

SITE DEVELOPMENT PLANS

SPARTA HWY RETAIL AND STORAGE

SPARTA HWY (US70/SR1)
PARCEL # (099 017.00)
CROSSVILLE, TN 38572

PROJECT CONTACTS:

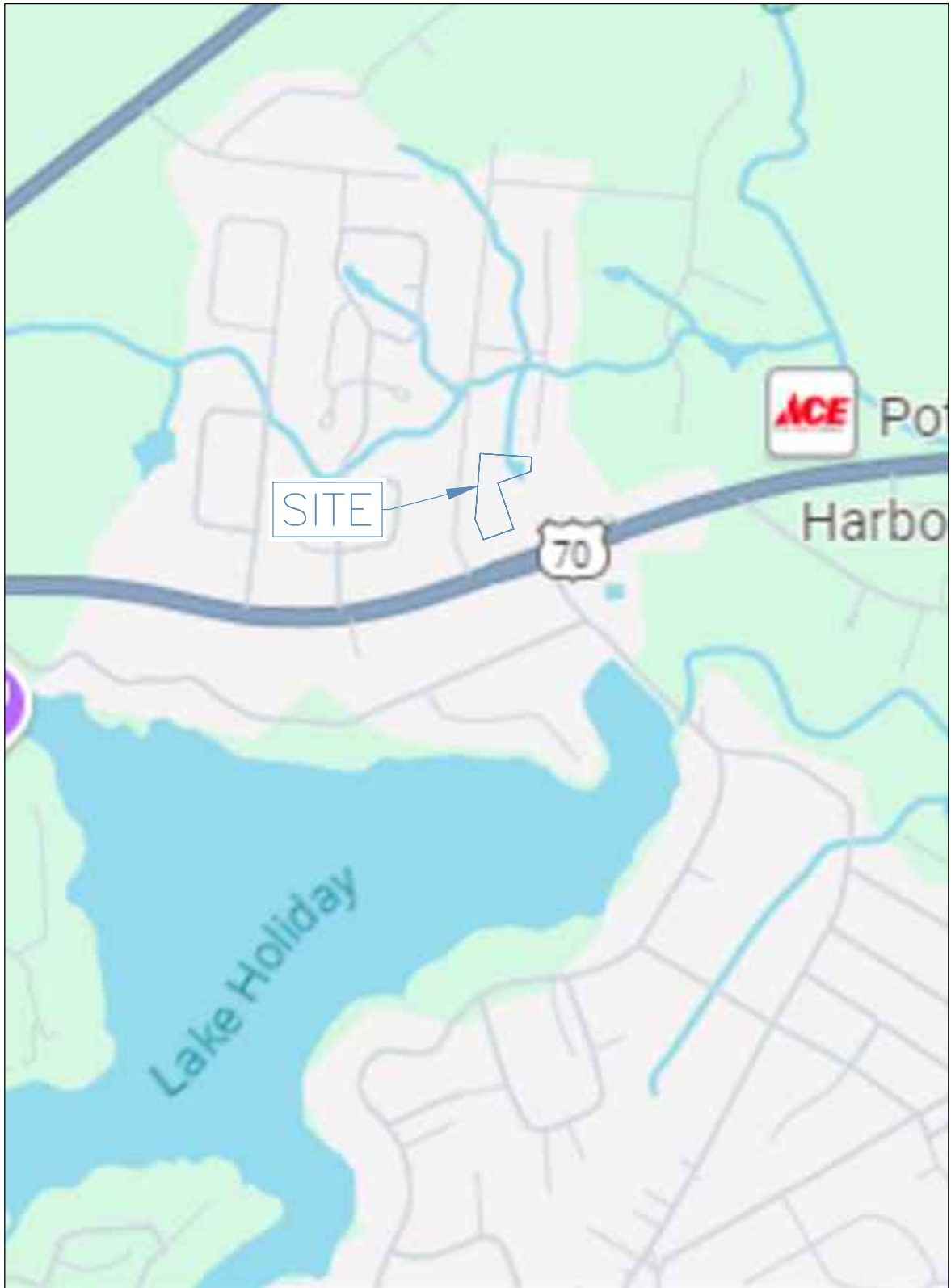
CITY OF CROSSVILLE - PLANNING ADMINISTRATOR & GIS
KEVIN DEAN
392 N MAIN ST
CROSSVILLE, TN 37555
931-456-8464

CITY OF CROSSVILLE - DIRECTOR OF ENGINEERING
TIM BEGLEY
392 N MAIN ST
CROSSVILLE, TN 37555

CITY OF CROSSVILLE - STORMWATER COORDINATOR
HEATH BLAYLOCK
392 N MAIN ST
CROSSVILLE, TN 37555
931-456-6947

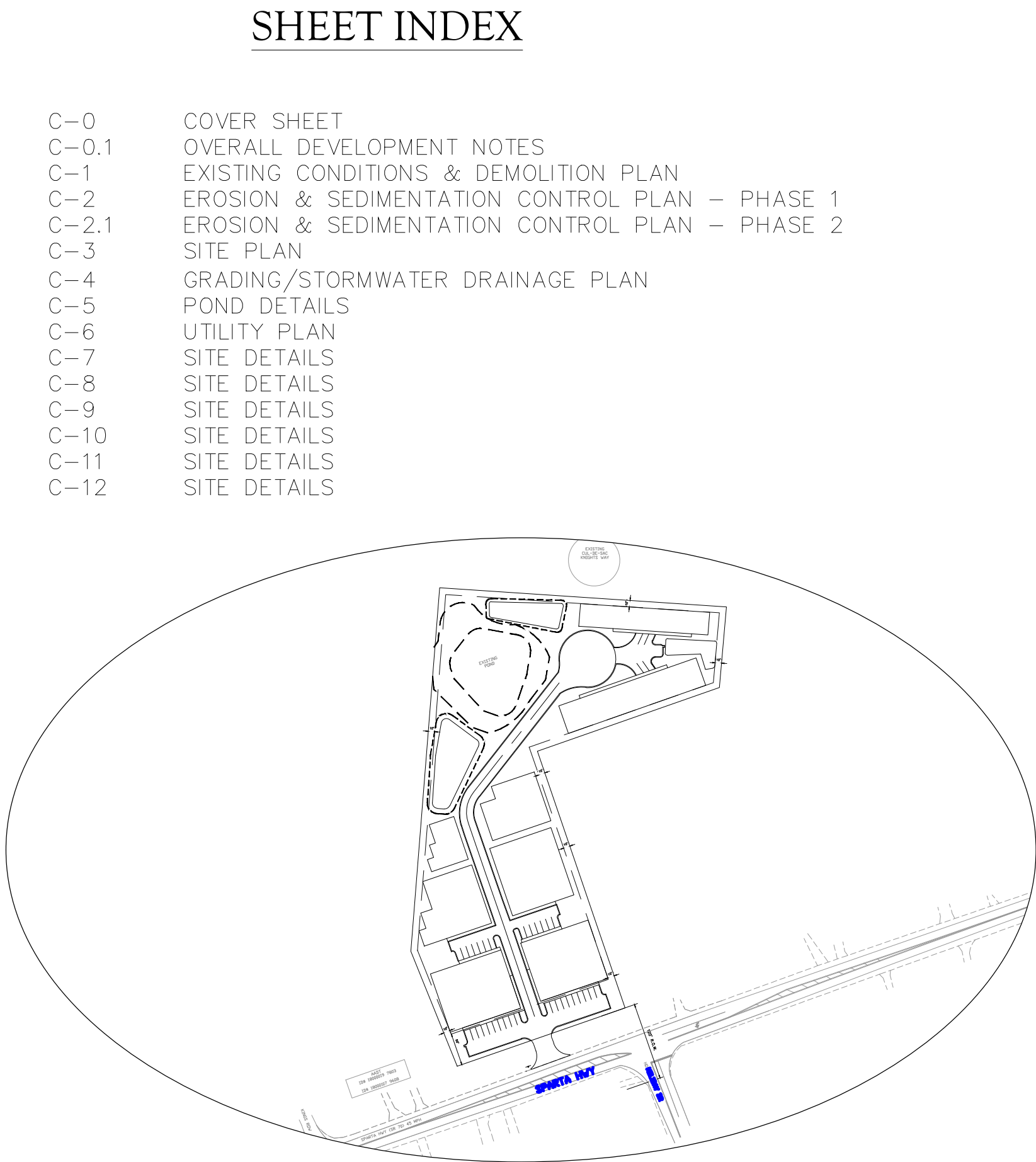
CITY OF CROSSVILLE - SEWER & WATER
TIM BEGLEY
392 N MAIN ST
CROSSVILLE, TN 37555
931-456-6172

VOLUNTEER ELECTRIC - ELECTRIC
235 OBRIEN DR
CROSSVILLE, TN 38555
423-472-4521

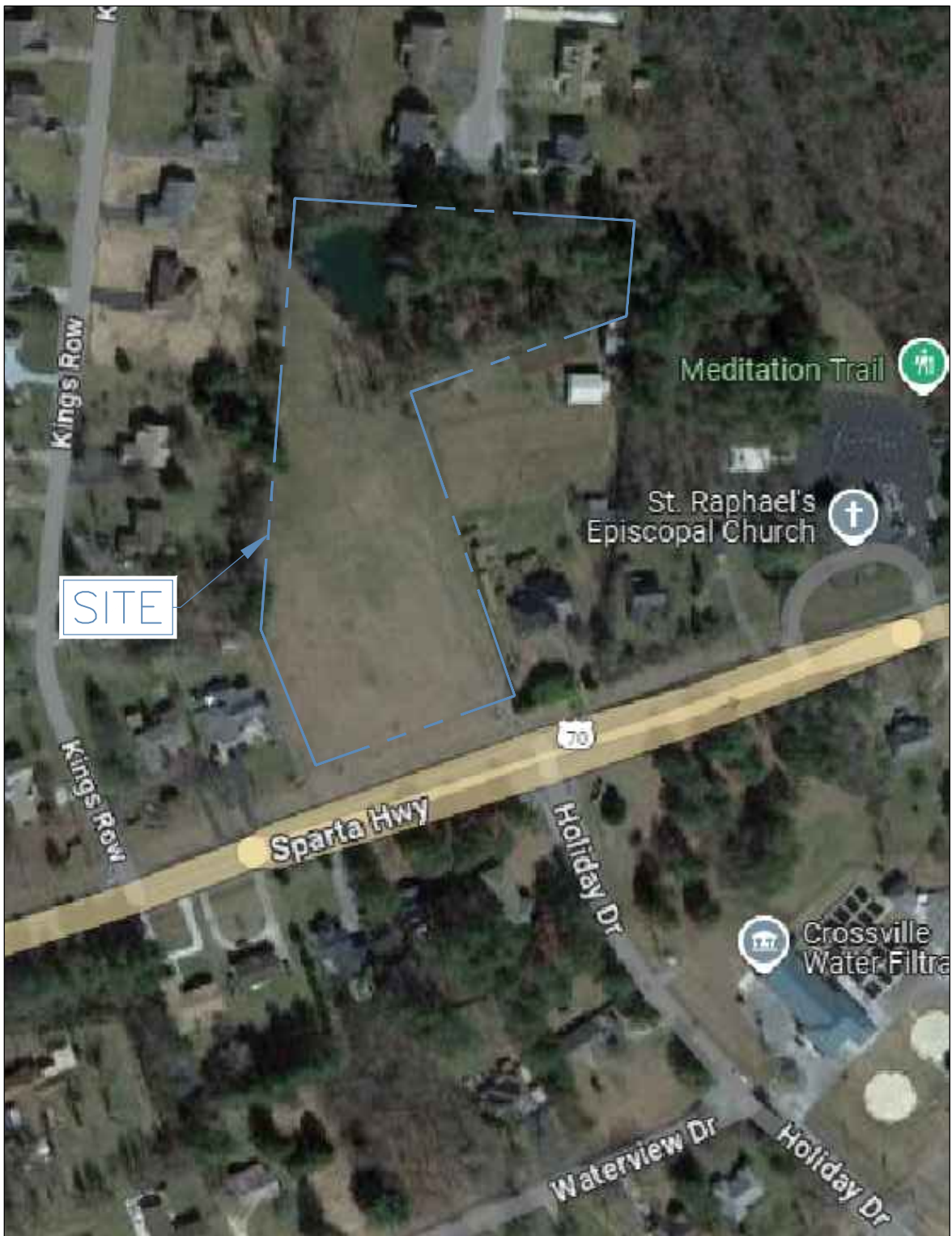


LOCATION MAP

N.T.S.



PROPOSED SITE



VICINITY MAP

N.T.S.

ZONING & SETBACKS:

ZONING: R2
PARCEL DATA: TAX MAP NO.: 099 0 017.00 DB 1630 PG. 213
BUILDING SETBACKS: FRONT: 50' REAR: 10' SIDE: 10'

AREA SUMMARY:

PROPOSED BUILDINGS & UNITS 8 BUILDINGS 40 UNITS 1 COMMON/LAUNDRY BUILDING
IMPERVIOUS CURRENT: 0 PROVIDED: 50%

ACREAGE & PARKING SUMMARY:

ACREAGE SUMMARY: PARCEL ±4.7 ACRES
PARKING SUMMARY: PROVIDED 2 PARKING SPACES PER UNIT PROVIDED: 80 SPACES

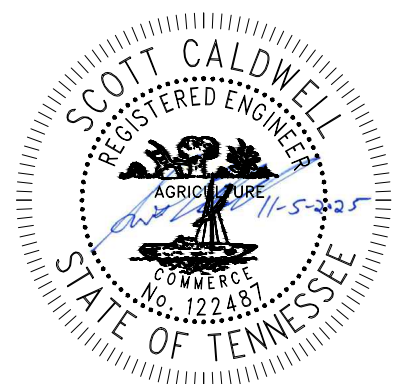
FLOOD ZONE INFORMATION:

FLOOD ZONE "X" PER FEMA MAP NO. 47035C 0305D EFFECTIVE DATE: Nov 16, 2007

THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION HAVE/HAVE NOT BEEN SHOWN PER FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS PROVIDED AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION "CALL BEFORE YOU DIG" AT 1-800-351-1111 AND/OR UTILITY LOCATION COMPANY AT A MINIMUM OF 72 HOURS BEFORE BEFORE PLANNED EARTHWORK EXCAVATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION (BEFORE START OF EARTHWORK EXCAVATION WORK) OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK AND TO COORDINATE CONSTRUCTION SCHEDULES WITH THE UTILITY OWNERS AND TO SCHEDULE UTILITY ADJUSTMENTS TO ELIMINATE CONFLICT WITH PROGRESS OF THE WORK. THE CONTRACTOR SHALL NOTE ALL UTILITIES MAY NOT APPEAR ON THESE PLANS AND THAT THE POTENTIAL CONFLICT WITH UTILITIES SHALL BE CONSIDERED IN THE PREPARATION OF ANY BIDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT AND SHALL HOLD THE OWNERS AND THE ENGINEER HARMLESS FOR DAMAGE ARISING FROM FAILURE TO ADEQUATELY PROTECT UTILITIES.

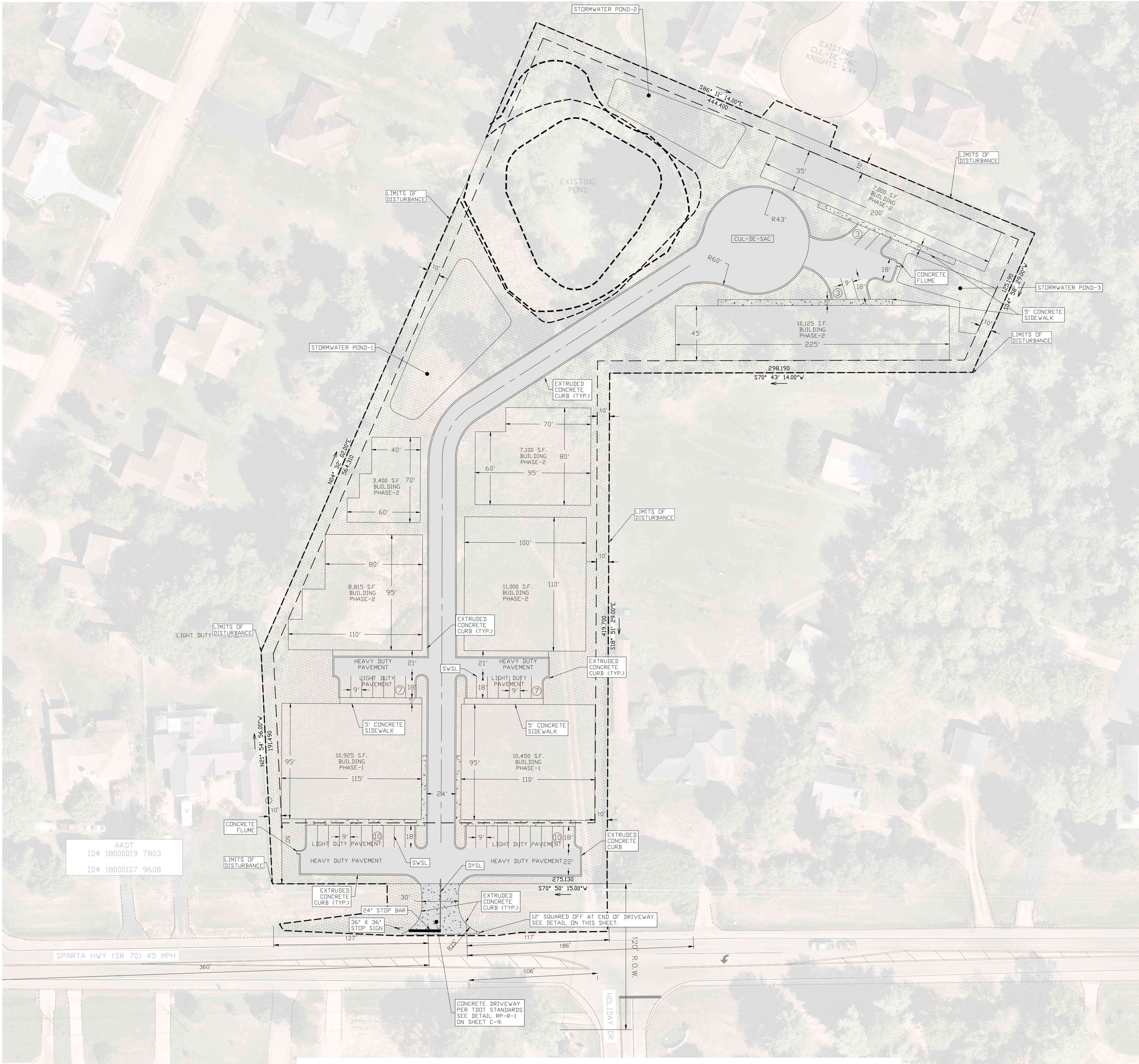
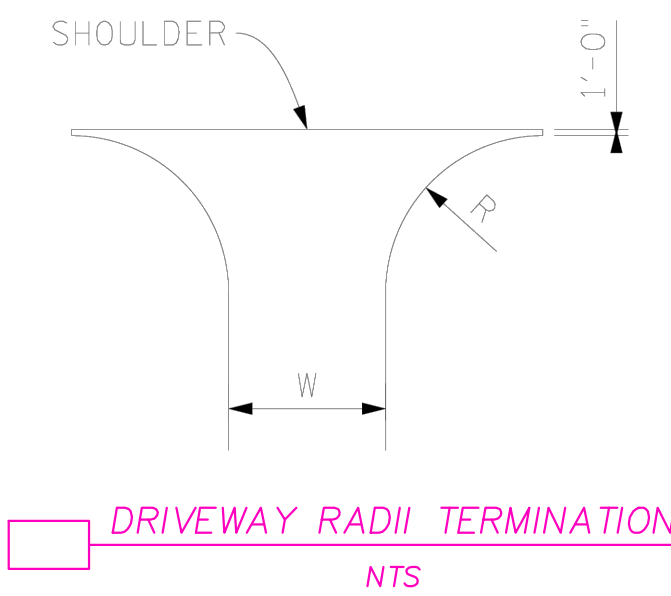
1140 PARTNERS LLC

DEVELOPER



CALDWELL
Design & Engineering
2559 Georgetown Rd. Cleveland, TN 37311
(C) 423.715.9757

CIVIL ENGINEER



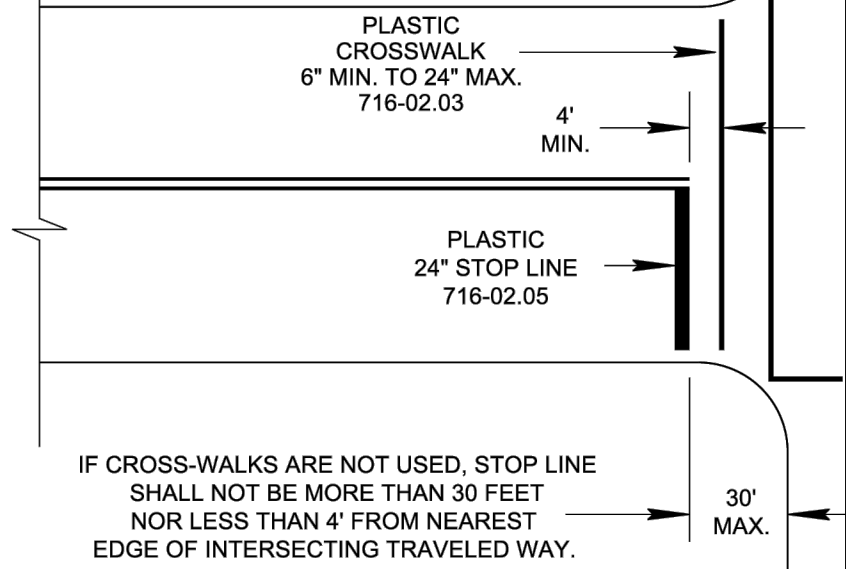
SITE PLAN

SITE PLAN NOTES

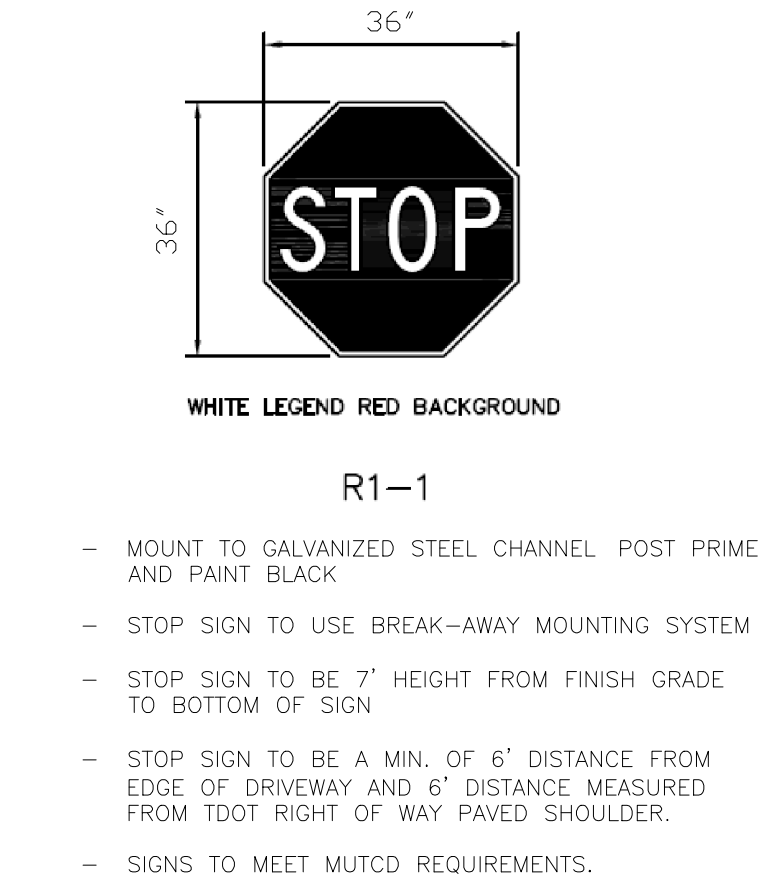
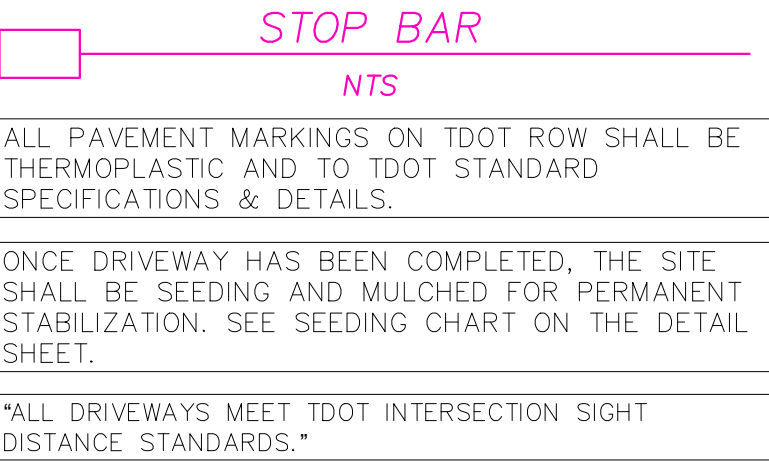
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF ASPHALT OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNS AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS AND CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MAINTAIN A 2' CLEARANCE BETWEEN THE FACE OF CURB AND ALL TRAFFIC SIGNS & LIGHT POLES.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGN WITH THE OWNER.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF CLEVELAND REGULATIONS AND CODES, CURRENT "MANUAL OF ACCIDENT PREVENTION FOR CONSTRUCTION" - ASSOCIATED GENERAL CONTRACTORS OF AMERICA'S AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS (NON-PAVED AREAS) ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM POWER, TELEPHONE & CATV FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.

SITE LEGEND	
PROPOSED	DESCRIPTION
#	NUMBER OF SPACES
—	SIGN
♿	HANDICAP SYMBOL
CONCRETE	CONCRETE
GRAVEL	GRAVEL
GRASS/(SEED) & MULCHED) AREAS	GRASS/(SEED) & MULCHED) AREAS

PAINT STRIPING LEGEND	
DYSL/4"	DOUBLE YELLOW SOLID LINE / 4" WIDE
SYSL/4"	SINGLE YELLOW SOLID LINE / 4" WIDE
SWSL/4"	SINGLE WHITE SOLID LINE / 4" WIDE
SWSL/12"	SINGLE WHITE SOLID LINE / 12" WIDE

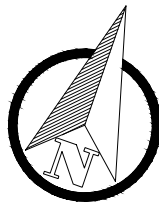
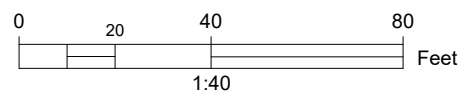


TYPICAL MARKING FOR STOP LANE



Typical Pavement Sections

Asphalt Pavement*	Concrete Pavement
1 1/2" Surface (D Mix)	8" Concrete
2" Binder	10" Aggregate Base
4" A Mix	
10" Base Stone	

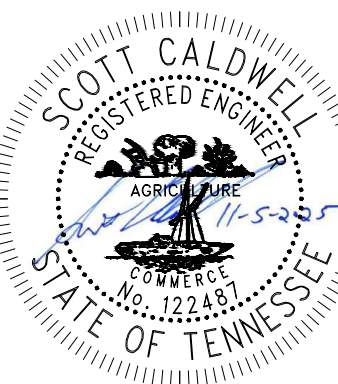


CALDWELL
Design & Engineering
2559 Georgetown Rd. Cleveland, TN 37311
(C) 423.715.9757

1140 PARTNERS LLC

SPARTA HWY RETAIL AND STORAGE
US HWY 70
CROSSVILLE, TN

REVISIONS	DATE



DRAWN	SDC
CHECKED	SDC
DATE	11-05-2025
SCALE	SEE PLANS

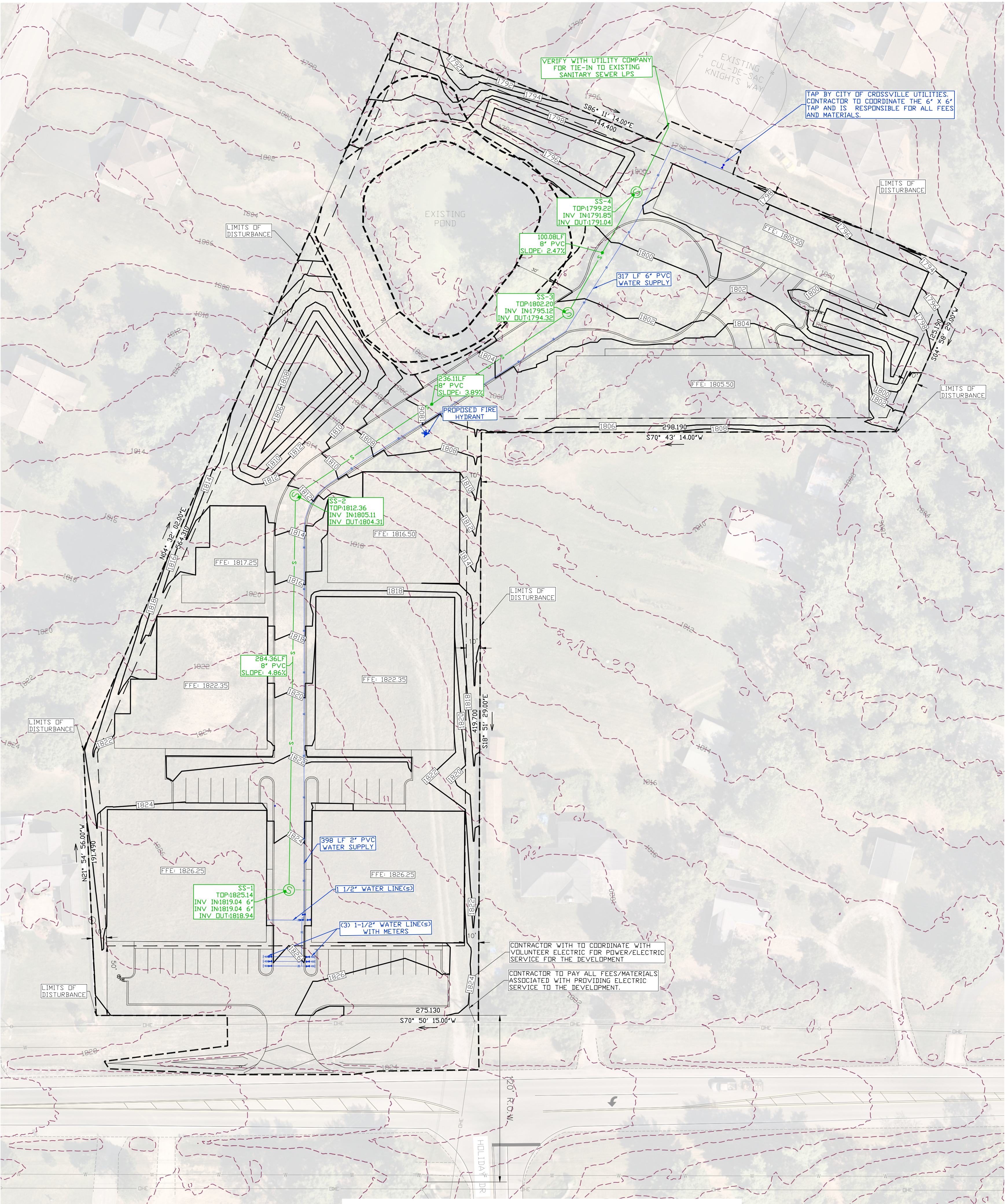
CDE-PROJECT # 240913

SHEET NAME

SITE PLAN

SHEET NUMBER

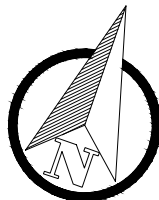
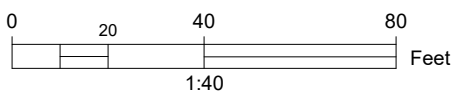
C-3



UTILITY PLAN

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
— O/E —		OVERHEAD WIRE
— W —	— W —	UNDERGROUND ELECTRIC LINE
— SS —	— SS —	WATER LINE
⊙	⊙	SANITARY SEWER LINE
⊙	⊙	SANITARY SEWER MANHOLE
⊙		UTILITY POLE
⊙	⊙	FIRE HYDRANT

NOTE:
SEE BUILDING PLANS FOR BACKFLOW PREVENTION.



CALDWELL

Design & Engineering

2559 Georgetown Rd. Cleveland, TN 37311

(C) 423.715.9757

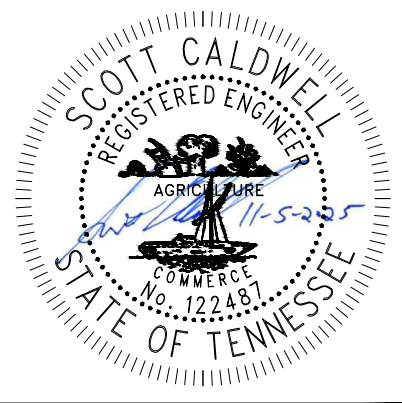
1140 PARTNERS LLC

SPARTA HWY RETAIL AND STORAGE

US HWY 70

CROSSVILLE, TN

REVISIONS	DATE



DRAWN	SDC
CHECKED	SDC
DATE	11-05-2025
SCALE	SEE PLANS

CDE-PROJECT # 240913

SHEET NAME

UTILITY PLAN

SHEET NUMBER

C-6