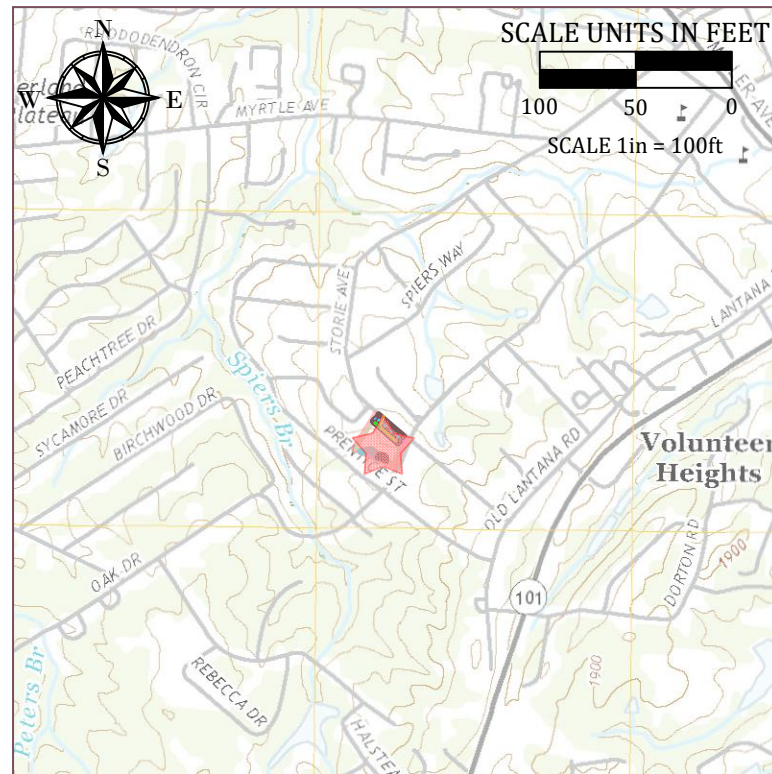


ENGINEERING & CONSTRUCTION PLANS

WEBB RENTAL PROPERTIES

275 STORIE AVENUE

CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE



PROJECT SITE

DEEDED ACREAGE - 3.6± ACRES
 PROJECT AREA - 0.9± ACRES
 DISTURBANCE AREA - 0.85± ACRES
 LAT: N 35.93299°
 LONG: W -85.04589°
 COUNTY: CUMBERLAND, MAP 1131,
 GROUP D, PARCEL 001.00
 275 STORIE AVENUE
 CROSSVILLE, TENNESSEE 38555

PROJECT LOCATION MAP

ECE SERVICES PROJECT # 24575

INDEX OF DRAWING SHEETS

SHEET TITLE	SHEET #
TITLE	G-001
EXISTING SITE PLAN	C-101
PROPOSED SITE PLAN	C-102
PROPOSED BUILDING SITE PLAN	C-103
PROPOSED DETENTION POND SITE PLAN	C-104
PROPOSED UTILITY PLAN	C-105
PROPOSED GRAVITY SEWER PROFILE	C-301
PROPOSED SITE DETAILS	C-501 TO C-503

SCOPE:

SITE IMPROVEMENT FOR RENTAL PROPERTIES. DEVELOPMENT IS FOR FOUR RENTAL DUPLEXES ALONG STORIE AVENUE CONSISTING OF GRADING FOR SITE ACCESS ROADS, PARKING, BUILDING PADS, AND RELATED UTILITIES.

FOR: **HUNTER WEBB**

63 CHANNING LANE

CROSSVILLE, TENNESSEE

ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

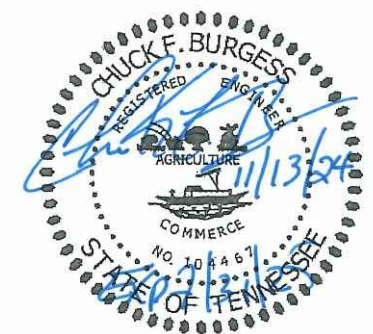
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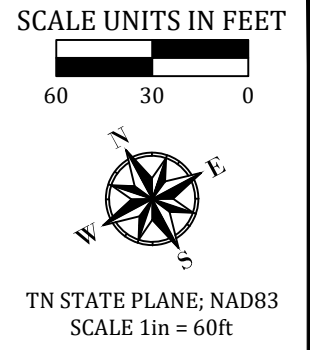
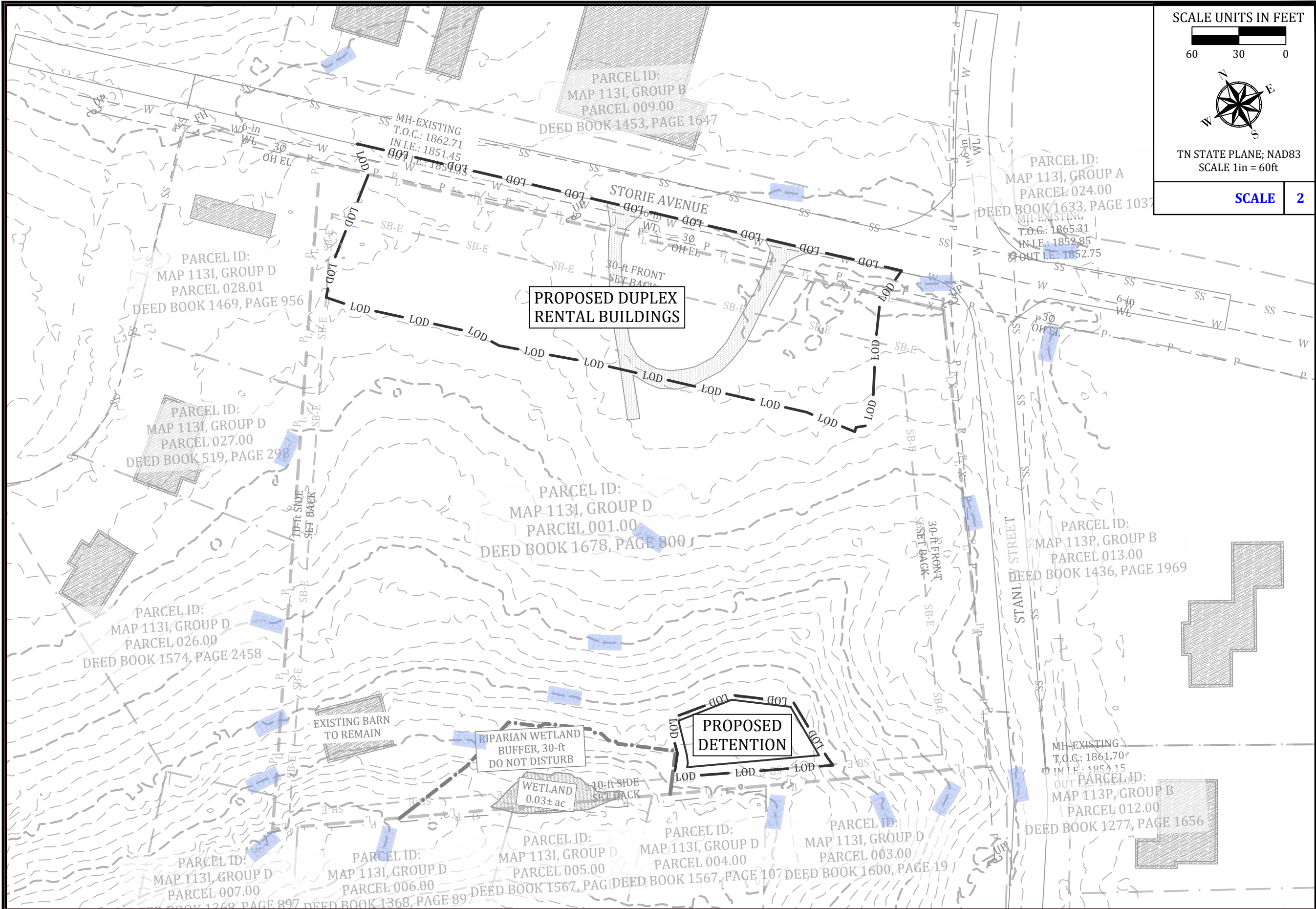
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SHEET REFERENCE
 NUMBER:

G-001

SHEET 1 OF 10



SCALE 2

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DRAWN BY:		ORIGINAL ISSUE	C.F.B.
ORIGINAL DATE:			
PROJECT NO.:			
SCALE:			

EXISTING SITE PLAN

WEBB RENTAL PROPERTIES
 HUNTER WEBB
 275 STORIE AVENUE
 CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:
C-101
 SHEET 2 OF 10

	EXISTING PROPERTY LINE		EXISTING SANITARY SEWER MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING ADJOINING PROPERTY LINE		EXISTING BUILDING		PROPOSED SANITARY SEWER CLEAN OUT
	EXISTING SET BACK LINE		EXISTING PAVEMENT HEAVY DUTY		PROPOSED BUILDING
	EXISTING SURFACE CONTOUR		PROPOSED LIMIT OF DISTURBANCE		PROPOSED ROAD GRAVEL
	EXISTING ELECTRIC OVERHEAD		PROPOSED SURFACE CONTOUR		
	EXISTING WATER LINE		PROPOSED STORM SEWER LINE		
	EXISTING SANITARY SEWER LINE		PROPOSED WATER LINE		
	EXISTING UTILITY POLE		PROPOSED SANITARY SEWER LINE		
	EXISTING FIRE HYDRANT		PROPOSED WATER METER		

SITE PLAN NOTES:

1. CONTOURS SHOWN WERE GENERATED UTILIZING LIDAR FILE INFORMATION FOR QUADRANGLE CROSSVILLE, FOR CLARITY AND UTILIZING SOKKIA GRX3 GPS WITH GPS BASE REFERENCE OF TDOT GNSS BASE STATION LOCATED AT DISTRICT 27 BUILDING.
2. EXISTING SITE ITEMS WERE SUPPLIED BY SURVEYOR AND ADDITIONAL ITEMS WERE DIGITIZED FROM PUBLIC AERIAL IMAGES.
3. PROPERTY INFORMATION WAS TAKEN FROM TITLESEARCHER.COM AND/OR CUMBERLAND COUNTY PROPERTY ASSESSORS OFFICE.

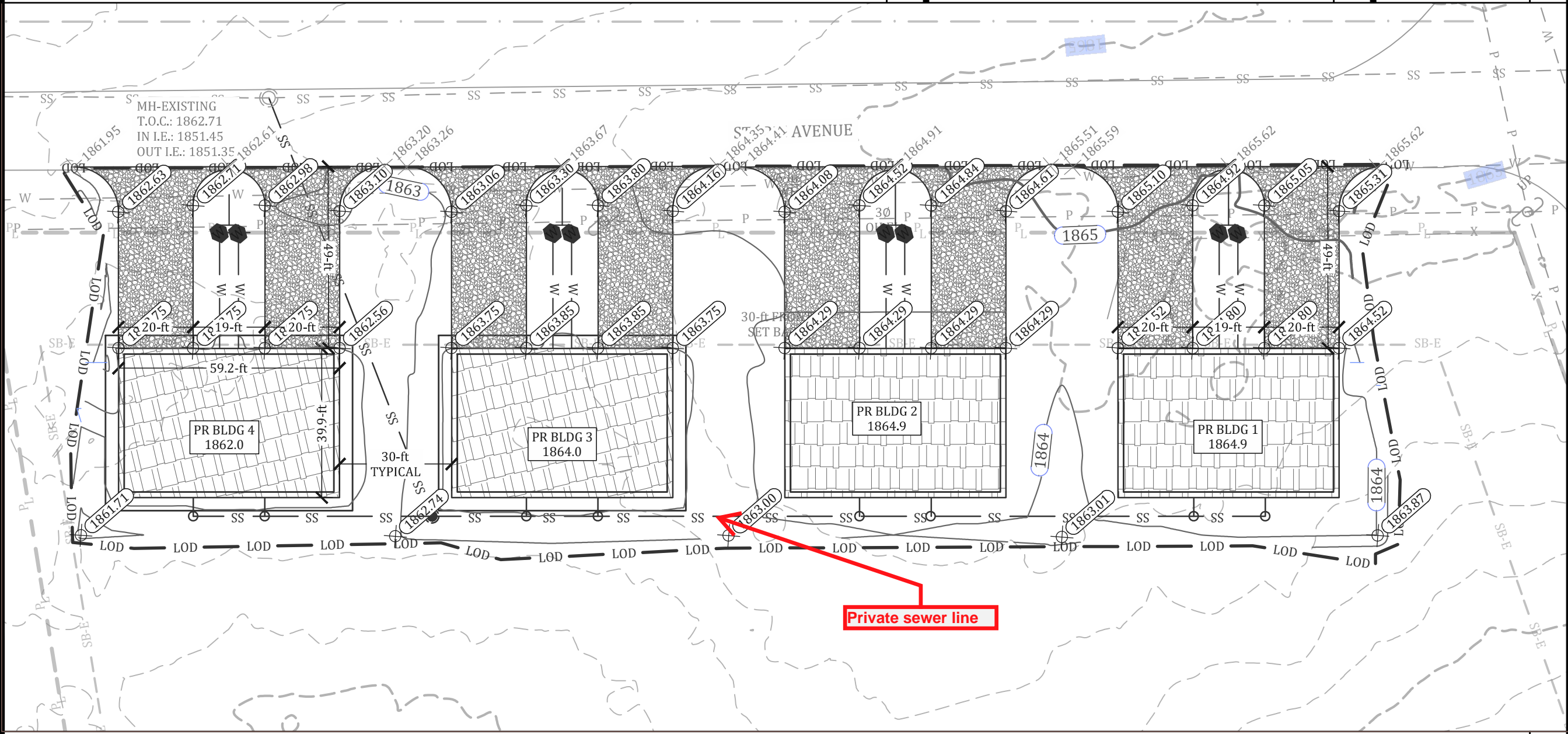
SCALE UNITS IN FEET

TN STATE PLANE; NAD83
SCALE 1in = 30ft

SHEET SYMBOL LEGEND 1

SITE NOTES 2

SCALE 3



Private sewer line

PROPOSED BUILDING SITE PLAN 1in = 30ft 4

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DRAWN BY: J.P.B.
ORIGINAL DATE: MAY 1, 2024
PROJECT NO: 24575
SCALE: 1in = 30ft

PROPOSED BUILDING SITE PLAN

WEBB RENTAL PROPERTIES
HUNTER WEBB
275 STORIE AVENUE
CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:
C-103
SHEET 4 OF 10

	EXISTING PROPERTY LINE		EXISTING SANITARY SEWER MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING ADJOINING PROPERTY LINE		EXISTING BUILDING		PROPOSED SANITARY SEWER CLEAN OUT
	EXISTING SET BACK LINE		EXISTING PAVEMENT HEAVY DUTY		PROPOSED BUILDING
	EXISTING SURFACE CONTOUR		PROPOSED LIMIT OF DISTURBANCE		PROPOSED ROAD GRAVEL
	EXISTING ELECTRIC OVERHEAD		PROPOSED SURFACE CONTOUR		
	EXISTING WATER LINE		PROPOSED STORM SEWER LINE		
	EXISTING SANITARY SEWER LINE		PROPOSED WATER LINE		
	EXISTING UTILITY POLE		PROPOSED SANITARY SEWER LINE		
	EXISTING FIRE HYDRANT		PROPOSED WATER METER		

SITE PLAN NOTES:

1. CONTOURS SHOWN WERE GENERATED UTILIZING LIDAR FILE INFORMATION FOR QUADRANGLE CROSSVILLE, FOR CLARITY AND UTILIZING SOKKIA GRX3 GPS WITH GPS BASE REFERENCE OF TDOT GNSS BASE STATION LOCATED AT DISTRICT 27 BUILDING.
2. EXISTING SITE ITEMS WERE SUPPLIED BY SURVEYOR AND ADDITIONAL ITEMS WERE DIGITIZED FROM PUBLIC AERIAL IMAGES.
3. PROPERTY INFORMATION WAS TAKEN FROM TITLESEARCHER.COM AND/OR CUMBERLAND COUNTY PROPERTY ASSESSORS OFFICE.

SCALE UNITS IN FEET

30 15 0

TN STATE PLANE; NAD83
SCALE 1in = 30ft

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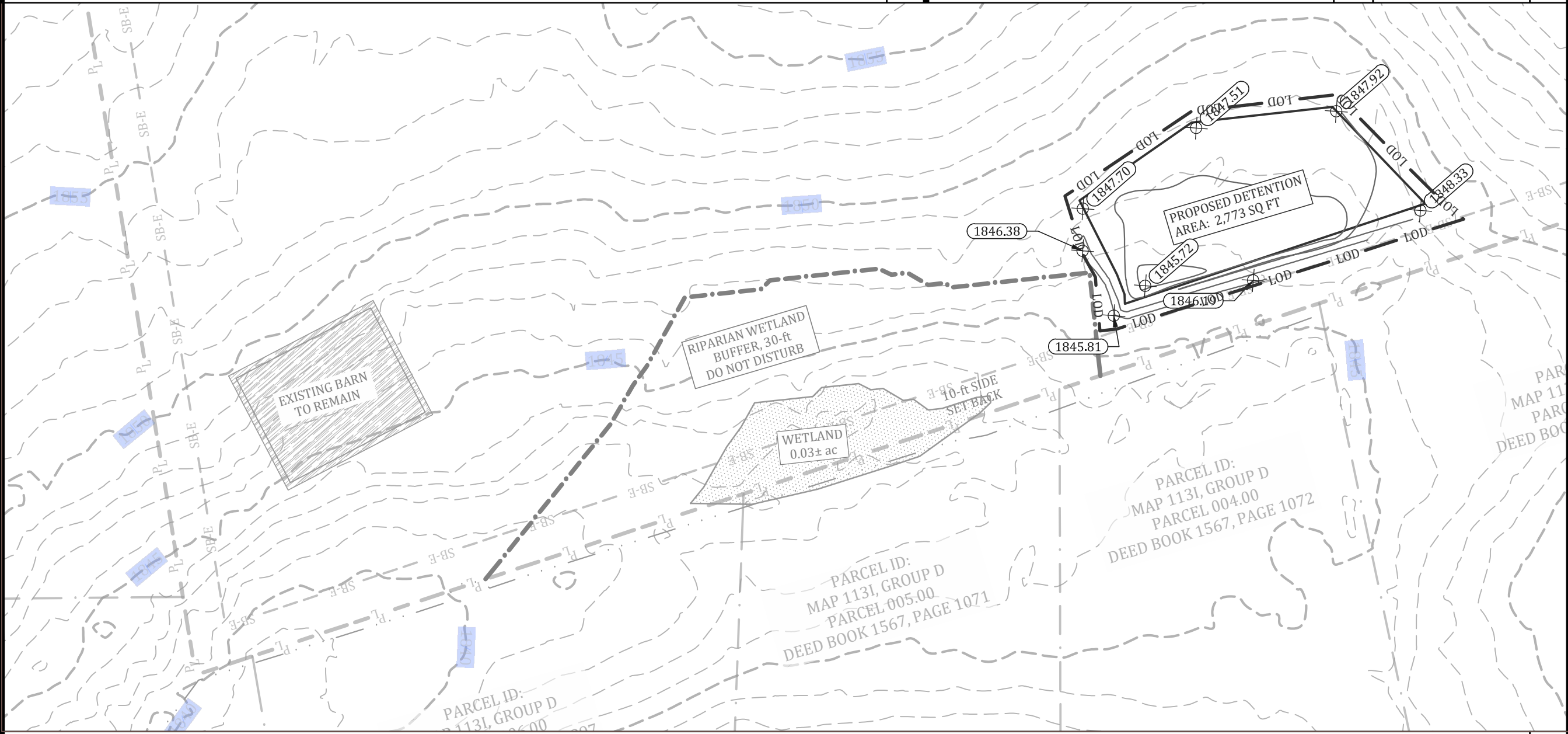
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SHEET SYMBOL LEGEND 1

SITE NOTES 2

SCALE 3



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PROPOSED DETENTION POND SITE PLAN

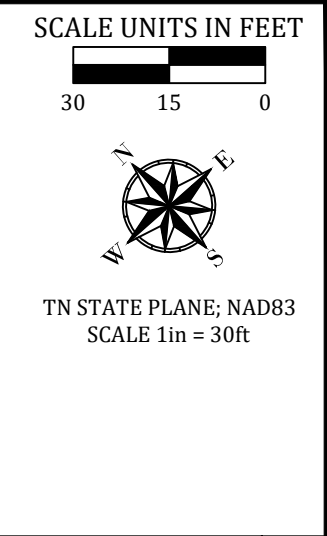
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275 STORIE AVENUE
CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:
C-104
SHEET 5 OF 10

	EXISTING PROPERTY LINE		EXISTING SANITARY SEWER MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING ADJOINING PROPERTY LINE		EXISTING BUILDING		PROPOSED SANITARY SEWER CLEAN OUT
	EXISTING SET BACK LINE		EXISTING PAVEMENT HEAVY DUTY		PROPOSED BUILDING
	EXISTING SURFACE CONTOUR		PROPOSED LIMIT OF DISTURBANCE		PROPOSED ROAD GRAVEL
	EXISTING ELECTRIC OVERHEAD		PROPOSED SURFACE CONTOUR		
	EXISTING WATER LINE		PROPOSED STORM SEWER LINE		
	EXISTING SANITARY SEWER LINE		PROPOSED WATER LINE		
	EXISTING UTILITY POLE		PROPOSED SANITARY SEWER LINE		
	EXISTING FIRE HYDRANT		PROPOSED WATER METER		

SITE PLAN NOTES:

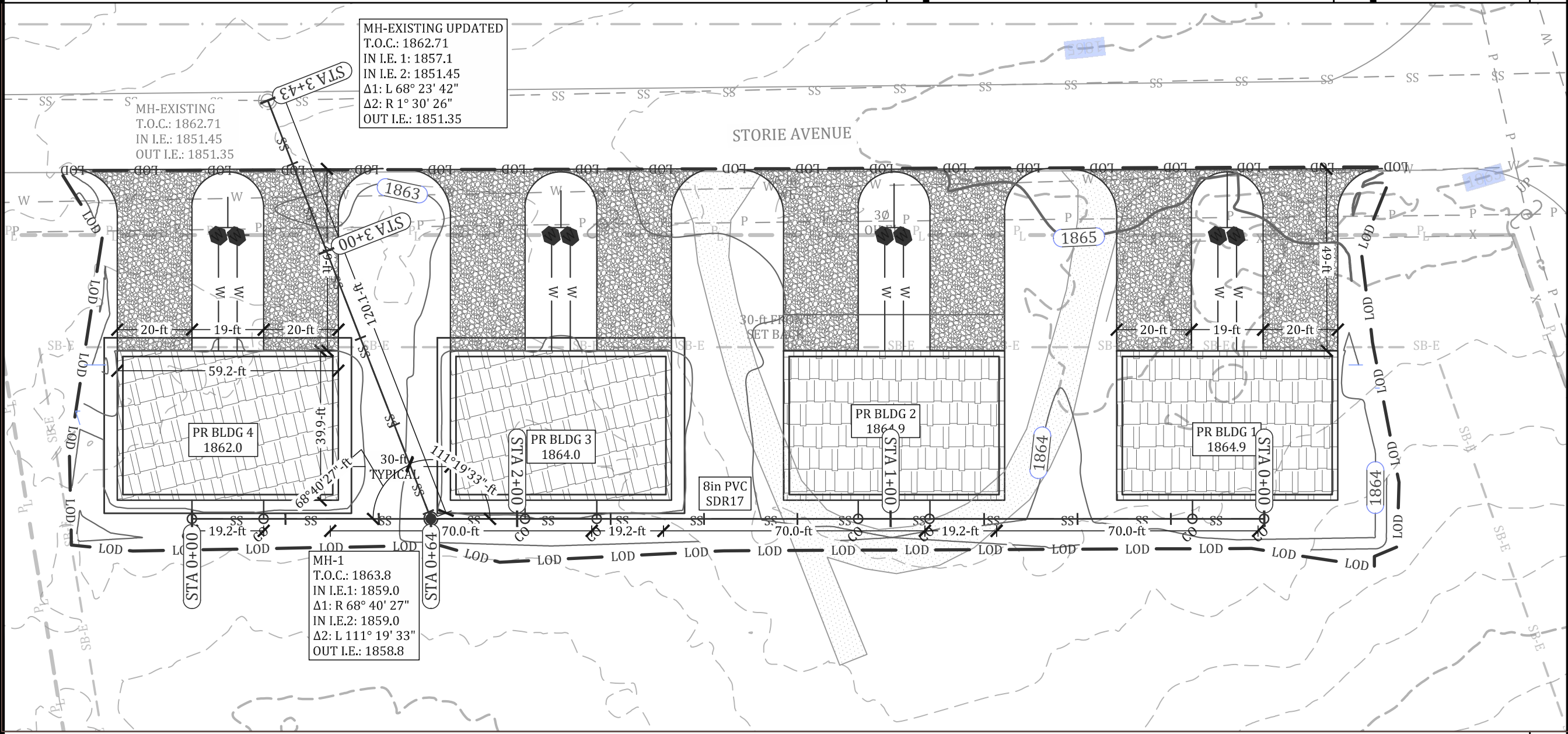
- WATER SERVICES:
 - EACH UNIT TO BE SERVICED BY AN INDIVIDUAL WATER METER.
 - CONNECTION TO EXISTING WATERLINE ALONG STORIE AVENUE.
- SEWER SERVICES:
 - SANITARY SEWER IS A 8 INCH SDR17 PVC GRAVITY LINE RUNNING TO A NEW MANHOLE AND THEN CONNECTED TO AN EXISTING MANHOLE LOCATED ON THE NORTH SIDE OF STORIE AVENUE.
 - EACH UNIT IS CONNECTED TO THE GRAVITY LINE WITH A 4 INCH CLEAN OUT.



SHEET SYMBOL LEGEND 1

SITE NOTES 2

SCALE 3



PROPOSED BUILDING SITE PLAN 1in = 30ft 4

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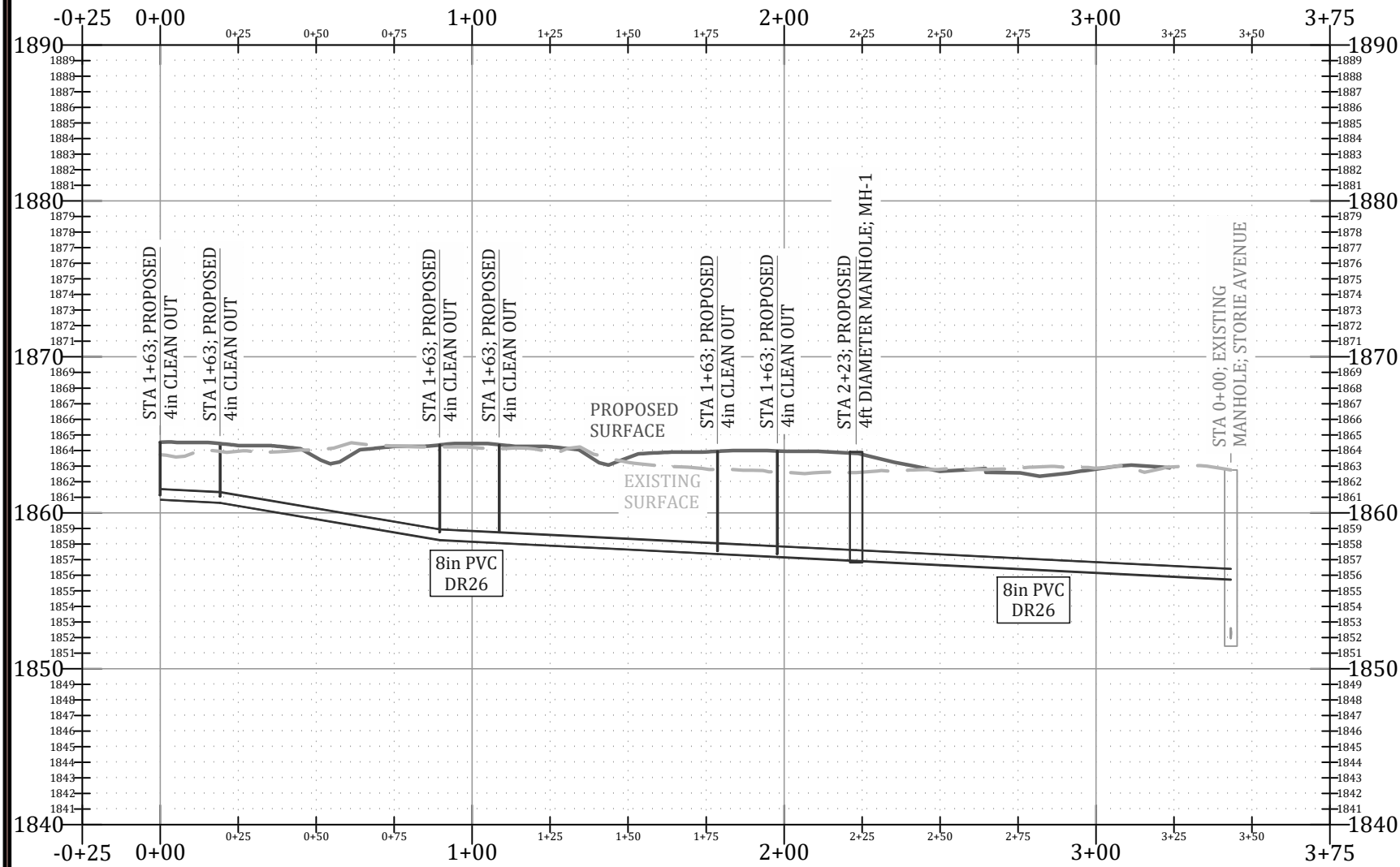
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PROPOSED UTILITY PLAN

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SHEET REFERENCE NUMBER:
C-105
 SHEET 6 OF 10

PR SS LINE A Station



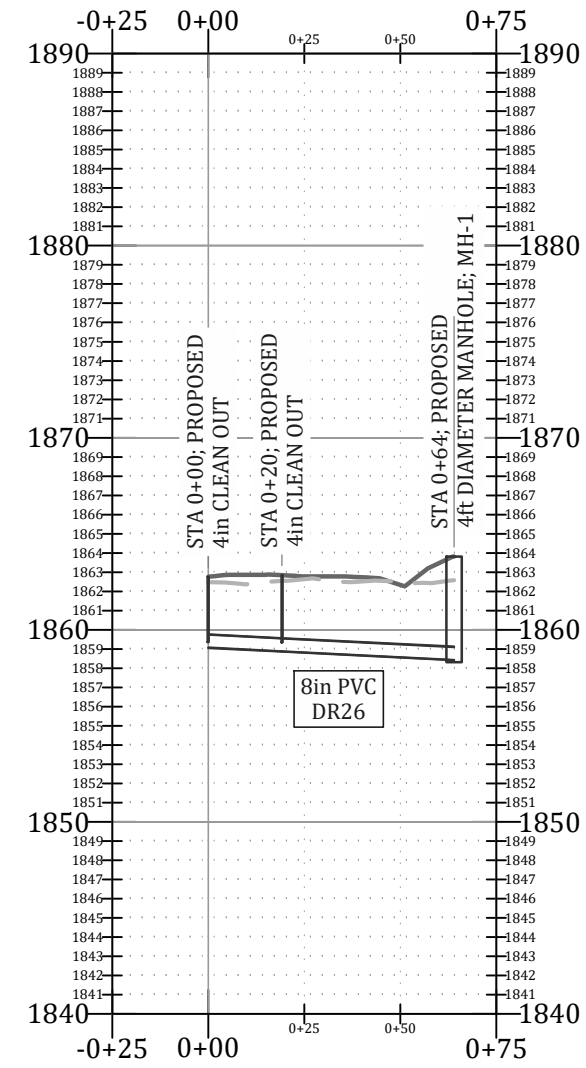
Station

PROPOSED GRAVITY SEWER LINE A PROFILE

V: 1in = 10ft
H: 1in = 50ft

1

PR SS LINE B Station



Station

PROPOSED GRAVITY SEWER LINE B PROFILE

V: 1in = 10ft
H: 1in = 50ft

2

Elevation

Elevation

PROPOSED GRAVITY
SEWER PROFILES

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SHEET REFERENCE
NUMBER:

C-301

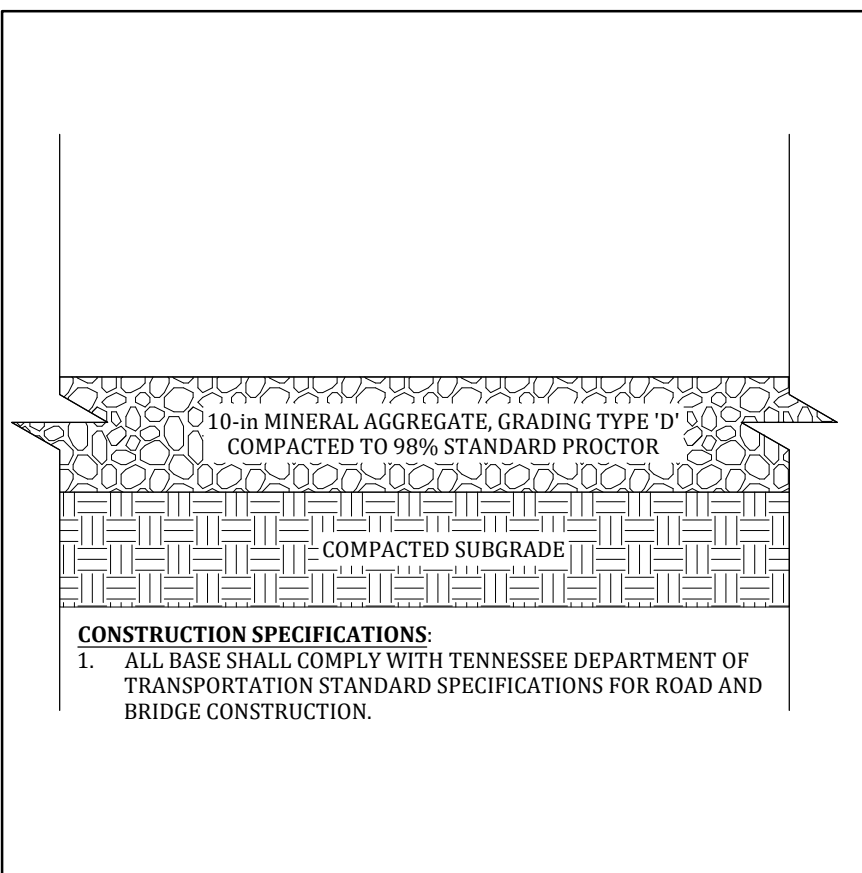
SHEET 7 OF 10

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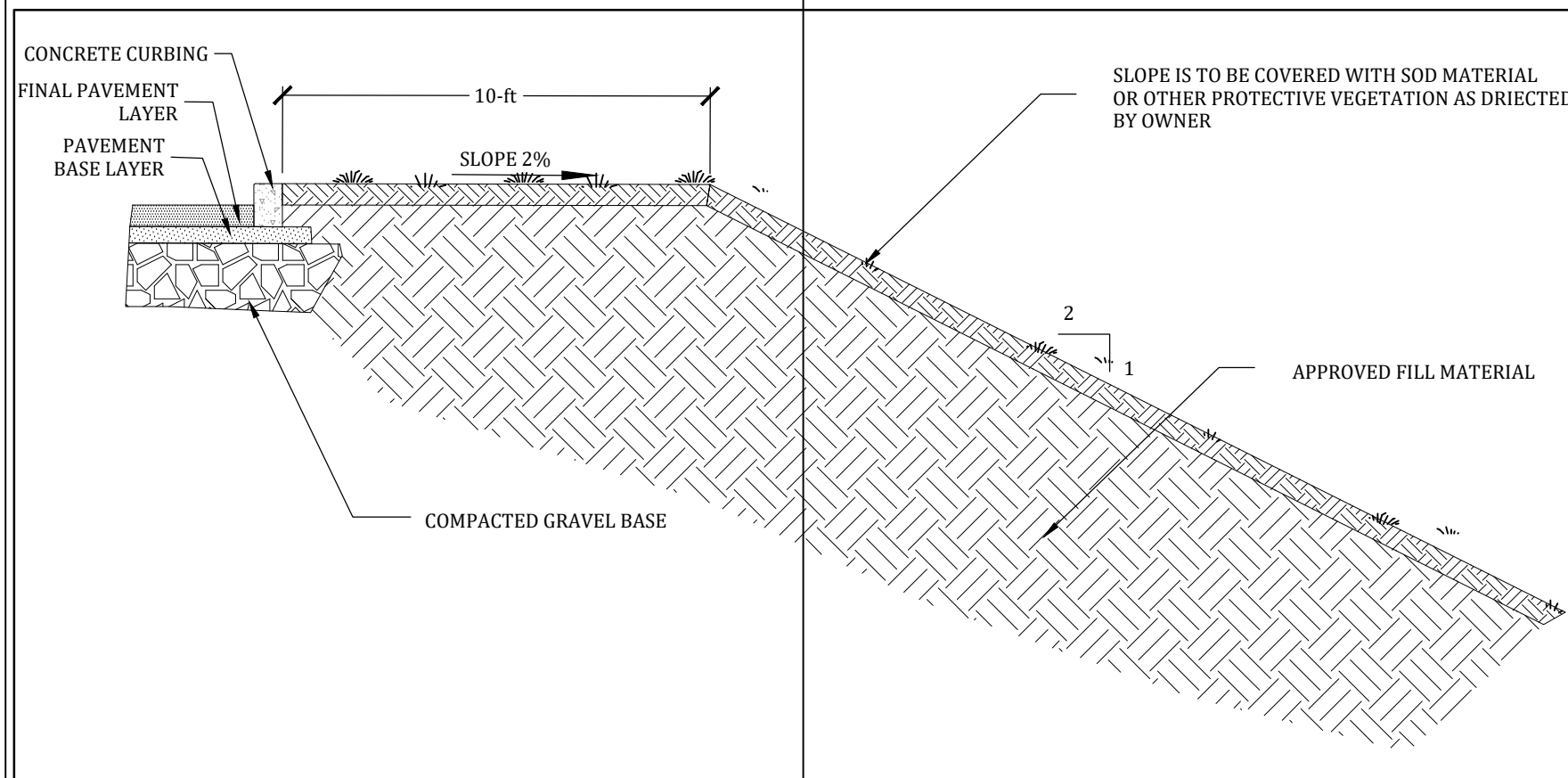
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ASPHALT PAVING SCHEDULE

N.T.S.

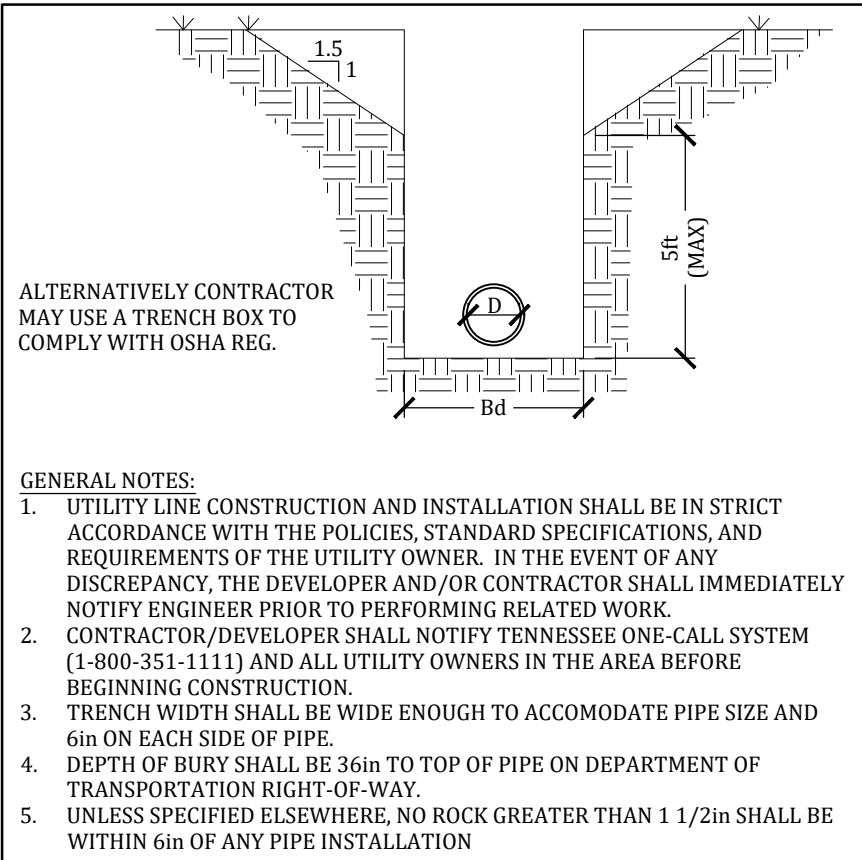
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REAR AND SIDE SLOPE GRADING

N.T.S.

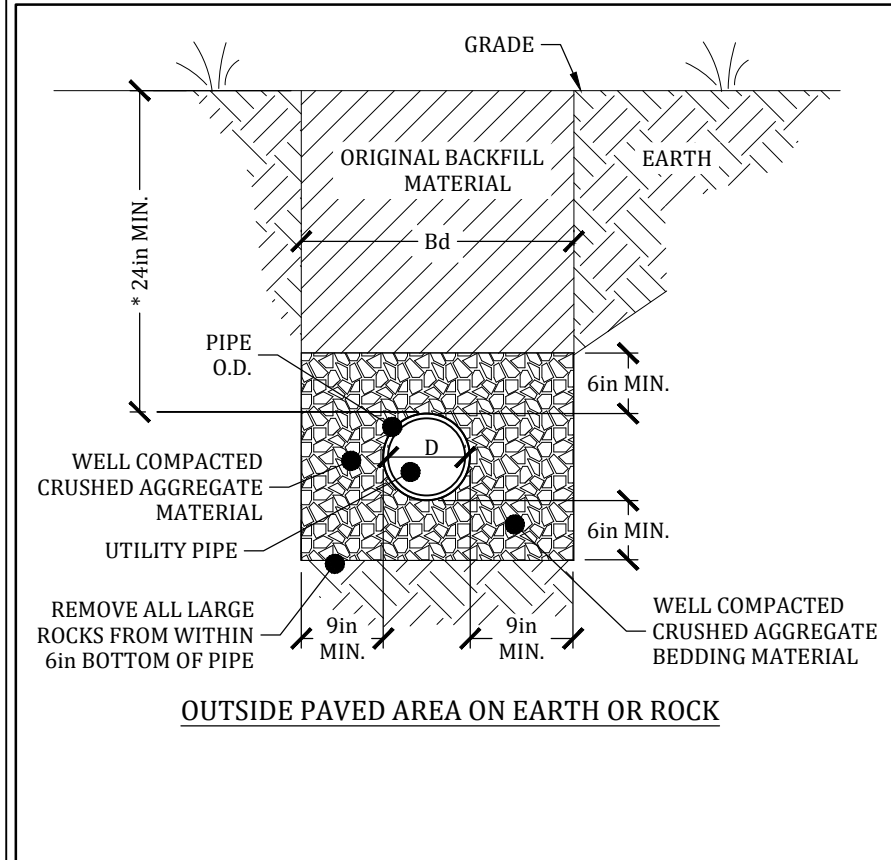
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TRENCH EXCAVATION

N.T.S.

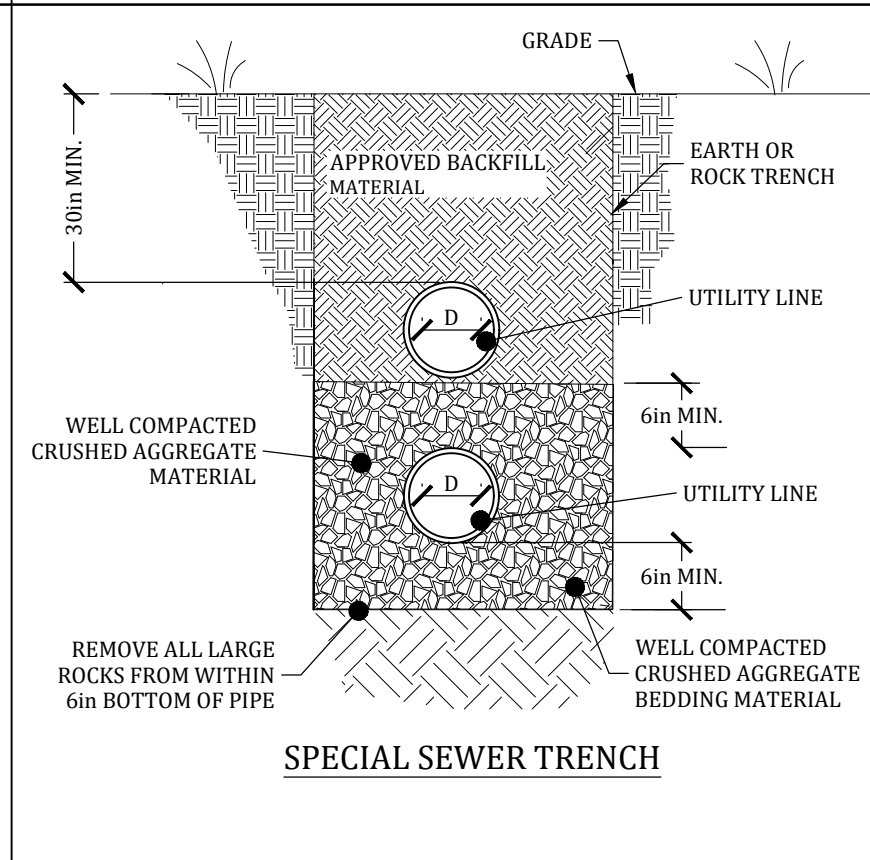
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TRENCH BACKFILL IN NON-TRAFFIC AREA

N.T.S.

4



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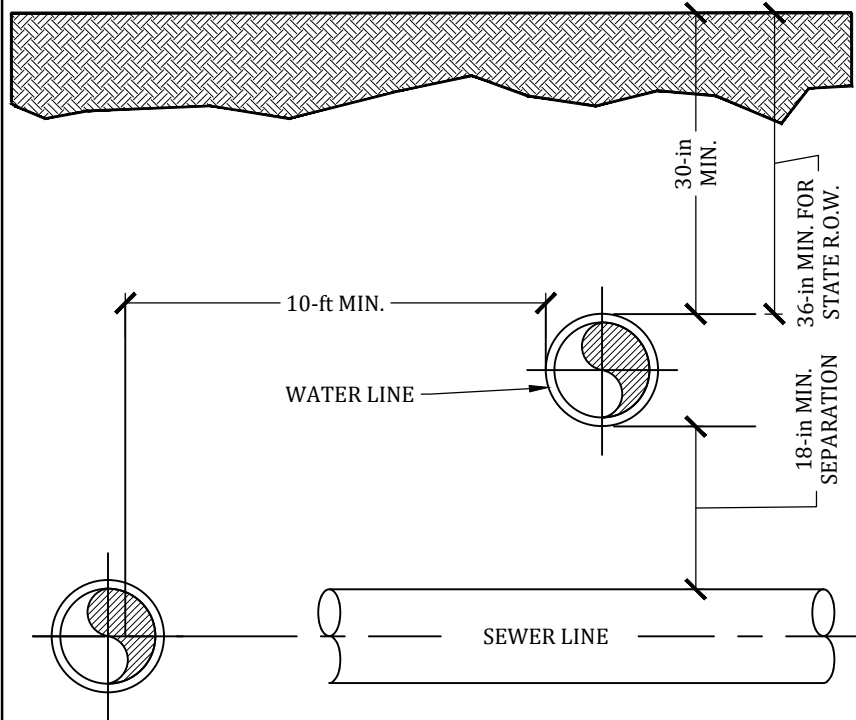
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SITE DETAILS

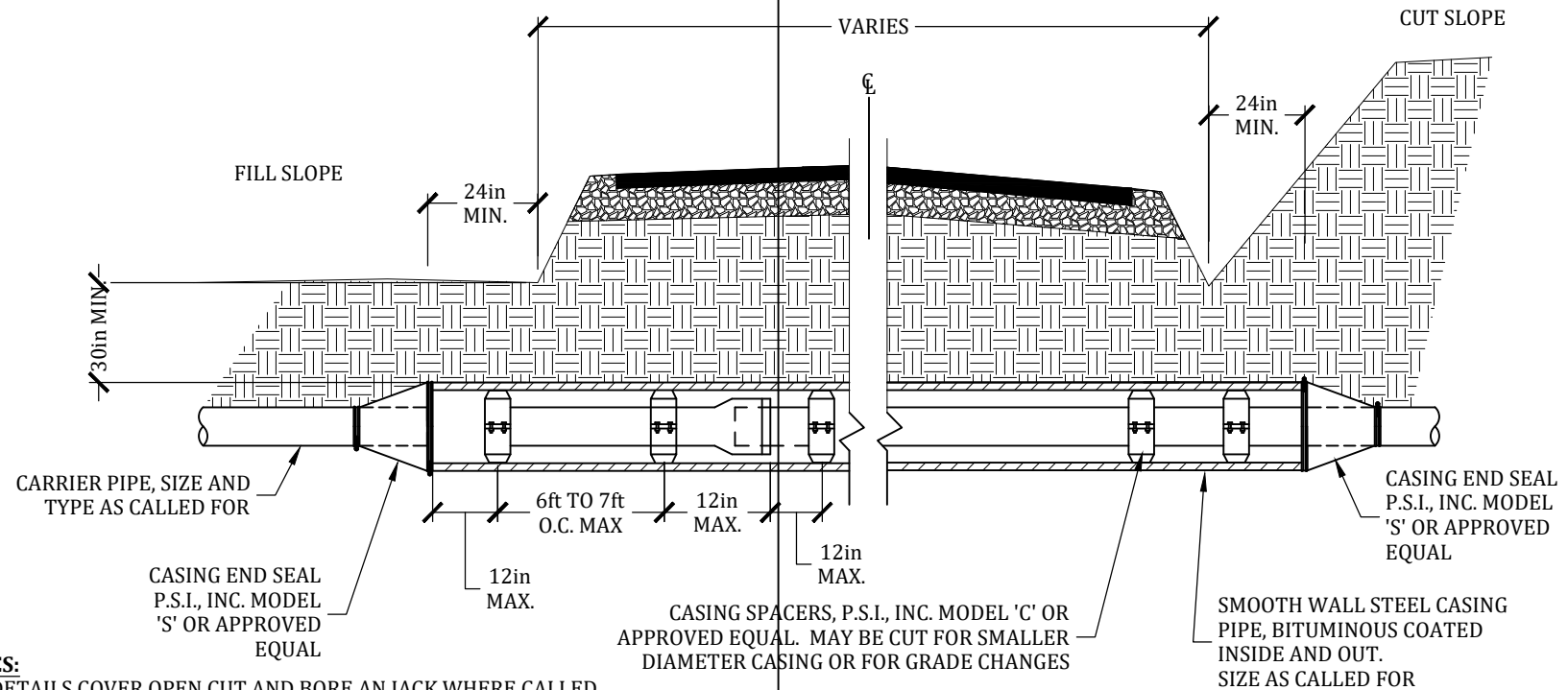
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UTILITIES PIPED SEPARATION

N.T.S.

1



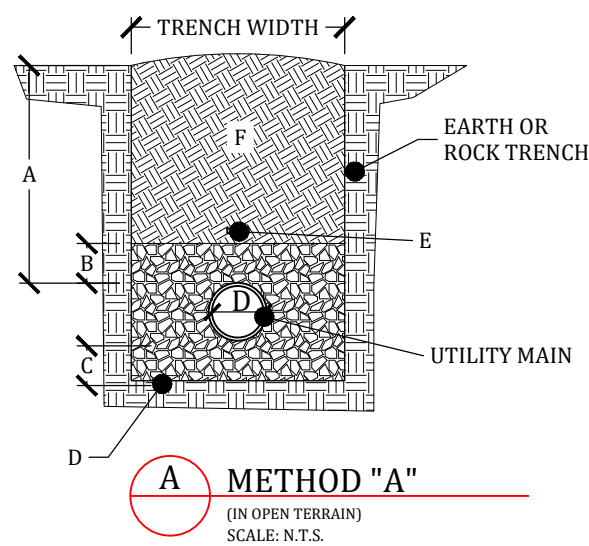
NOTES:

1. DETAILS COVER OPEN CUT AND BORE AN JACK WHERE CALLED FOR ON PLANS
2. CASING IS TO BITUMINOUS COATED INSIDE AND OUT.
3. OPEN CUT CASING SHALL BE BEDDED, PLACED, AND BACKFILLED PRIOR TO PIPE INSTALLATION IN CASING.

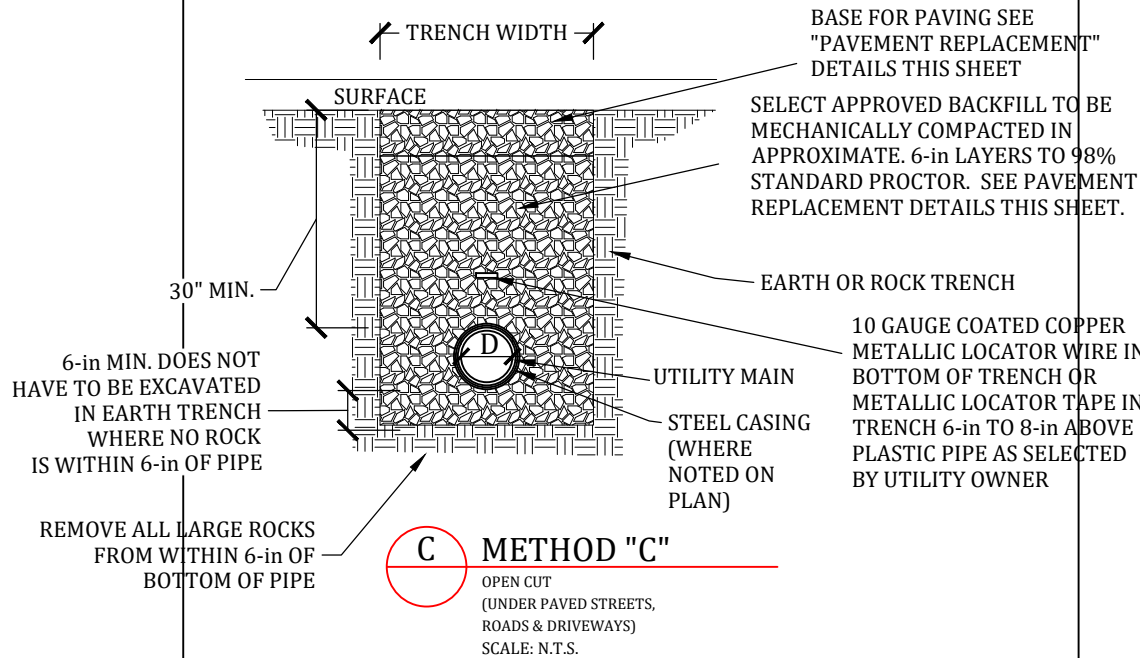
CASING FOR ROAD CROSSING

N.T.S.

2



A METHOD "A"
(IN OPEN TERRAIN)
SCALE: N.T.S.



C METHOD "C"
OPEN CUT
(UNDER PAVED STREETS,
ROADS & DRIVEWAYS)
SCALE: N.T.S.

PLASTIC PIPES BEDDING & BACKFILL NOTES:

1. ALL CASING INSTALLATIONS SHALL COMPLY WITH WITH BORE & JACK DETAILS W/THE EXCEPTION OF METHOD OF INSTALLATION (OPEN CUT / BORE & JACK)
2. THE MAXIMUM DEFLECTION SHOWN IS THE HORIZONTAL DISTANCE BETWEEN THE END OF THE PIPE AND A STRAIGHT LINE THROUGH THE TWO ENDS OF THE PIPE BEING BELLED INTO FOR 20-ft LAYING LENGTHS.
3. DEPTH OF COVER SHALL BE 36-in ON TENNESSEE DEPARTMENT OF TRANSPORTATION RIGHT OF WAYS.

PLASTIC PIPES BEDDING & BACKFILL

N.T.S.

3

DETAIL LEGEND	
ID:	DESCRIPTION:
A	30in MINIMUM COVER
B	6in MINIMUM MINERAL AGGREGATE COVER OVER PIPE
C	6in MINIMUM PIPE BEDDING (IN ROCK OR ROCK IS WITHIN 6in OF PIPE.)
D	IF TRENCH IS IN EARTH WITH NO ROCK THEN BOTTOM OF TRENCH MAY BE FORMED FOR PIPE
E	NO.10 COATED COPPER METALLIC LOCATOR WIRE, 12in ABOVE PIPE
F	APPROVED BACKFILL MATERIAL COMPACTED IN LIFTS AND MOUNDED OVER TRENCH TO ALLOW FOR SETTLEMENT

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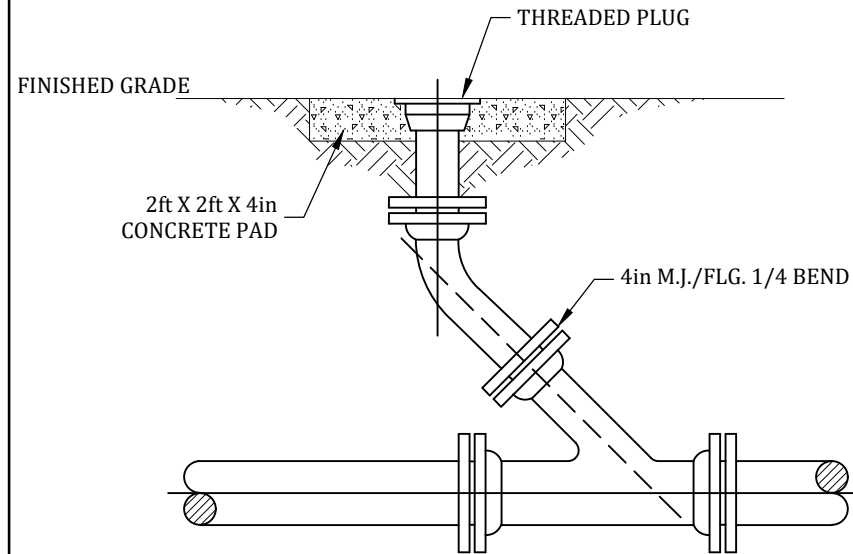
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		DESCRIPTION	CHK C.F.B.
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SITE DETAILS

WEBB RENTAL PROPERTIES
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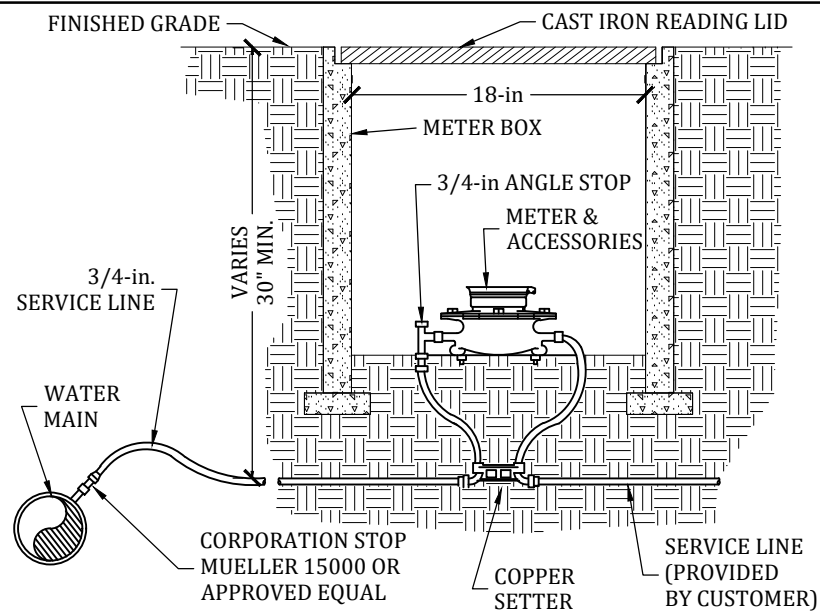
SHEET REFERENCE NUMBER:
C-502
 SHEET 9 OF 10



CLEAN OUT NON-TRAFFIC RATED

N.T.S.

1



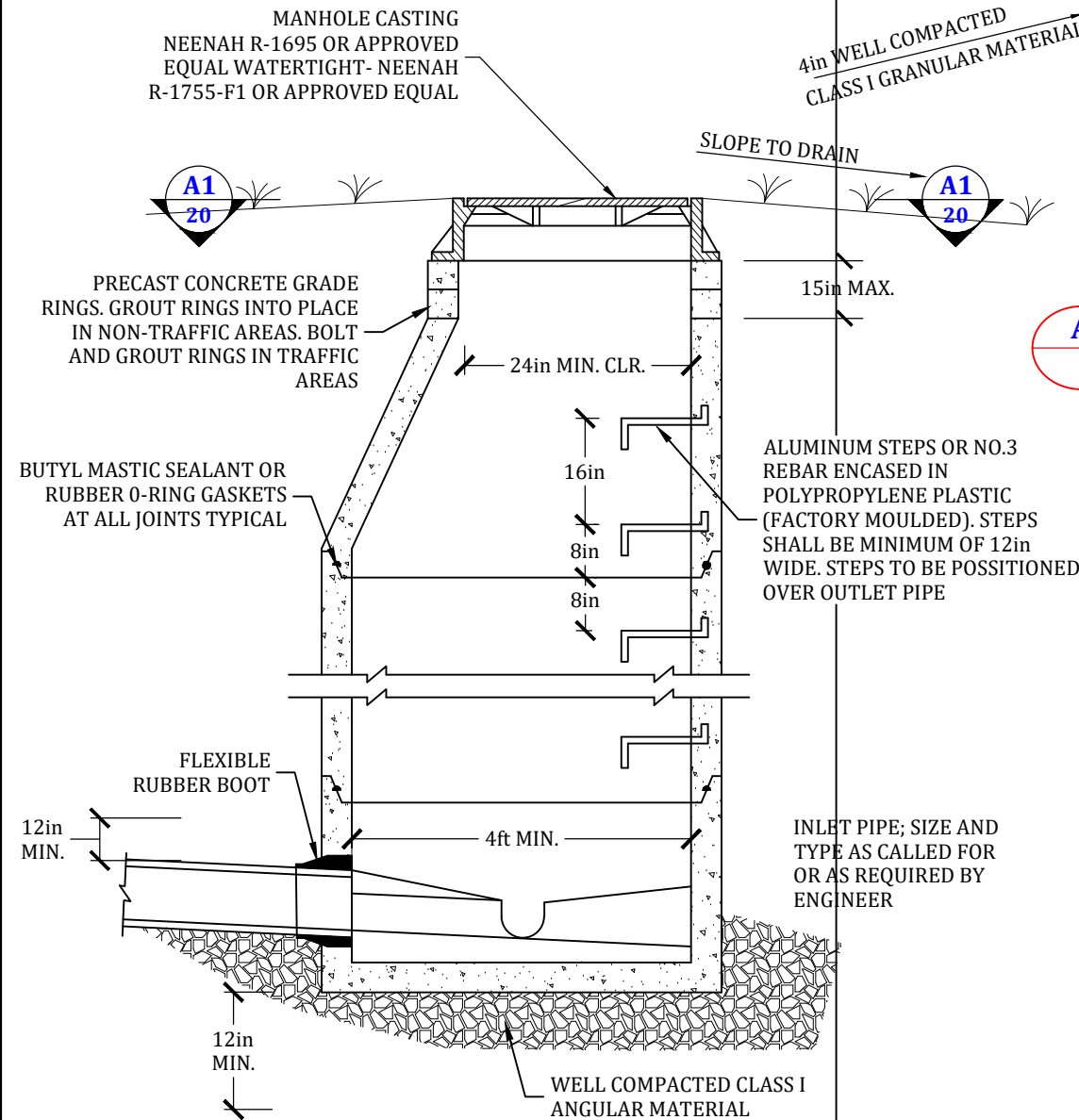
WATER SERVICE NOTE:

1. METER BOXES SHALL NOT BE LESS THAN 18-IN DEEP. BOX SHALL BE PRE-CAST CONCRETE (GODDARD NO. 36-H,W/EXTENSION, OR APPROVED EQUAL.) CAST IRON BOXES ACCEPTABLE.
2. METERS FURNISHED WITH PRESSURE REDUCING VALVES SHALL BE INSTALLED IN GODDARD NO. 37H METER BOXES W/EXTENSION OR APPROVED EQUAL.
3. SERVICE LINE FROM WATER MAIN TO METER YOKE CAN BE "TYPE K" COPPER OR REHAU MUNICIPEX, PEXa 3306 CTS SDR9 PIPE OR APPROVED EQUAL.
4. ALL COMPONENTS SHALL COMPLY WITH REQUIREMENTS OF LOCAL UTILITY.

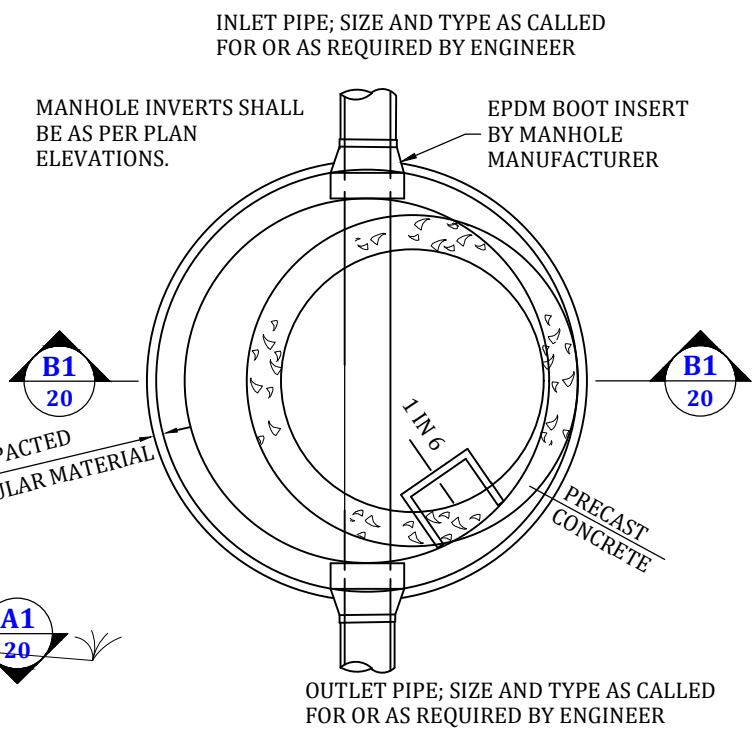
WATER SERVICE

N.T.S.

2



B TYPICAL MANHOLE SECTION
SCALE: NONE



A TYPICAL MANHOLE PLAN
SCALE: NONE

STANDARD MANHOLE

N.T.S.

3

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SITE DETAILS

WEBB RENTAL PROPERTIES
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SHEET REFERENCE NUMBER:
C-503
 SHEET 10 OF 10