



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
 William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor
 Nashville, TN 37243
 Toll Free Number: 1-888-891-8332 (TDEC)

NLC-
wl-HIB-

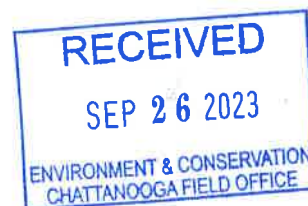
**NOTICE OF INTENT (NOI) FOR GENERAL NPDES PERMIT FOR
 STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (TNR100000)**

SID 177839

Site or Project Name: Tiny Home Resort		NPDES Tracking Number: TNR 114112	
Street Address including city or zip code or Location: 177 Roper Road Copperhill, TN 37317		Construction Start Date: Dec. 4, 2023	
Site Description: Mostly undeveloped & wooded with a small clearing on the ridge		Estimated End Date: July 4, 2023	
County(ies): Polk		Latitude (dd.dddd): 35.01232	
MS4 Jurisdiction (if applicable):		Longitude (-dd.dddd): -84.42100	
		Acres Disturbed: 9.46	
		Total Acres: 40.72	
Are there any streams <input type="checkbox"/> and/or wetlands <input type="checkbox"/> on or adjacent to the construction site? If wetlands are located on-site and may be impacted, attach wetlands delineation report. If an Aquatic Resource Alteration Permit has been obtained for this site, what is the permit number? ARAP Number:			
Receiving waters: Ocoee River			
Include the SWPPP with the NOI <input checked="" type="checkbox"/> SWPPP Included		Include a site location map <input checked="" type="checkbox"/> Map Included	

Name of Site Owner or Developer (Site-Wide Permittee): (correct legal name of person, company, or entity that has operational or design control over construction plans and specifications) 177 Roper Road Development LLC (FEIN: 93-1649742)			
For corporate entities only, provide the Tennessee Secretary of State (SOS) Control Number:			
Site Owner or Developer Contact Name: (individual responsible for site) Robert Nix		Title or Position: (the party who signs the certification below): Member	
Mailing Address: 4912 Chestnut Ave.		City: Signal Mountain	State: TN Zip: 37377
Phone: (860) 803-2632		E-mail: robert_nix73@hotmail.com	

Optional Contact Name:	Title or Position:		
Mailing Address:	City:	State:	Zip:
Phone:	E-mail:		



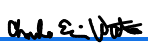
Owner or Developer Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Primary Permittee)

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Owner or Developer Name: (print or type): Robert Nix	Signature:  <small>Robert Nix (Sep 25, 2023 16:09 EDT)</small>	Date: Sep 25, 2023
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Contractor(s) Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Secondary Permittee)

I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Primary contractor name, address, and SOS control number (if applicable): (print or type) Eric Waters, 206 Roper Road Copperhill, TN 37317	Signature:  <small>Charles Eric Waters (Sep 25, 2023 14:53 EDT)</small>	Date: Sep 25, 2023
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:

**NOTICE OF INTENT (NOI) FOR GENERAL NPDES PERMIT FOR
STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (TNR100000)**

Purpose of this form - A completed notice of intent (NOI) must be submitted to obtain coverage under the Tennessee General NPDES Permit for Discharges of Stormwater Associated with Construction Activity (permit). **Requesting coverage under this permit means that an applicant has obtained and examined a copy of this permit, and thereby acknowledges applicant's claim of ability to be in compliance with permit terms and conditions.** This permit is required for stormwater discharge(s) from construction activities including clearing, grading, filling, and excavating (including borrow pits) of one or more acres of land. This form should be submitted at least 30 days prior to the commencement of land disturbing activities, or no later than 48 hours prior to when a new operator assumes operational control over site specifications or commences work at the site.

The appropriate permit application fee must accompany the NOI and is based on total acreage to be disturbed by an entire project, including any associated construction support activities (e.g., equipment staging yards, material storage areas, excavated material disposal areas, borrow or waste sites):

(i) Projects equal to or greater than 150 acres	\$10,000
(ii) Projects equal to or greater than 50 acres and less than 150 acres	\$6,000
(iii) Projects equal to or greater than 20 acres and less than 50 acres	\$3,000
(iv) Projects equal to or greater than 5 acres and less than 20 acres	\$1,000
(v) Projects equal to or greater than 1 acre and less than 5 acres	\$250
(vi) Projects seeking subsequent coverage under an actively covered larger common plan of development or sale	\$100

There is no fee for sites less than 1 acre. A separate annual maintenance fee is also required for construction activities that exceed 1 year under general permit coverage. Tennessee Rules, Chapter 0400-40-11-.02(b)(12)).

Who must submit the NOI form? Per Section 2 of the permit, all site operators must submit an NOI form. "Operator" for the purpose of this permit and in the context of stormwater associated with construction activity means any person associated with a construction project who meets either or both of the following two criteria: (1) The person has operational or design control over construction plans and specifications, including the ability to make modifications to those plans and specifications. This person is typically the owner or developer of the project or a portion of the project (e.g. subsequent builder), or the person that is the current landowner of the construction site. This person is considered the primary permittee; or (2) The person has day-to-day operational control of those activities at a project which are necessary to ensure compliance with a SWPPP for the site or other permit conditions. This person is typically a contractor or a commercial builder who is hired by the primary permittee and is considered a secondary permittee.

Owners, developers, and all contractors that meet the definition of the operator in subsection 2.2 of the permit shall apply for permit coverage on the same NOI, insofar as possible. After permit coverage has been granted to the primary permittee, any separate or subsequent NOI submittals must include the site's previously assigned permit tracking number and the project name. The site-wide site-specific SWPPP shall be prepared in accordance with the requirements of part 5 of the permit and must be submitted with the NOI unless the NOI being submitted is to only add a contractor (secondary permittee) to an existing coverage. Artificial entities (e.g., corporations or partnerships excluding entities not required to register) must submit the TN Secretary of State, Division of Business Services, control number. The Division reserves the right to deny coverage to artificial entities that are not properly registered and in good standing with the TN Secretary of State.

Notice of Coverage - The division will review the NOI for completeness and accuracy and prepare a notice of coverage (NOC). Stormwater discharge from the construction site is authorized as of the effective date of the NOC.

Complete the form - Type or print clearly, using ink and not markers or pencil. Answer each item or enter "NA," for not applicable, if a particular item does not fit the circumstances or characteristics of your construction site or activity. If you need additional space, attach a separate piece of paper to the NOI form. **The NOI will be considered incomplete without a permit fee, a map, and the SWPPP.**

Describe and locate the project - Use the legal or official name of the construction site. If a construction site lacks street name or route number, give the most accurate geographic information available to describe the location (reference to adjacent highways, roads, and structures, e.g., intersection of state highways 70 and 100). Latitude and longitude (expressed in decimal degrees) of the center of the site can be located on USGS quadrangle maps. The maps can be obtained at the USGS World Wide Web site: <http://www.usgs.gov/>; latitude and longitude information can be found at numerous other web sites. Attach a copy of a portion of a 7.5-minute topographic map, a city map, or a county map showing location of site, with boundaries at least one mile outside the site boundaries. Provide estimated starting date of clearing activities and completion date of the project, and an estimate of the number of acres of the site on which soil will be disturbed, including borrow areas, fill areas, stockpiles and the total acres. For linear projects, give location at each end of the construction area.

Give name of the receiving waters - Trace the route of stormwater runoff from the construction site and determine the name of the river(s), stream(s), creek(s), wetland(s), lake(s) or any other water course(s) into which the stormwater runoff drains. Note that the receiving water course may or may not be located on the construction site. If the first water body receiving construction site runoff is unnamed ("unnamed tributary"), determine the name of the water body that the unnamed tributary enters.

An ARAP may be required - If your work will disturb or cause alterations of a stream or wetland, you must obtain an appropriate Aquatic Resource Alteration Permit (ARAP). If you have a question about the ARAP program, contact your local Environmental Field Office (EFO).

Submitting the form and obtaining more information - Note that this form must be signed by the company President, Vice-President, or a ranking elected official in the case of a municipality, for details see subpart 2.5. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit the completed NOI form (keep a copy for your records) to the appropriate EFO for the county(ies) where the construction activity is located, addressed to **Attention: Stormwater NOI Processing** or use MyTDEC Forms for electronic submittal.

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	8383 Wolf Lake Drive, Bartlett	38133-4119	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Drive	38305-4316	Chattanooga	1301 Riverfront Parkway, Suite 206	37402-2013
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601











CN-0940 NOI Form_filled

Final Audit Report

2023-09-25

Created:	2023-09-23
By:	Patrick Salcedo (patrick@dpsdevelopment.land)
Status:	Signed
Transaction ID:	CBJCHBCAABAArrezK5fWM3mvry4yCZ168Y94g063Rrrh

"CN-0940 NOI Form_filled" History

-  Document created by Patrick Salcedo (patrick@dpsdevelopment.land)
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-  Document emailed to willythehorse1@yahoo.com for signature
2023-09-23 - 5:15:34 PM GMT
-  Email viewed by willythehorse1@yahoo.com
2023-09-24 - 4:14:01 AM GMT
-  Signer willythehorse1@yahoo.com entered name at signing as Charles Eric Waters
2023-09-25 - 6:53:54 PM GMT
-  Document e-signed by Charles Eric Waters (willythehorse1@yahoo.com)
Signature Date: 2023-09-25 - 6:53:56 PM GMT - Time Source: server
-  Document emailed to robert_nix73@hotmail.com for signature
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-  Email viewed by robert_nix73@hotmail.com
2023-09-25 - 8:02:40 PM GMT
-  Signer robert_nix73@hotmail.com entered name at signing as Robert Nix
2023-09-25 - 8:09:39 PM GMT
-  Document e-signed by Robert Nix (robert_nix73@hotmail.com)
Signature Date: 2023-09-25 - 8:09:41 PM GMT - Time Source: server
-  Agreement completed.
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STORMWATER POLLUTION PREVENTION PLAN

DATE:

SEPTEMBER 18, 2023

PREPARED BY:

DPS Development LLC

PO Box 120

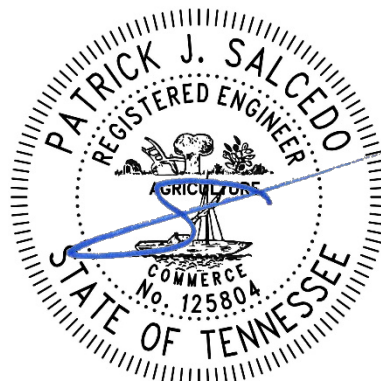
Copperhill, TN 37317

PREPARED FOR:

Tiny Home Resort

Roper Road

Copperhill, TN 37317



STORMWATER POLLUTION PREVENTION PLAN
Tiny Home Resort
Roper Road
Copperhill, TN 37317

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STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort
Roper Road
Copperhill, TN 37317

Primary Permittee & Owner Certification

'I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury'

Robert Nix Sep 25, 2023
Robert Nix (Sep 25, 2023 16:05 EDT)

Primary Permittee

Date

'I certify under penalty of law that I have reviewed this document, and attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNRI00000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury'

Charles Eric Waters Sep 25, 2023
Charles Eric Waters (Sep 25, 2023 14:51 EDT)

Secondary Permittee/Owner

Date

General Project Information

The project described in this report is the development of a Tiny Home resort that will consist of 32 tiny homes. The project site is located along Roper Road in Polk Co. Tennessee, approximately 2.5 miles on Grassy Creek Road east of Hwy 68. The site Parcel No. is 125 013.00 and has a total area of 41.75 acres. The proposed development will consist of the following construction activities:

- Clearing & Removal of trees and underbrush
- Mass grading activities including cut/fill slopes
- Construction of gravel roads including drainage ditches and pipe culverts
- Installation of multiple septic systems
- Installation of a new well system
- Installation of new underground utilities
- Construction of level pad areas to include block walls
- Installation of slope stabilization practices including permanent vegetation

The construction of the project is expected to begin in December 2023 and end in June 2024, however these dates are subject to change as the project progresses. The total expected disturbed area throughout the duration of the project is expected to be 9.46 acres.

The sequence of construction for this project can be broken up into nine major activities that have the potential to disturb soils:

- Installation of construction exit & perimeter silt fence
- Construct Construction access through site
- Construction of sediment traps
- Clearing & Grubbing

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort

Roper Road

Copperhill, TN 37317

- Intermediate grading, septic system installation & road construction. Install pipe culverts, outlet protection & stone check dams.
- Slope stabilization, temporary seeding, & permanent seeding
- Finished pad grading, block wall construction, & install utilities to pads.
- Final stabilization
- Remove temporary erosion measures

Receiving Waters

The topography of the site shows that runoff will drain in two directions but both ultimately drain to the Ocoee river that is located north of the site. We have researched the Ocoee River in regards to impairments due to pollutants and while the river has many segments that have been analyzed, this particular segment does not carry many impairments on the 2016 303 (d) list. However for this particular segment sedimentation is listed as an impairment to the waterbody, but there is no information regarding TMDL. Therefore care shall be taken and measures implemented to reduce sedimentation and erosion during Phase 2 of the construction process.

In the event of a property transfer the erosion control measures described herein shall become the responsibility of the new owner who shall continue to maintain such measures to the satisfaction of the State of Tennessee Department of Environment and Conservation (TDEC).

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort

Roper Road

Copperhill, TN 37317

Existing Site Conditions

The project site consists of one rectangular parcel that is located on both sides of Roper Road (a county road) and is approximately 41.75 acres. Roper Road is located along a ridge that passes through the site and is the highest point of the site, therefore runoff drains away from Roper Road on either side of the road. The site is mostly undeveloped with heavy vegetation consisting of trees, underbrush and kudzu vines. The ridge along Roper Road is cleared where a building appears to have existed at one point which is evidenced by a remaining concrete pad. Near the concrete pad is an existing well and power pole with an inactive meter. The southeasterly area of the site is relatively cleared and tall grass which can be considered a meadow. Slopes in this area range from 10% - 30%. A pond impoundment appears to exist that captures runoff from this meadow. After visiting the site several times there was no evidence of consistently flowing water indicating that the valleys and ravines in this area convey runoff only and no buffer has been established. The north and northeast side of Roper Road drains northeast and is heavily wooded with trees. Slopes in this area range from 10% - 40%. A stream was found at the bottom of the slope and appears to be perennial, therefore a stream buffer has been established and can be found on the ES&PC plans.

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort
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Project Description

The proposed project is a Tiny Home resort that will consist of 32 tiny homes as well as additional recreational structures. The project will consist of developing level pads to park the tiny homes and provide the necessary utilities to each pad. The tiny homes will be delivered upon project completion and no construction of any tiny homes will take place on-site. The primary construction activities to prepare the site for the tiny homes will consist of clearing, grading, road construction, block wall construction, underground utilities, septic systems, and slope stabilization. The project will utilize existing utilities as best as possible which includes utilizing the existing well and power poles currently on-site. Septic systems are being proposed to take care of sewage disposal and each septic system will service multiple tiny homes, up to 4 homes. New roads will be constructed to provide access to each pad where all roads will be accessed from Roper Road.

For recreation purposes, a fire pit will be constructed near the southeast corner of the site in a relatively level area. A pavilion will also be constructed near the existing well on the north side of Roper Road. The pavilion will be an open framed structure and consist of seating, a gas fireplace, and a restroom. A pickleball court is also be constructed just west of the pavilion and will consist of a level concrete pad.

Infrastructure

Sewer – Multiple sub-Surface Sewage Disposal (SSD) systems will be constructed to service sewage from the tiny homes. Each SSD system will service multiple tiny homes including the restroom at the pavilion but will not service more than 4 tiny homes.

Water – The project will utilize the existing well along the ridge just north of Roper Road. A new well is also being proposed near the easterly property line as additional water service.

Electrical Power – Tri-State EMC provides service in the area and will be the power service provider for the project. Tri-State has been engaged and has informed the project manager that new power poles will be installed as part of the project. Once the new poles are in place service lines will be installed to each pad.

CATV – ETC provides service in the area and has services in Roper Road. CATV will be provided from the new power poles.

Drainage – The natural flow of drainage will be maintained in the proposed condition of this project. Several pipe culverts, outlet protection, and sediment traps will be installed upstream of all confluence points on the site to assist with reducing flow velocities as runoff travels to its existing drainage pattern. The pipe culverts, stone check dams in roadway ditches and outlet protection will remain in place after construction is completed to mitigate erosion and sediment transport throughout the life of the property in its final state.

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort
 Roper Road
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Sediment Volume Calculations

Due to topographic conditions and the limited area available for the placement of bmps, sediment basins will not be used. Equivalent controls such as check dams, sediment traps, and silt fence will be used for sediment storage at each drainage basin. Because the nature of mass grading allows for the potential of high erosion susceptibility and sediment transport, eight sediment traps are being proposed for this project. The supporting calculations to design the sediment trap are provided below.

Because the receiving water (Ocoee River) is an impaired waterbody with sediment as an impairment to the waterbody the 5-Yr 24-hr. peak runoff rate has been used to determine the minimum area of each sediment trap. The minimum volume of 134 CY/acre is also considered in sizing each sediment trap and the larger of the two requirements was chosen to size each sediment trap.

*See ES&PC Plan Sheets for minimum storage volume for each disturbed area of the project.

	DA-1	DA-2	DA-3	DA-4	DA-5	DA-6	DA-7	DA-8
Peak Discharge (5-yr (cfs))	0.57	0.60	0.76	0.73	0.67	1.12	1.19	0.89
Min. Surface Area (435 sf/cfs)	248	261	331	318	291	487	518	387
Top Surface Area Provided (sf)	792	792	784	560	672	624	624	784
	ST-1	ST-2	ST-3	ST-4	ST-5	ST-6	ST-7	ST-8
Bot Length (ft)	16	16	20	12	16	16	16	20
Bot. Width (ft.)	25	25	20	20	20	18	18	20
Depth D 1 (ft.)	2	2	2	2	2	2	2	2
Depth D 2 (ft.)	2	2	2	2	2	2	2	2
Side Slope	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1
No of Baffle Rows	2	2	2	2	2	2	2	2
Storage Volume Provided (CY)	88	88	88	59	73	68	68	88

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort

Roper Road

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Spills and Non-Storm Water Contingencies

Due to the nature of this project there will be potential for spills and non-storm water discharges during construction of the block walls and underground utilities including water and septic service.

Construction activities that have the potential for spills and non-storm water contingencies include: use of glues & solvents, use of grout & other adhesives, and pouring of concrete. To mitigate the potential for spills materials will be delivered and used in close proximity to the building construction area. Storage of materials will be located as shown on the plans and any runoff will be directed to EPSC measures. A concrete washout will be constructed and utilized to minimize spills and a debris management area will be located as shown on the plans. EP&SC measures to be utilized during construction to prevent spills include:

- Concrete Washout
- Debris Management

See plans in Appendix B for location of these measures.

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort

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Sequencing of Grading

Due to the nature of this project needing level pad areas and new roads to each pad the project will be sequenced to mitigate erosion and sediment transport.

The Initial (Clearing) Phase will include installing the construction entrances along Roper Road (county road), creating access throughout the site (primarily to sediment control measures), construction of sediment traps, and clearing of the site.

The Interim Grading Phase will consist of mass grading to level the pad areas, construct roads to the level pads, installing septic systems, installing roadway ditches and pipe culverts, installing outlet protection and stone check dams. This phase will also include installing slope stabilization measures such as temporary and permanent seeding along new cut/fill slopes.

The Final Phase will consist of constructing the block walls to create level pads, installing utilities throughout the site and to the pads and final stabilization of the site.

STORMWATER POLLUTION PREVENTION PLAN

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Schedule of Work

Below is a table outlining the estimated schedule of construction activities.

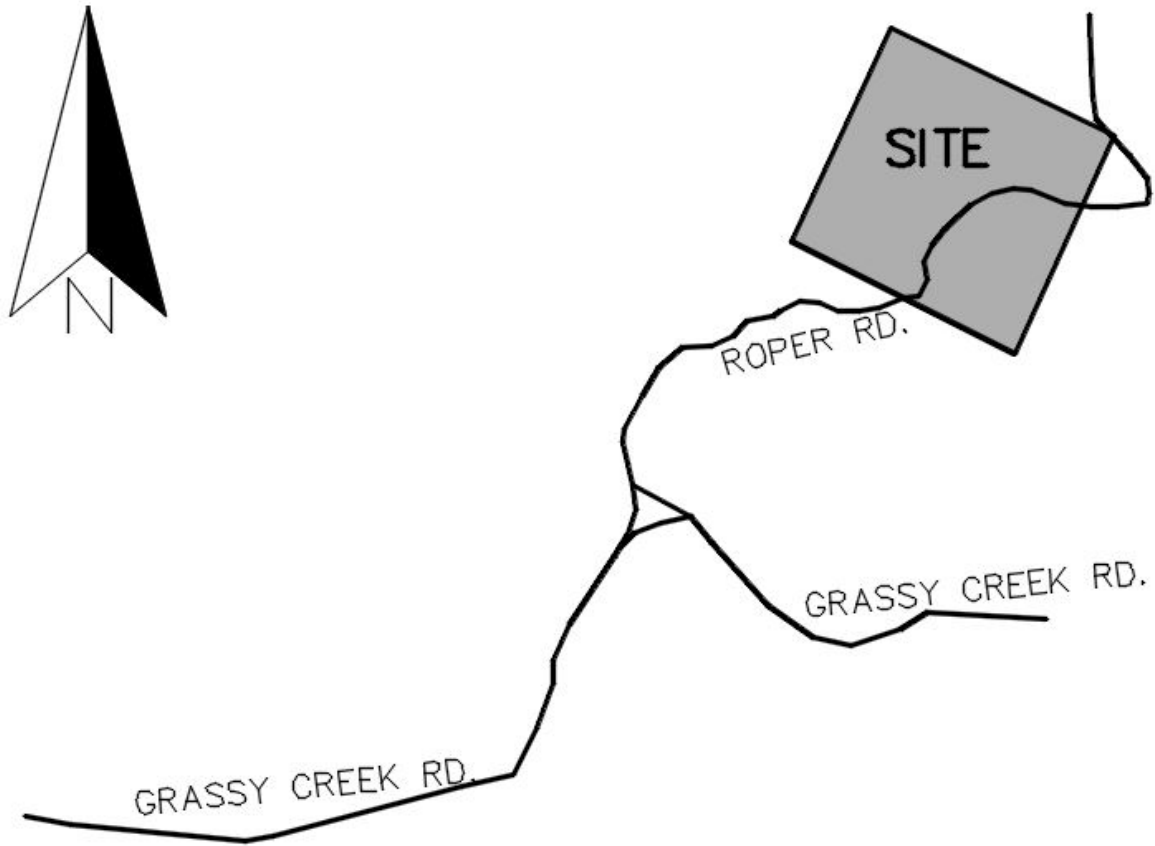
Construction Activity	Description	Estimated Dates (from start of construction)
Installation of Construction Exit and Perimeter Silt Fence (Initial Clearing Phase)	The installation of construction exits along Roper Road shall take place first. Silt Fencing along the perimeter of the project and around septic systems shall be installed.	Week 1
Construct Construction Access throughout the site (Initial Clearing Phase)	Access throughout the site for clearing equipment shall be created primarily to sediment control devices for installation and in case of the need for repair.	Week 1
Construction of Sediment Traps (Initial Clearing Phase)	Construct Sediment Traps per details and specifications provided in the ES&PC Plans.	Week 3
Clearing & Grubbing (Initial Clearing Phase)	Removal of trees and underbrush within the limits of the disturbed area. Burning shall take place with a burn permit. Surface roughening shall take place at this stage as clearing progresses.	Week 6
Intermediate Grading, Septic System Installation, & Road Construction. Install Pipe Culverts, Outlet Protection, & Stone Check Dams (Interim Grading Phase)	Begin mass grading of roads and pad areas. Pipe culverts, ditches and outlet protections shall be installed prior to any upstream land disturbing activities as best as possible to properly convey runoff to sediment traps. Roadway ditches and stone check dams shall be installed as roads are constructed. Ditches around pad areas and stone check dams shall be constructed as grading progresses.	Week 12
Slope Stabilization, Temporary Seeding, & Permanent Seeding (Interim Grading Phase)	Protect cut/fill slopes throughout mass grading with slope stabilization measures including additional silt fencing, temporary seeding, and permanent seeding.	Week 16
Finished Pad Grading, Block Wall Construction, and Install Utilities to Pad (Final Phase)	Construct block walls at level pads and other areas as needed. Backfill block walls and finish grading pads to be level, or sloped as shown on plans. Install underground utilities in roadways at specifications provided by local agencies and install service utilities to each pad. Backfill trenches as necessary.	Week 20
Final Stabilization (Final Phase)	Provide permanent seeding on all exposed disturbed areas remaining. Install check dams in all ditches as necessary.	Week 24
Remove Temporary Erosion Measures (Final Phase)	Remove temporary erosion control measures such as silt fencing and sediment traps. Pipe Culverts, outlet protection, stone check dams shall remain in place after construction is completed.	Week 26

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort
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FIGURES

Vicinity Map



STORMWATER POLLUTION PREVENTION PLAN
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Roper Road
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Appendix A – Existing Site Photos



STORMWATER POLLUTION PREVENTION PLAN
Tiny Home Resort
Roper Road
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Roper Road leaving ridge, facing east.



Roper Road at easterly property line,
facing east

STORMWATER POLLUTION PREVENTION PLAN
Tiny Home Resort
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Grassy meadow along slope on the southeast side of Roper Road. Facing north.



Grassy meadow along slope on the southeast side of Roper Road. Facing west.

STORMWATER POLLUTION PREVENTION PLAN
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Location of pond impoundment
facing easterly property line.
Overflow discharges off-site and to
Ocoee River



Heavily wooded area along slope on
north side of Roper Road.



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Unnamed stream in ravine at bottom of slope on the north side of Roper Road. Discharges to Ocoee River

STORMWATER POLLUTION PREVENTION PLAN

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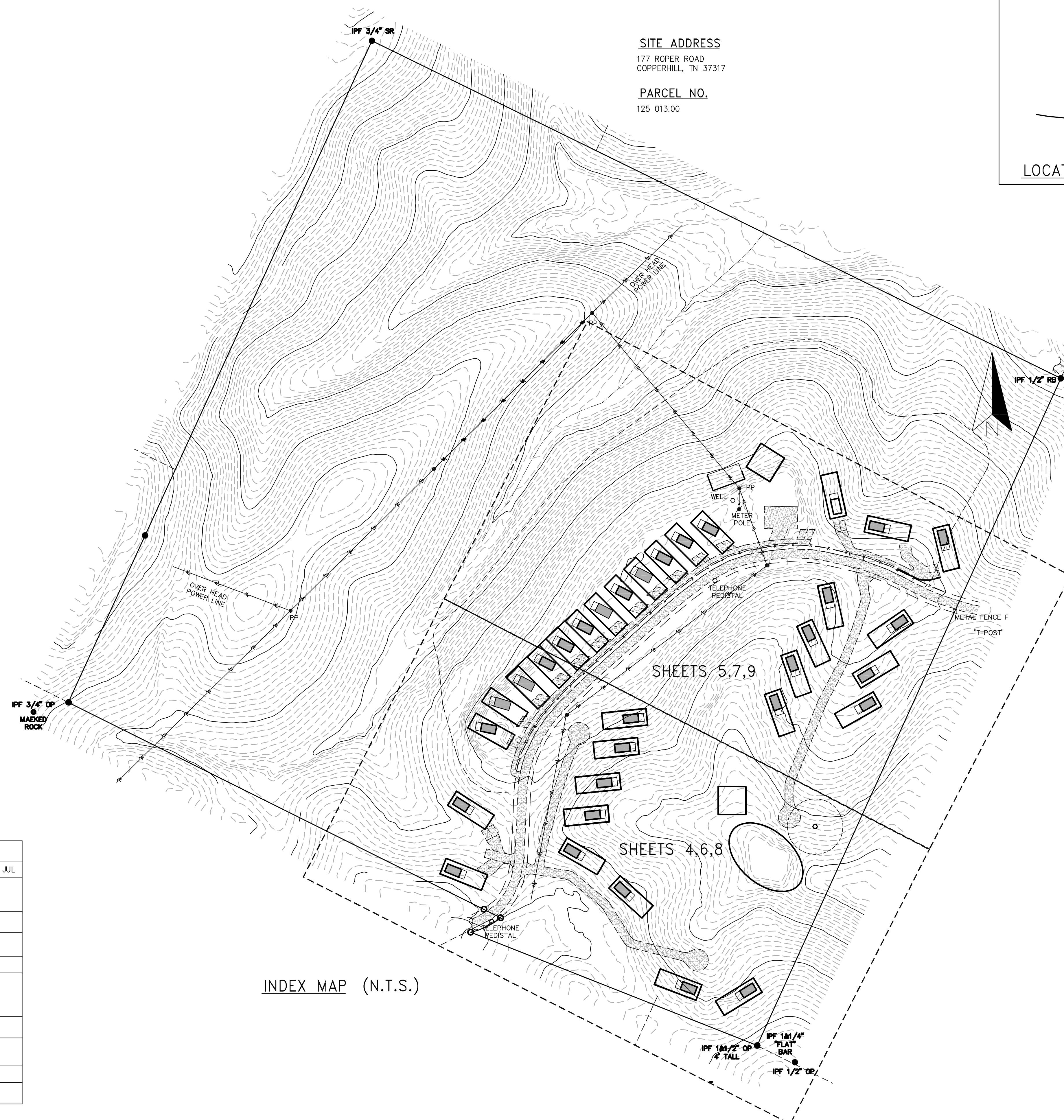
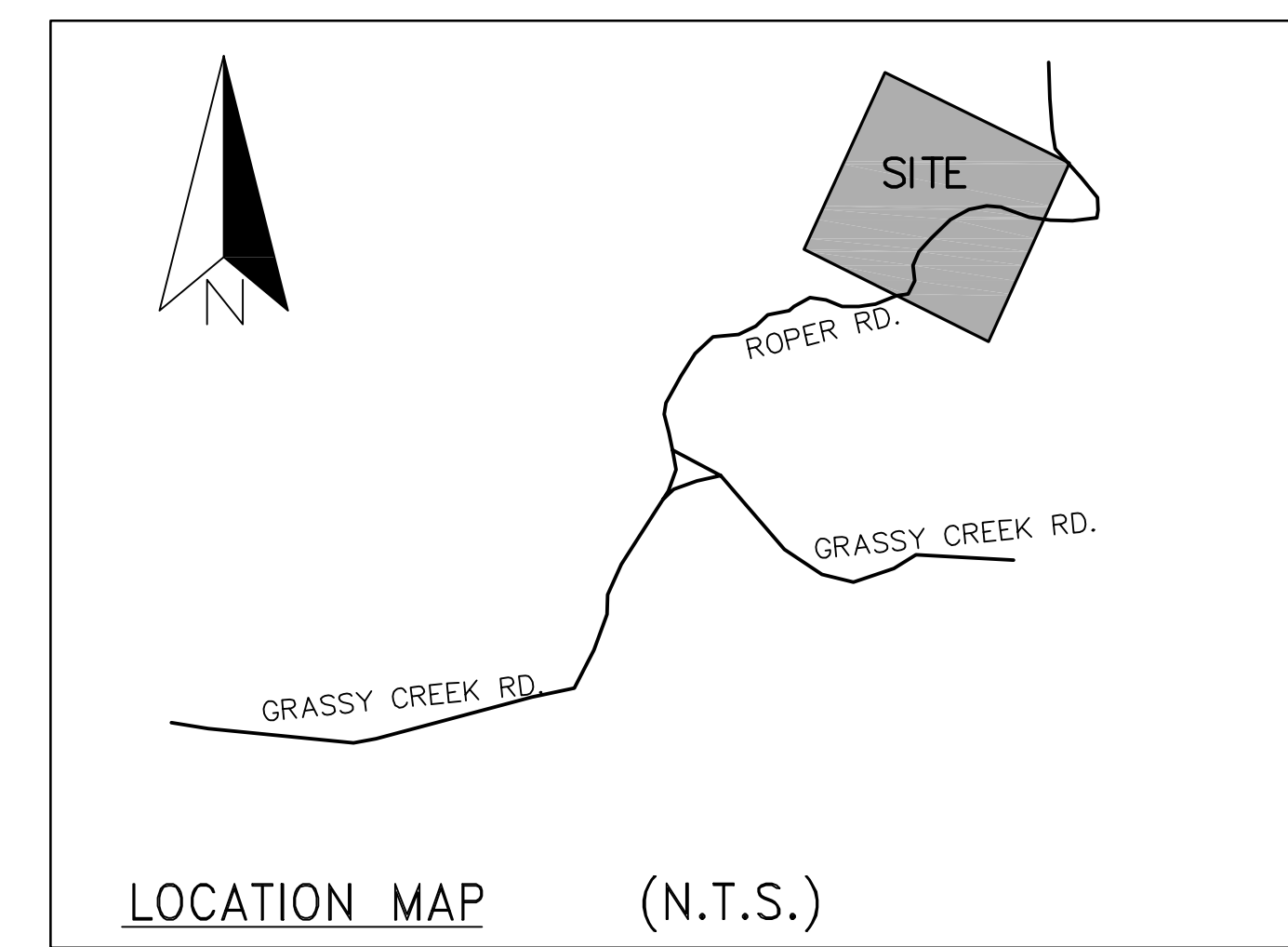
Appendix B – Erosion Control Plans

EROSION, SEDIMENT & POLLUTION CONTROL PLAN

FOR A TINY HOME LUXURY RESORT

EROSION & SEDIMENT CONTROL NOTES:

- CONTRACTOR IS TO ADHERE TO THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012).
- SEDIMENT AND EROSION CONTROL FACILITIES AND STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION.
- ALL GRADED AREAS SHALL BE STABILIZED WITH A TEMPORARY FAST GROWING COVER AND/OR MULCH, NO LATER THAN 2 WEEKS AFTER EARTH DISTURBING ACTIVITY ENDS IN THOSE AREAS WHERE GRADING ACTIVITY HAS CEASED AND FINE GRADING WILL NOT TAKE PLACE FOR AT LEAST 30 DAYS.
- CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 THIS SECTION.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE UNTIL NOTICE OF TERMINATION IS OBTAINED FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
- ADDITIONAL EROSION CONTROL DEVICES SHALL BE USED AS A REQUIRED AND NOTED IN THE SWPPP.
- SILT FENCE SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO WITHIN ONE-HALF OF SILT FENCE HEIGHT.
- MAXIMUM EMBANKMENT SLOPES TO BE AS FOLLOWS: CUT AREA-2:1; FILL AREA 3:1 (UNLESS OTHERWISE NOTED)
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED, REPAIRED AS NEEDED AND CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- CONSTRUCTION EXIST SHALL CONSIST OF 6" THICK GRAVEL PAD OF 1-1/2" TO 3-1/2" DIAMETER STONE. 20' WIDE X 50' LONG. PAD TO BE MAINTAINED ON A CONTINUOUS BASIS.
- SEEDING AND FERTILIZING RATES OR TEMPORARY AND PERMANENT STANDS OF GRASS SHALL BE PER THE TENNESSEE EROSION & SEDIMENT HANDBOOK.
- IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND/OR SEDIMENT CONTROL, THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES OR THE COSTS OF ANY FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
- ALL SIDE DITCHES TO BE CLEANED AND/OR REPLACED TO PROVIDE PROPER DRAINAGE.
- STOCKPILED TOPSOIL IS TO BE SPREAD OVER LAWN AREAS AT COMPLETION OF CONTRACT AS REQUIRED BY CONTRACT.
- NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
- THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
- THE GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. THE CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY THE ENGINEER AND OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
- IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VERIFY AND MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY ITEMS THAT DO NOT EXIST AS SHOWN.
- THE CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE RELATED TO SEDIMENT AND EROSION CONTROL THAT OCCURS AS RESULT OF HIS WORK.



SITE ADDRESS
177 ROPER ROAD
COPPERHILL, TN 37317

PARCEL NO.
125 013.00



SHEET INDEX

- SHEET 1 OF 9 - COVER SHEET
- SHEET 2 OF 9 - DRAINAGE
- SHEET 3 OF 9 - DETAILS
- SHEET 4 OF 9 - INITIAL (CLEARING) PHASE
- SHEET 5 OF 9 - INITIAL (CLEARING) PHASE
- SHEET 6 OF 9 - INTERIM GRADING PHASE
- SHEET 7 OF 9 - INTERIM GRADING PHASE
- SHEET 8 OF 9 - FINAL PHASE
- SHEET 9 OF 9 - FINAL PHASE

DESCRIPTION OF CONSTRUCTION ACTIVITIES

- CLEARING & REMOVAL OF TREES AND UNDERBRUSH
- MASS GRADING ACTIVITIES INCLUDING CUT/FILL SLOPES
- CONSTRUCTION OF GRAVEL ROADS INCLUDING DRAINAGE DITCHES AND PIPE CULVERTS
- INSTALLATION OF MULTIPLE SEPTIC SYSTEMS
- INSTALLATION OF A NEW WELL SYSTEM
- INSTALLATION OF UNDERGROUND UTILITIES
- CONSTRUCTION OF LEVEL PAD AREAS TO INCLUDE BLOCK WALLS
- INSTALLATION OF SLOPE STABILIZATION PRACTICES INCLUDING PERMANENT VEGETATION.

TOTAL DISTURBED AREA

9.46 ACRES

PERMITTEE INFORMATION

PRIMARY PERMITTEE

ROBER NIX (860) 803-2632
177 ROPER ROAD DEVELOPMENT LLC

SECONDARY PERMITTEE

ERIC WATERS (706) 455-5413

SOIL DATA

Erc - EVARD-HAYESVILLE COMPLEX HYDROLOGIC SOIL GROUP B
ErD - EVARD-HAYESVILLE COMPLEX HYDROLOGIC SOIL GROUP B
GeD - GULLIED LAND-EVARD COMPLEX

STORED CHEMICALS

DUE TO THE TINY HOMES BEING CONSTRUCTED OFF-SITE AND DELIVERED TO THE SITE THE ONLY POLLUTANTS/CHEMICALS THAT WILL BE STORED ON-SITE ARE ASSOCIATED WITH THE CONSTRUCTION OF THE BLOCK WALLS AND SEPTIC SYSTEMS.

- CONCRETE/MASONRY GROUT
- PVC PIPE SOLVENT AND CEMENT

*FUEL FOR EQUIPMENT WILL NOT BE STORED ON-SITE

CONSTRUCTION SCHEDULE FOR 2023/2024								
MONTH	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
INSTALLATION OF CONSTRUCTION EXIT, & PERIMETER SILT FENCE	█							
CONSTRUCT CONSTRUCTION ACCESS THROUGHOUT SITE	█							
CONSTRUCTION OF SEDIMENT TRAPS		█	█					
CLEARING & GRUBBING			█	█				
INTERMEDIATE GRADING, SEPTIC SYSTEM INSTALLATION, & ROAD CONSTRUCTION. INSTALL PIPE CULVERTS, OUTLET PROTECTION & STONE CHECK DAMS				█	█			
SLOPE STABILIZATION, TEMPORARY SEEDING, & PERMANENT SEEDING					█	█		
FINISHED PAD GRADING, BLOCK WALL CONSTRUCTION, AND INSTALL UTILITIES TO PADS							█	█
FINAL STABILIZATION								█
REMOVE TEMPORARY EROSION MEASURES								█

COVER SHEET
EROSION, SEDIMENT & POLLUTION CONTROL PLAN

FOR
TINY HOME LUXURY RESORT

177 ROPER ROAD
COPPERHILL, TN

PJS 9-18-23
DRAWN BY DATE

PJS 9-18-23
CHECKED BY DATE

SHEET
1
OF 9

HYDROLOGICAL ANALYSIS

PRE DEV. RUNOFF COEFFICIENT: 0.20
 POST DEV. WEIGHTED RUNOFF COEFFICIENT: 0.25

*TO MANAGE RUNOFF IN THE POST CONSTRUCTION PHASE RUNOFF A VEGETATIVE MEASURES WILL REMAIN IN PLACE PERMANENTLY. SUCH MEASURES INCLUDE STONE CHECK DAMS, OUTLET PROTECTION, SLOPE DRAIN, AND PERMANENT SEEDING ON CUT/FILL SLOPES. BY MAINTAINING THESE MEASURES IN THE POST CONSTRUCTION PHASE RUNOFF VELOCITIES WILL BE REDUCED AND THEREFORE SUSCEPTIBILITY OF EROSION WILL DECREASE.

SEDIMENT STORAGE

SV-#	DISTURBED AREA (ACRES)	REQ. SEDIMENT STORAGE (134 CU. YDS. PER DISTURBED ACRE)	SEDIMENT STORAGE PROVIDED (CU. YDS.)	STORAGE TOTAL (CU. YDS.)
SV-1	2.83	379.2	33 CD X 1.5 CU. YDS. (50) ST #1 (88) ST #2 (88) 1,009 LF SF (161) 4 Cds X 1.5 CU. YDS. (6) 423 LF SF (68) ST #8 (88)	387
SV-2	0.51	68.3	27 Cds X 1.5 CU. YDS. (40) ST #3 (88) ST #4 (59) ST #5 (73) 2,066 LF SF (330)	590
SV-3	3.97	532.0	46 CD X 1.0 CU. YDS. (46) 19 CD X 0.5 CU. YDS. (9) ST #6 (68) ST #7 (68) 900 LF SF (144)	335

* DUE TO TOPOGRAPHIC CONDITIONS & THE LIMITED AREA AVAILABLE FOR THE PLACEMENT OF BMPs, SEDIMENT BASINS WILL NOT BE USED. EQUIVALENT CONTROLS SUCH AS CHECK DAMS, SEDIMENT TRAPS, & SILT FENCE WILL BE USED FOR SEDIMENT STORAGE AT EACH DRAINAGE BASIN.

SEDIMENT TRAP DIMENSIONS AND SPECIFICATIONS

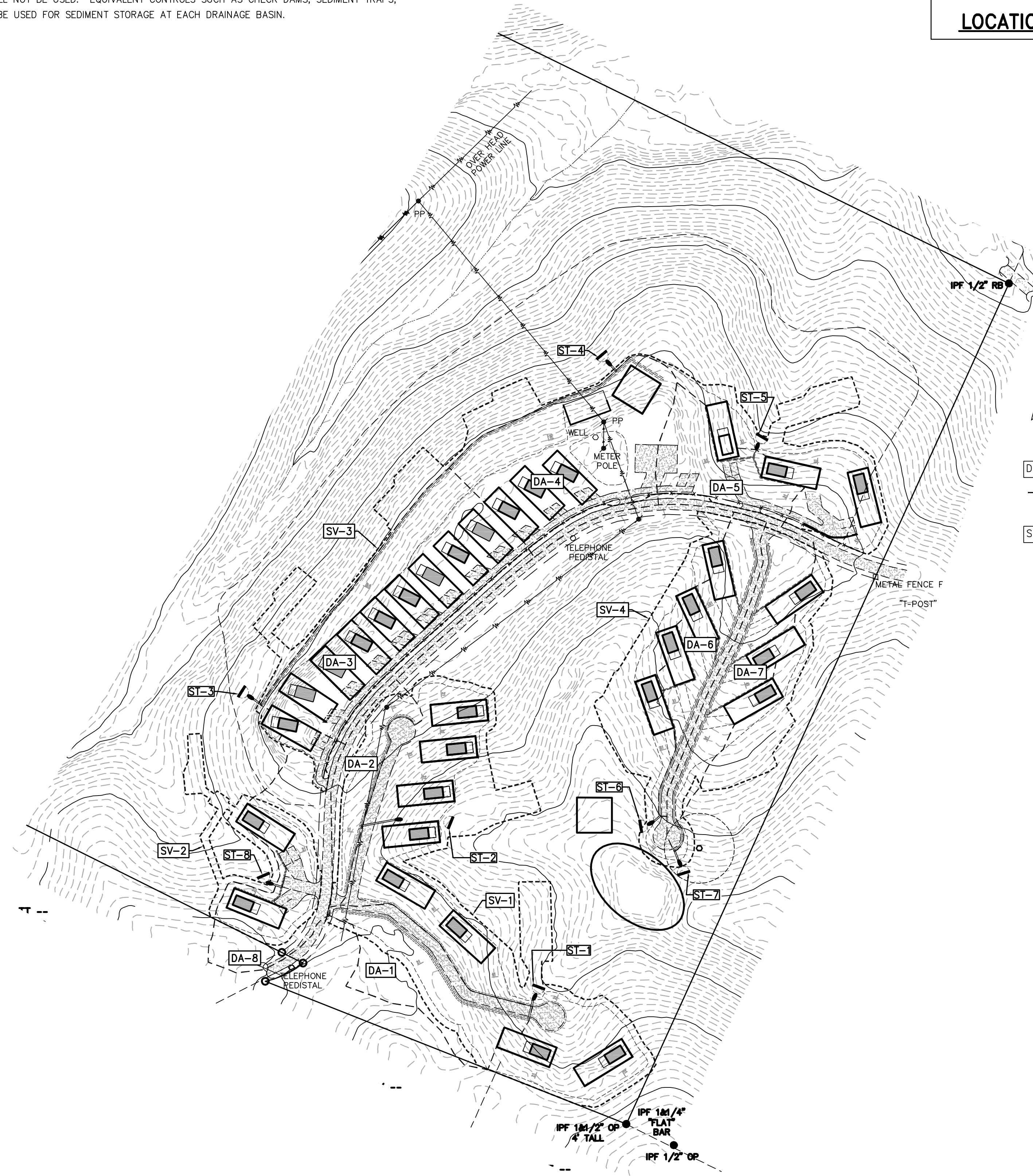
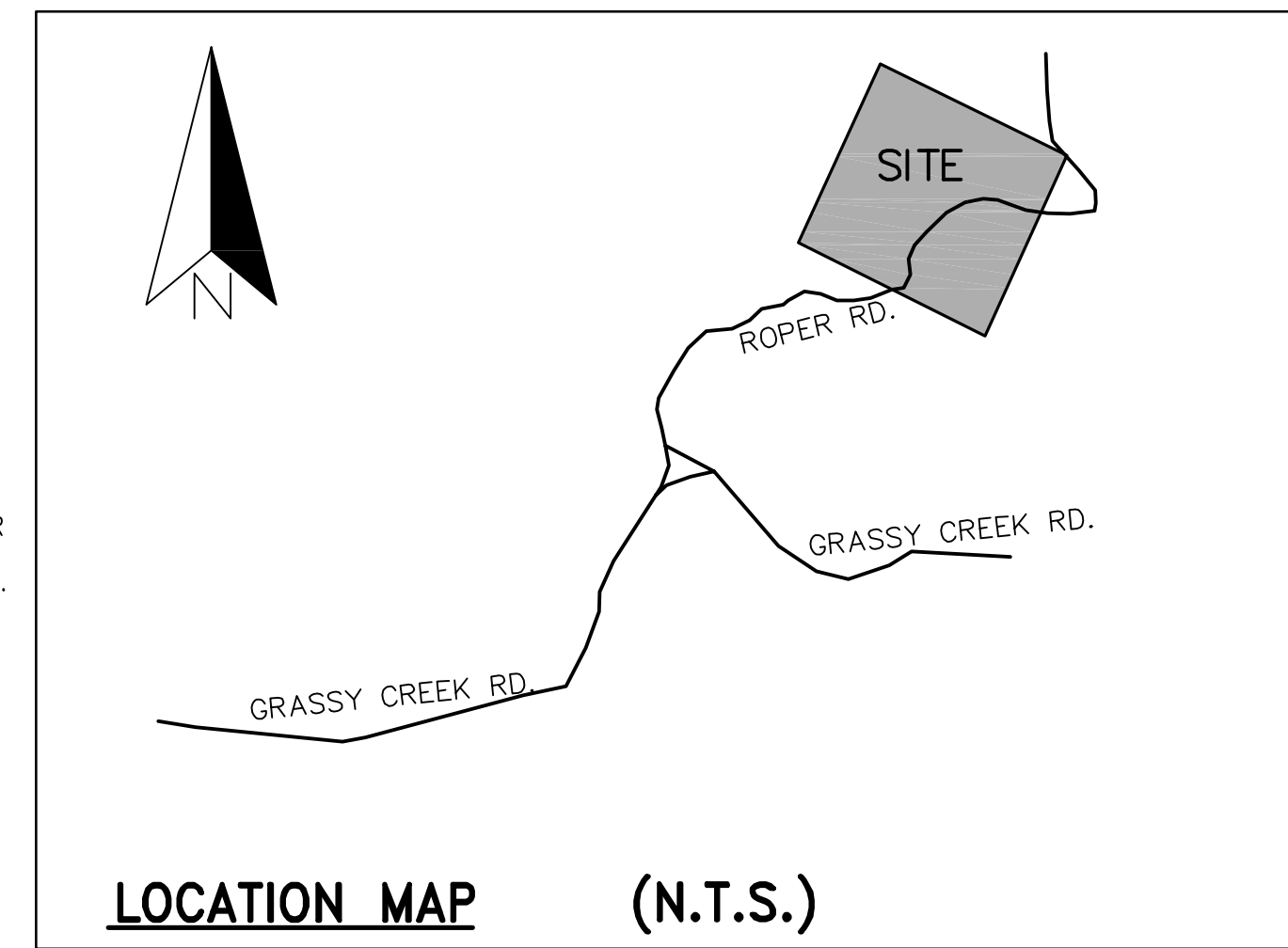
	DA-1	DA-2	DA-3	DA-4	DA-5	DA-6	DA-7	DA-8
PEAK DISCHARGE 5-YR. (CFS)	0.57	0.60	0.76	0.73	0.67	1.12	1.19	0.89
MIN. SURFACE AREA (435 SF/CFS)	248	261	331	318	291	487	518	387
TOP SURFACE AREA PROVIDED (SF)	792	792	784	560	672	624	624	784
	ST-1	ST-2	ST-3	ST-4	ST-5	ST-6	ST-7	ST-8
BOT. LENGTH (FT.)	16	16	20	12	16	16	16	20
BOT. WIDTH (FT.)	25	25	20	20	20	18	18	20
DEPTH D_1 (FT.)	2	2	2	2	2	2	2	2
DEPTH D_2 (FT.)	2	2	2	2	2	2	2	2
SIDE SLOPE	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1
NO. OF BAFFLE ROWS	2	2	2	2	2	2	2	2
STORAGE VOLUME PROVIDED (CY)	88	88	88	59	73	68	68	88

PIPE & OUTLET PROTECTION CHART

	DA-1	DA-2	DA-3	DA-4	DA-5	DA-6	DA-7	DA-8
DRAINAGE AREA (ACRES)	0.63	0.32	1.36	1.14	0.56	0.62	0.68	0.87
RAINFALL (25 YR. 24 HR.)	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3
RUNOFF CURVE #	60	60	60	60	60	60	60	60
AVERAGE SLOPE	8%	10%	8%	8%	17%	10%	9%	18%
PEAK DISCHARGE 25-YR. (cfs)	1.19	1.18	1.58	1.52	1.37	2.20	2.33	1.83
PIPE SIZE REQUIRED	18"	18"	18"	18"	18"	18"	18"	18"
VELOCITY (fps)	4.8	4.8	5.2	5.2	5.0	5.7	5.8	5.5
TAILWATER COND.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.
ST APRON LENGTH (Ld)	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'
ST WIDTH AT HEADWALL (3xWc)	4.5'	4.5'	4.5'	4.5'	4.5'	4.5'	4.5'	4.5'
ST DOWNSTREAM WIDTH (Wd)	10.5'	10.5'	10.5'	10.5'	10.5'	10.5'	10.5'	10.5'
ST AVG. STONE DIAMETER (D50)	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"
ST STONE DEPTH (Dd)	8"	8"	8"	8"	8"	8"	8"	8"

RECEIVING WATER

THE RECEIVING WATER FOR THIS DRAINAGE AREA IS THE OCOEE RIVER WHICH IS AN IMPAIRED WATERBODY FOR SEDIMENT. THEREFORE SEDIMENT STORAGE DEVICES HAVE BEEN SIZED FOR THE 5-YR 24 HR. STORM EVENT.

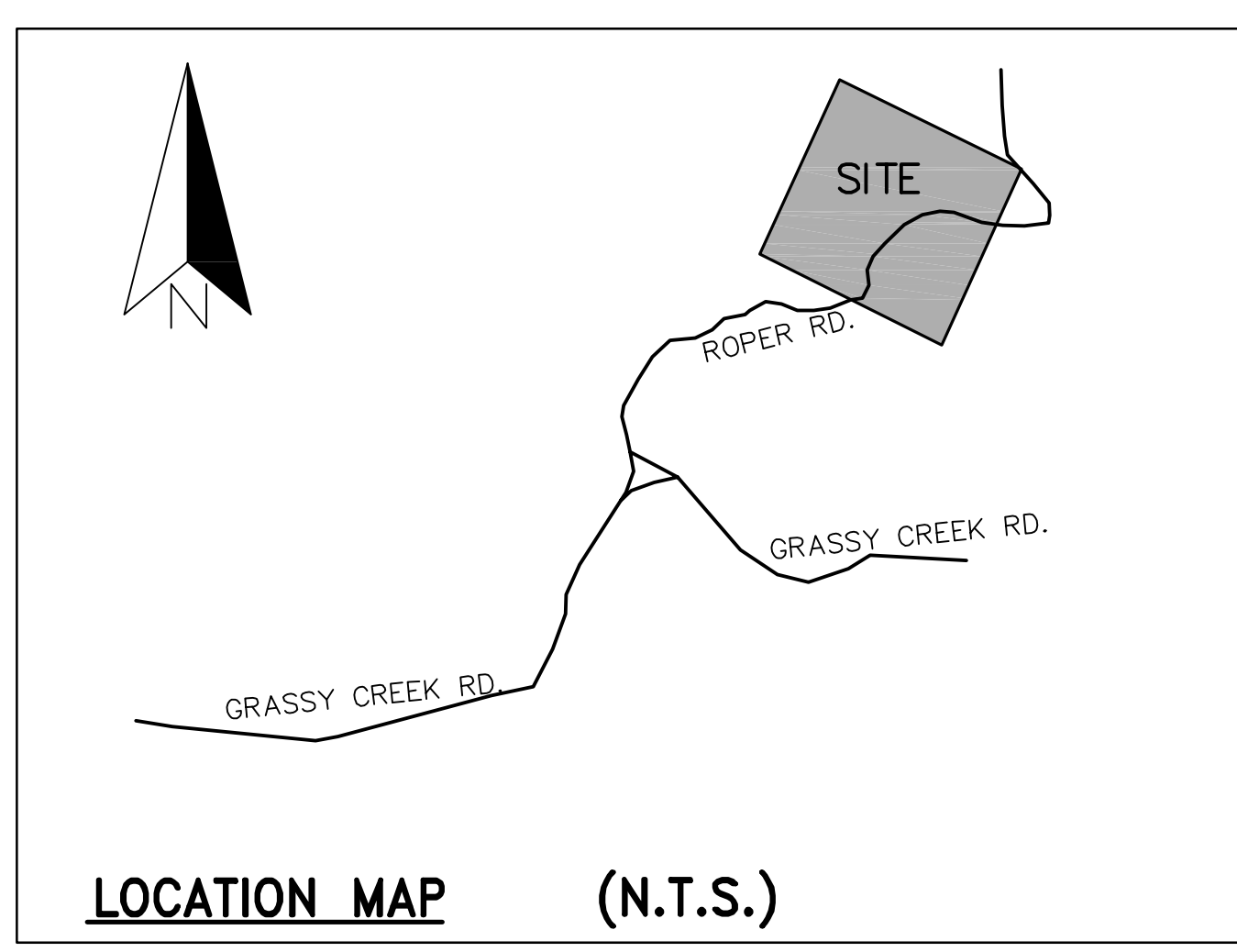
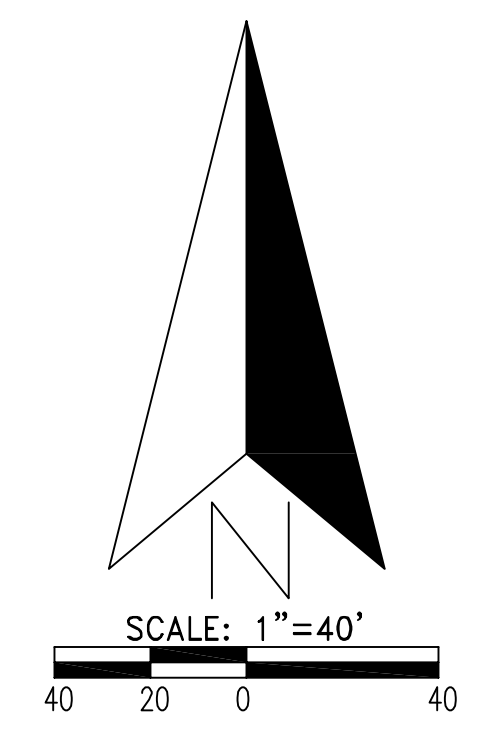
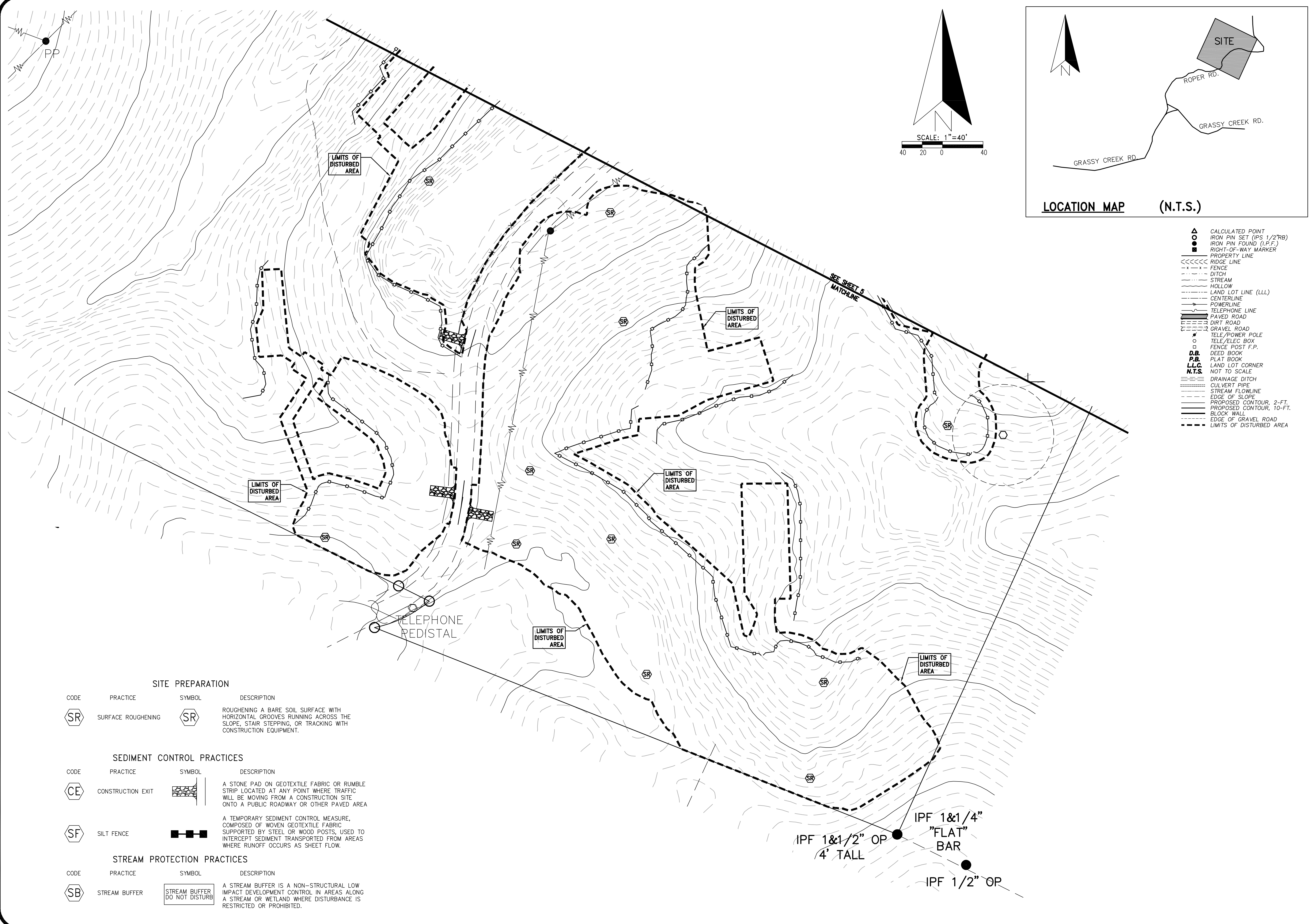


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- IRON PIN SET (IPS 1/2"RB)
- IRON PIN FOUND (I.P.F.)
- RIGHT-OF-WAY MARKER
- PROPERTY LINE
- RIDGE LINE
- FENCE
- DITCH
- STREAM
- HOLLOW
- LAND LOT LINE (LLL)
- CENTERLINE
- POWERLINE
- TELEPHONE LINE
- PAVED ROAD
- DIRT ROAD
- GRAVEL ROAD
- TELE/POWER POLE
- TELE/ELEC BOX
- FENCE POST F.P.
- DEED BOOK
- PLAT BOOK
- LAND LOT CORNER
- NOT TO SCALE
- DRAINAGE DITCH
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- STREAM FLOWLINE
- EDGE OF SLOPE
- PROPOSED CONTOUR, 2-FT.
- PROPOSED CONTOUR, 10-FT.
- BLOCK WALL
- EDGE OF GRAVEL ROAD
- LIMITS OF DISTURBED AREA

DA-# DENOTES DRAINAGE AREA TO PIPE CULVERT FOR PIPE SIZING
 --- LIMITS OF DRAINAGE AREA (TO PIPE/OUTLET)
 SV-# DENOTES DISTURBED AREA FOR SEDIMENT STORAGE VOLUME SIZING

DRAINAGE AREAS
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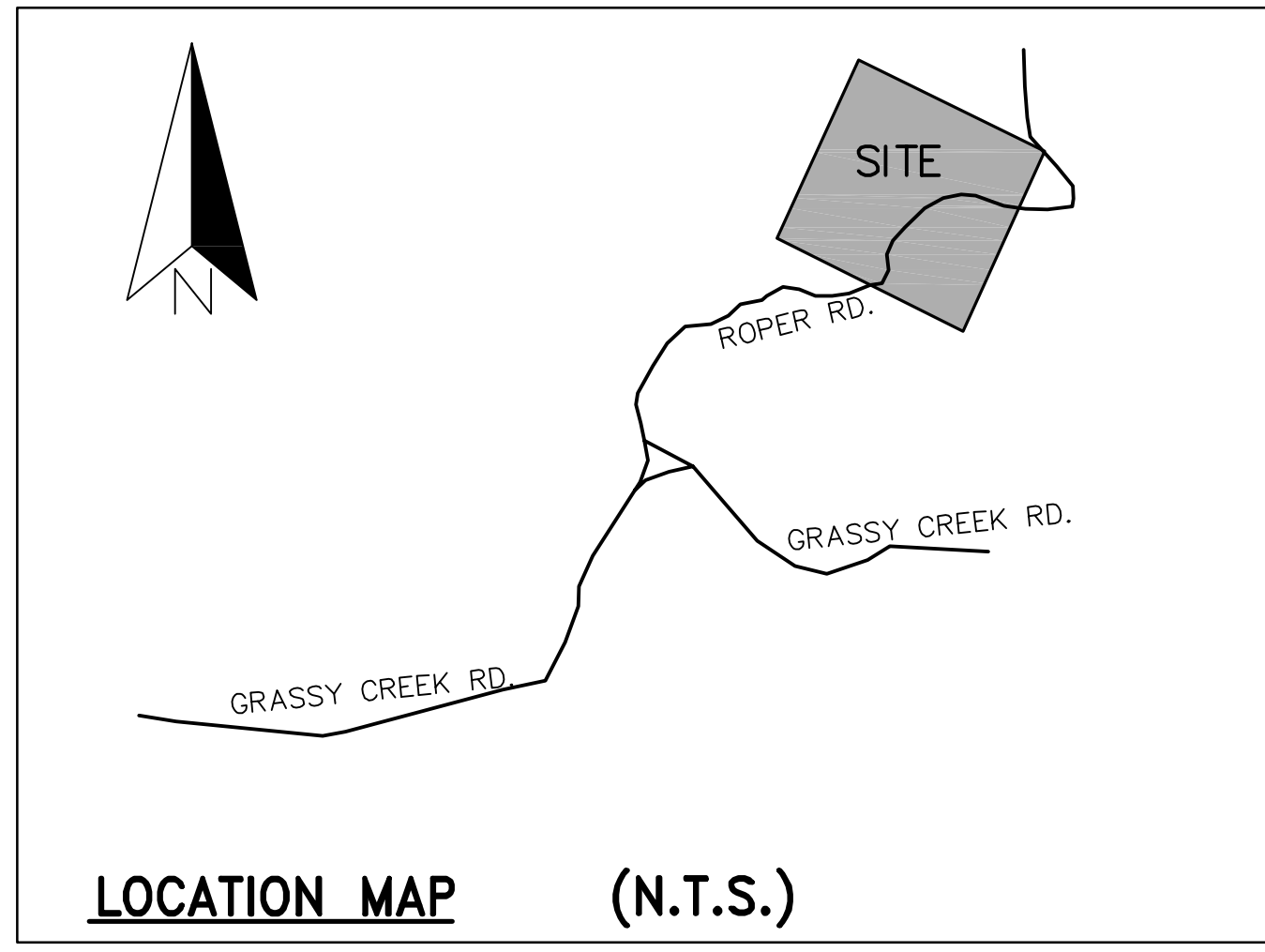
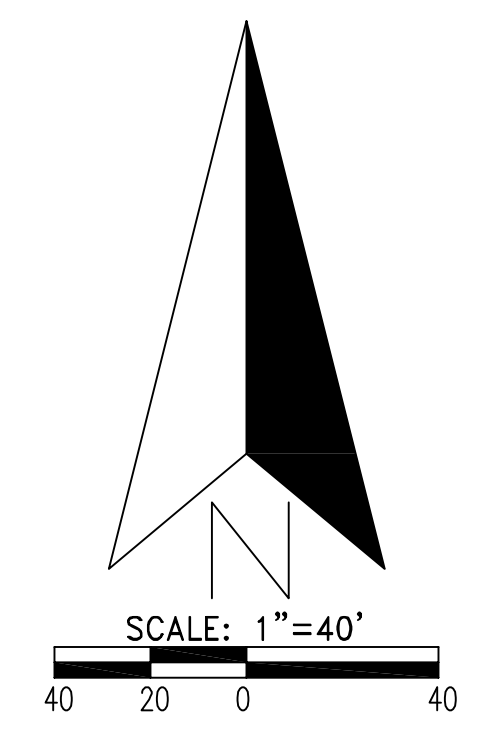
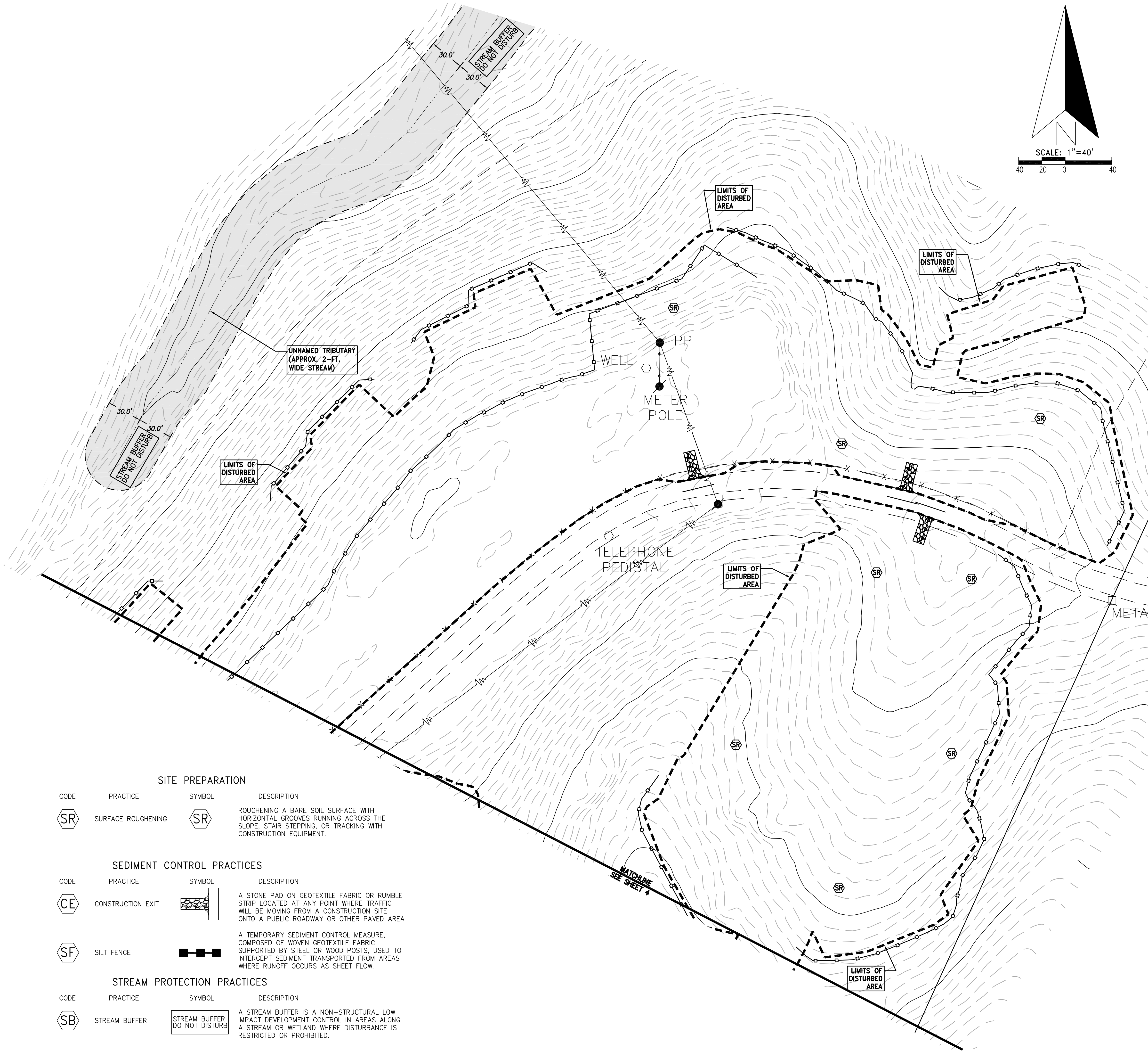
SITE PREPARATION			
CODE	PRACTICE	SYMBOL	DESCRIPTION
SR	SURFACE ROUGHENING	SR	ROUGHENING A BARE SOIL SURFACE WITH HORIZONTAL GROOVES RUNNING ACROSS THE SLOPE, STAIR STEPPING, OR TRACKING WITH CONSTRUCTION EQUIPMENT.
SEDIMENT CONTROL PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT	CE	A STONE PAD ON GEOTEXTILE FABRIC OR RUMBLE STRIP LOCATED AT ANY POINT WHERE TRAFFIC WILL BE MOVING FROM A CONSTRUCTION SITE ONTO A PUBLIC ROADWAY OR OTHER PAVED AREA
SF	SILT FENCE	SF	A TEMPORARY SEDIMENT CONTROL MEASURE, COMPOSED OF WOVEN GEOTEXTILE FABRIC SUPPORTED BY STEEL OR WOOD POSTS, USED TO INTERCEPT SEDIMENT TRANSPORTED FROM AREAS WHERE RUNOFF OCCURS AS SHEET FLOW.
STREAM PROTECTION PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
SB	STREAM BUFFER	SB	A STREAM BUFFER IS A NON-STRUCTURAL LOW IMPACT DEVELOPMENT CONTROL IN AREAS ALONG A STREAM OR WETLAND WHERE DISTURBANCE IS RESTRICTED OR PROHIBITED.

REVISION	DATE

INITIAL (CLEARING) PHASE FOR
EROSION, SEDIMENT & POLLUTION CONTROL PLAN
FOR
TINY HOME LUXURY RESORT
177 ROPER ROAD
COPPERHILL, TN

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DPS
DEVELOPMENT LLC
patrick@dpsdevelopment.tand
(760) 977-8007



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SITE PREPARATION			
CODE	PRACTICE	SYMBOL	DESCRIPTION
SR	SURFACE ROUGHENING	SR	ROUGHENING A BARE SOIL SURFACE WITH HORIZONTAL GROOVES RUNNING ACROSS THE SLOPE, STAIR STEPPING, OR TRACKING WITH CONSTRUCTION EQUIPMENT.

SEDIMENT CONTROL PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT	[Symbol]	A STONE PAD ON GEOTEXTILE FABRIC OR RUMBLE STRIP LOCATED AT ANY POINT WHERE TRAFFIC WILL BE MOVING FROM A CONSTRUCTION SITE ONTO A PUBLIC ROADWAY OR OTHER PAVED AREA
SF	SILT FENCE	[Symbol]	A TEMPORARY SEDIMENT CONTROL MEASURE, COMPOSED OF WOVEN GEOTEXTILE FABRIC SUPPORTED BY STEEL OR WOOD POSTS, USED TO INTERCEPT SEDIMENT TRANSPORTED FROM AREAS WHERE RUNOFF OCCURS AS SHEET FLOW.

STREAM PROTECTION PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
SB	STREAM BUFFER	[Symbol]	A STREAM BUFFER IS A NON-STRUCTURAL LOW IMPACT DEVELOPMENT CONTROL IN AREAS ALONG A STREAM OR WETLAND WHERE DISTURBANCE IS RESTRICTED OR PROHIBITED.

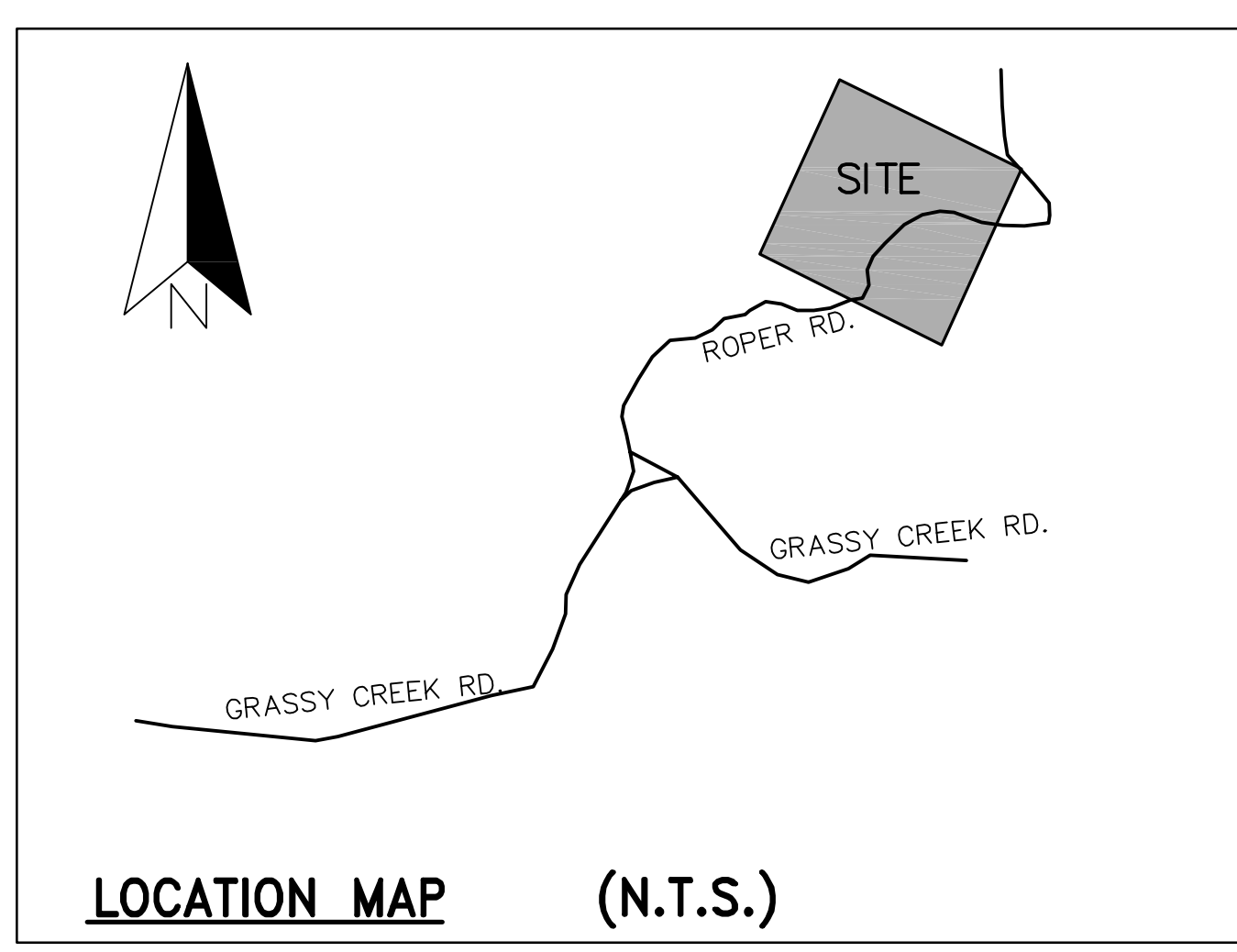
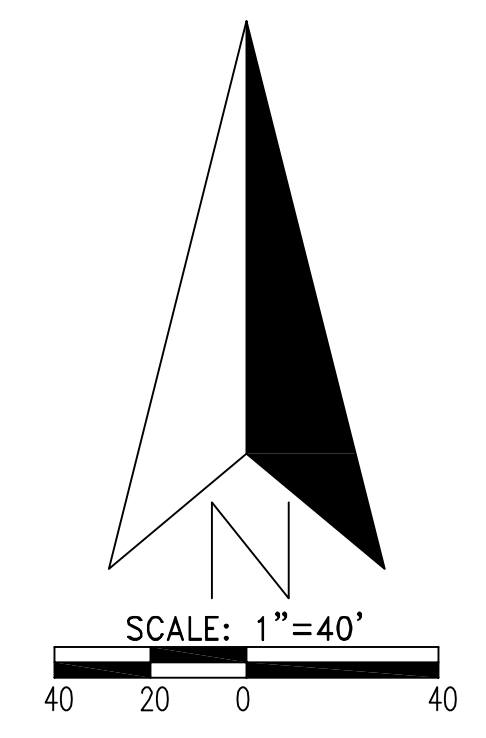
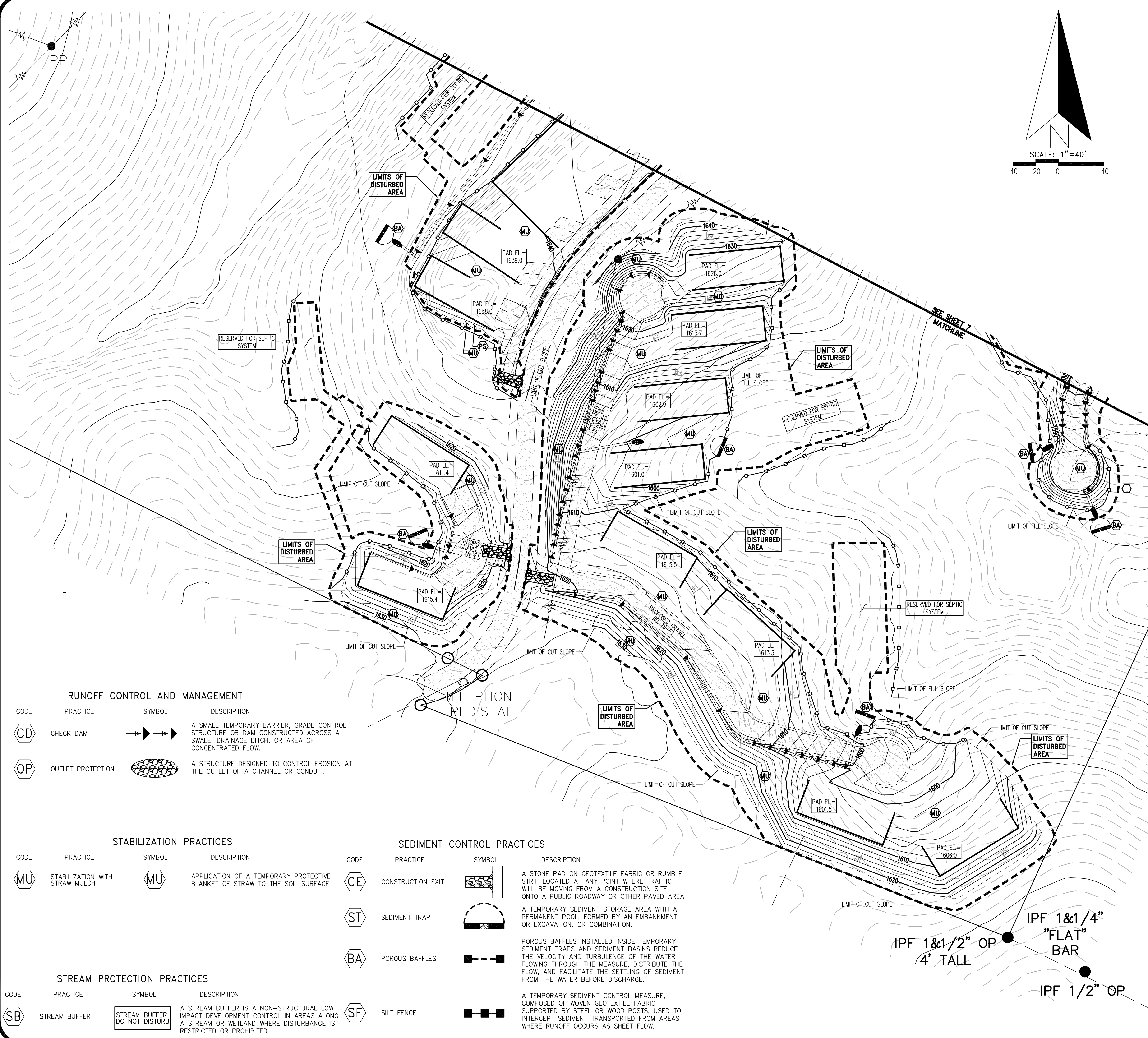
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RUNOFF CONTROL AND MANAGEMENT

CODE	PRACTICE	SYMBOL	DESCRIPTION
CD	CHECK DAM	→ → →	A SMALL TEMPORARY BARRIER, GRADE CONTROL STRUCTURE OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH, OR AREA OF CONCENTRATED FLOW.
OP	OUTLET PROTECTION	⊘	A STRUCTURE DESIGNED TO CONTROL EROSION AT THE OUTLET OF A CHANNEL OR CONDUIT.

STABILIZATION PRACTICES

CODE	PRACTICE	SYMBOL	DESCRIPTION
MU	STABILIZATION WITH STRAW MULCH	MU	APPLICATION OF A TEMPORARY PROTECTIVE BLANKET OF STRAW TO THE SOIL SURFACE.

SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT	⊘	A STONE PAD ON GEOTEXTILE FABRIC OR RUMBLE STRIP LOCATED AT ANY POINT WHERE TRAFFIC WILL BE MOVING FROM A CONSTRUCTION SITE ONTO A PUBLIC ROADWAY OR OTHER PAVED AREA.
ST	SEDIMENT TRAP	⊘	A TEMPORARY SEDIMENT STORAGE AREA WITH A PERMANENT POOL, FORMED BY AN EMBANKMENT OR EXCAVATION, OR COMBINATION.
BA	POROUS BAFFLES	— — —	POROUS BAFFLES INSTALLED INSIDE TEMPORARY SEDIMENT TRAPS AND SEDIMENT BASINS REDUCE THE VELOCITY AND TURBULENCE OF THE WATER FLOWING THROUGH THE MEASURE, DISTRIBUTE THE FLOW, AND FACILITATE THE SETTLING OF SEDIMENT FROM THE WATER BEFORE DISCHARGE.

STREAM PROTECTION PRACTICES

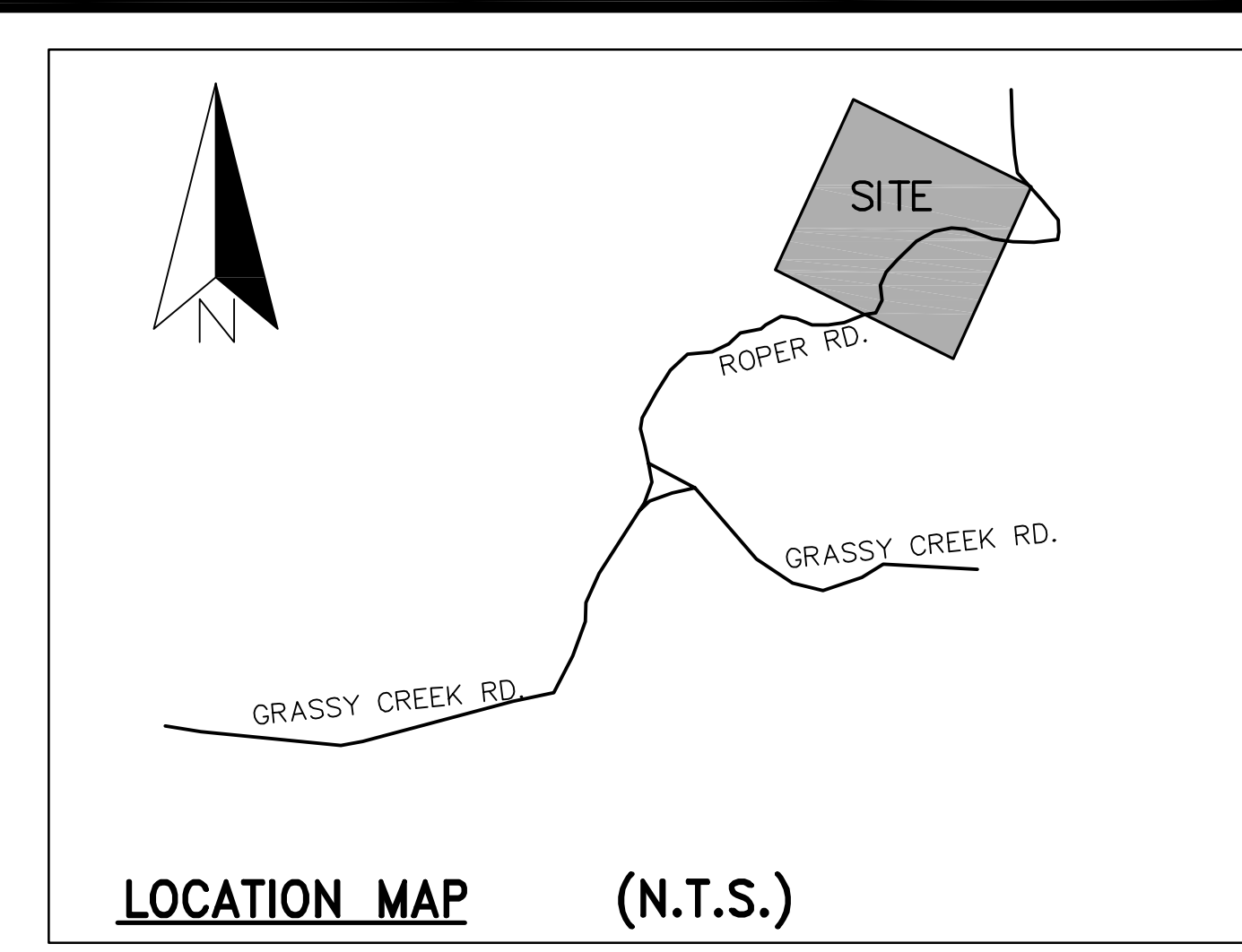
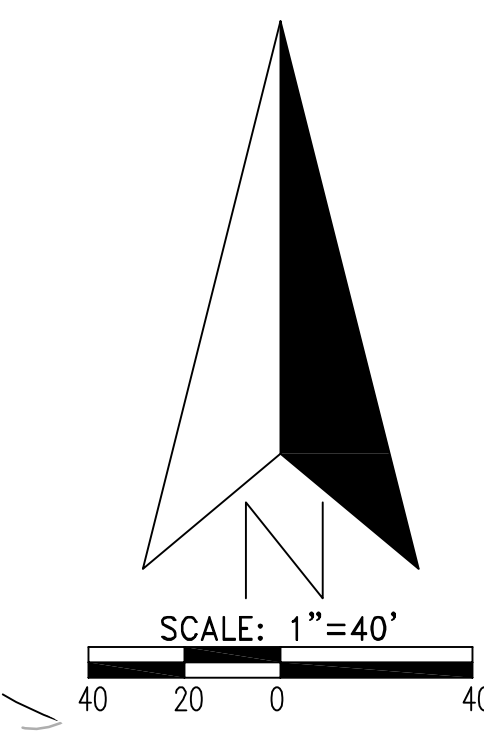
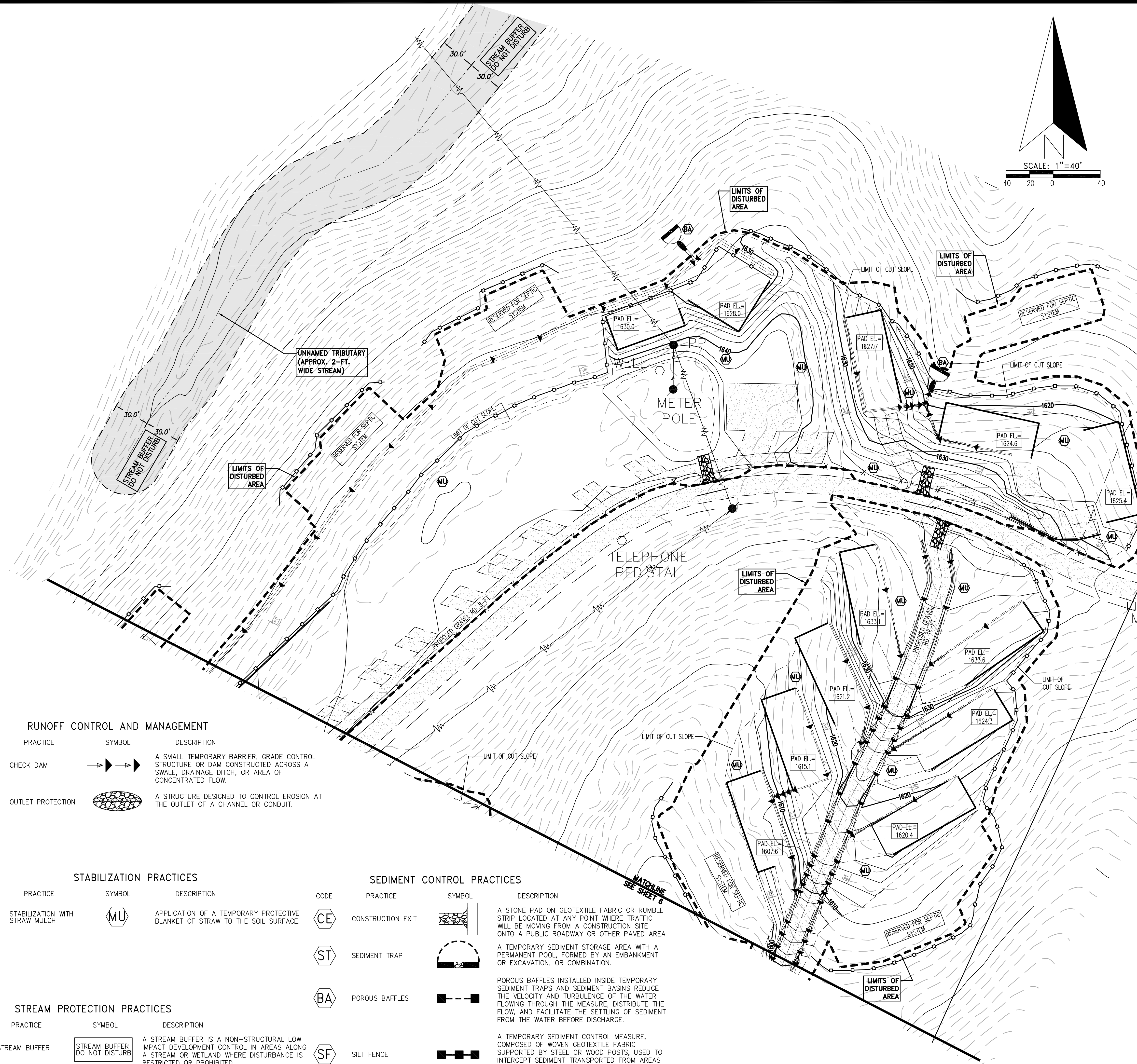
CODE	PRACTICE	SYMBOL	DESCRIPTION
SB	STREAM BUFFER	⊘	A STREAM BUFFER IS A NON-STRUCTURAL LOW IMPACT DEVELOPMENT CONTROL IN AREAS ALONG A STREAM OR WETLAND WHERE DISTURBANCE IS RESTRICTED OR PROHIBITED.
SF	SILT FENCE	— — —	A TEMPORARY SEDIMENT CONTROL MEASURE, COMPOSED OF WOVEN GEOTEXTILE FABRIC SUPPORTED BY STEEL OR WOOD POSTS, USED TO INTERCEPT SEDIMENT TRANSPORTED FROM AREAS WHERE RUNOFF OCCURS AS SHEET FLOW.

NOTE TO CONTRACTOR:
SEE SHEET 2 FOR DIMENSIONS AND SPECIFICATIONS FOR CULVERT PIPES, OUTLET PROTECTION AND SEDIMENT TRAPS.

INTERIM GRADING PHASE FOR
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- - - GRAVEL ROAD
- TELE/POWER POLE
- TELE/ELEC BOX
- FENCE POST F.P.
- DEED BOOK
- PLAT BOOK
- LAND LOT CORNER
- NOT TO SCALE
- L.L.C.
- N.T.S.
- DRAINAGE DITCH
- CULVERT PIPE
- STREAM FLOWLINE
- EDGE OF SLOPE
- PROPOSED CONTOUR, 2-FT.
- PROPOSED CONTOUR, 10-FT.
- BLOCK WALL
- EDGE OF GRAVEL ROAD
- - - LIMITS OF DISTURBED AREA

RUNOFF CONTROL AND MANAGEMENT

CODE	PRACTICE	SYMBOL	DESCRIPTION
CD	CHECK DAM		A SMALL TEMPORARY BARRIER, GRADE CONTROL STRUCTURE OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH, OR AREA OF CONCENTRATED FLOW.
OP	OUTLET PROTECTION		A STRUCTURE DESIGNED TO CONTROL EROSION AT THE OUTLET OF A CHANNEL OR CONDUIT.

STABILIZATION PRACTICES

CODE	PRACTICE	SYMBOL	DESCRIPTION
MU	STABILIZATION WITH STRAW MULCH		APPLICATION OF A TEMPORARY PROTECTIVE BLANKET OF STRAW TO THE SOIL SURFACE.

STREAM PROTECTION PRACTICES

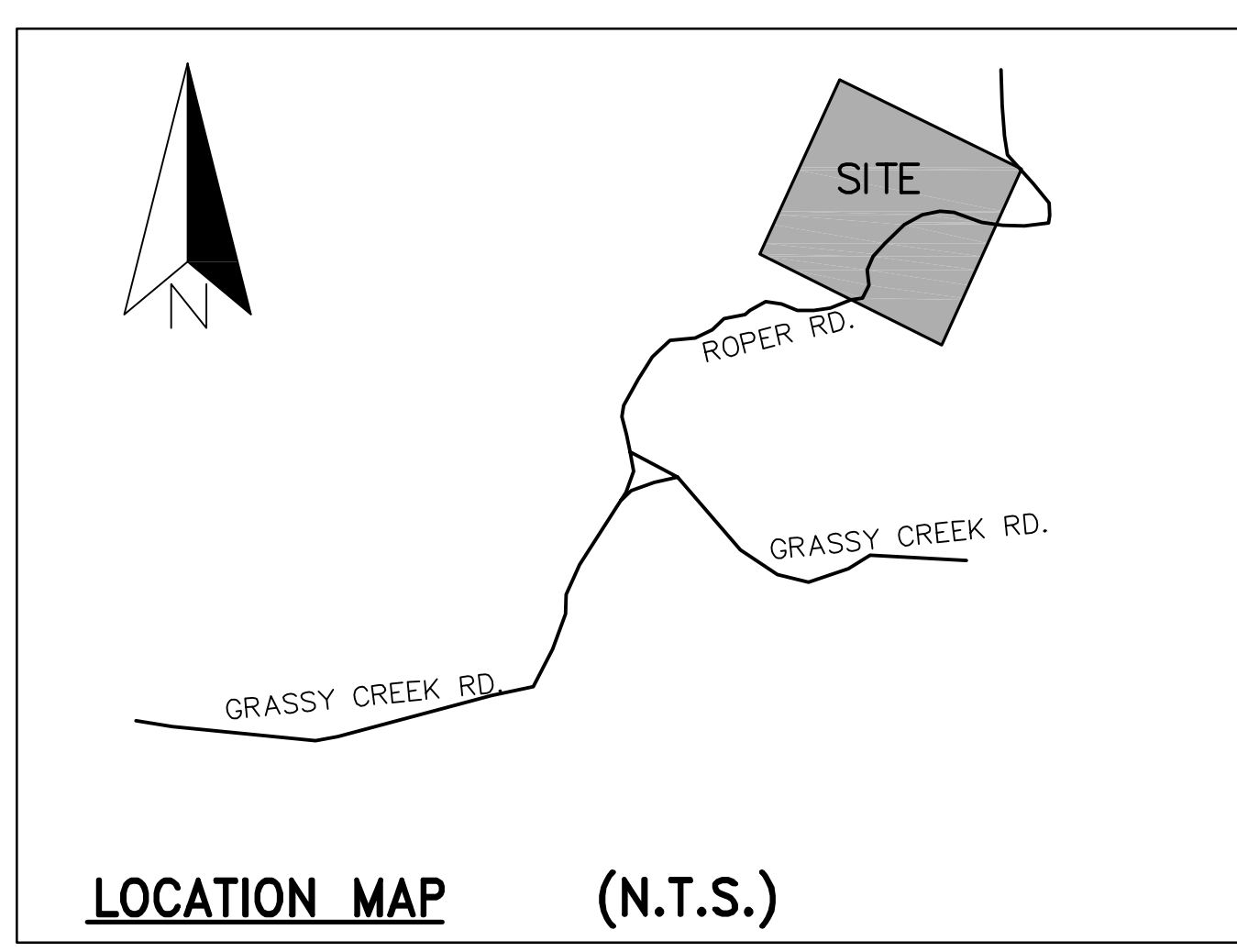
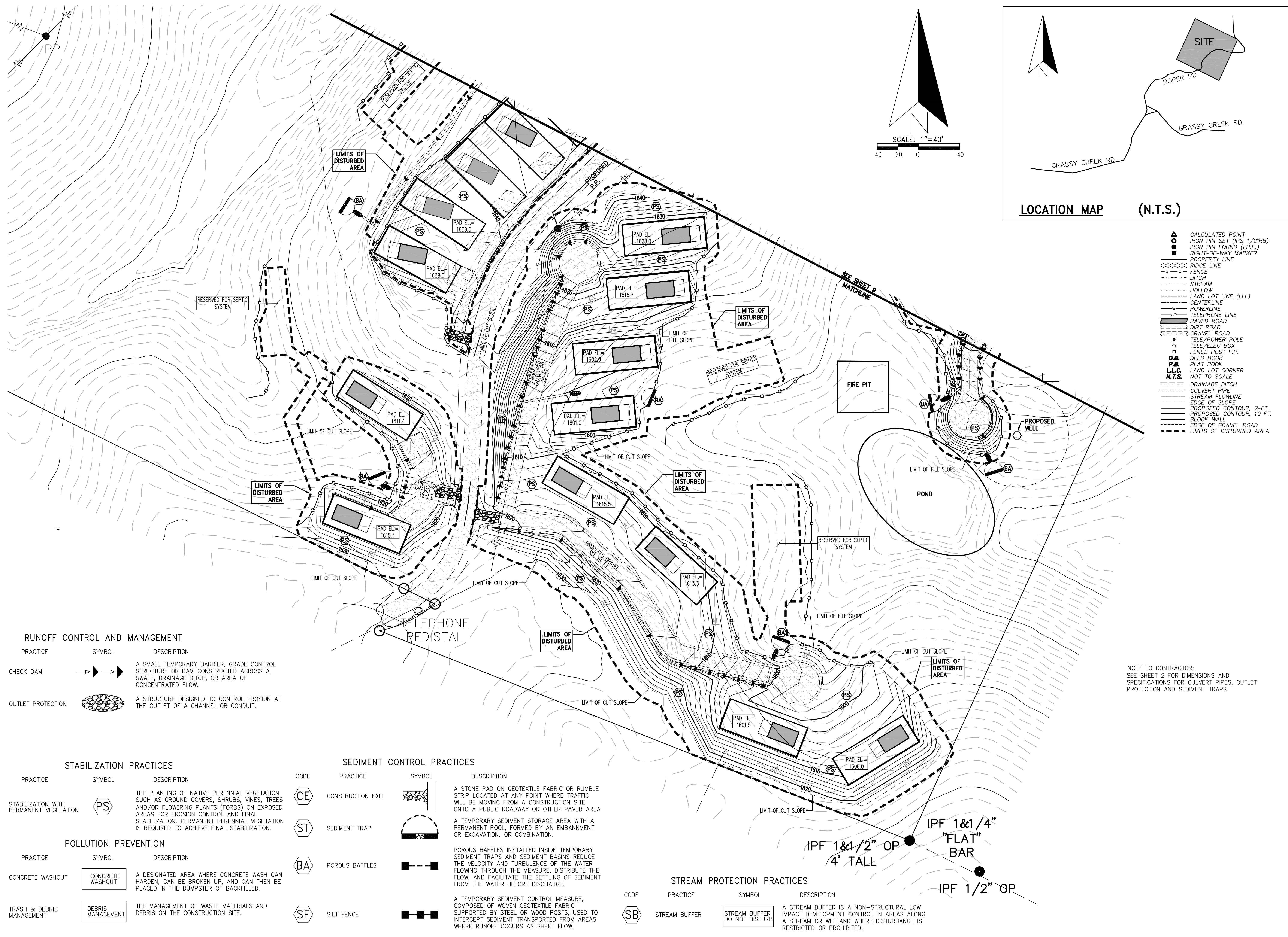
CODE	PRACTICE	SYMBOL	DESCRIPTION
SB	STREAM BUFFER		A STREAM BUFFER IS A NON-STRUCTURAL LOW IMPACT DEVELOPMENT CONTROL IN AREAS ALONG A STREAM OR WETLAND WHERE DISTURBANCE IS RESTRICTED OR PROHIBITED.

SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT		A STONE PAD ON GEOTEXTILE FABRIC OR RUMBLE STRIP LOCATED AT ANY POINT WHERE TRAFFIC WILL BE MOVING FROM A CONSTRUCTION SITE ONTO A PUBLIC ROADWAY OR OTHER PAVED AREA
ST	SEDIMENT TRAP		A TEMPORARY SEDIMENT STORAGE AREA WITH A PERMANENT POOL, FORMED BY AN EMBANKMENT OR EXCAVATION, OR COMBINATION.
BA	POROUS BAFFLES		POROUS BAFFLES INSTALLED INSIDE TEMPORARY SEDIMENT TRAPS AND SEDIMENT BASINS REDUCE THE VELOCITY AND TURBULENCE OF THE WATER FLOWING THROUGH THE MEASURE, DISTRIBUTE THE FLOW, AND FACILITATE THE SETTLING OF SEDIMENT FROM THE WATER BEFORE DISCHARGE.
SF	SILT FENCE		A TEMPORARY SEDIMENT CONTROL MEASURE, COMPOSED OF WOVEN GEOTEXTILE FABRIC SUPPORTED BY STEEL OR WOOD POSTS, USED TO INTERCEPT SEDIMENT TRANSPORTED FROM AREAS WHERE RUNOFF OCCURS AS SHEET FLOW.

NOTE TO CONTRACTOR:
SEE SHEET 2 FOR DIMENSIONS AND SPECIFICATIONS FOR CULVERT PIPES, OUTLET PROTECTION AND SEDIMENT TRAPS.

REVISION		DATE							
INTERIM GRADING PHASE FOR EROSION, SEDIMENT & POLLUTION CONTROL PLAN FOR TINY HOME LUXURY RESORT 177 ROPER ROAD COPPERHILL, TN									
PJS	9-18-23	DRAWN BY	DATE	PJS	9-18-23	CHECKED BY	DATE		
DEVELOPMENT LLC (760) 977-8007 patrick@dpdevelopment.com									
SHEET									
7									
OF 9									



- ▲ CALCULATED POINT
- IRON PIN SET (IPS 1/2"RB)
- IRON PIN FOUND (I.P.F.)
- RIGHT-OF-WAY MARKER
- PROPERTY LINE
- RIDGE LINE
- FENCE
- DITCH
- STREAM
- HOLLOW
- LAND LOT LINE (LLL)
- CENTERLINE
- POWERLINE
- TELEPHONE LINE
- PAVED ROAD
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- LIMITS OF DISTURBED AREA

RUNOFF CONTROL AND MANAGEMENT			
CODE	PRACTICE	SYMBOL	DESCRIPTION
CD	CHECK DAM		A SMALL TEMPORARY BARRIER, GRADE CONTROL STRUCTURE OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH, OR AREA OF CONCENTRATED FLOW.
OP	OUTLET PROTECTION		A STRUCTURE DESIGNED TO CONTROL EROSION AT THE OUTLET OF A CHANNEL OR CONDUIT.

STABILIZATION PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
PS	STABILIZATION WITH PERMANENT VEGETATION		THE PLANTING OF NATIVE PERENNIAL VEGETATION SUCH AS GROUND COVERS, SHRUBS, VINES, TREES AND/OR FLOWERING PLANTS (FORBS) ON EXPOSED AREAS FOR EROSION CONTROL AND FINAL STABILIZATION. PERMANENT PERENNIAL VEGETATION IS REQUIRED TO ACHIEVE FINAL STABILIZATION.

POLLUTION PREVENTION			
CODE	PRACTICE	SYMBOL	DESCRIPTION
CW	CONCRETE WASHOUT		A DESIGNATED AREA WHERE CONCRETE WASH CAN HARDEN, CAN BE BROKEN UP, AND CAN THEN BE PLACED IN THE DUMPSTER OF BACKFILLED.
TM	TRASH & DEBRIS MANAGEMENT		THE MANAGEMENT OF WASTE MATERIALS AND DEBRIS ON THE CONSTRUCTION SITE.

SEDIMENT CONTROL PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT		A STONE PAD ON GEOTEXTILE FABRIC OR RUMBLE STRIP LOCATED AT ANY POINT WHERE TRAFFIC WILL BE MOVING FROM A CONSTRUCTION SITE ONTO A PUBLIC ROADWAY OR OTHER PAVED AREA
ST	SEDIMENT TRAP		A TEMPORARY SEDIMENT STORAGE AREA WITH A PERMANENT POOL, FORMED BY AN EMBANKMENT OR EXCAVATION, OR COMBINATION.
BA	POROUS BAFFLES		POROUS BAFFLES INSTALLED INSIDE TEMPORARY SEDIMENT TRAPS AND SEDIMENT BASINS REDUCE THE VELOCITY AND TURBULENCE OF THE WATER FLOWING THROUGH THE MEASURE, DISTRIBUTE THE FLOW, AND FACILITATE THE SETTLING OF SEDIMENT FROM THE WATER BEFORE DISCHARGE.
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STREAM PROTECTION PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
SB	STREAM BUFFER		A STREAM BUFFER IS A NON-STRUCTURAL LOW IMPACT DEVELOPMENT CONTROL IN AREAS ALONG A STREAM OR WETLAND WHERE DISTURBANCE IS RESTRICTED OR PROHIBITED.

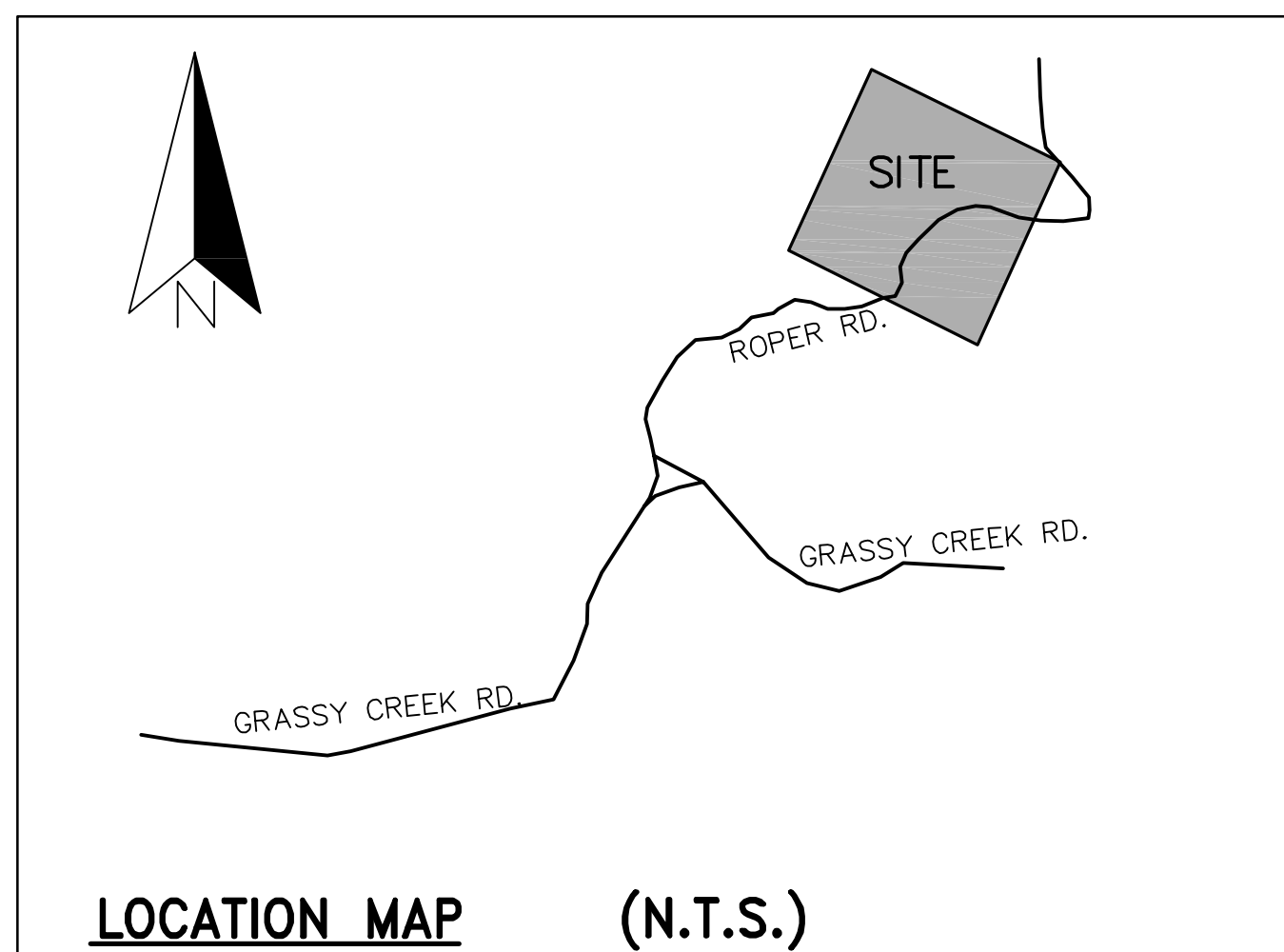
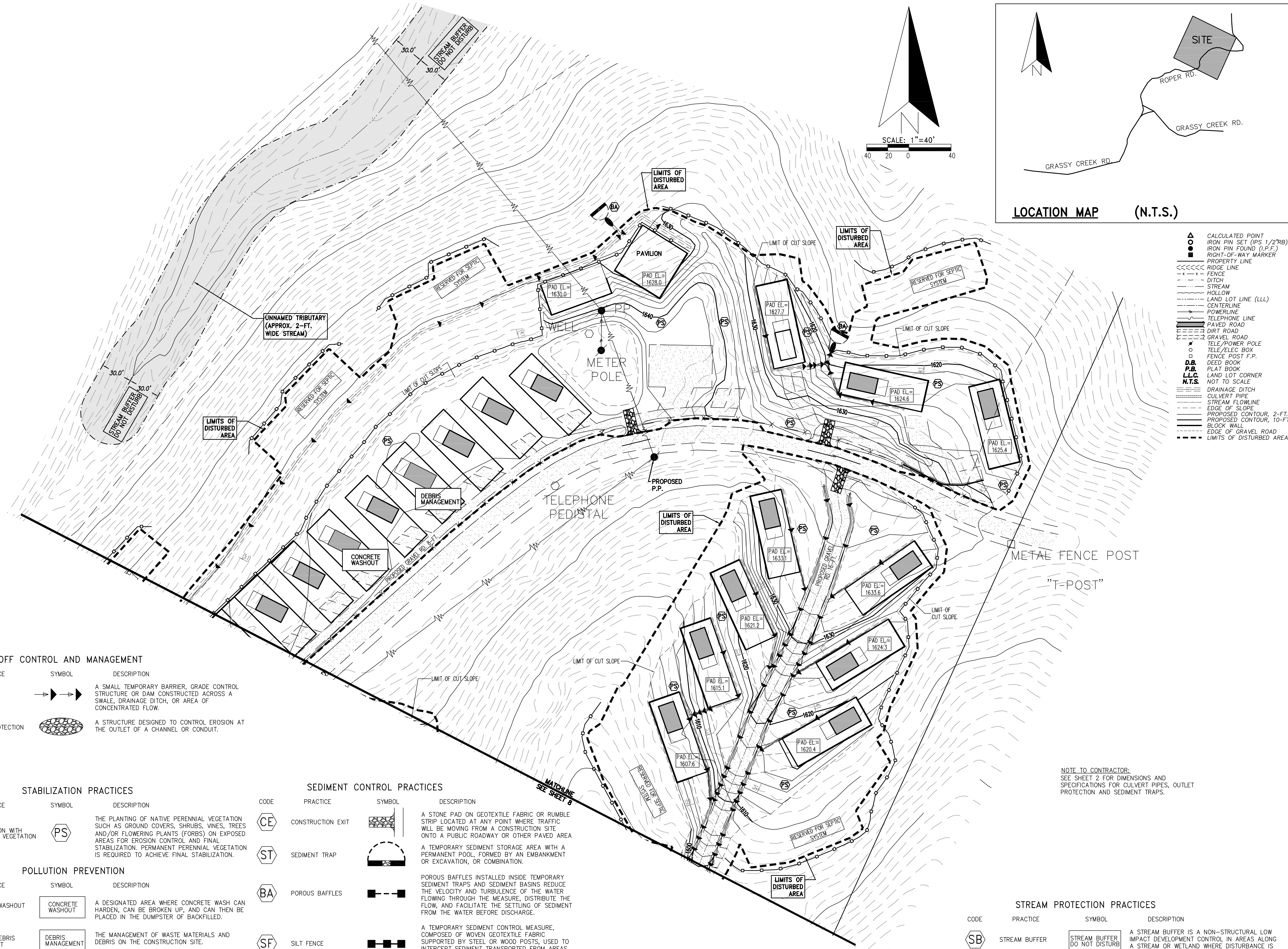
NOTE TO CONTRACTOR:
SEE SHEET 2 FOR DIMENSIONS AND SPECIFICATIONS FOR CULVERT PIPES, OUTLET PROTECTION AND SEDIMENT TRAPS.

REVISION	DATE

FINAL PHASE FOR
EROSION, SEDIMENT & POLLUTION CONTROL PLAN
FOR
TINY HOME LUXURY RESORT
177 ROPER ROAD
COPPERHILL, TN

PJS	9-18-23
DRAWN BY	DATE
PJS	9-18-23
CHECKED BY	DATE

DPDS
DEVELOPMENT LLC
patrick@dpdevelopment.com
(760) 977-8007



- ▲ CALCULATED POINT
- IRON PIN SET (IPS 1/2"RB)
- IRON PIN FOUND (I.P.F.)
- RIGHT-OF-WAY MARKER
- PROPERTY LINE
- RIDGE LINE
- - - FENCE
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- PAVED ROAD
- DIRT ROAD
- GRAVEL ROAD
- ★ TELE/POWER POLE
- TELE/ELEC BOX
- FENCE POST F.P.
- DEED BOOK
- PLAT BOOK
- LAND LOT CORNER
- NOT TO SCALE
- DRAINAGE DITCH
- CULVERT PIPE
- STREAM FLOWLINE
- EDGE OF SLOPE
- PROPOSED CONTOUR, 2-FT.
- PROPOSED CONTOUR, 10-FT.
- BLOCK WALL
- EDGE OF GRAVEL ROAD
- LIMITS OF DISTURBED AREA

RUNOFF CONTROL AND MANAGEMENT			
CODE	PRACTICE	SYMBOL	DESCRIPTION
CD	CHECK DAM	→ → →	A SMALL TEMPORARY BARRIER, GRADE CONTROL STRUCTURE OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH, OR AREA OF CONCENTRATED FLOW.
OP	OUTLET PROTECTION	⊘	A STRUCTURE DESIGNED TO CONTROL EROSION AT THE OUTLET OF A CHANNEL OR CONDUIT.

STABILIZATION PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
PS	STABILIZATION WITH PERMANENT VEGETATION	⬡	THE PLANTING OF NATIVE PERENNIAL VEGETATION SUCH AS GRASS COVERS, SHRUBS, VINES, TREES AND/OR FLOWERING PLANTS (FORBS) ON EXPOSED AREAS FOR EROSION CONTROL AND FINAL STABILIZATION. PERMANENT PERENNIAL VEGETATION IS REQUIRED TO ACHIEVE FINAL STABILIZATION.

POLLUTION PREVENTION			
CODE	PRACTICE	SYMBOL	DESCRIPTION
CW	CONCRETE WASHOUT	CONCRETE WASHOUT	A DESIGNATED AREA WHERE CONCRETE WASH CAN HARDEN, CAN BE BROKEN UP, AND CAN THEN BE PLACED IN THE DUMPSTER OF BACKFILLED.
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SEDIMENT CONTROL PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
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ST	SEDIMENT TRAP	⊘	A TEMPORARY SEDIMENT STORAGE AREA WITH A PERMANENT POOL, FORMED BY AN EMBANKMENT OR EXCAVATION, OR COMBINATION.
BA	POROUS BAFFLES	⬡	POROUS BAFFLES INSTALLED INSIDE TEMPORARY SEDIMENT TRAPS AND SEDIMENT BASINS REDUCE THE VELOCITY AND TURBULENCE OF THE WATER FLOWING THROUGH THE MEASURE, DISTRIBUTE THE FLOW, AND FACILITATE THE SETTLING OF SEDIMENT FROM THE WATER BEFORE DISCHARGE.
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NOTE TO CONTRACTOR:
SEE SHEET 2 FOR DIMENSIONS AND SPECIFICATIONS FOR CULVERT PIPES, OUTLET PROTECTION AND SEDIMENT TRAPS.

STREAM PROTECTION PRACTICES			
CODE	PRACTICE	SYMBOL	DESCRIPTION
SB	STREAM BUFFER	STREAM BUFFER DO NOT DISTURB	A STREAM BUFFER IS A NON-STRUCTURAL LOW IMPACT DEVELOPMENT CONTROL IN AREAS ALONG A STREAM OR WETLAND WHERE DISTURBANCE IS RESTRICTED OR PROHIBITED.

DATE _____

REVISION _____

FINAL PHASE FOR
EROSION, SEDIMENT & POLLUTION CONTROL PLAN
FOR
TINY HOME LUXURY RESORT
177 ROPER ROAD
COPPERHILL, TN

PJS 9-18-23
DRAWN BY DATE

PJS 9-18-23
CHECKED BY DATE

STORMWATER POLLUTION PREVENTION PLAN

Tiny Home Resort

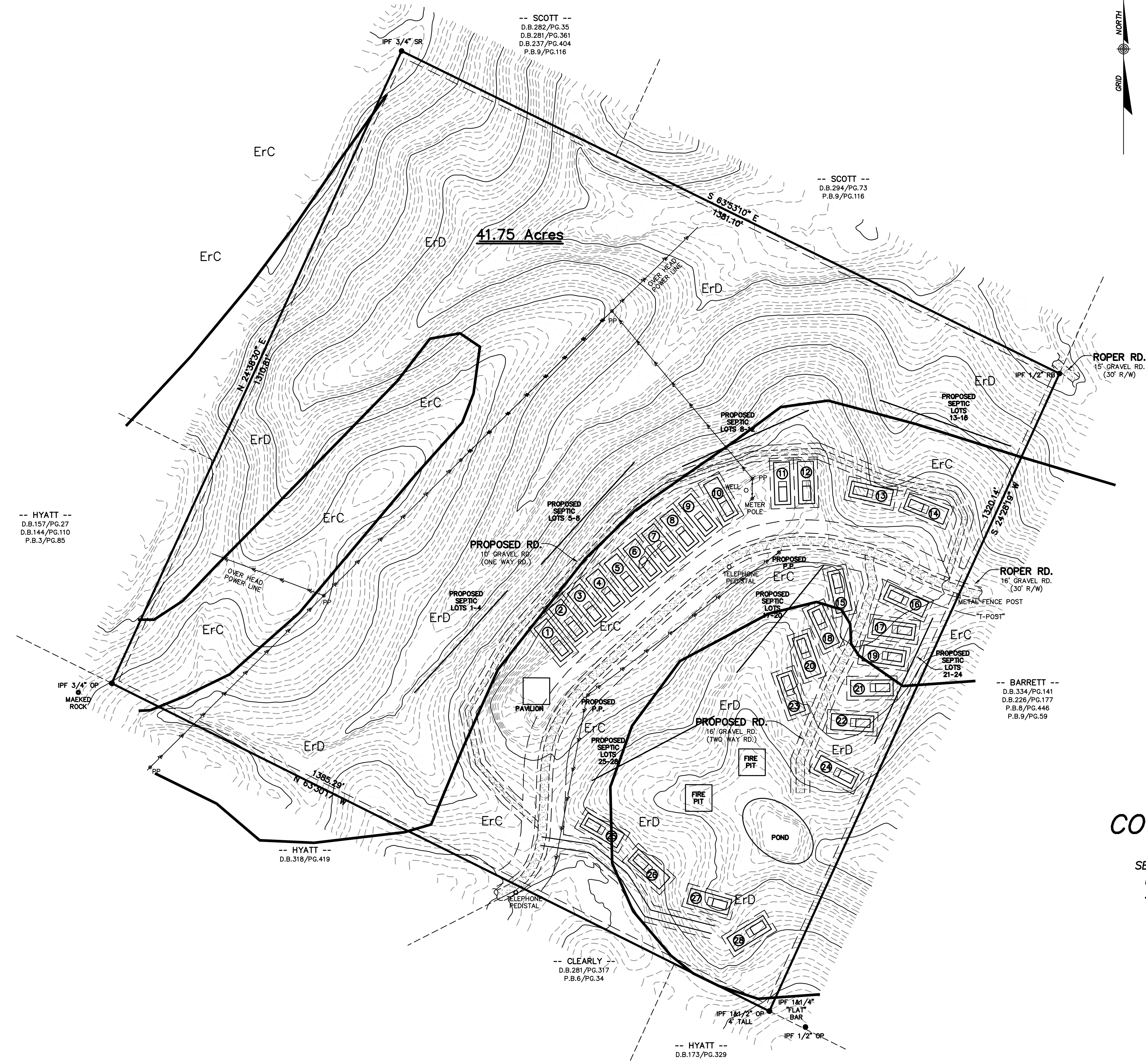
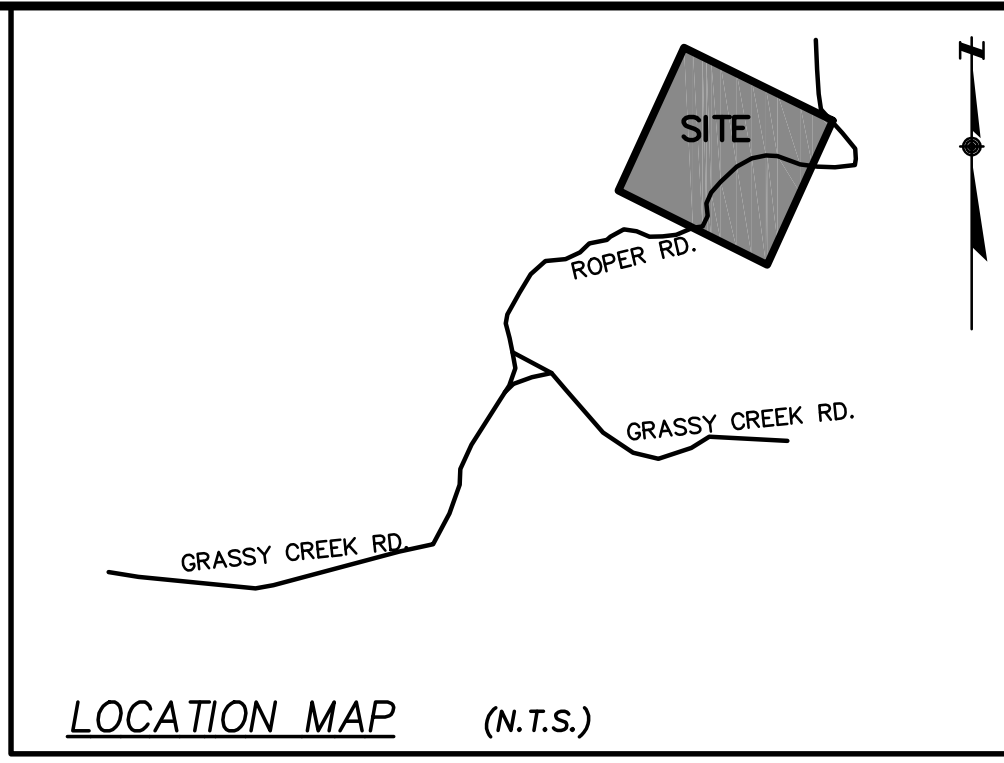
Roper Road

Copperhill, TN 37317

Appendix C – Survey Plat

LEGEND

- △ CALCULATED POINT
- IRON PIN SET (IPS 1/2"RB)
- IRON PIN FOUND (I.P.F.)
- RIGHT-OF-WAY MARKER
- PROPERTY LINE
- <<<<<< RIDGE LINE
- - - - - FENCE
- - - - - DITCH
- STREAM
- HOLLOW
- LAND LOT LINE (LLL)
- CENTERLINE
- POWERLINE
- TELEPHONE LINE
- ===== PAVED ROAD
- ===== DIRT ROAD
- ===== GRAVEL ROAD
- ===== TELE/POWER POLE
- TELE/ELEC BOX
- FENCE POST F.P.
- D.B. DEED BOOK
- P.B. PLAT BOOK
- L.L.C. LAND LOT CORNER
- N.T.S. NOT TO SCALE



THIS SURVEY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS. ACREAGE'S SHOWN, CALCULATED, USING DIMENSIONS SHOWN ON PLAT.

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT CONSTITUTE A TITLE SEARCH OR LEGAL OPINION. ALL INFORMATION USED AS EVIDENCE OF PROPERTY LINE LOCATIONS IN THE PREPARATION OF THIS SURVEY, SUCH AS THE DEEDS AND PLATS REFERENCED HEREON, WERE OBTAINED FROM PUBLIC RECORDS, FILE DATA, FIELD EVIDENCE AND PARCEL IDENTIFICATION BY OTHERS. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT COULD AFFECT THIS PROPERTY.

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. 47139'0270" EFFECTIVE DATE 5-18-09

THIS SURVEY PERFORMED USING A GPS 2011. A COMPUTER USED FOR ALL CALCULATIONS.

-- HYATT --
D.B.157/P.G.27
D.B.144/P.G.110
P.B.3/P.G.85

-- HYATT --
D.B.318/P.G.419

-- CLEARLY --
D.B.281/P.G.317
P.B.6/P.G.34

-- HYATT --
D.B.173/P.G.329

-- SCOTT --
D.B.294/P.G.73
P.B.9/P.G.116

-- SCOTT --
D.B.282/P.G.35
D.B.281/P.G.361
D.B.237/P.G.404
P.B.9/P.G.116

-- BARRETT --
D.B.334/P.G.141
D.B.226/P.G.177
P.B.8/P.G.446
P.B.9/P.G.59

THE BEARINGS SHOWN ON THIS PLAT WERE COMPUTED USING GPS AND BASED ON STATE PLANE COORDINATES, NAD 83, TN 4100. DISTANCES ARE BASED ON HORIZONTAL FIELD MEASUREMENTS. (GRID FACTOR 1.000050163440)

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A GPS 2011 DUAL FREQUENCY RECEIVER WITH A GPS HC3 DATA COLLECTOR RUNNING MICROSOFT ACTIVE SYNC SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 5,000 FEET, AN ANGULAR ERROR OF 0.6 PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 512,882 FEET.

CERTIFICATION OF APPROVAL OF FINAL PLAT BY PLANNING COMMISSION
ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED PURSUANT TO THE MOBILE HOME PARK REGULATIONS OF POLK COUNTY, THAT PERTAIN TO MY DEPARTMENT.

(SIGNATURE) _____ (DATE) _____

MANAGER OF ELECTRIC SYSTEM _____

MANAGER OF WATER SYSTEM (IF APPLICABLE) _____

DEPARTMENT OF ENVIRONMENT & CONSERVATION _____

POLK COUNTY CODES COMPLIANCE COORDINATOR _____

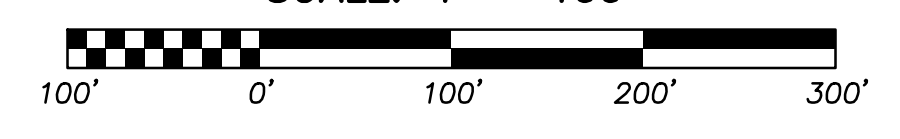
SECRETARY, POLK COUNTY REGIONAL PLANNING COMMISSION _____

CERTIFICATION OF SURVEYOR
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF POLK COUNTY, TENNESSEE, HAVE BEEN FULLY COMPLIED WITH.

DATE _____ SURVEYOR _____

PRELIMINARY COMPILED PLAT FOR ROPER ROAD COTTAGE DEVELOPMENT

D.B. 298/ PG. 75
SECTION 20 FRACTIONAL TOWNSHIP 4 SOUTH
RANGE 5 EAST OF THE OCOEE BASIS LINE
3rd CIVIL DISTRICT POLK COUNTY, TENN.
APRIL 12, 2023
SCALE: 1" = 100'



SURVEY REF:
D.B. 334/P.G. 141; D.B. 226/P.G. 177; P.B. 8/P.G. 446; P.B. 9/P.G. 59;
D.B. 173/P.G. 329; D.B. 281/P.G. 34; D.B. 318/P.G. 419; D.B.157/P.G. 27;
D.B. 144/P.G. 110; P.B. 3/P.G. 85; D.B. 282/P.G. 35; D.B. 281/P.G. 361;
D.B. 237/P.G. 404; P.B. 9/P.G. 116; D.B. 294/P.G.73

OFFICE:	S.B.	FIELD:	C.G.	DRAWN BY:	TD
CRD. FILE	DWG. FILE	J. O. #	FLD. BOOK		
P450191	BOGLESBY LAYOUT	230328D	2(21)		



PREPARED BY
LANE S. BISHOP AND ASSOCIATES
LAND AND ENGINEERING SURVEYS
GEORGIA PELS' CERTIFICATE OF AUTHORIZATION LSF0000306
PO BOX 1506 4145 EAST FIRST ST. BLUE RIDGE GA. 30513
PHONE: (706)632-3919 EMAIL: LSBISHOP@GMAIL.COM
REGISTERED SURVEYOR: GA R.L.S. #1575 & 2536
TN. R.L.S. #1324 N.C. R.L.S. #2745

FW: NOI Submittal for Tiny Home Resort in Copperhill, TN

Jennifer Innes <Jennifer.Innes@tn.gov>

Tue 9/26/2023 8:07 AM

To: Cali Calderwood <Cali.Calderwood@tn.gov>; Hannah L. Biggs <Hannah.L.Biggs@tn.gov>

Cc: Nikki Carpenter <Nikki.Carpenter@tn.gov>

From: Patrick Salcedo <patrick@dpsdevelopment.land>

Sent: Monday, September 25, 2023 8:45 PM

To: Nikki Carpenter <Nikki.Carpenter@tn.gov>

Cc: Jennifer Innes <Jennifer.Innes@tn.gov>; Robert Nix <robert_nix73@hotmail.com>; Bo Oglesby <bo.oglesby@yahoo.com>; Dave Toole <davetoole@kw.com>; willythehorse1@yahoo.com

Subject: [EXTERNAL] NOI Submittal for Tiny Home Resort in Copperhill, TN

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Hi Nikki,

Hope you're doing well. Please find below a link to application documents to be submitted for a Construction General Permit. This is for the project that I had spoken with you about a few weeks ago and you will find the completed and signed NOI form, completed and signed SWPPP, and the USGS Location map. If you can please confirm the permit fee and that will be mailed in as soon as possible. Please let me know if I can provide anything else to complete the submittal.

<https://www.dropbox.com/scl/fo/963hbxxgm34qxy6uyjff/h?rlkey=1pppwh5dw22n2b7hwpvem1ww3&dl=0>

Thank you!

Patrick J. Salcedo, PE

Principal Developer



M: (760) 977-8007

<https://www.dpsdevelopment.land/>