURFREESBORO, TN, 37129 EMAIL: williammorsevaughn@gmail.com
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC 216 CENTERVIEW DR., SUITE 180 BRENTWOOD, TN 37027 PHONE: (615) 251-9555 EMAIL: jdwbamble@wambleassociates.com

- GENERAL NOTES:**
- UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE STRUCTURES IN THE FIELD. VERIFICATION OF EXISTENCE, SIZE, LOCATION AND DEPTH SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY SOURCES.
 - BEARINGS SHOWN HEREON BASED ON TENNESSEE STATE PLANE (NAD 83).
- PLAN NOTES:**
- THE PURPOSE OF THIS APPLICATION IS FOR SITE PLAN APPROVAL TO CONSTRUCT 22 LOTS ON 1.41 ACRES OF LAND ZONED R-3.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE CITY OF MANCHESTER STORM WATER MANAGEMENT REGULATIONS.
 - CITY OF MONTEALE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 - ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
 - ALL SIGNAGE WILL NEED TO BE APPROVED BY CITY PRIOR TO CONSTRUCTION.
 - ALL STORM PIPE IN ROAD WAY SHALL BE RCP.
 - TREES TO VARY BETWEEN EASTERN RED CEDAR, LEYLAND CYPRUS, AND VIRGINIA PINE.



ZONED R-3
DAVENPORT
DB 387, PG. 1534

ZONED R-3
LIU
DB 354, PG. 699

ZONED C-3
HENSON
DB 422, PG. 255



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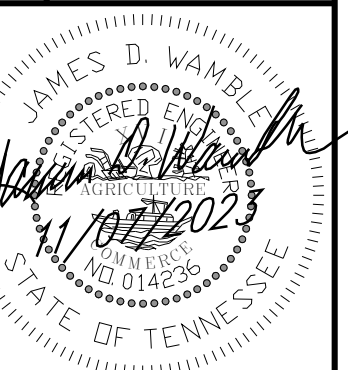
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

GRADING & DRAINAGE

WILLOW BREEZE TOWNHOMES

MONTEAGLE, MARION COUNTY, TENNESSEE
OWNER AND DEVELOPER
WILLIAM VAUGHN

1900 MEDICAL CENTER PKWY., 3A #29
MURFREESBORO, TN, 37129
CONTACT: WILLIAM VAUGHN IV, PH: (615) 785-5356, EMAIL: williamvaughnIV@gmail.com



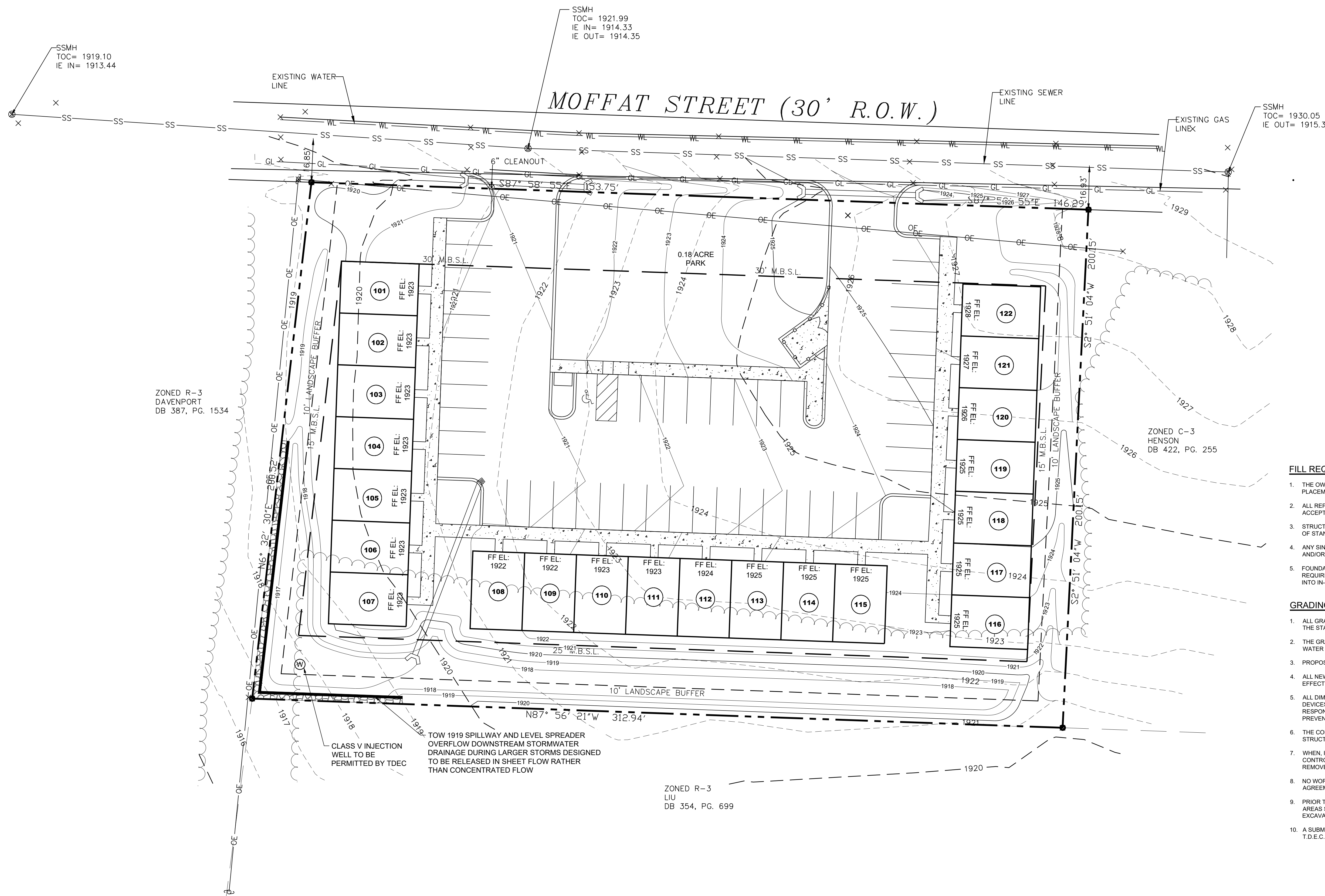
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C-3.0



FILL REQUIREMENT NOTES:

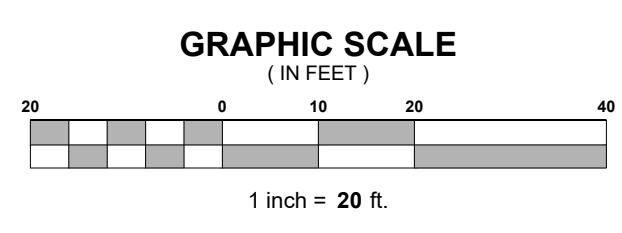
1. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
2. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY PRIOR TO LOT ACCEPTANCE.
3. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DRY DENSITY.
4. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY AND/OR THE PROJECT ENGINEER.
5. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN ENGINEER'S STAMP. IF FOUNDATIONS ARE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL, THE MINIMUM REQUIREMENTS WILL BE ALLOWED.

GRADING, DRAINAGE AND EROSION CONTROL NOTES:

1. ALL GRADING, DRAINAGE AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF MONTEAGLE.
2. THE GRADING CONTRACTORS SHALL KEEP THE DUST WITHIN TOLERABLE LIMITS BY SPRINKLING WITH WATER OR BY OTHER MEANS APPROVED BY THE ENGINEER.
3. PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
4. ALL NEWLY GRADED AREAS (INCLUDING SLOPES) SHALL BE SEEDED AND MULCHED OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY SOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING EXISTING AND PROPOSED DRAINAGE STRUCTURES, STRAW BALE FILTERS CLEAR OF SEDIMENT BUILDUP DURING CONSTRUCTION.
7. WHEN, IN THE OPINION OF THE ENGINEER, THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THEIR INTENDED PURPOSES, THEY SHALL BE REMOVED BY THE GRADING CONTRACTOR.
8. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENTS WITH PROPERTY OWNERS.
9. PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALL BASEMENTS OR DEPRESSED AREAS SHALL BE FILLED WITH ENGINEERED FILL. ANY UNSUITABLE SILT OR MUCK SHALL BE EXCAVATED FROM THE SITE AND MAY BE USED FOR TOPSOIL SPREAD ONLY.
10. A SUBMITTAL OF A NOTICE OF INTENT (NOI) AND AN APPROVED NOTICE OF COVERAGE (NOC) FROM T.D.E.C. SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

Utility disclaimer:

The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. There are no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, this survey does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee one call 811.



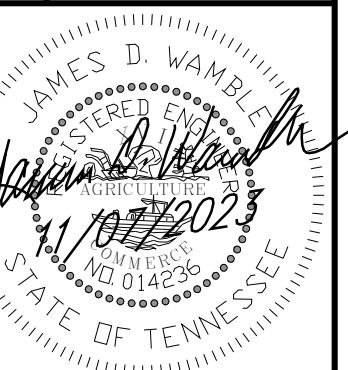


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Land Planning

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WATER PLAN
WILLOW BREEZE TOWNHOMES
MONTICELLO, MARION COUNTY, TENNESSEE
OWNER AND DEVELOPER
WILLIAM VAUGHN
1900 MEDICAL CENTER PKWY., 3A #29
MURFREESBORO, TN, 37129
CONTACT: WILLIAM VAUGHN IV, PH: (615) 785-5556, EMAIL: williamvaughnIV@gmail.com

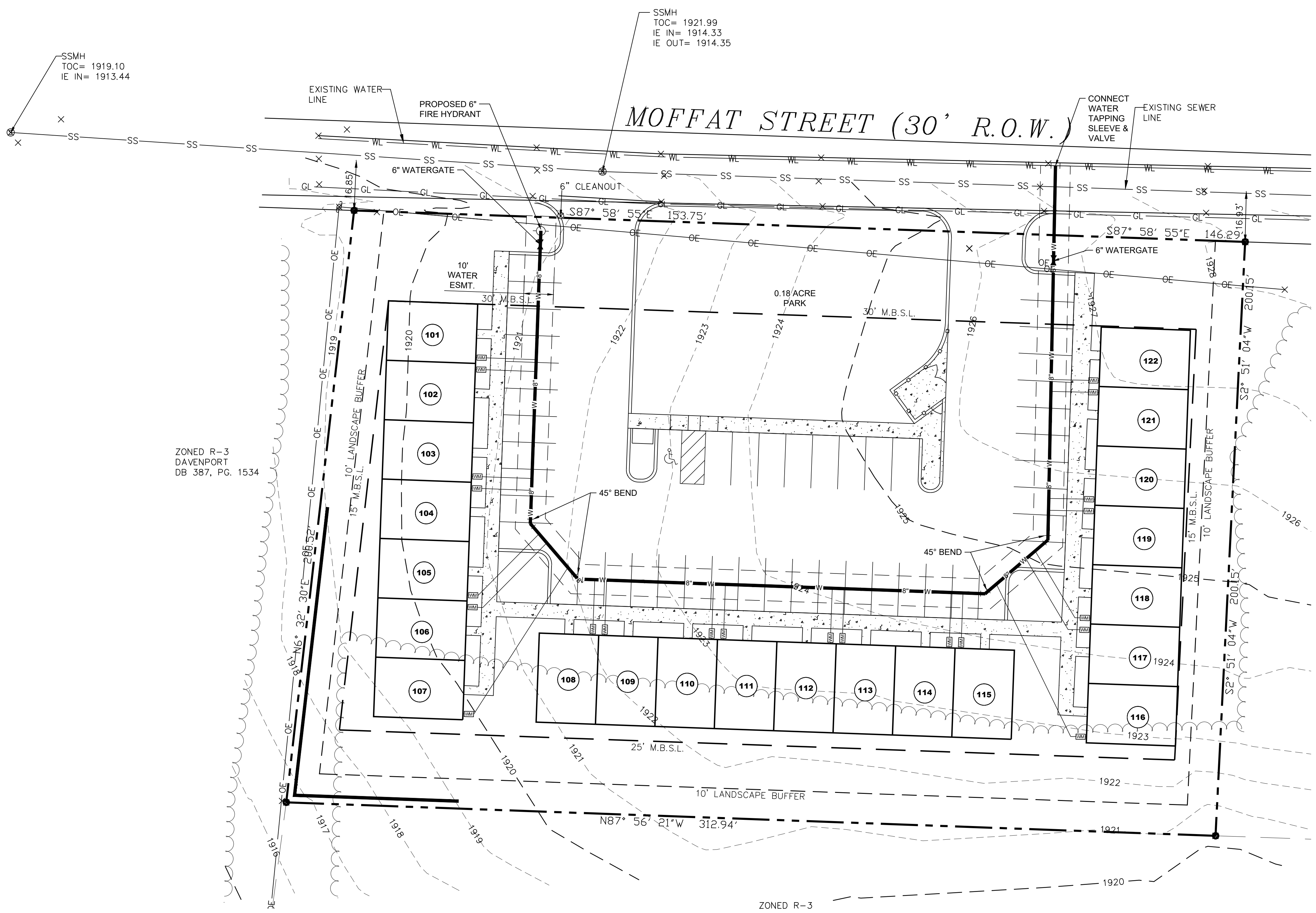


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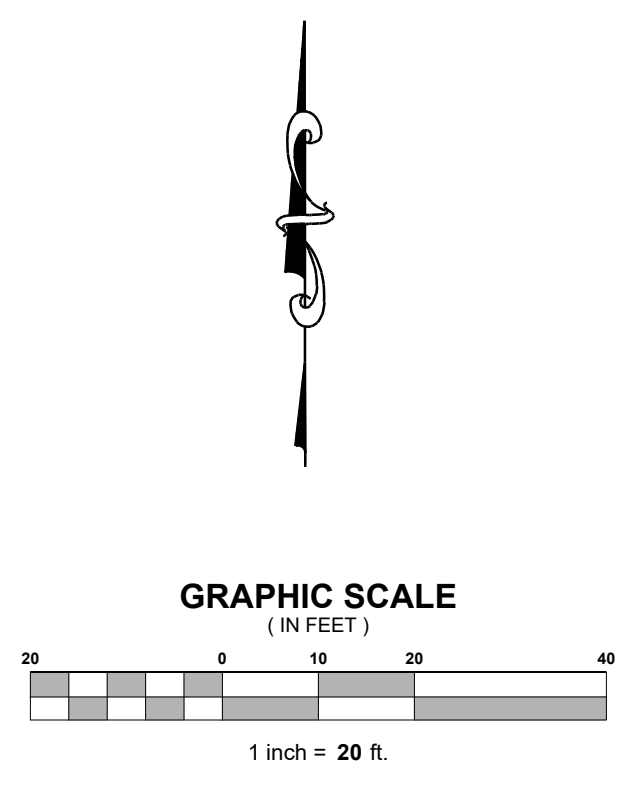
WATER NOTES:

1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATION OF THE UTILITY DISTRICT AND THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 10' HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
4. WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 36" IN ROADWAYS & 30" IN ALL OTHER AREAS.
5. EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
6. WATER LINE PIPE TO BE BACKFILLED TO SUBGRADE WITH ENGINEERED FILLED MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN ALL AREAS. WHERE UTILITIES ARE PLACED IN ROADWAY BACKFILL WITH NO. 67 GRADED STONE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDER- GROUND UTILITIES.
9. WATER SERVICES TO BE 3/4" TYPE "K" COPPER OR PEXA. TAPS ON WATER MAIN SPACED 24" APART AS SHOWN HEREON. WATER SERVICE TO INCLUDE INSTALLATION OF METER BOXES BY CONTRACTOR WITHOUT METERS. METERS TO BE SUPPLIED BY THE UTILITY DISTRICT. WATERMETERS TO BE LOCATED ON THE R.O.W. LINE.
10. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE WORKING SYSTEM APPROVED BY THE UTILITY DISTRICT.
11. CONTRACTOR TO OBTAIN A COPY OF THE UTILITY DISTRICT WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.
12. VERTICAL BONDS SHALL BE FULLY RESTRAINED PIPE JOINTS OF REQUIRED LENGTH WITH NO RELIANCE ON ANCHOR OR THRUST BLOCKS.
13. WATER AND SANITARY SEWER SERVICES SHOULD NOT CONFLICT WITH DRIVEWAYS. IF SERVICE LINES MUST BE MADE, THE BUILDER/OWNER IS RESPONSIBLE FOR THE COST OF NEW SERVICE CONNECTIONS.
14. THE UTILITY DISTRICT MAY REQUIRE SERVICE CONNECTIONS TO BE LOCATED OTHER THAN AS THEY ARE SHOWN ON THE PLANS.

ZONED R-3
DAVENPORT
DB 387, PG. 1534

ZONED R-3

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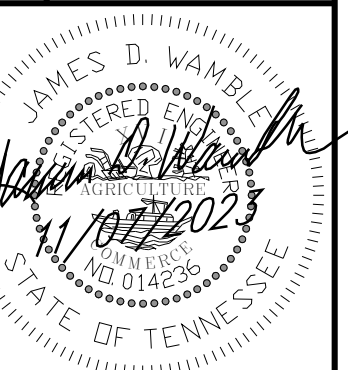


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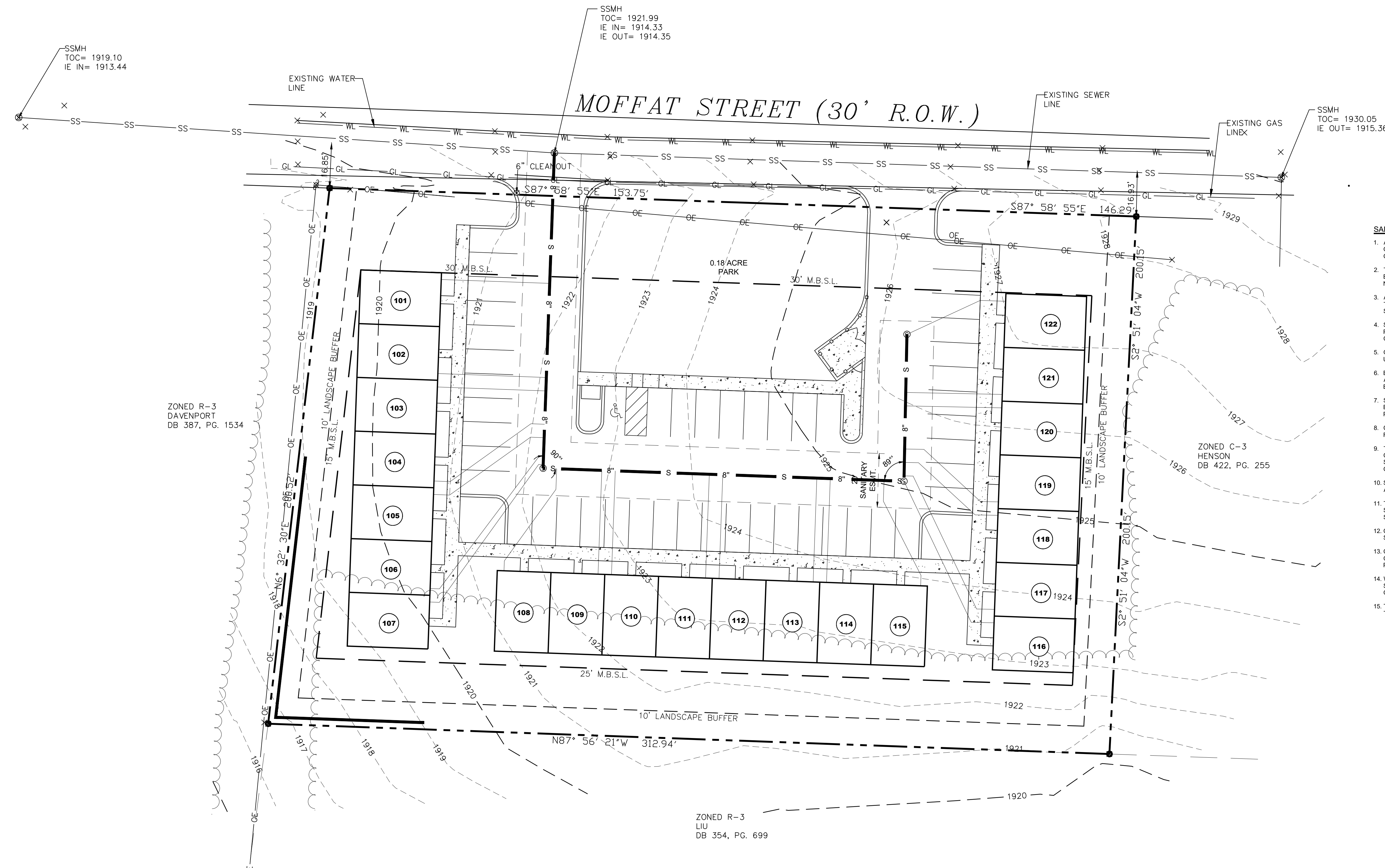
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- SANITARY SEWER NOTES**
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATION OF THE UTILITIES DISTRICT AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.
 - THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 10" HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
 - SDR 26 P.V.C. SANITARY SEWER LINE TO BE INSTALLED WITH A MINIMUM COVER OF 5' IN PAVED AREAS AND 4' IN UNPAVED AREAS. FOR AREAS WITH LESS THAN 5' MINIMUM COVER IN PAVED AREAS DUCTILE IRON PIPE (DIP) SHALL BE USED.
 - GRAVITY SANITARY SEWER PIPE TO BE SDR 26 P.V.C. WITH ASTM D 3034 DESIGNATION, UNLESS NOTED OTHERWISE.
 - EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
 - SANITARY SEWER PIPE TO BE BEDDED IN A CLEAN 1/2" TO 3/4" CRUSHED ENVELOPE EXTENDING FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE. BACKFILL ABOVE THIS CRUSHED STONE ENVELOPE TO SUBGRADE WITH STONE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDER-GROUND UTILITIES.
 - SANITARY SEWER SERVICES TO BE 6" P.V.C. TERMINATED AT R.O.W. WITH BOX FROM AND COVER OVER CLEANOUT.
 - THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE WORKING SYSTEM APPROVED BY THE UTILITIES DISTRICT.
 - CONTRACTOR TO OBTAIN A COPY OF THE UTILITY DISTRICT SANITARY SEWER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.
 - CONTRACTOR SHALL KEEP REDLINE AS-BUILT PLANS UPDATED DAILY ON SITE DURING CONSTRUCTION AND PROVIDE THE CITY WITH RECORD DRAWINGS WITHIN 30 DAYS OF PROJECT COMPLETION.
 - WATER AND SANITARY SEWER SERVICES SHOULD NOT CONFLICT WITH DRIVEWAYS. IF SERVICE LINES MUST BE MADE, THE BUILDER/OWNER IS RESPONSIBLE FOR THE COST OF NEW SERVICE CONNECTIONS.
 - THE UTILITY DISTRICT MAY REQUIRE SERVICE CONNECTIONS TO BE LOCATED OTHER THAN AS THEY ARE SHOWN ON THE PLANS.

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