

COOK ROAD TOWNHOME DEVELOPMENT

**FOR: VOLUNTEER EQUITY INVESTMENTS, LLC
& CALIBER CONSULTING, LLC**

ORIGINAL PLAN DATE 5-6-26

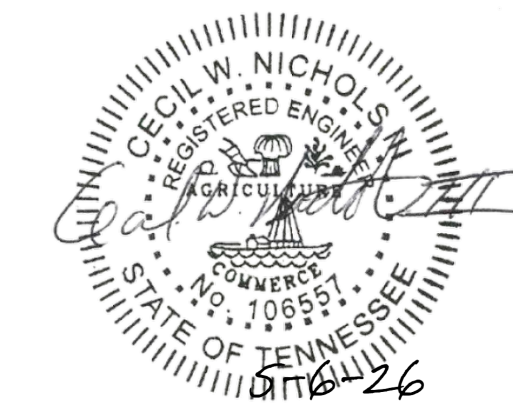


PROJECT LOCATION MAP

N.T.S.

SHEET INDEX:

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OWNER/DEVELOPER

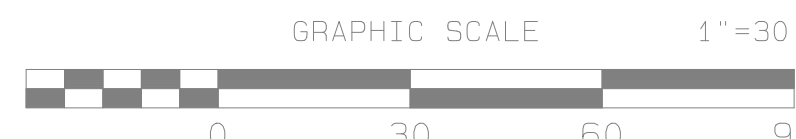
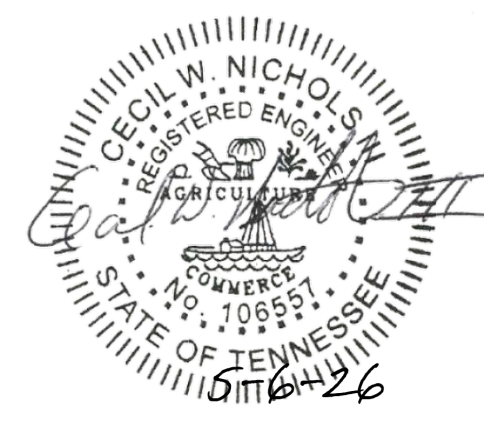
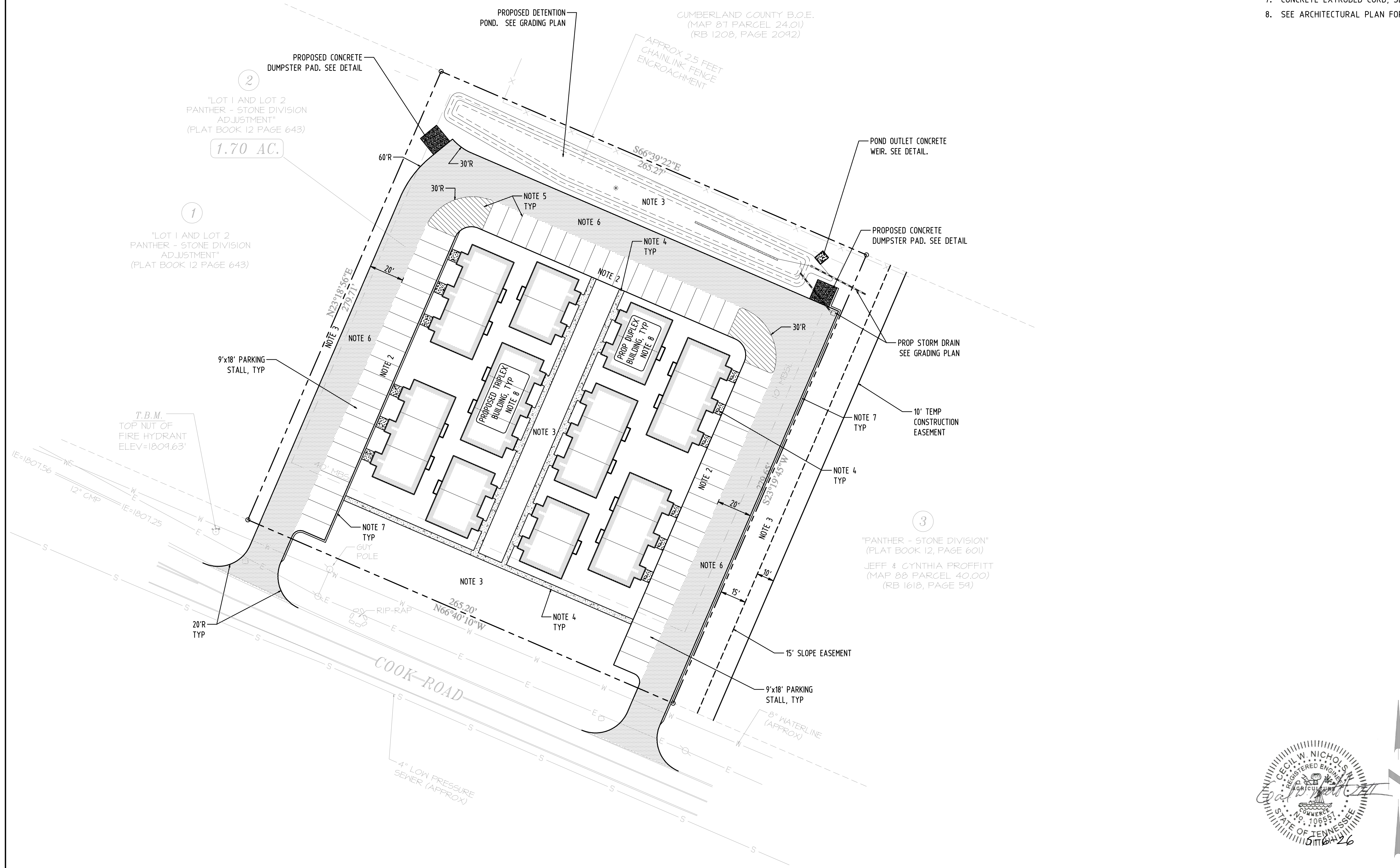
CALIBER CONSULTING, LLC
6837 OLD KENT ROAD
KNOXVILLE, TN 37919
CONTACT: AARON FRAZER
EMAIL: AFRAZER606@GMAIL.COM
PHONE: 865-556-9262

ENGINEER

CLINTON ENGINEERING
ENGINEERING & SURVEYING SERVICES
380 S. LOWE AVE., SUITE 6
COOKEVILLE, TN 38501
CONTACT: JOE NICHOLS
931-372-0427

SITE PLAN - NOTES

1. THE LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO BEGINNING OF CONSTRUCTION OPERATIONS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL IDENTIFY AND PROTECT FROM DAMAGE ALL EXISTING UTILITIES WHICH ARE TO REMAIN.
2. LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL.
3. GRASSED/LANDSCAPED AREA. CONTRACTOR SHALL INSTALL TOPSOIL TO A MIN. DEPTH OF 6" ON ALL DISTURBED AREAS OUTSIDE OF BUILDING/PAVING. CONTRACTOR SHALL SEED ALL AREAS OUTSIDE BUILDING, PAVING AND LANDSCAPE AREAS IN ACCORDANCE WITH SECTION 801 OF THE LATEST TDOT STANDARD SPECIFICATIONS.
4. PROPOSED WALKING PATH. PATH SURFACE SHALL BE MULCH, GRAVEL OR CONCRETE AS DETERMINED BY THE OWNER.
5. PAINTED STRIPING; 4" IN WIDTH.
6. HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL.
7. CONCRETE EXTRUDED CURB, SEE DETAIL.
8. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS OF BUILDING AND BUILDING DETAILS.



DATE	REVISIONS	BY

**SITE PLAN
COOK ROAD
TOWNHOMES**
COOK ROAD
CROSSVILLE, TENNESSEE

CLINTON ENGINEERING
ENGINEERING & SURVEYING SERVICES
380 SOUTH LOWE AVENUE, SUITE 6
COOKEVILLE, TN 38501 931-372-0427

SCALE: 1" = 30' DR JUN CHK PS
PROJ: 26-005 DATE: 5-6-26 **C-2.0**

GRADING & DRAINAGE-GENERAL NOTES

NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
2. MIN SLOPE OF PARKING LOT - 1%.
MAX SLOPE IN PARKING LOT SHALL BE 10%
3. CONTRACTOR SHALL CUT PIPE OFF TO MATCH THE PROPOSED/ EXISTING SLOPE. CONTRACTOR SHALL INSTALL CLASS A-1 RIP RAP AROUND THE END OF THE PIPE (MIN 1' ABOVE THE PIPE AND ON EACH SIDE WITH 4' LENGTH IN DOWNSTREAM DIRECTION)
4. PROPOSED CATCH BASINS SHALL BE PRECAST CONCRETE BOX AS MANUFACTURED BY FOLEY PRODUCTS OR EQUAL. FRAMES AND GRATES SHALL BE JBS 4315 OR EQUAL.
5. PROPOSED HEADWALLS SHALL BE PRECAST CONCRETE AS MANUFACTURED BY FOLEY PRODUCTS, OR EQUAL.
6. FFE ELEVATION OF EACH TOWNHOME SHALL BE DETERMINED BY THE ARCHITECT/OWNER.

THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL IDENTIFY AND PROTECT FROM DAMAGE ALL EXISTING UTILITIES WHICH ARE TO REMAIN.

ALL GRADES SHOWN ARE FINISH GRADE OF PAVING, SIDEWALK, BUILDING, ETC.

SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF OFFSITE, AT A TDEC PERMITTED SITE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.

THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE "SAFETY AND HEALTH REGULATION FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.

THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER WORK IN PROGRESS.

FILL MATERIAL REQUIRED, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

ALL PIPES UNDER EXISTING AND OR FUTURE PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH COMPACTED CRUSHED STONE.

ANY DAMAGE TO EXISTING ASPHALT SURFACE (TO REMAIN) RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED BY LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.

IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.

NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.

CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING BENCHMARKS FROM DAMAGE TO THE EXTENT POSSIBLE.

ALL GRADED AREAS INCLUDING SLOPES ARE TO BE STABILIZED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.

CUT AND FILL SLOPES ARE TO BE 2:1 UNLESS DESIGNATED OTHERWISE ON THE DRAWING.

PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, ALL DEPRESSED AREAS, INCLUDING EXISTING PONDS AND/OR DRAINAGE CHANNELS TO BE DRAINED AND FILLED, 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.

FILL MATERIAL SHALL CONSIST OF APPROVED ONSITE SOILS AND/OR OFFSITE BORROW MATERIAL, FREE OF ALL ORGANIC MATERIAL AND SHALL BE ADJUSTED TO THE PROPER MOISTURE CONTENT BEFORE BEING COMPACTED IN 8" MAXIMUM LAYERS. EACH LAYER SHALL BE COMPACTED TO 98% DENSITY, STANDARD PROCTOR, PER ASTM D1557.

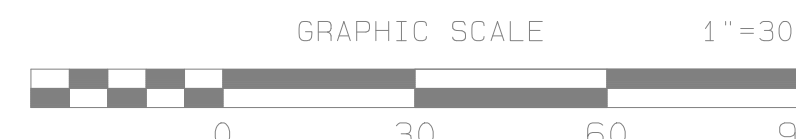
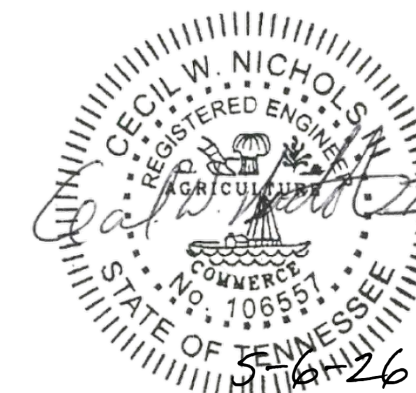
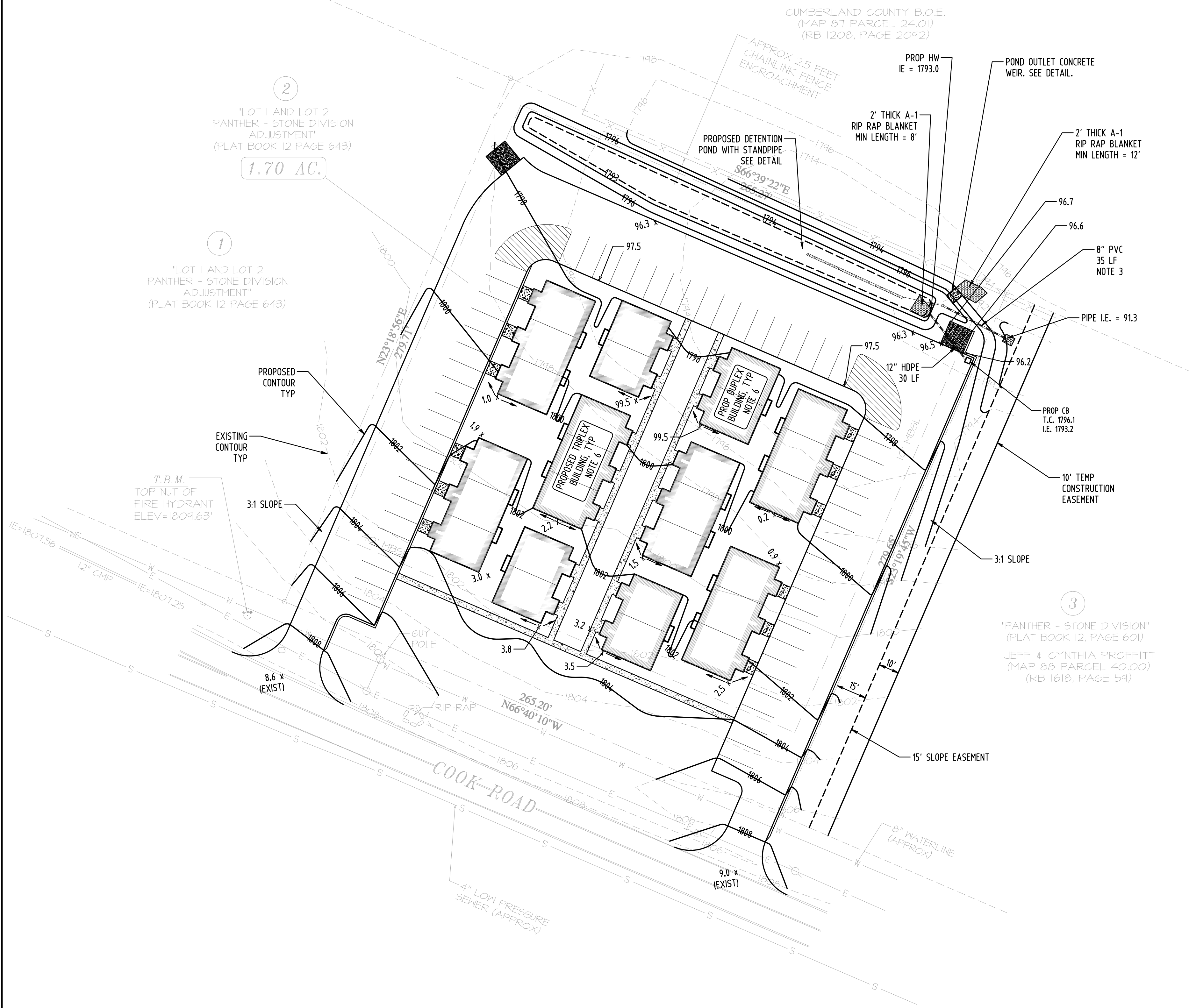
AFTER GRADING IS COMPLETED, ADDITIONAL RIP-RAP MAY BE REQUIRED TO STABILIZE AREAS WHERE STORM SEWERS DISCHARGE. IF, IN THE OPINION OF THE ENGINEER, ADDITIONAL RIP-RAP IS REQUIRED FOR STABILIZATION, THE CONTRACTOR SHALL PLACE THE STONE IN THE AREAS AND QUANTITIES AS DESIGNATED BY THE ENGINEER.

STORM STRUCTURE CASTING ELEVATIONS ARE ONLY APPROXIMATE. UNLESS OTHERWISE NOTED, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT, IF APPLICABLE.

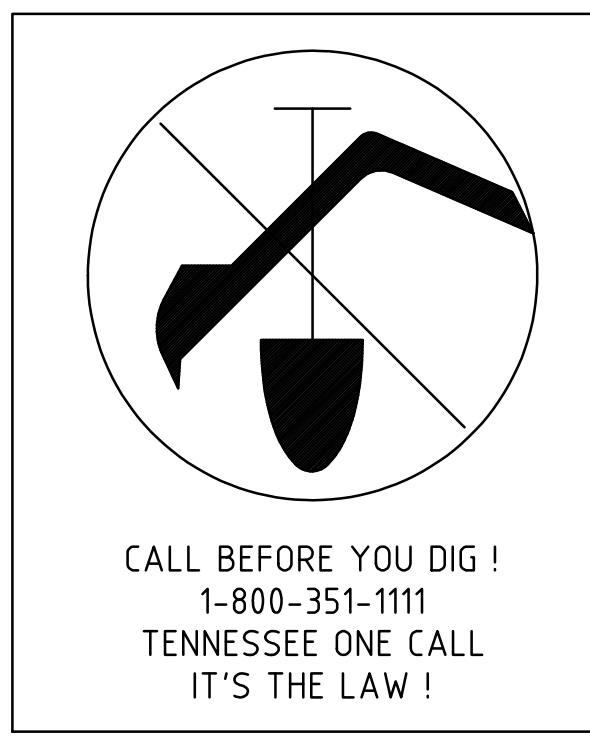
STORM STRUCTURE DEPTHS ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DEPTHS PRIOR TO ORDERING STRUCTURES.

PIPE LENGTHS SHOWN AS HORIZONTAL DISTANCES FROM THE APPROXIMATE CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ACTUAL INSTALLED LENGTHS MAY VARY FROM THOSE SHOWN.

NO CLEARING, GRUBBING, GRADING OR OTHER SIMILAR WORK SHALL COMMENCE ON THIS SITE UNTIL THE "CONSTRUCTION ACTIVITY-STORM WATER DISCHARGES: NOTICE OF INTENT (NOI)" AND THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY OF COOKEVILLE, TN, WITH A SUBSEQUENT NOTICE OF COVERAGE UNDER AN NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AS ISSUED BY THE STATE OF TN.



DATE	REVISIONS	BY
<h2>GRADING PLAN</h2> <h2>COOK ROAD</h2> <h2>TOWNHOMES</h2> <p>COOK ROAD CROSSVILLE, TENNESSEE</p>		
 CLINTON ENGINEERING ENGINEERING & SURVEYING SERVICES 380 SOUTH LOWE AVENUE, SUITE 6 COOKEVILLE, TN 38501 931-372-0427		
SCALE: 1" = 30'	OR JUN	OR PS
PROJ: 26-005	DATE: 5-6-26	C 3.0



LEGEND

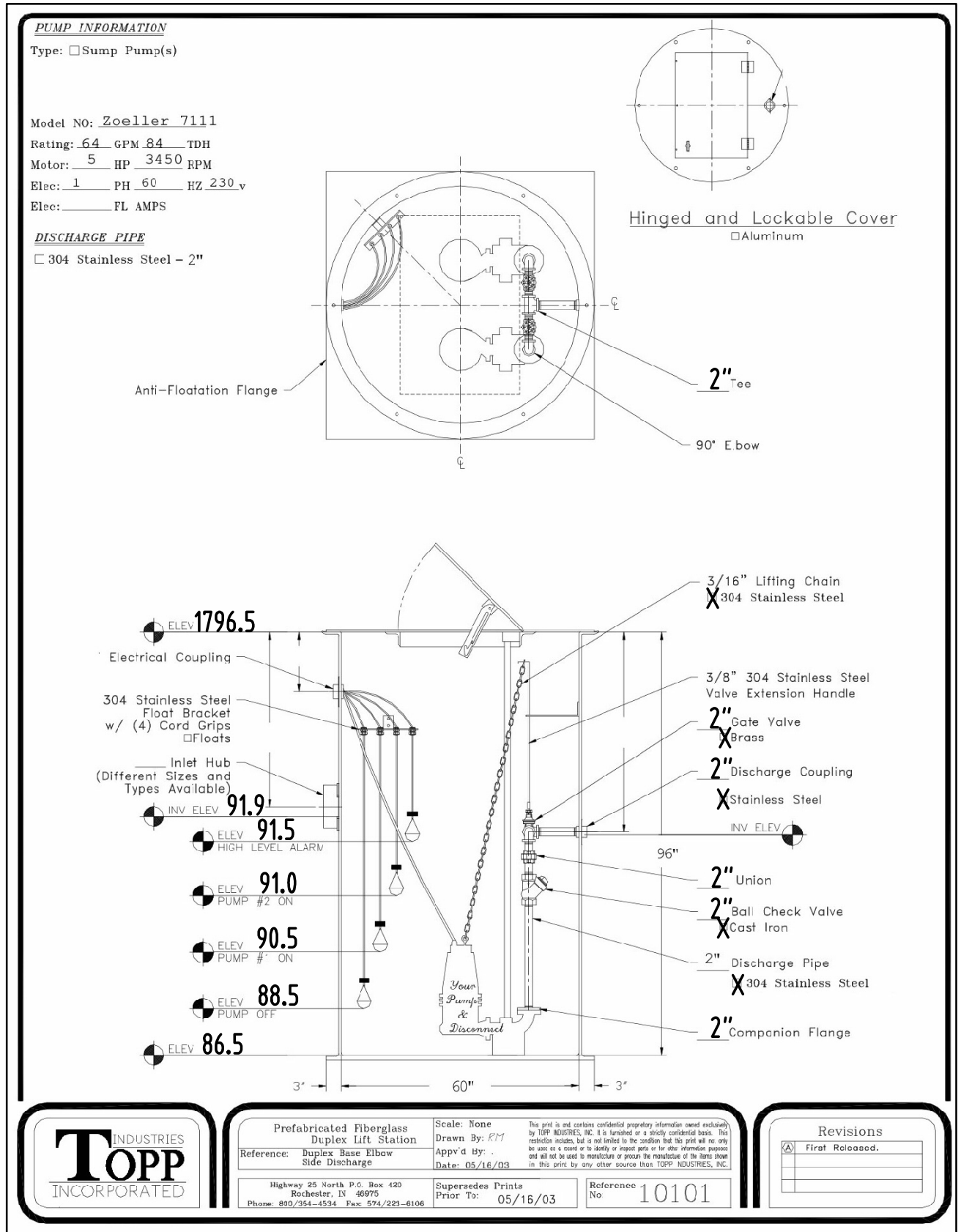
	PROPOSED WATER LINE
	PROPOSED GRAVITY SEWER LINE
	PROPOSED FORCED SEWER LINE

GENERAL NOTES:

- MINIMUM SLOPE OF PROPOSED 4" GRAVITY SEWER SERVICE LINE SHALL BE 2%. MINIMUM SLOPE OF PROPOSED 6" GRAVITY SEWER SERVICE LINE SHALL BE 1%.
- BUILDING ENTRY LOCATION FOR WATER AND SEWER IS APPROXIMATE. COORDINATE LOCATION WITH ARCHITECTURAL/ME PLANS.
- SEWER CLEANOUTS REQUIRED AT MAX SPACING OF 80'. ALL SEWER CLEANOUTS SHALL BE IN A SIGMA MB-344 BOX OR APPROVED EQUAL.
- CONTRACTOR SHALL INSTALL THE NEW PUMP STATION INCLUDING ALL ELECTRICAL AND DATA SYSTEMS AS PER MANUFACTURER SPECIFICATIONS. PUMP STATION SHALL BE A ZOELLER 7111 BY TOPP INDUSTRIES, INC OR APPROVED EQUAL. (AVAILABLE REPRESENTATIVE FOR ZOELLER PUMPS IS CRAIG HANEY WITH BRANN & WHITTEMORE - PHONE 423-315-3234)

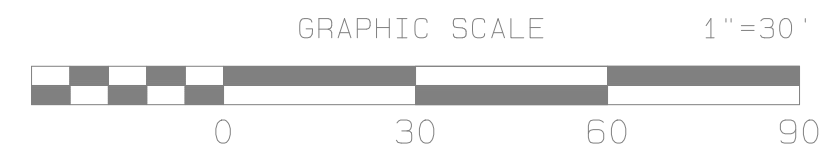
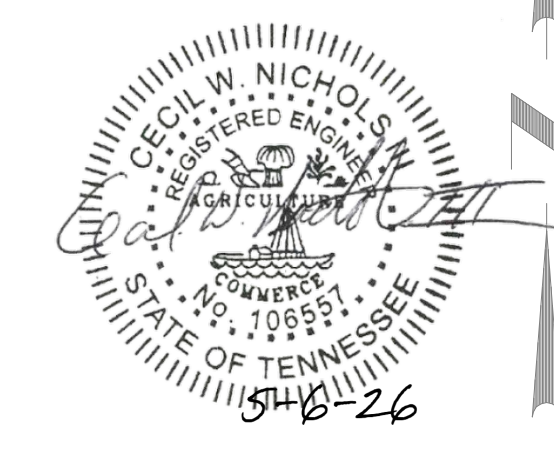
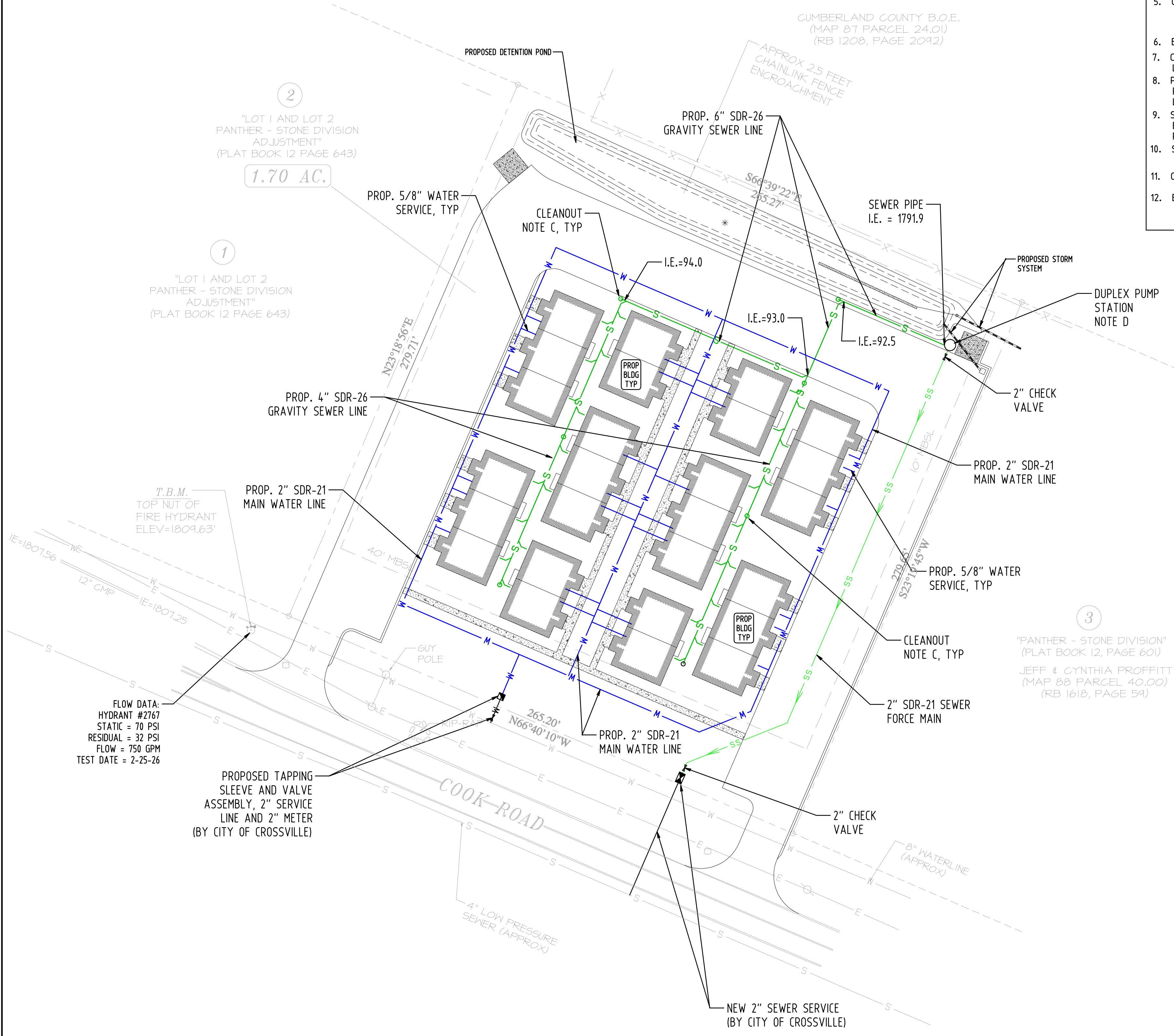
SEWER LINE NOTES:

- THE LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO BEGINNING OF CONSTRUCTION OPERATIONS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL IDENTIFY AND PROTECT FROM DAMAGE ALL EXISTING UTILITIES WHICH ARE TO REMAIN.
- CONTRACTOR SHALL CONTACT THE CITY OF CROSSVILLE BEFORE BEGINNING CONSTRUCTION, OBTAIN ANY NECESSARY PERMITS, AND COORDINATE ALL PROPOSED WORK WITH THE UTILITY DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FEES REQUIRED.
- PROPOSED SEWER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPT. OF ENVIRONMENTAL AND CONSERVATION DIVISION OF WATER RESOURCES & THE CITY OF CROSSVILLE'S STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE PROPOSED UTILITIES SHOWN HEREON WITH OTHER FEATURES OF THE SITE, EITHER PROPOSED OR EXISTING TO REMAIN, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF UTILITIES.
- CONTRACTOR TO PAY ALL COSTS/TAP FEES ASSOCIATED WITH UTILITY CONNECTIONS TO EXISTING UTILITIES AND/OR RELOCATIONS OF EXISTING UTILITY LINES.
- EXERCISE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING UTILITIES.
- CONTRACTOR TO VERIFY EXISTING SEWER INVERT PRIOR TO SEWER LINE INSTALLATION.
- PROPOSED SANITARY SEWER LP LINE SHALL BE SDR-21 PVC PIPE CONFORMING TO THE REQUIREMENTS OF THE CITY OF CROSSVILLE. PROPOSED SANITARY SEWER GRAVITY LINE SHALL BE SDR-26.
- SEWER INVERTS SHOWN ARE APPROXIMATE. ACTUAL DEPTH OF SEWER SHALL BE AS REQUIRED TO MEET ANY WATER LINE AND SEWER LINE SEPARATION RESTRICTIONS REQUIRED BY THE CITY OF CROSSVILLE.
- SEWER LINES AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH DEPARTMENT OF WATER QUALITY CONTROL SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION, INCLUDING ANY PERMITS REQUIRED BY THE STATE OF TN.
- EXISTING CONCRETE, CURB, & PAVEMENT REMOVED DURING CONSTRUCTION SHALL BE SAW CUT & REPLACED IN ACCORDANCE WITH THE CITY OF CROSSVILLE DETAILS & SPECIFICATIONS.

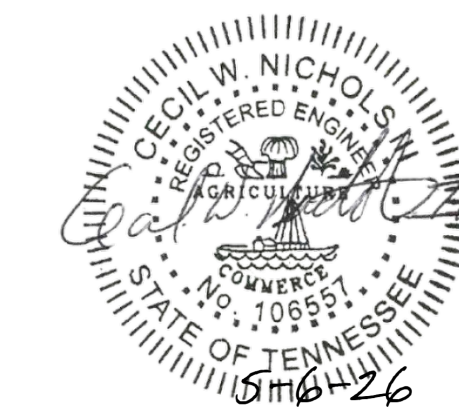
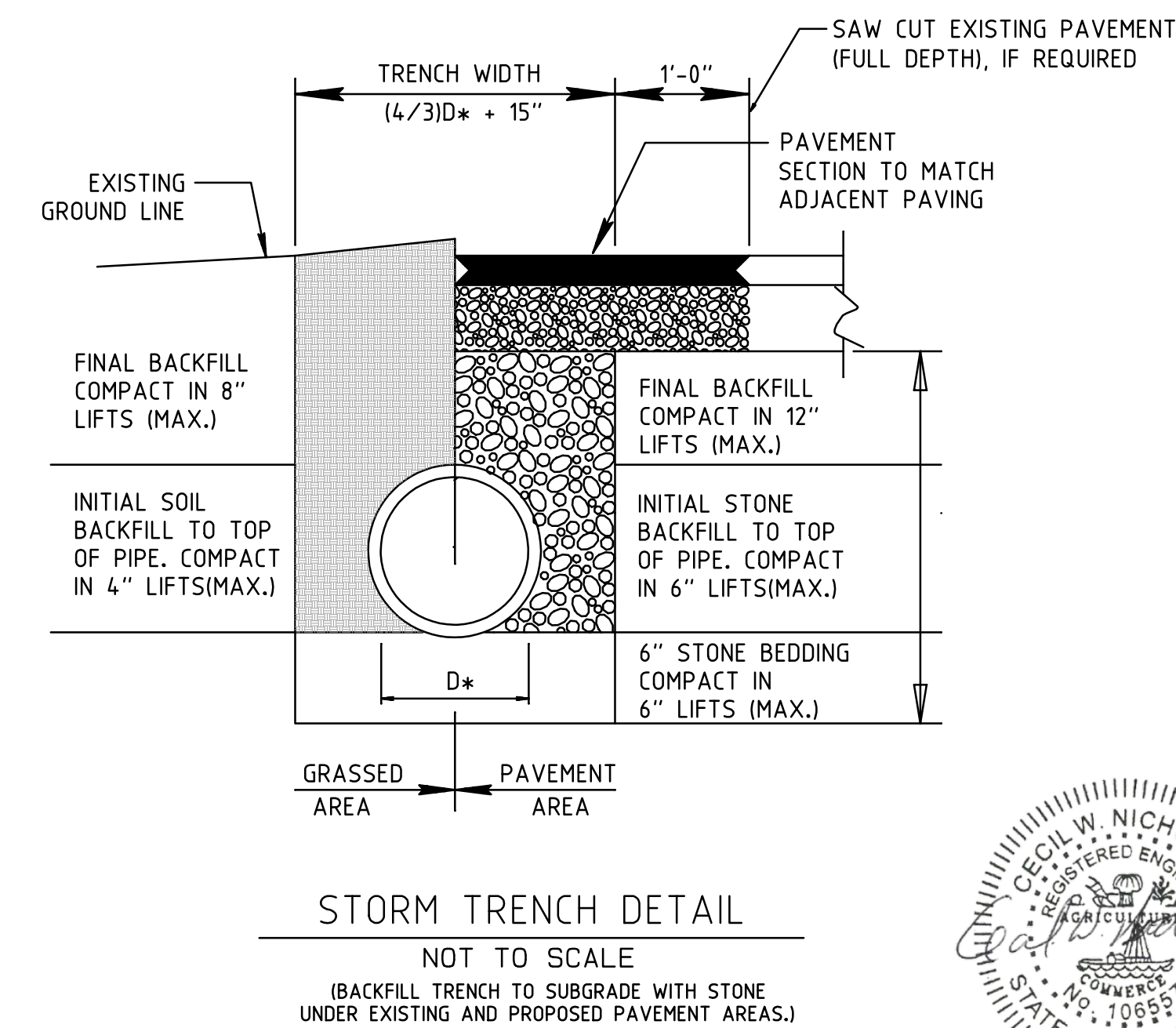
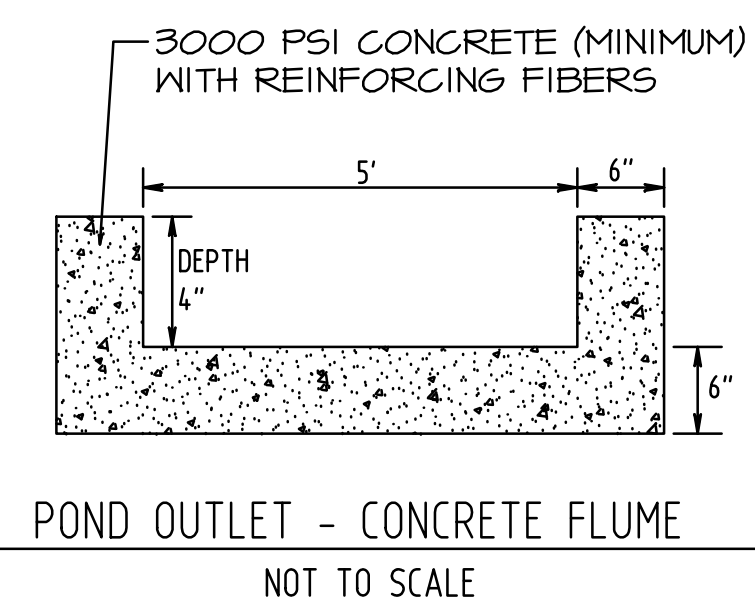
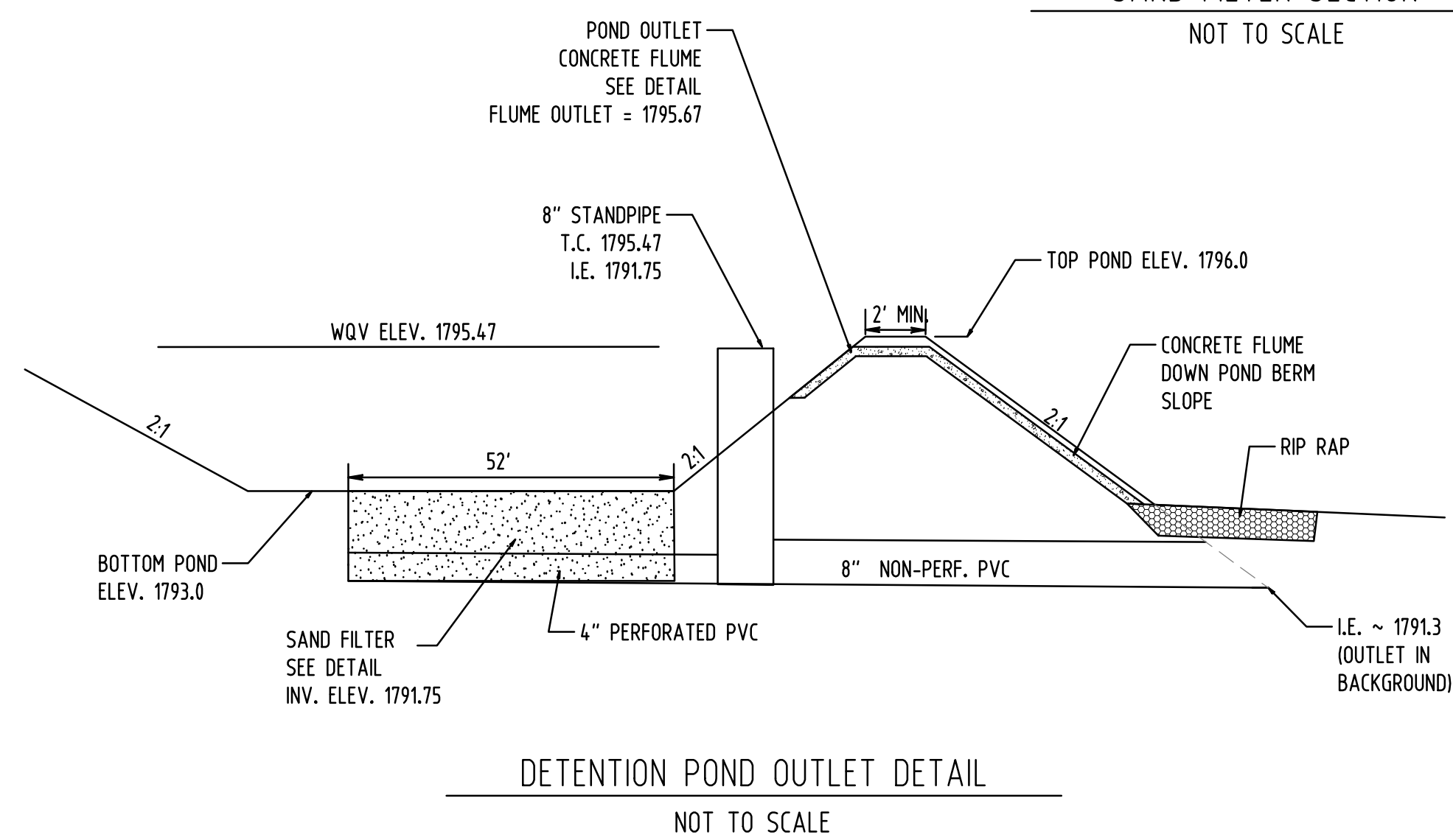
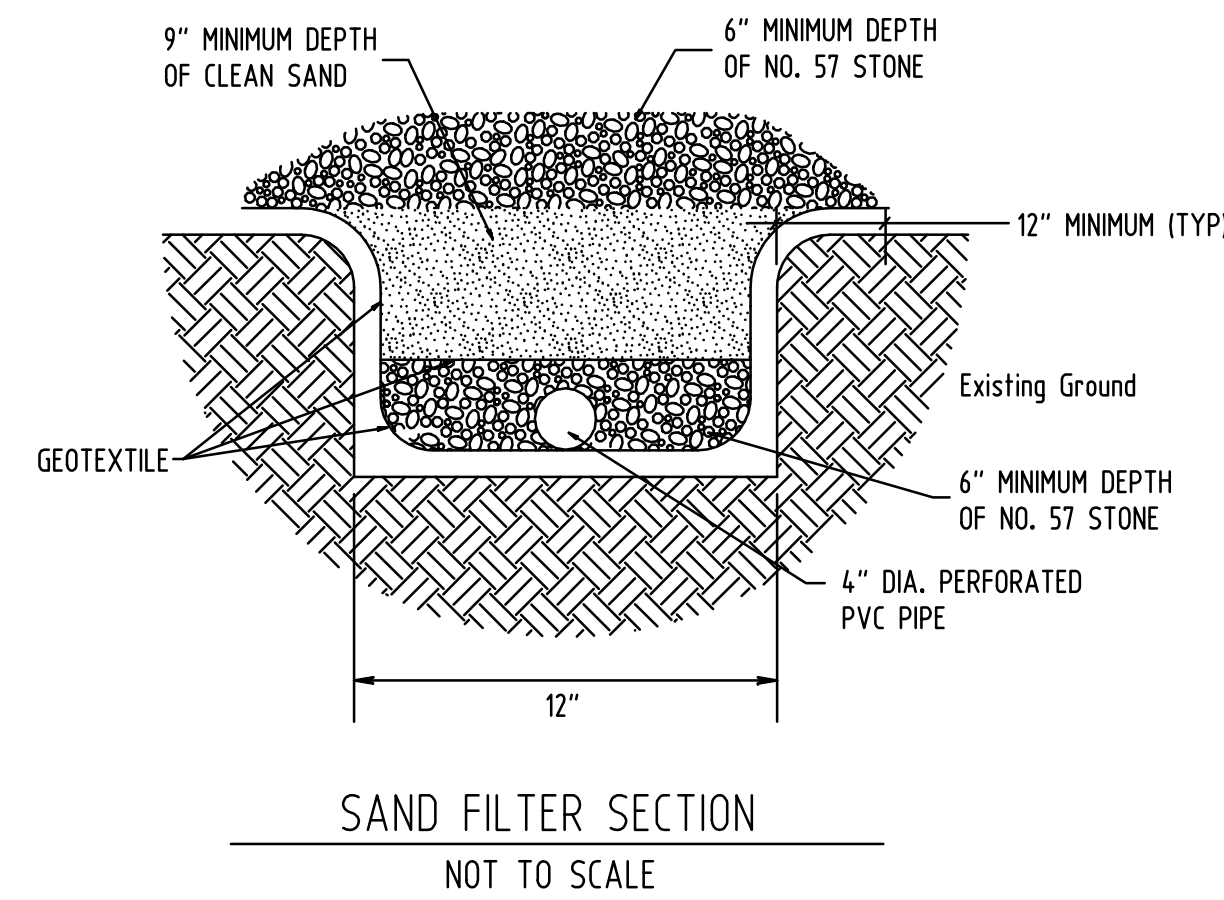
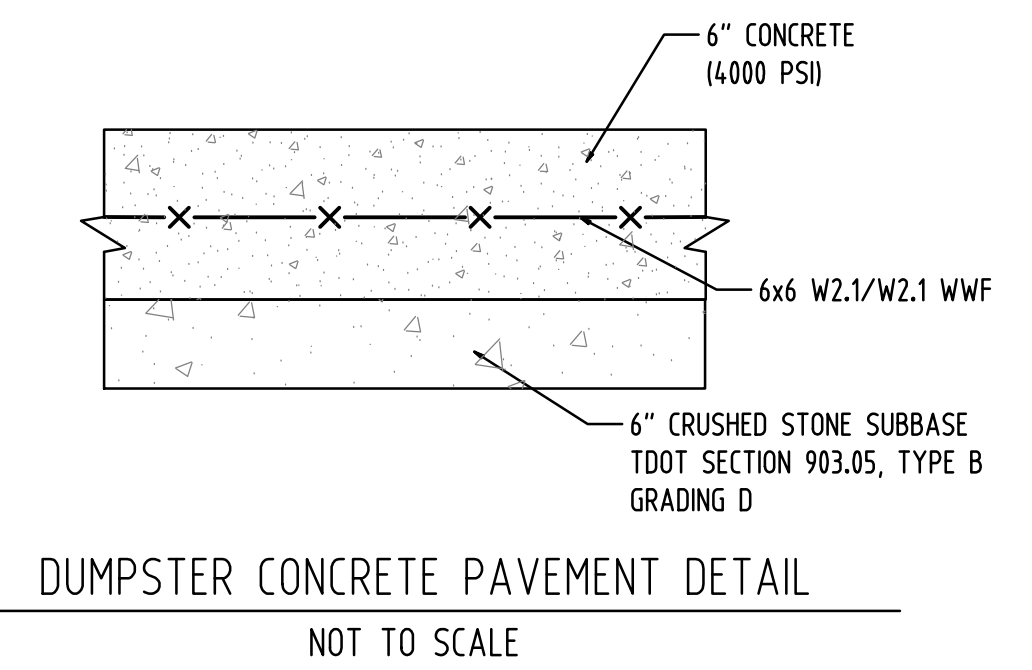
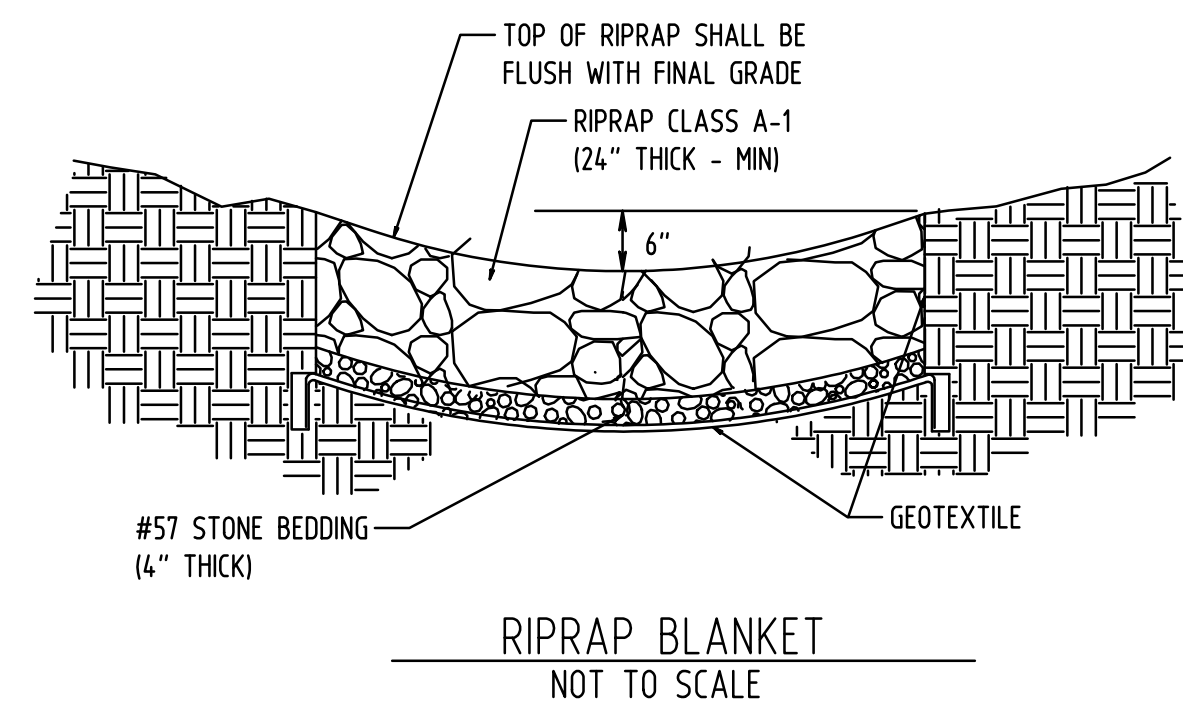
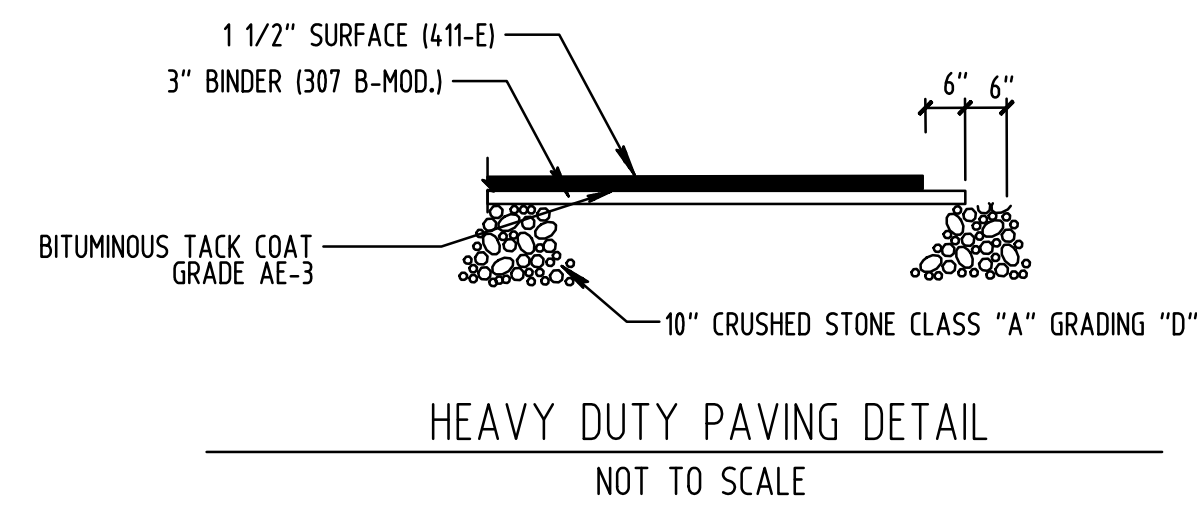
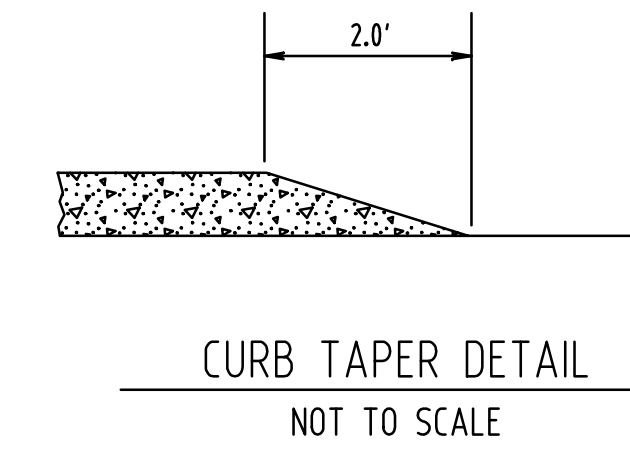
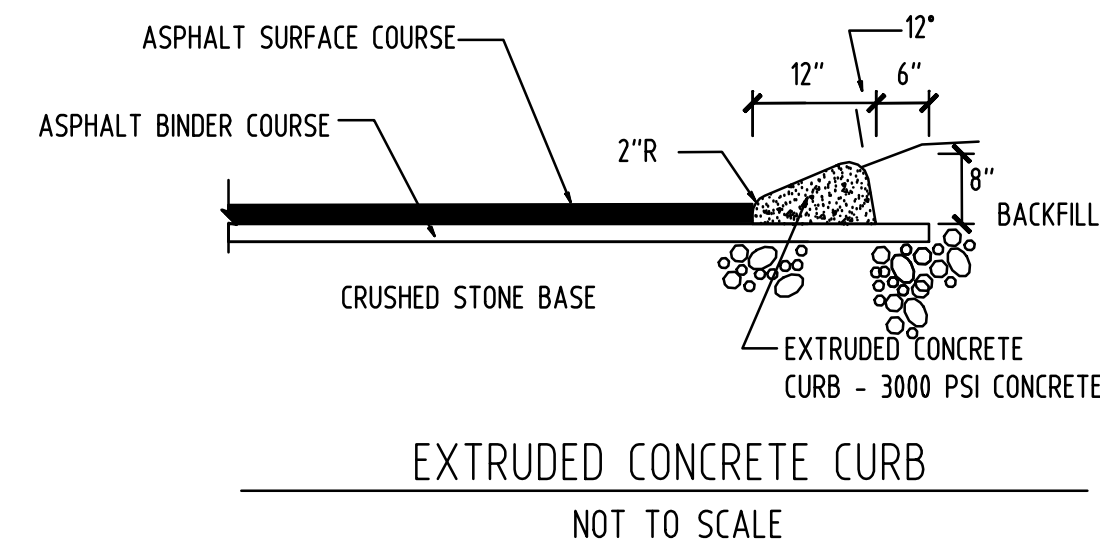
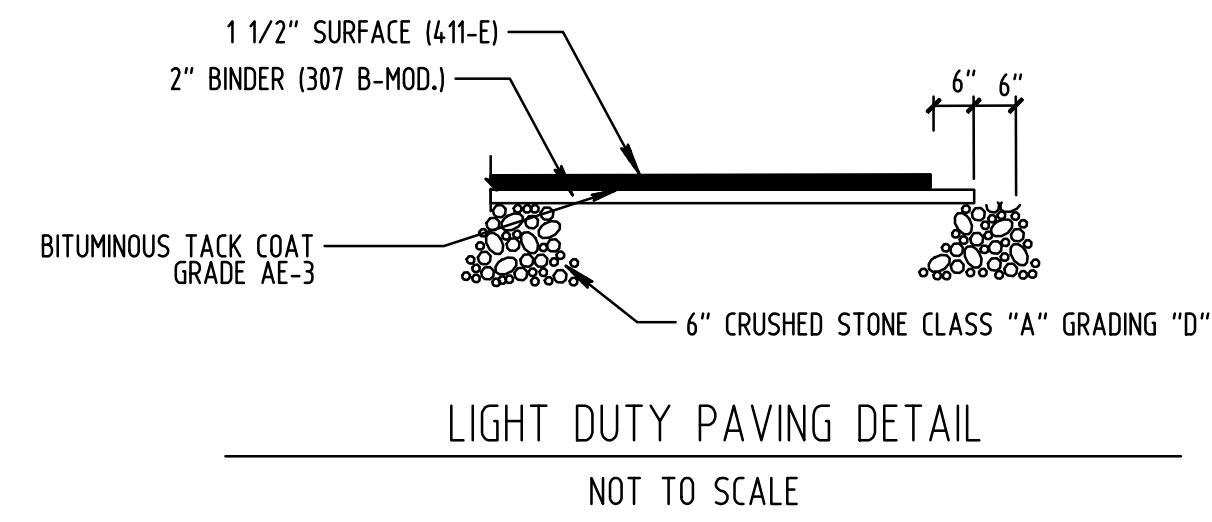


WATER LINE NOTES:

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- PROPOSED WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPT. OF ENVIRONMENTAL AND CONSERVATION DIVISION OF WATER RESOURCES & THE CITY OF CROSSVILLE'S STANDARD SPECIFICATIONS.
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- CONTRACTOR TO PAY ALL COSTS/TAP FEES ASSOCIATED WITH UTILITY CONNECTIONS TO EXISTING UTILITIES AND/OR RELOCATIONS OF EXISTING UTILITY LINES.
- EXERCISE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING UTILITIES.
- CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION, INCLUDING ANY PERMITS REQUIRED BY THE STATE OF TN.
- EXISTING CONCRETE, CURB, & PAVEMENT REMOVED DURING CONSTRUCTION SHALL BE SAW CUT & REPLACED IN ACCORDANCE WITH THE CITY OF CROSSVILLE DETAILS & SPECIFICATIONS.



DATE	REVISIONS	BY
SITE UTILITY PLAN COOK ROAD TOWNHOMES		
COOK ROAD CROSSVILLE, TENNESSEE		
CLINTON ENGINEERING ENGINEERING & SURVEYING SERVICES 380 SOUTH LOWE AVENUE, SUITE 6 COOKEVILLE, TN 38501 931-372-0427		
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DATE	REVISIONS	BY
CIVIL DETAILS COOK ROAD TOWNHOMES COOK ROAD CROSSVILLE, TENNESSEE		
 CLINTON ENGINEERING ENGINEERING & SURVEYING SERVICES 380 SOUTH LOWE AVENUE, SUITE 6 COOKEVILLE, TN 38501 931-372-0427		
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