



Know what's below.
Call before you dig.

SITE DEVELOPMENT PLANS

RIVER PARK TOWNHOMES HIGH STREET SWEETWATER, TN 37874

PROJECT CONTACTS:

WATER, SEWER & GAS
SWEETWATER UTILITIES BOARD
400 HWY 322 E, P.O. BOX 191
CONTACT: ALEX CRUSH
EMAIL: ACRUSH@SWEETWATERUTILITIES.COM

ELECTRIC
SWEETWATER UTILITIES BOARD
400 HWY 322 E, P.O. BOX 191
CONTACT: RICHARD BARR
EMAIL: RBARR@SWEETWATERUTILITIES.COM

PLANNING
CITY OF SWEETWATER
815 NORTH JACKSON STREET
ATHENS, TN 37303
CITY PLANNER
423-337-9678 EXT. 407
CONTACT: JON CAMPBELL
EMAIL: JCAMPBELL@SWEETWATERTN.NET

TELEPHONE
AT&T
PHONE 844-791-7126

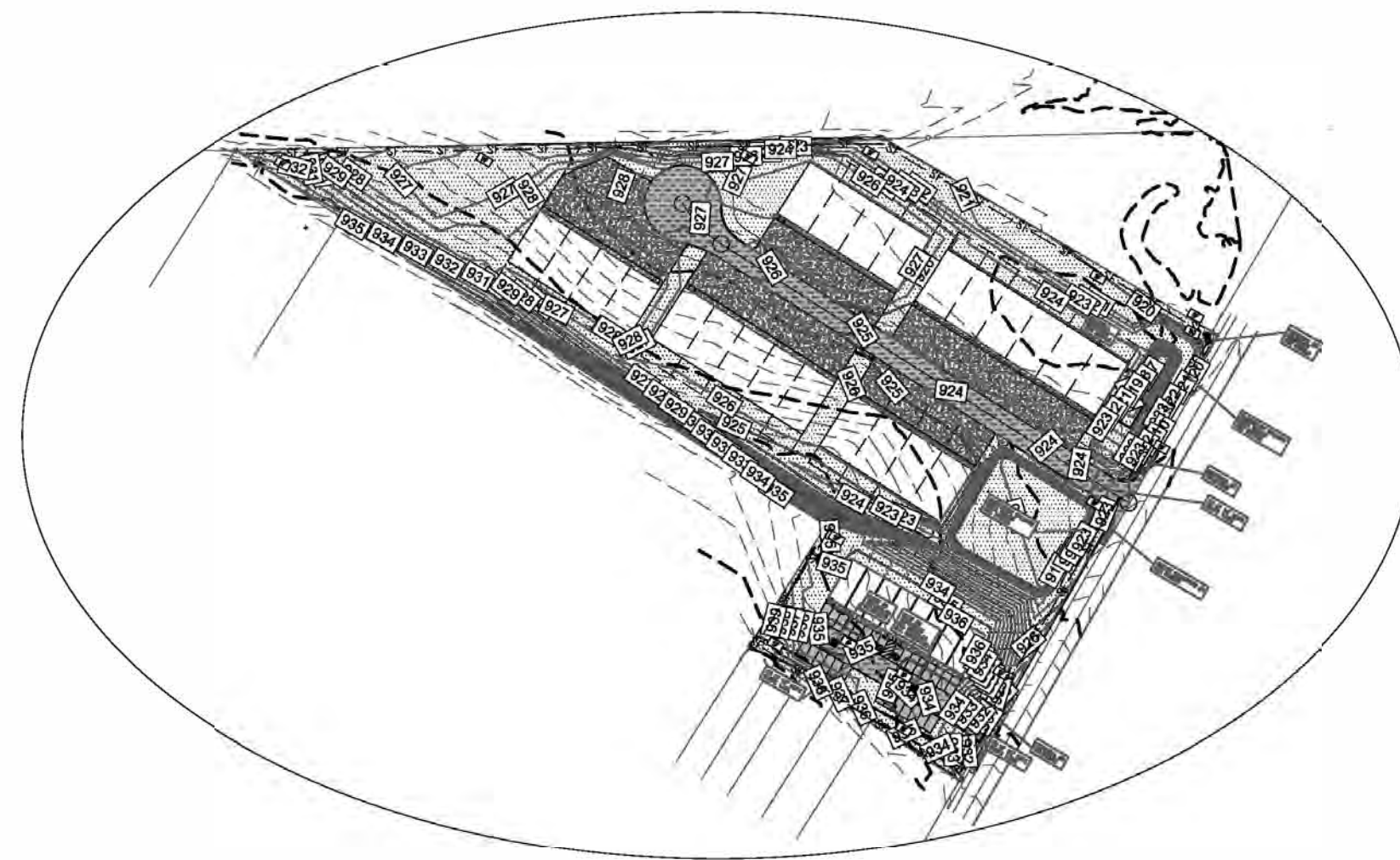


LOCATION MAP

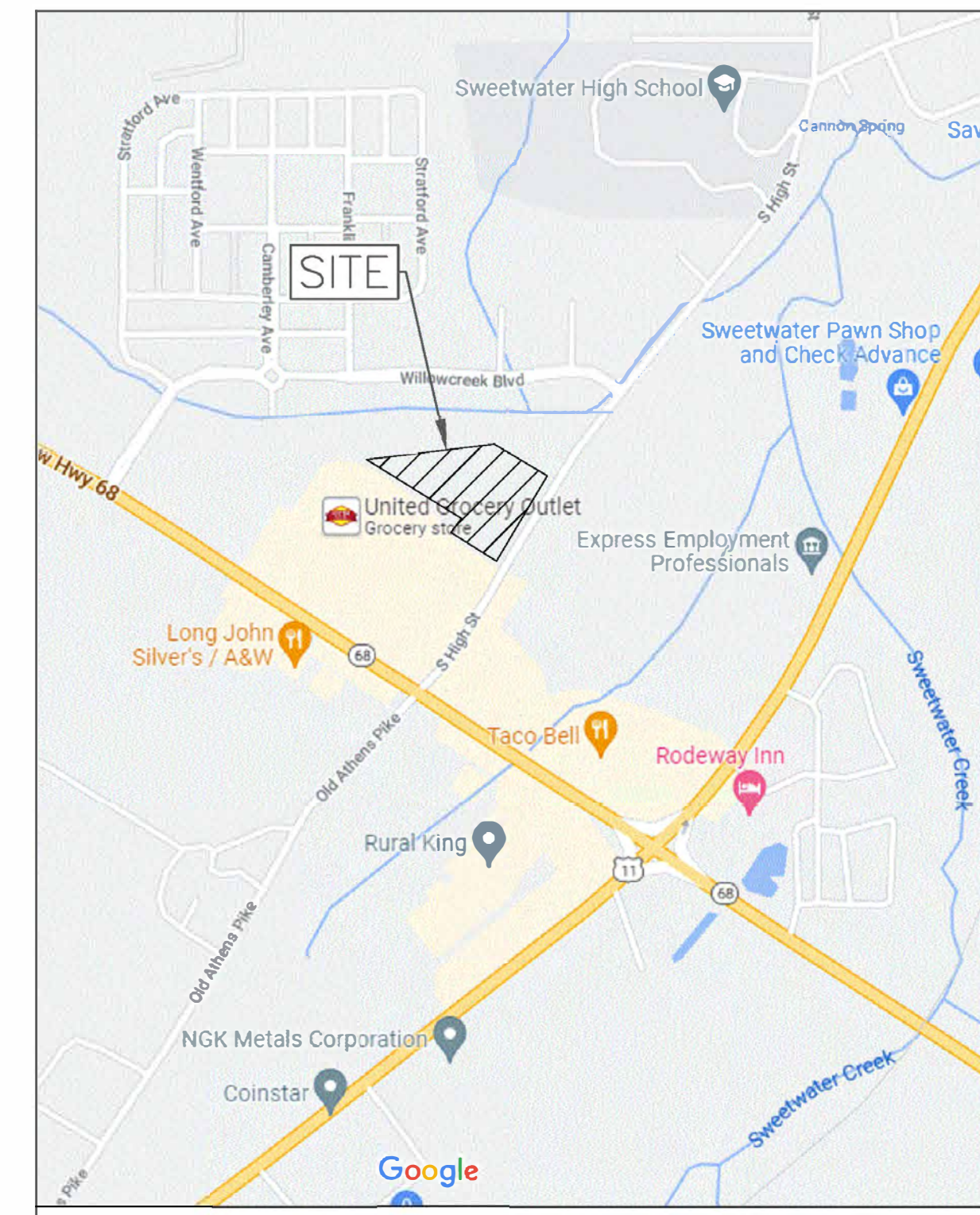
N.T.S.

SHEET INDEX

- C-0 COVER SHEET
- C-0.1 OVERALL DEVELOPMENT NOTES
- C-1 EXISTING CONDITIONS & DEMOLITION PLAN
- C-2 EROSION & SEDIMENTATION CONTROL PLAN - PHASE 1
- C-2.1 EROSION & SEDIMENTATION CONTROL PLAN - PHASE 2
- C-2.2 EROSION & SEDIMENTATION CONTROL PLAN - PHASE 3
- C-3 SITE PLAN
- C-4 GRADING/STORMWATER DRAINAGE PLAN
- C-5 UTILITY PLAN
- C-6 SITE DETAILS
- C-7 SITE DETAILS
- C-8 SITE DETAILS
- C-9 SITE DETAILS
- C-10 LANDSCAPE PLAN



PROPOSED SITE



VICINITY MAP

N.T.S.

ZONING & SETBACKS:

ZONING:
R-2

PARCEL DATA:
TAX MAP NO.: 033B A 008.03

SETBACKS:
FRONT: 30'
REAR: 25'
SIDE: 15'
BUILDING SEPARATION: 20'

ACREAGE & PARKING SUMMARY:

ACREAGE SUMMARY:
PARCEL: ±6.01 ACRES

PARKING SUMMARY:
121 SPACES PROVIDED

FLOOD ZONE INFORMATION:

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF MONROE COUNTY, TN PANEL NUMBER 47123C0128D, DATED FEB, 3 2010.

TANER IRMAK RIVER PARK TOWN-HOMES

DEVELOPER

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 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.

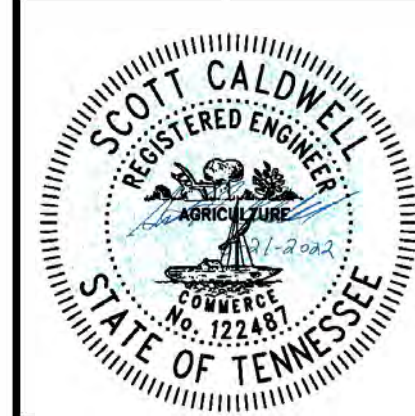


CALDWELL
Design & Engineering

480 No Pine Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617

CIVIL ENGINEER

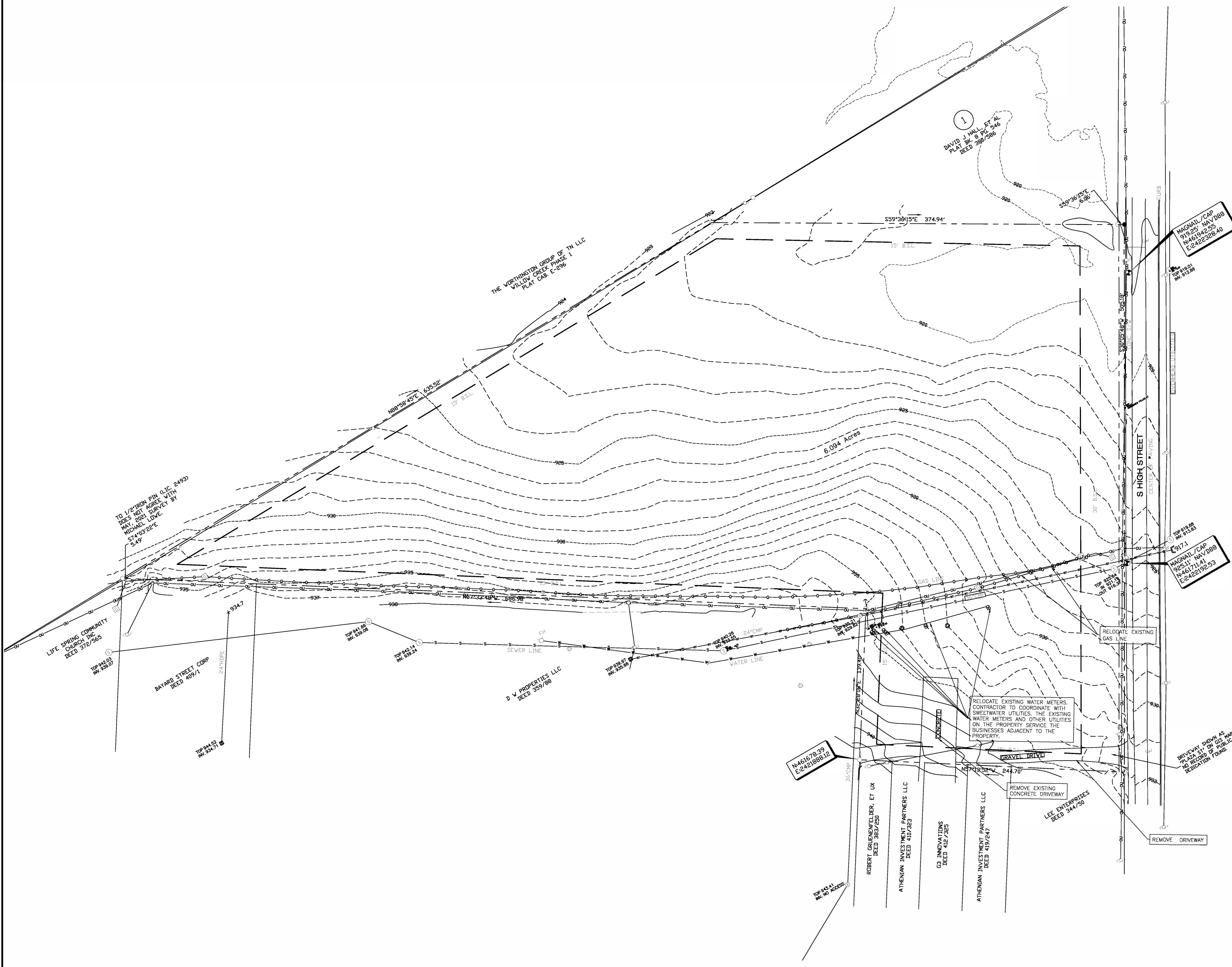
REVISIONS	DATE



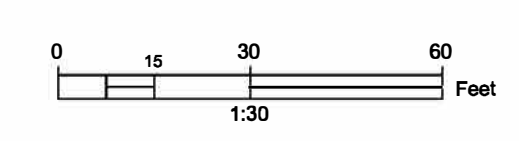
DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40
CDE-PROJECT # 202203	

SHEET NAME
 EXISTING
 CONDITIONS &
 SEDIMENT PLAN

SHEET NUMBER
C-1



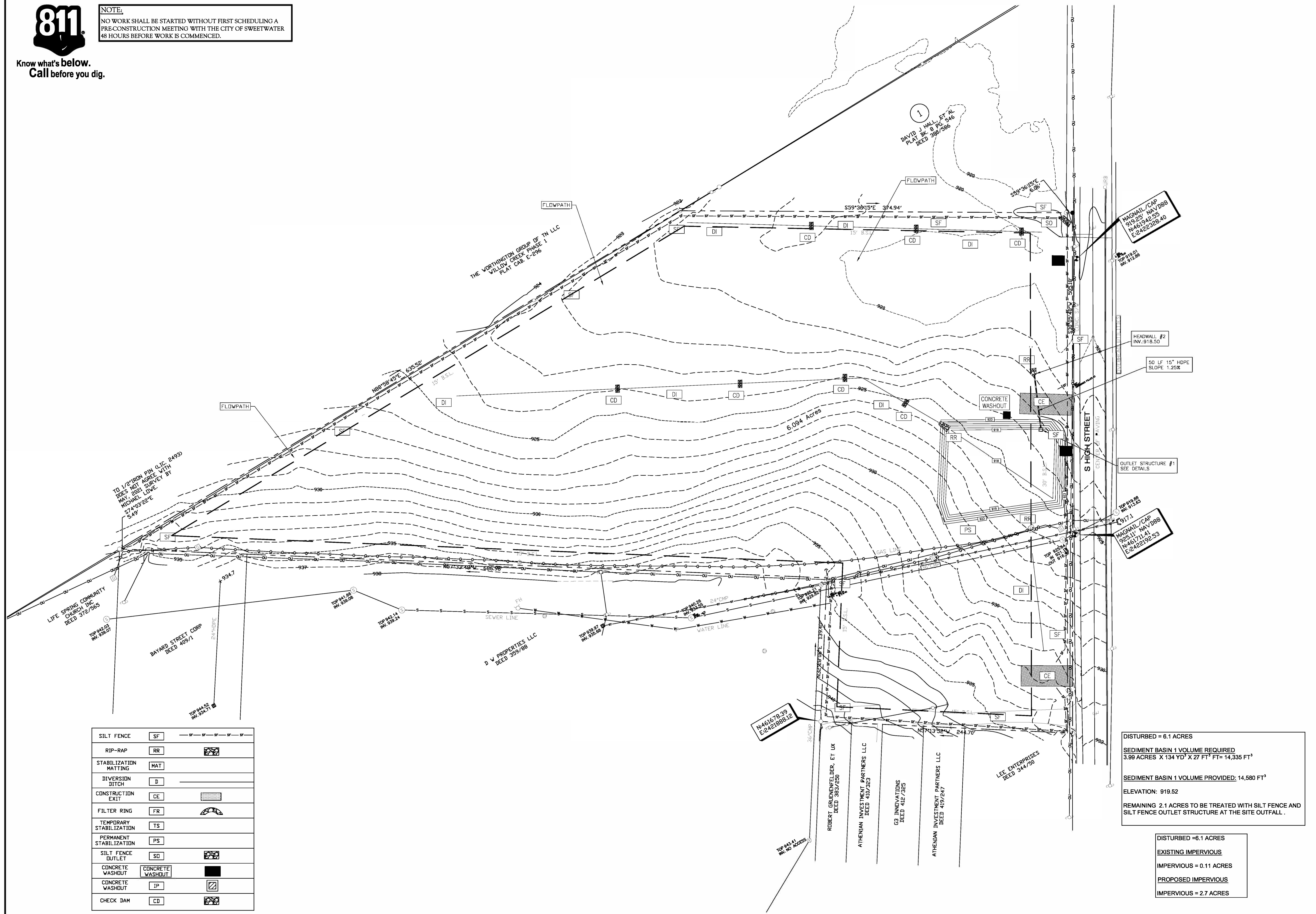
EXISTING CONDITIONS & DEMOLITION PLAN





Know what's below.
Call before you dig.

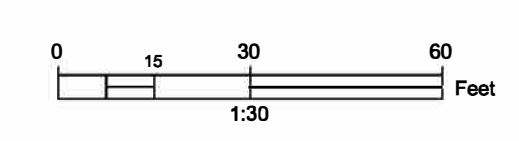
NOTE:
NO WORK SHALL BE STARTED WITHOUT FIRST SCHEDULING A
PRE-CONSTRUCTION MEETING WITH THE CITY OF SWEETWATER
48 HOURS BEFORE WORK IS COMMENCED.



SILT FENCE	SF	
RIP-RAP	RR	
STABILIZATION MATTING	MAT	
DIVERSION DITCH	D	
CONSTRUCTION EXIT	CE	
FILTER RING	FR	
TEMPORARY STABILIZATION	TS	
PERMANENT STABILIZATION	PS	
SILT FENCE OUTLET	SO	
CONCRETE WASHOUT	CONCRETE WASHOUT	
CONCRETE WASHOUT	IP	
CHECK DAM	CD	

DISTURBED = 6.1 ACRES
 SEDIMENT BASIN 1 VOLUME REQUIRED
 3.99 ACRES X 134 YD³ X 27 FT³ FT= 14,335 FT³
 SEDIMENT BASIN 1 VOLUME PROVIDED: 14,580 FT³
 ELEVATION: 919.52
 REMAINING 2.1 ACRES TO BE TREATED WITH SILT FENCE AND SILT FENCE OUTLET STRUCTURE AT THE SITE OUTFALL.

DISTURBED = 6.1 ACRES
 EXISTING IMPERVIOUS
 IMPERVIOUS = 0.11 ACRES
 PROPOSED IMPERVIOUS
 IMPERVIOUS = 2.7 ACRES



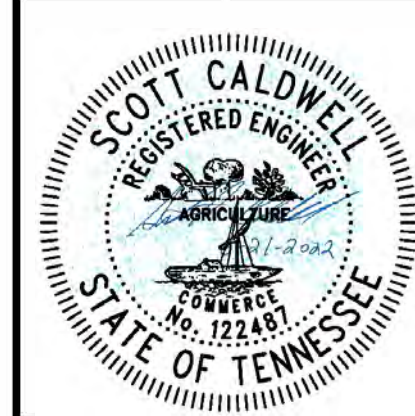
EROSION & SEDIMENTATION CONTROL PLAN - PHASE 1

CALDWELL
 Design & Engineering
 460 No Pine Valley Road, Georgetown, TN 37336
 (C) 423-715-9757 (W) 423-336-6617
 CIVIL ENGINEER

REV 1 8-11-2022
 TANER IRMAK
 DEVELOPER

RIVER PARK
 HIGH ST
 SWEETWATER, TN 37874
 PROJECT

REVISIONS	DATE
REV 1	8-11-2022



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

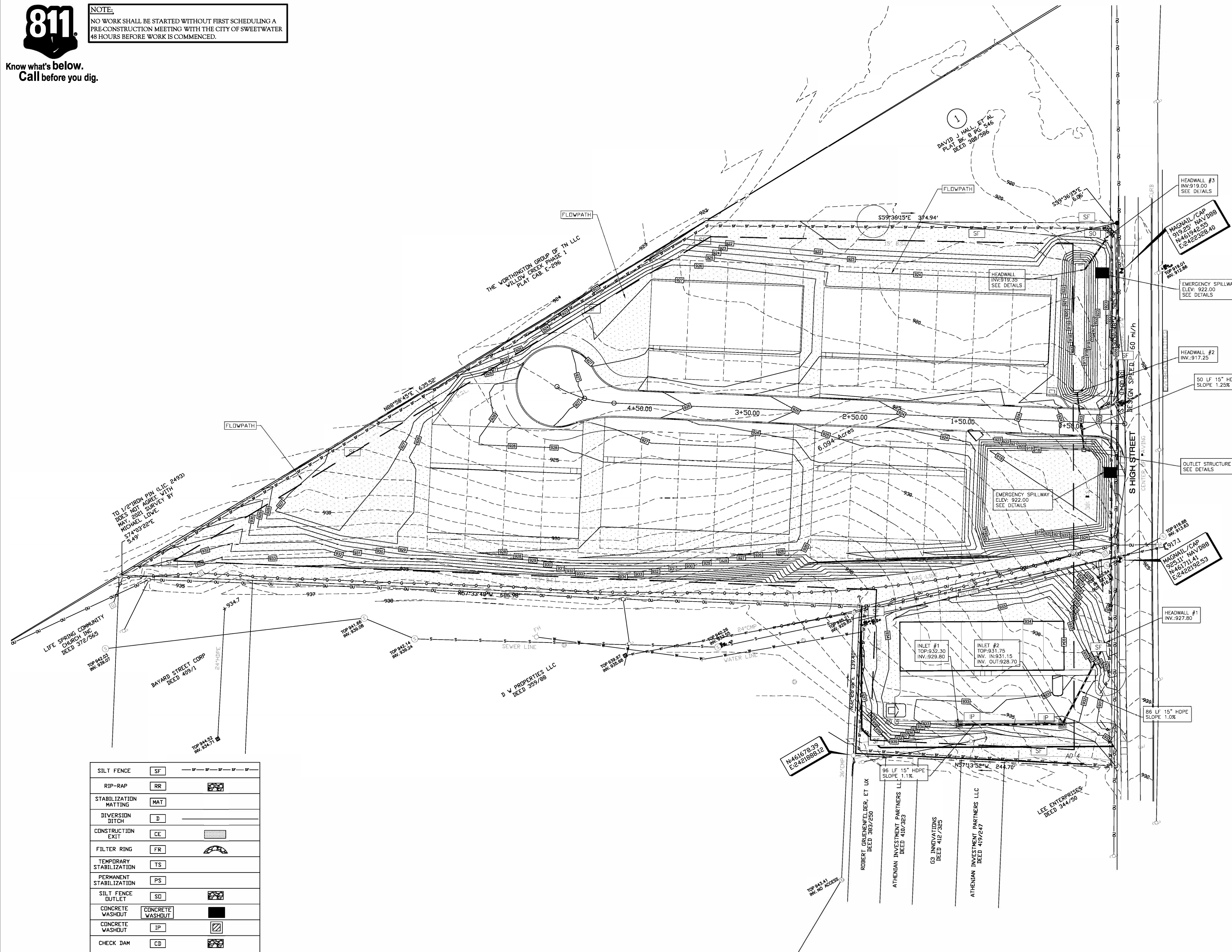
CDE-PROJECT # 202203
 SHEET NAME
 EROSION & SEDIMENTATION CONTROL PLAN - PHASE 1

SHEET NUMBER
C-2



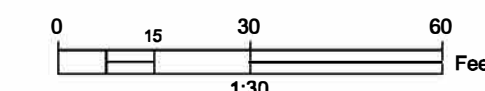
Know what's below.
Call before you dig.

NOTE:
NO WORK SHALL BE STARTED WITHOUT FIRST SCHEDULING A
PRE-CONSTRUCTION MEETING WITH THE CITY OF SWEETWATER
48 HOURS BEFORE WORK IS COMMENCED.



SILT FENCE	SF	
RIP-RAP	RR	
STABILIZATION MATTING	MAT	
DIVERSION DITCH	D	
CONSTRUCTION EXIT	CE	
FILTER RING	FR	
TEMPORARY STABILIZATION	TS	
PERMANENT STABILIZATION	PS	
SILT FENCE OUTLET	SO	
CONCRETE WASHOUT	CONCRETE WASHOUT	
CONCRETE WASHOUT	IP	
CHECK DAM	CD	

EROSION & SEDIMENTATION CONTROL PLAN - PHASE 2

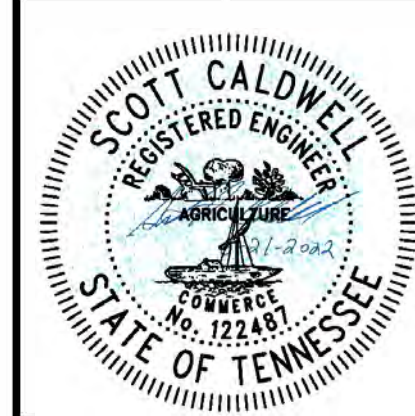


CALDWELL
Design & Engineering
1480 No Pope Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617
CIVIL ENGINEER

TANER IRMAK
DEVELOPER

RIVER PARK
HIGH ST
SWEETWATER, TN 37874
PROJECT

REVISIONS	DATE
REV 1	8-11-2022



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

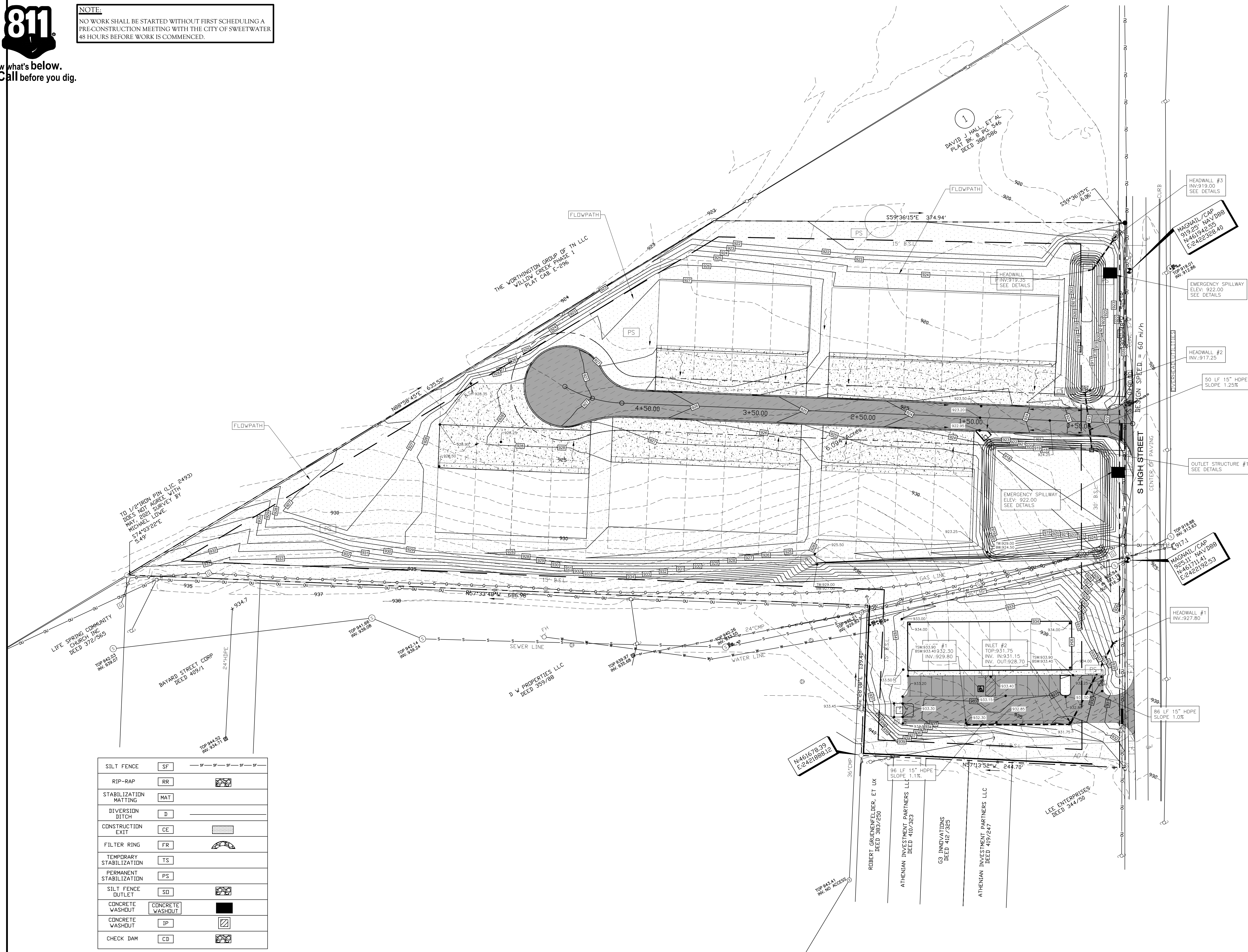
CDE-PROJECT # 202203
SHEET NAME
EROSION & SEDIMENTATION CONTROL PLAN - PHASE 2

SHEET NUMBER
C-2.1



Know what's below.
Call before you dig.

NOTE:
NO WORK SHALL BE STARTED WITHOUT FIRST SCHEDULING A
PRE-CONSTRUCTION MEETING WITH THE CITY OF SWEETWATER
48 HOURS BEFORE WORK IS COMMENCED.



SILT FENCE	SF	
RIP-RAP	RR	
STABILIZATION MATTING	MAT	
DIVERSION DITCH	D	
CONSTRUCTION EXIT	CE	
FILTER RING	FR	
TEMPORARY STABILIZATION	TS	
PERMANENT STABILIZATION	PS	
SILT FENCE OUTLET	SO	
CONCRETE WASHOUT	CONCRETE WASHOUT	
CONCRETE WASHOUT	IP	
CHECK DAM	CD	

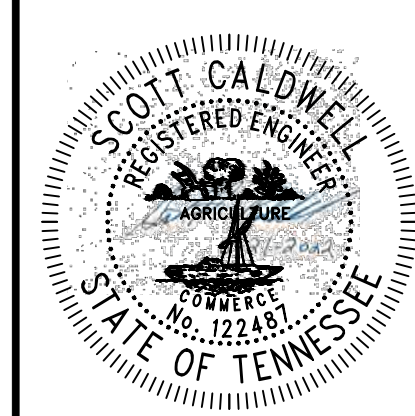
EROSION & SEDIMENTATION CONTROL PLAN - PHASE 3

CALDWELL
Design & Engineering
480 No Pine Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617
CIVIL ENGINEER

TANER IRMAK
DEVELOPER

RIVER PARK
HIGH ST
SWEETWATER, TN 37874
PROJECT

REVISIONS	DATE
REV 1	8-11-2022



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203
SHEET NAME
EROSION & SEDIMENTATION CONTROL PLAN - PHASE 3

SHEET NUMBER
C-2.2



Know what's below.
Call before you dig.

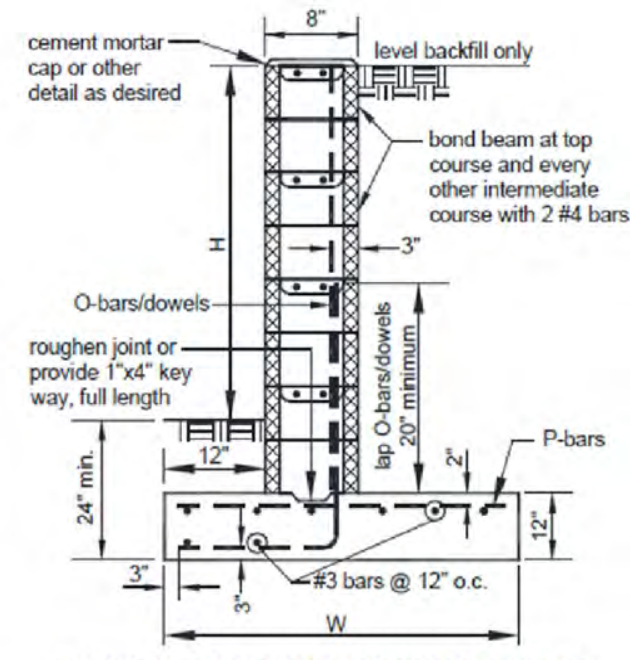
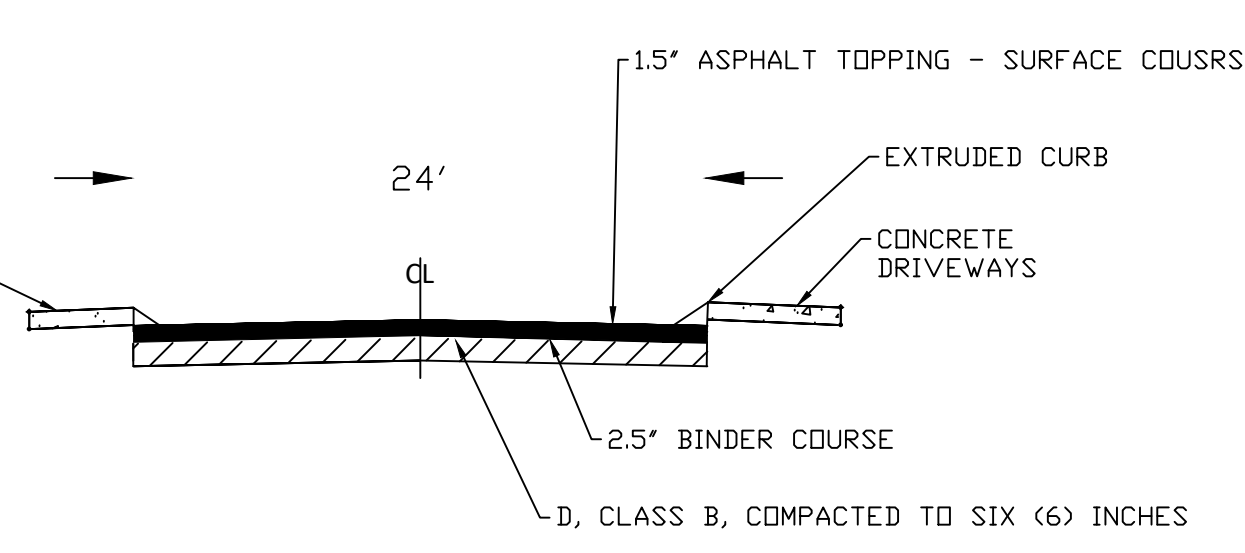
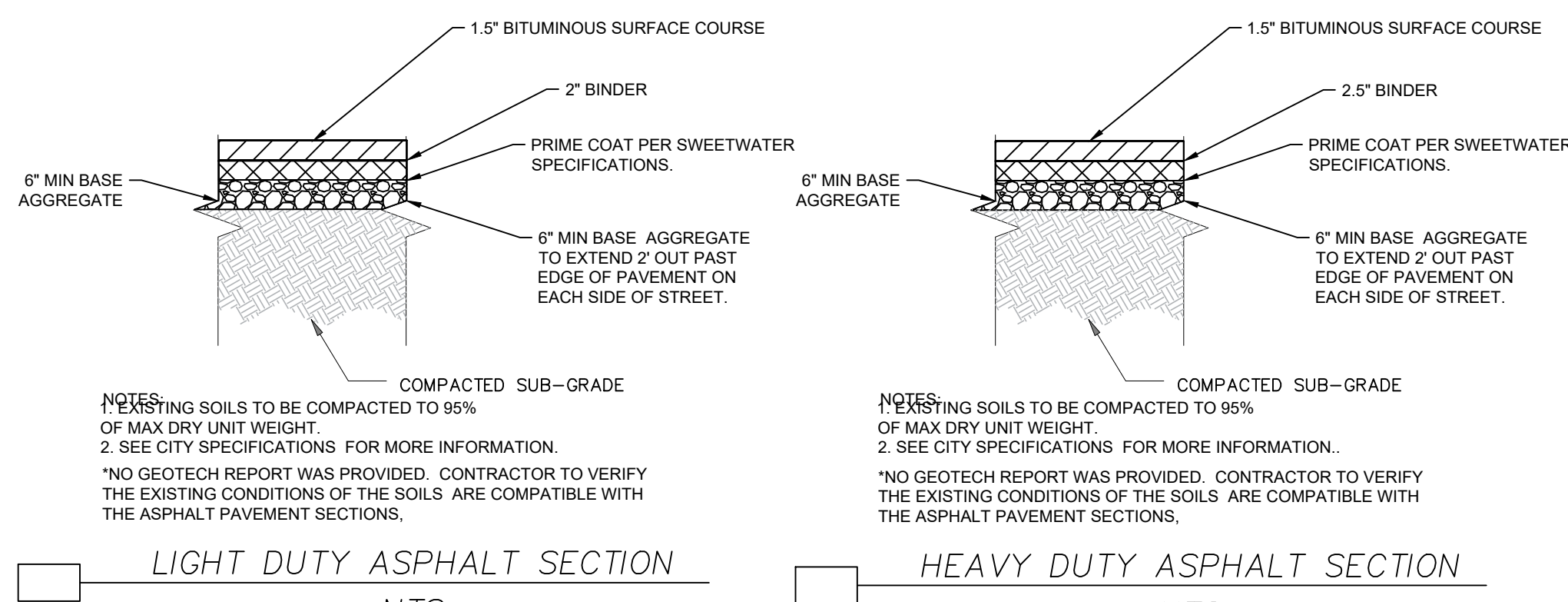
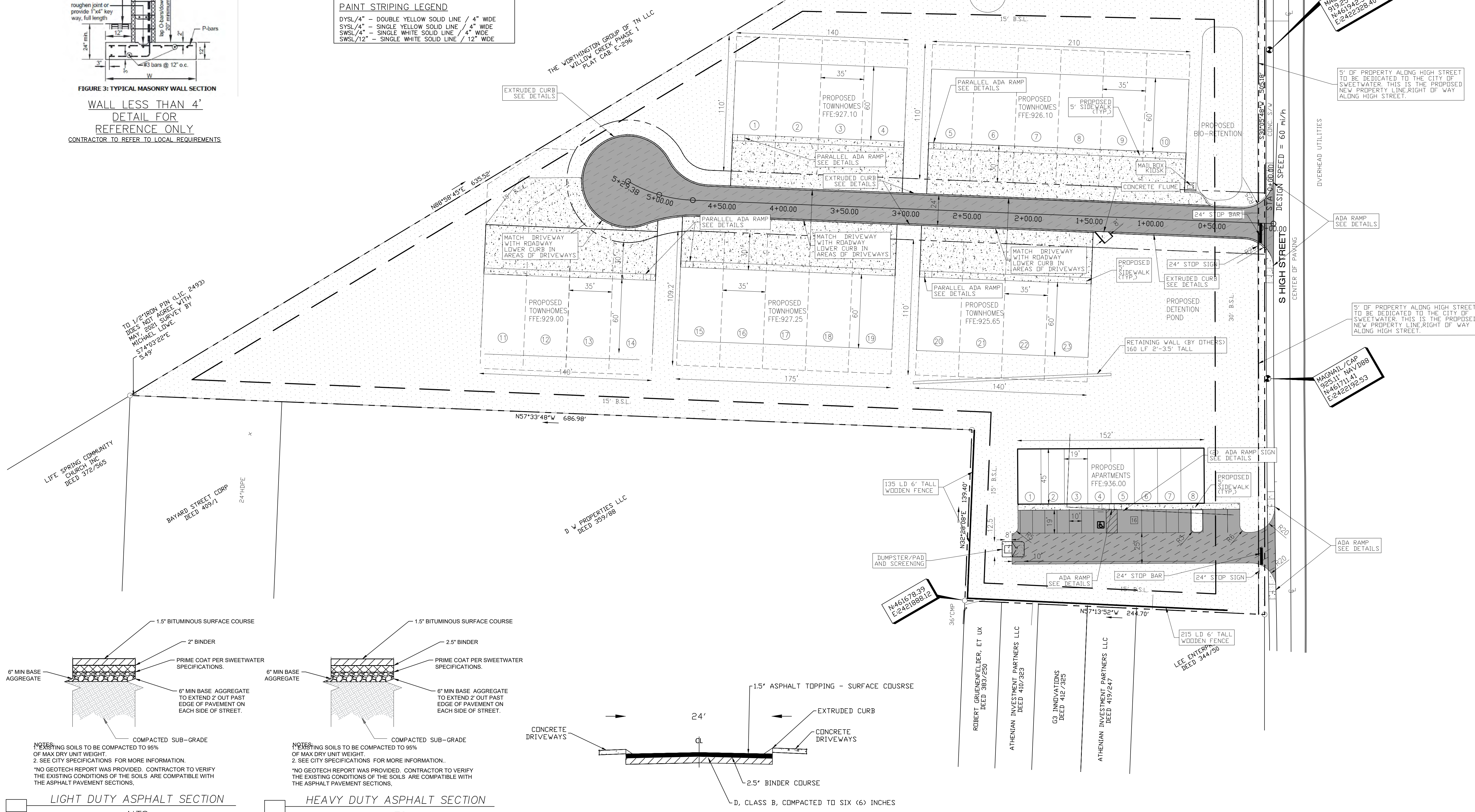


FIGURE 3: TYPICAL MASONRY WALL SECTION
WALL LESS THAN 4'
DETAIL FOR
REFERENCE ONLY
CONTRACTOR TO REFER TO LOCAL REQUIREMENTS

SITE LEGEND	
PROPOSED	DESCRIPTION
③	NUMBER OF UNITS
3	NUMBER OF PARKING SPACES
—	CONCRETE CURB
○	SIGN
♿	HANDICAP SYMBOL
▨	CONCRETE (RE-ARCH.)
▩	LIGHT DUTY ASPHALT PAVING
▧	HEAVY DUTY ASPHALT PAVING

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



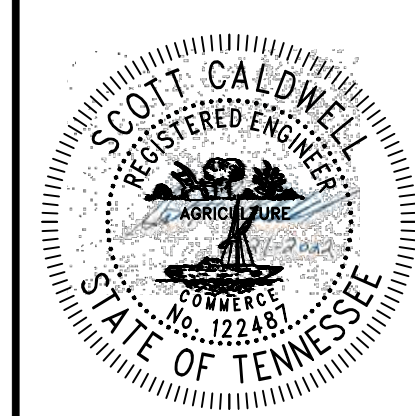
SITE PLAN

CALDWELL
Design & Engineering
480 No Pine Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617
CIVIL ENGINEER

TANER IRMAK
DEVELOPER

RIVER PARK
HIGH ST
SWEETWATER, TN 37874
PROJECT

REVISIONS	DATE
REV 1	8-11-2022

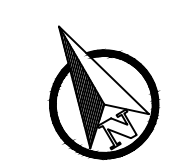
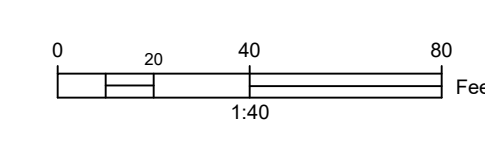


DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203

SHEET NAME
SITE PLAN

SHEET NUMBER
C-3

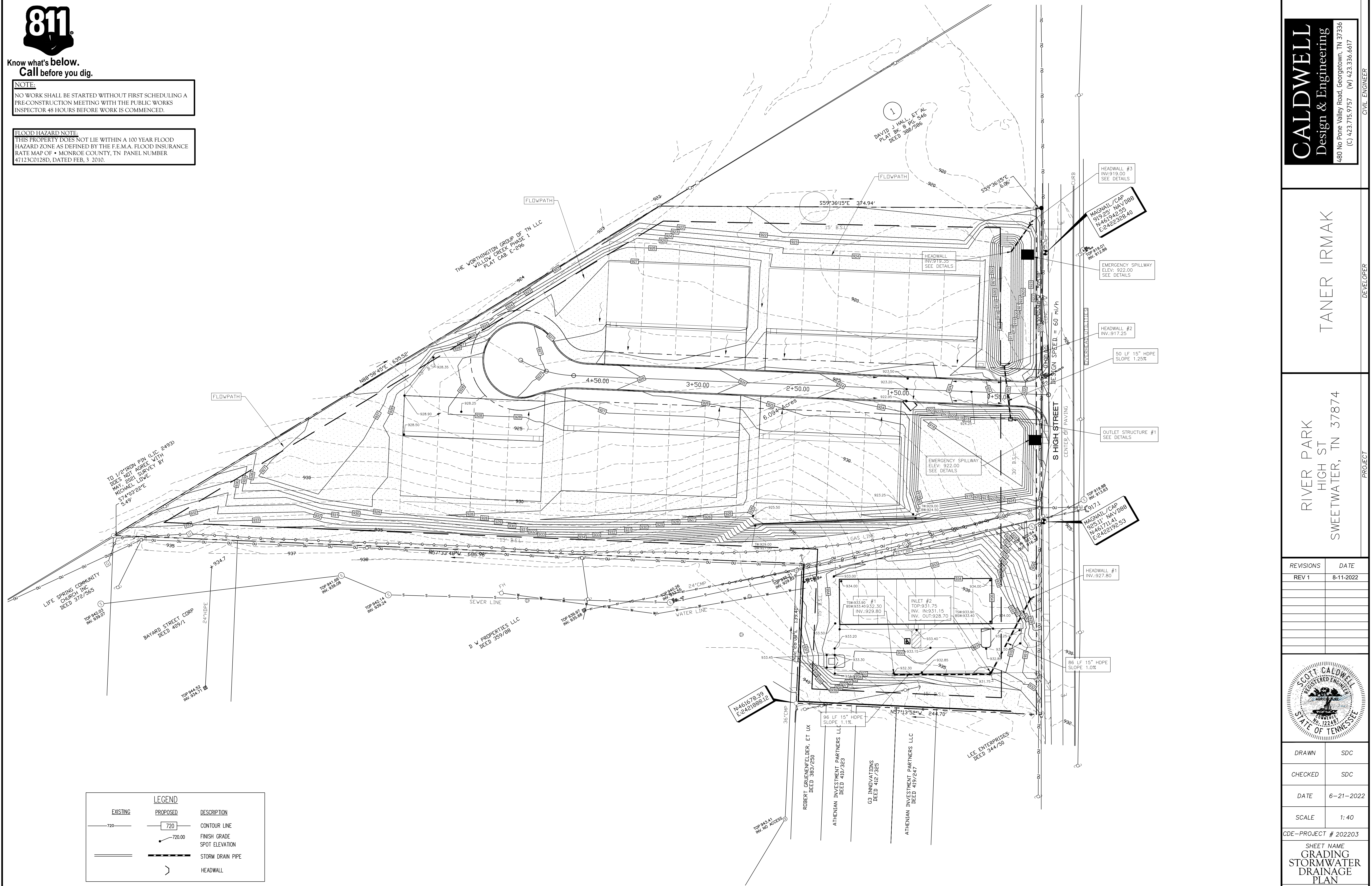




Know what's below.
Call before you dig.

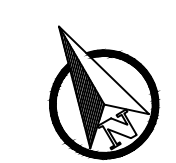
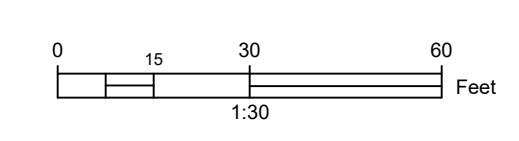
NOTE:
NO WORK SHALL BE STARTED WITHOUT FIRST SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS INSPECTOR 48 HOURS BEFORE WORK IS COMMENCED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF MONROE COUNTY, TN PANEL NUMBER 47123C0128D, DATED FEB. 3 2010.



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
— 720 —	— 720 —	CONTOUR LINE
— 720.00 —	— 720.00 —	FINISH GRADE
— 720.00 —	— 720.00 —	SPOT ELEVATION
— 720.00 —	— 720.00 —	STORM DRAIN PIPE
— 720.00 —	— 720.00 —	HEADWALL

GRADING/STORMWATER DRAINAGE PLAN

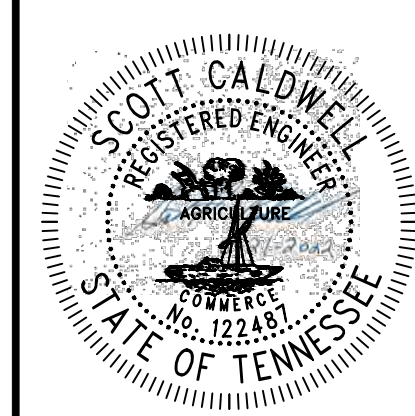


CALDWELL
Design & Engineering
480 No Pine Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617
CIVIL ENGINEER

TANER IRMAK
DEVELOPER

RIVER PARK
HIGH ST
SWEETWATER, TN 37874
PROJECT

REVISIONS	DATE
REV 1	8-11-2022



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203
SHEET NAME
GRADING
STORMWATER
DRAINAGE
PLAN
SHEET NUMBER

C-4



Know what's below.
Call before you dig.

NOTE:
NO WORK SHALL BE STARTED WITHOUT FIRST SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS INSPECTOR 48 HOURS BEFORE WORK IS COMMENCED.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STRUCTURES, APPARATUS AND INCIDENTAL MATERIALS FOR THE UTILITIES SITE IN THE BID.

NOTE:
UTILITIES TO BE INSPECTED/APPROVED BEFORE BACKFILLING TRENCHES AND AROUND STRUCTURES.

NOTE:
ALL PROPOSED SANITARY SEWER LINES TO HAVE A MINIMUM SLOPE OF 1% TO THE SEWER MAIN.

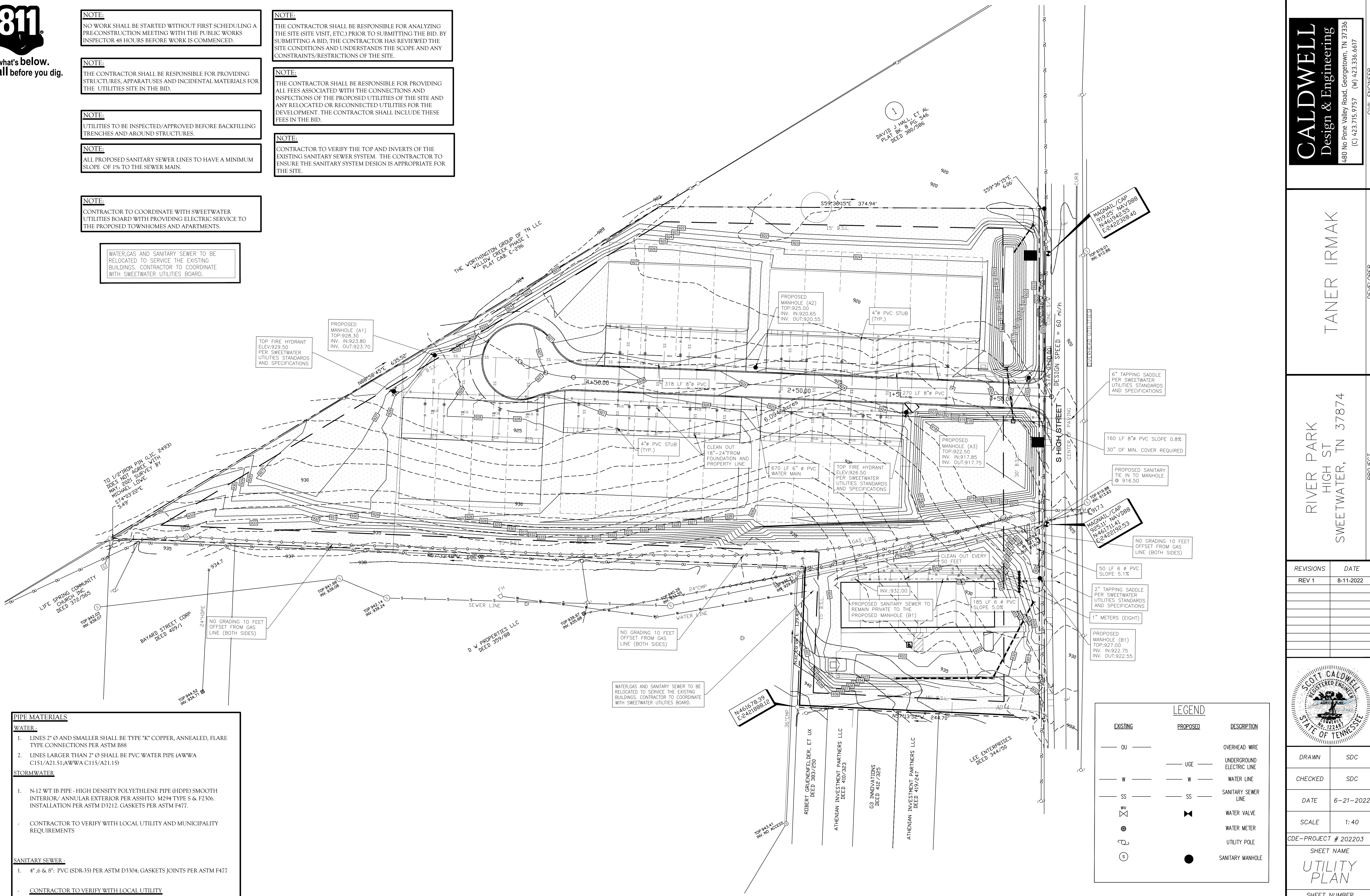
NOTE:
CONTRACTOR TO COORDINATE WITH SWEETWATER UTILITIES BOARD WITH PROVIDING ELECTRIC SERVICE TO THE PROPOSED TOWNHOMES AND APARTMENTS.

WATER, GAS AND SANITARY SEWER TO BE RELOCATED TO SERVICE THE EXISTING BUILDINGS. CONTRACTOR TO COORDINATE WITH SWEETWATER UTILITIES BOARD.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANALYZING THE SITE (SITE VISIT, ETC.) PRIOR TO SUBMITTING THE BID. BY SUBMITTING A BID, THE CONTRACTOR HAS REVIEWED THE SITE CONDITIONS AND UNDERSTANDS THE SCOPE AND ANY CONSTRAINTS/RESTRICTIONS OF THE SITE.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FEES ASSOCIATED WITH THE CONNECTIONS AND INSPECTIONS OF THE PROPOSED UTILITIES OF THE SITE AND ANY RELOCATED OR RECONNECTED UTILITIES FOR THE DEVELOPMENT. THE CONTRACTOR SHALL INCLUDE THESE FEES IN THE BID.

NOTE:
CONTRACTOR TO VERIFY THE TOP AND INVERTS OF THE EXISTING SANITARY SEWER SYSTEM. THE CONTRACTOR TO ENSURE THE SANITARY SYSTEM DESIGN IS APPROPRIATE FOR THE SITE.



PIPE MATERIALS

WATER:

- LINES 2" Ø AND SMALLER SHALL BE TYPE "K" COPPER, ANNEALED, FLARE TYPE CONNECTIONS PER ASTM B88
- LINES LARGER THAN 2" Ø SHALL BE PVC WATER PIPE (AWWA C151/A21.51/AWWA C115/A21.15)

STORMWATER

- N-12 WT 1/2" PIPE - HIGH DENSITY POLYETHYLENE PIPE (HDPE) SMOOTH INTERIOR/ ANNULAR EXTERIOR PER ASHTO M294 TYPE S & F2306. INSTALLATION PER ASTM D3212. GASKETS PER ASTM F477.

CONTRACTOR TO VERIFY WITH LOCAL UTILITY AND MUNICIPALITY REQUIREMENTS

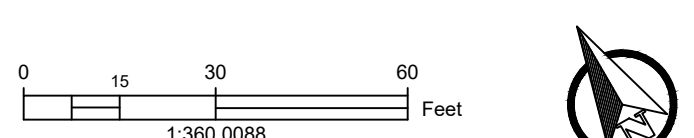
SANITARY SEWER:

- 4" Ø & 8" PVC (SDR-35) PER ASTM D3304; GASKETS JOINTS PER ASTM F477

CONTRACTOR TO VERIFY WITH LOCAL UTILITY

LEGEND

EXISTING	PROPOSED	DESCRIPTION
— OU —	— UGE —	OVERHEAD WIRE UNDERGROUND ELECTRIC LINE
— W —	— W —	WATER LINE
— SS —	— SS —	SANITARY SEWER LINE
⊗	⊗	WATER VALVE
⊙	⊙	WATER METER
⊕	⊕	UTILITY POLE
●	●	SANITARY MANHOLE



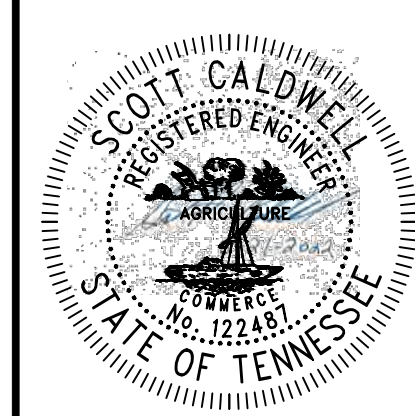
UTILITY PLAN

CALDWELL
Design & Engineering
480 No Pine Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617
CIVIL ENGINEER

TANER IRMAK
DEVELOPER

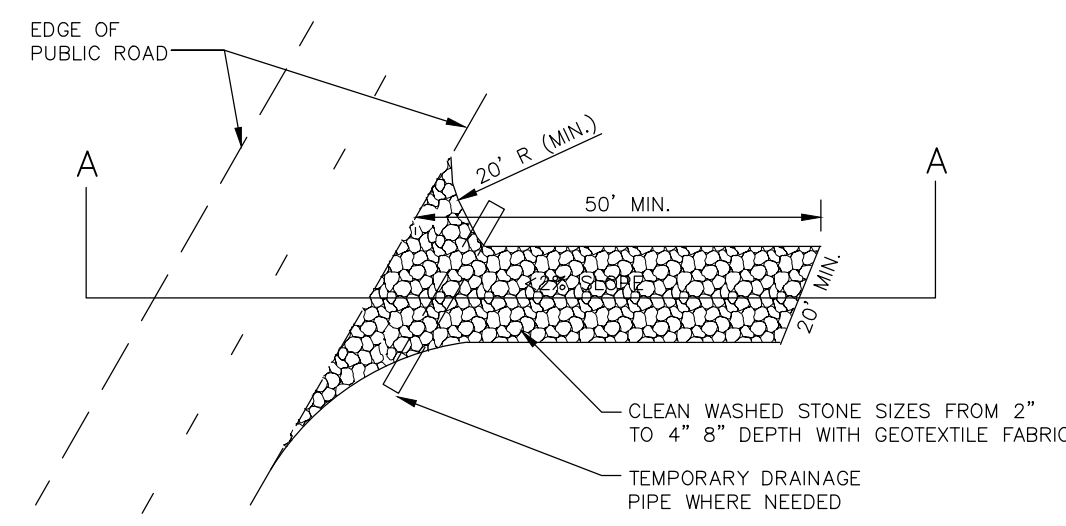
RIVER PARK
HIGH ST
SWEETWATER, TN 37874
PROJECT

REVISIONS	DATE
REV 1	8-11-2022

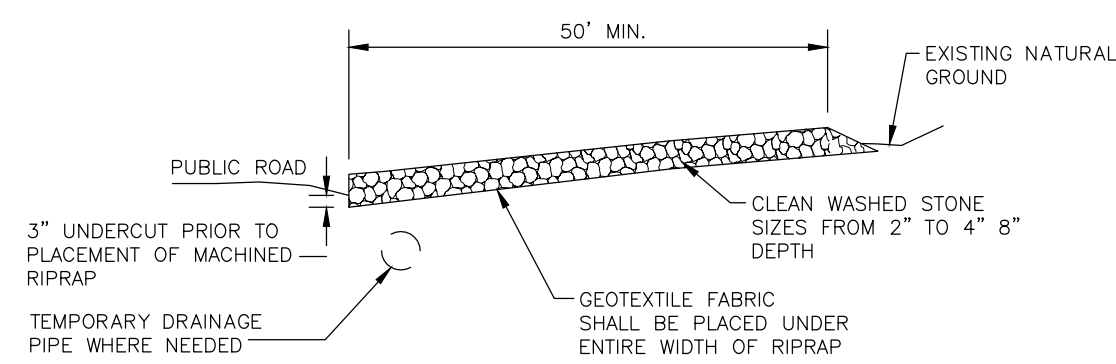


DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

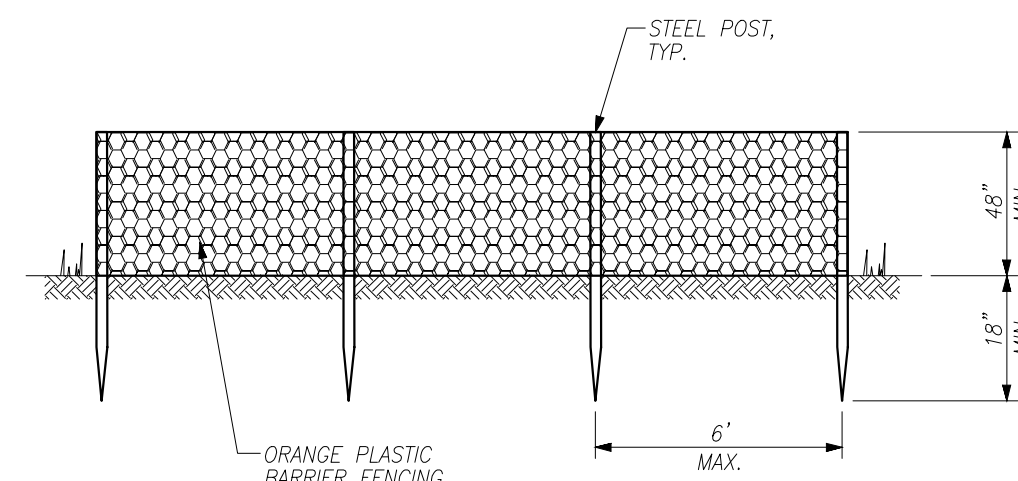
CDE-PROJECT # 202203
SHEET NAME
UTILITY PLAN
SHEET NUMBER
C-5



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

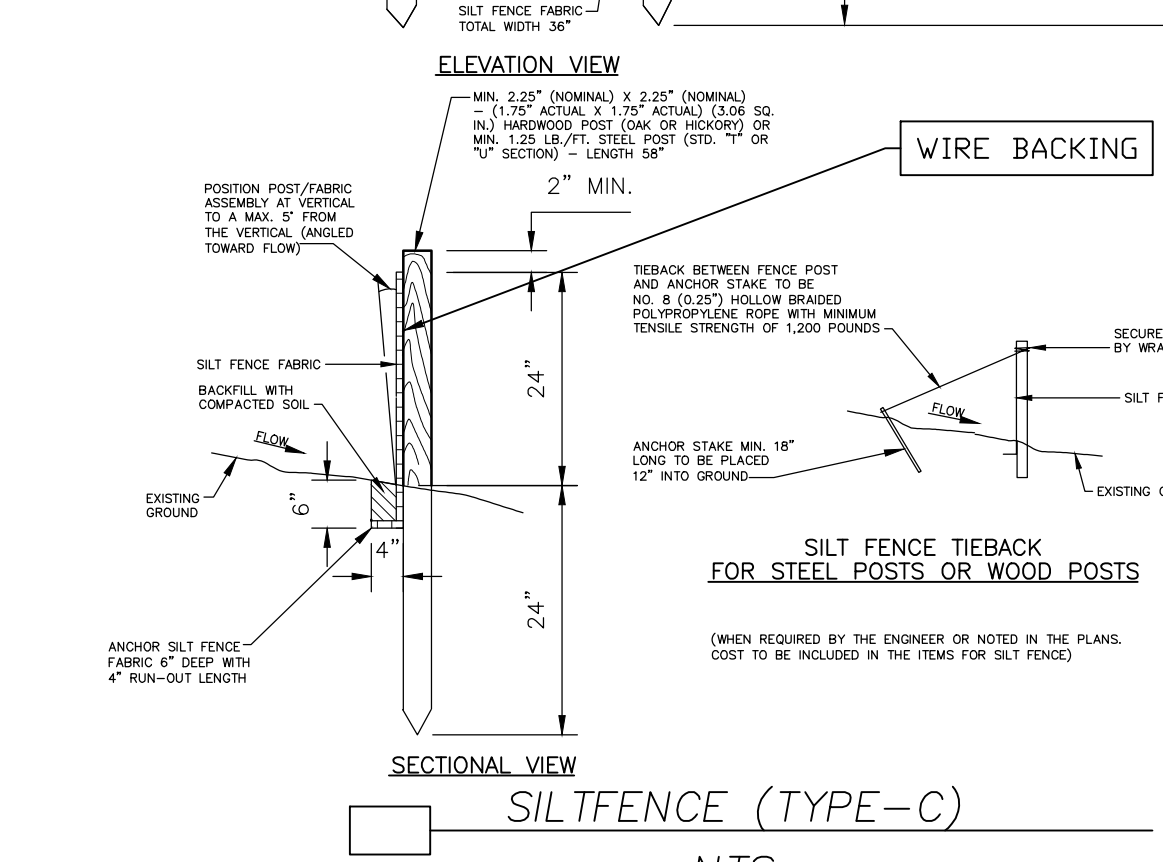
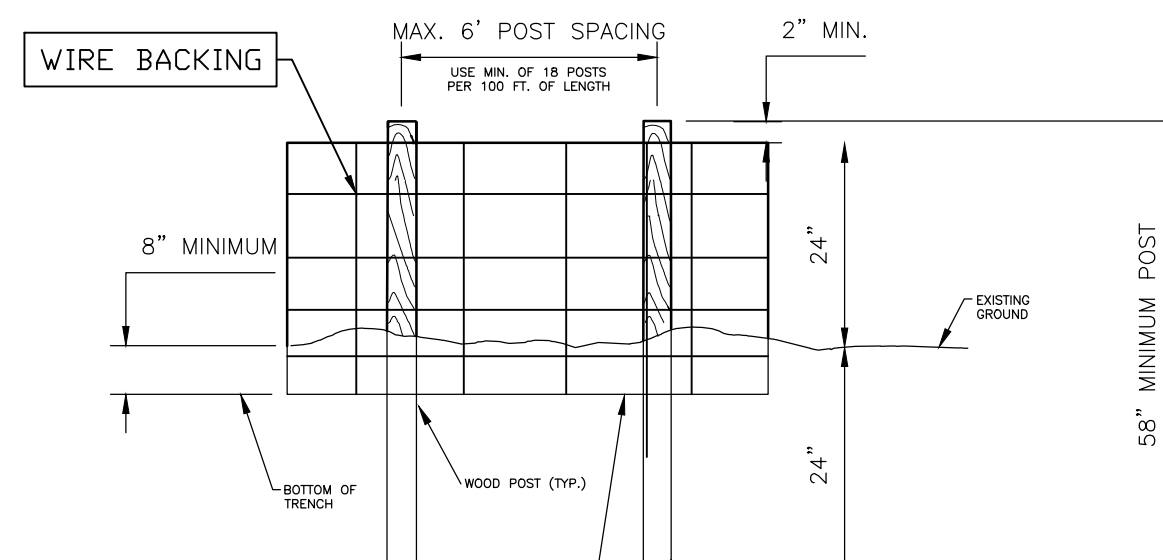


SECTION A-A
CONSTRUCTION EXIT
NTS

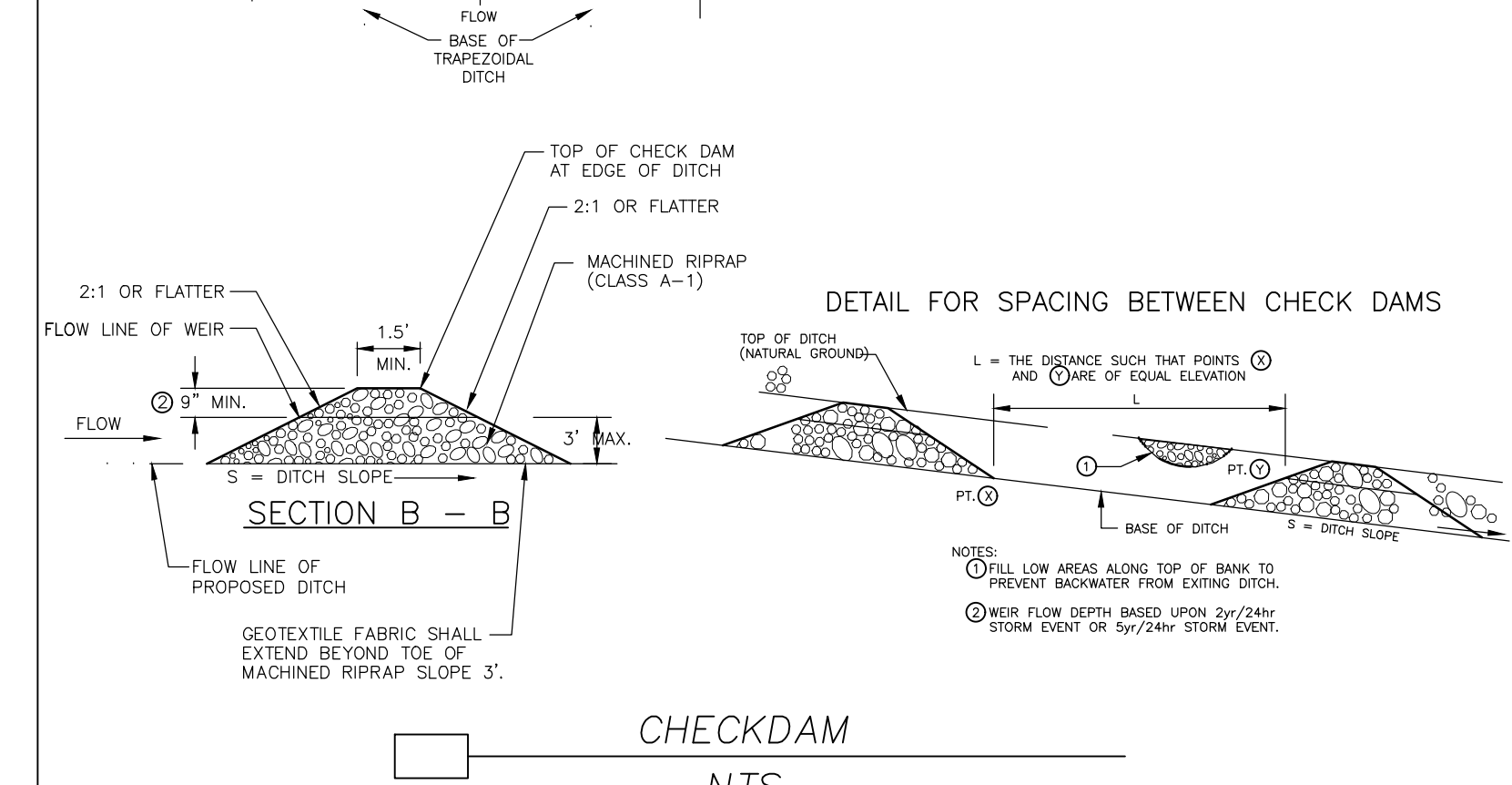
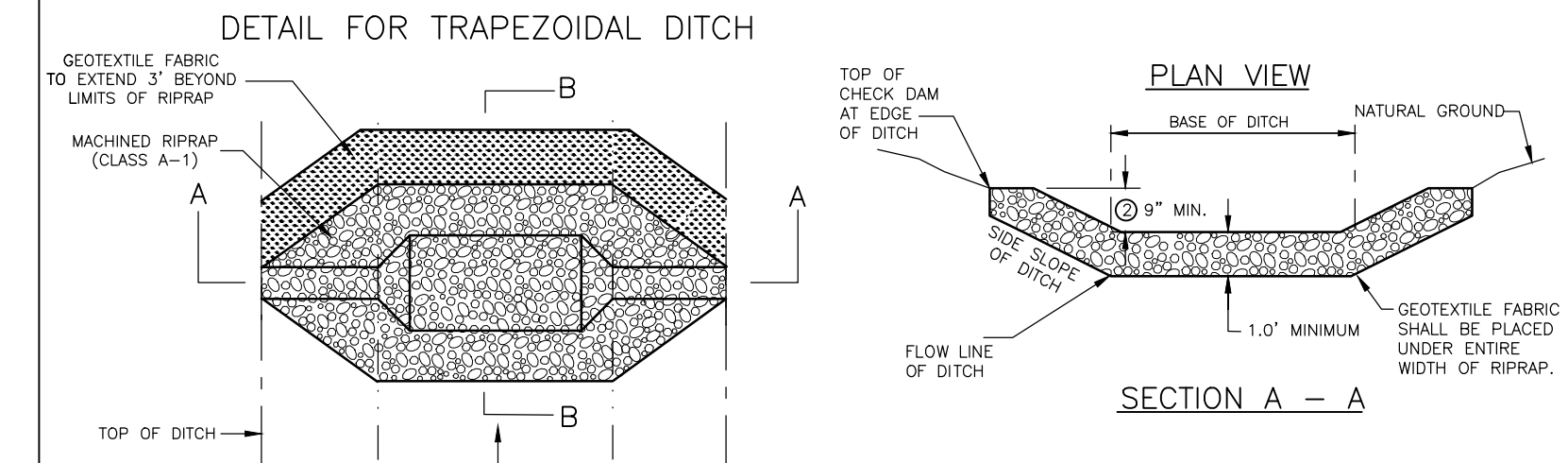


- NOTES:
1. ALL CONSTRUCTION FENCING SHALL BE IN PLACE PRIOR TO GRADING ACTIVITY.

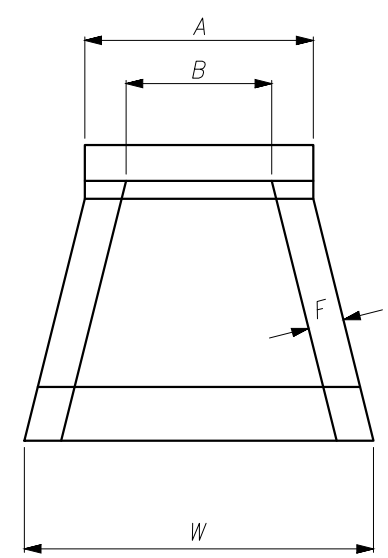
CONSTRUCTION FENCE
NTS



SILTFENCE (TYPE-C)
NTS

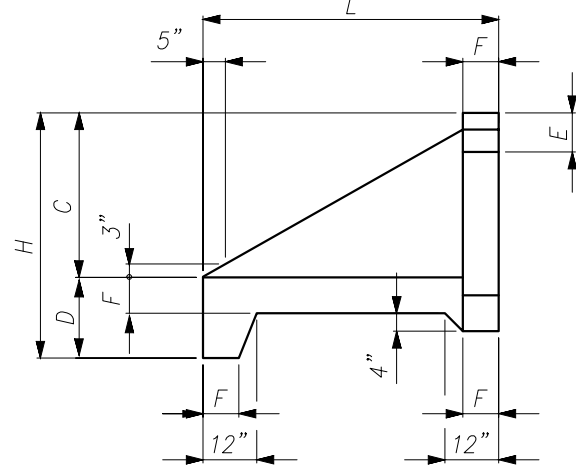
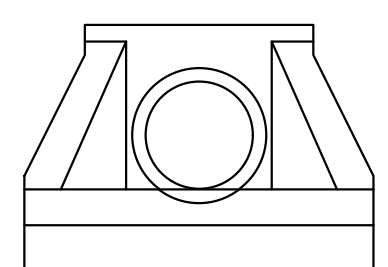


CHECKDAM
NTS



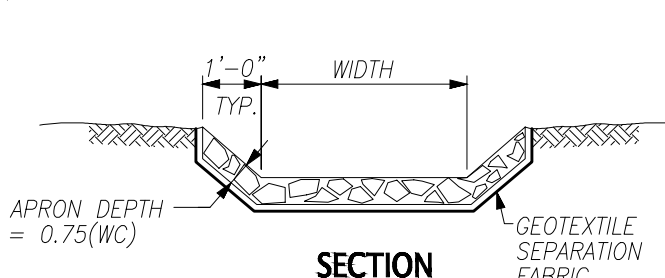
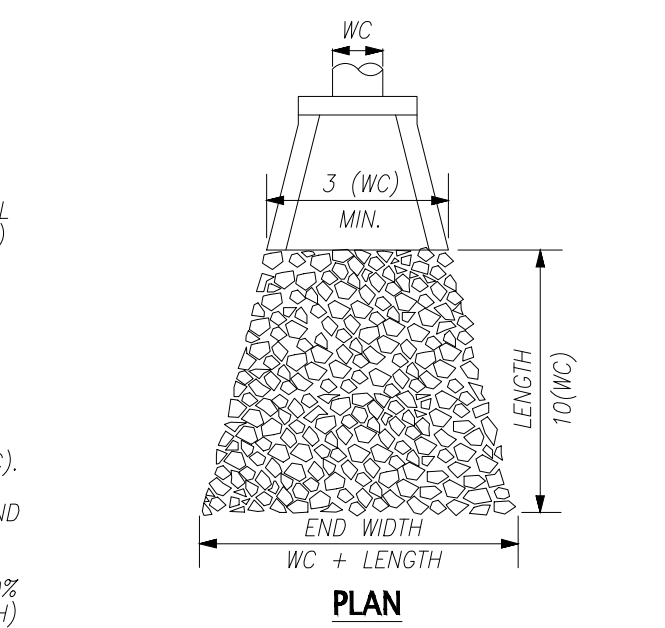
PIPE SIZE	HOLE SIZE	W"	7.4"	7.4"	7.4"	7.4"	7.4"	7.4"	7.4"
12"	22"	48"	30"	42"	32"	24"	26"	16"	4"
15"	22"	48"	30"	42"	32"	24"	26"	16"	4"
18"	22"	48"	30"	42"	32"	24"	26"	16"	4"
24"	32"	72"	44"	52"	48"	36"	36"	16"	4"
36"	55"	102"	54"	76"	80"	64"	60"	16"	5"
48"	55"	102"	54"	76"	80"	64"	60"	16"	5"

- NOTES:
1. CONCRETE: 4500 PSI @ 28 DAYS.
2. REINFORCING: #4 BAR @ 12" EA. WAY - GR. 60.
3. MINIMUM REBAR COVERAGE - 2"
4. 3/4" CHAMFER ON ALL EXPOSED EDGES.

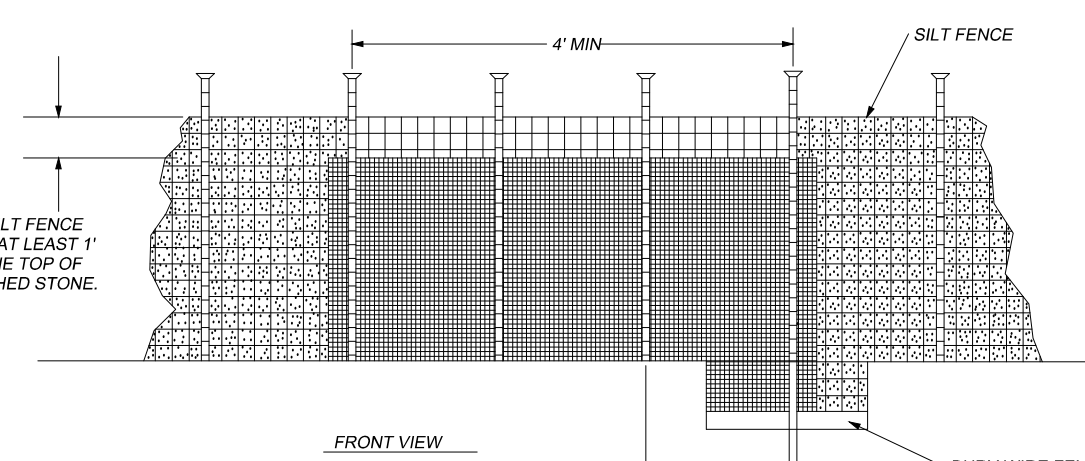
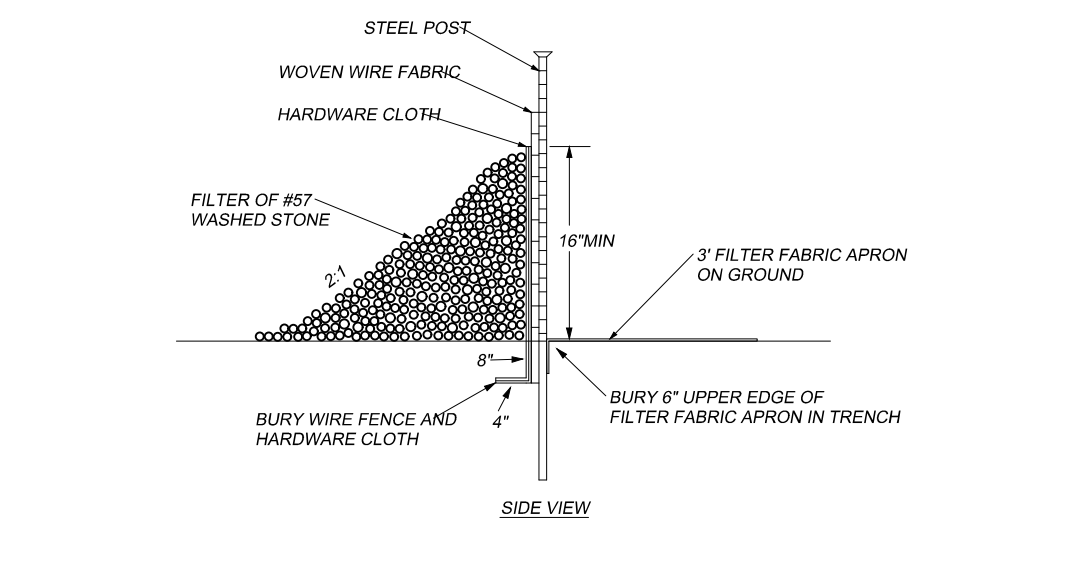


HEADWALL (TYP.)
NTS

- NOTES:
1. GEOTEXTILE SEPARATION FABRIC SHALL BE GEOTEX 801 (8 OZ. NON-WOVEN) BY PROPEX OR EQUAL.
2. RIPRAP AVERAGE DIAMETER, D50, SHALL BE 0.33(WC).
3. RIPRAP MAXIMUM DIAMETER, DMAX, SHALL BE 0.50(WC).
4. APRON DEPTH, D, SHALL BE 0.75(WC).
5. ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.
6. THE RIPRAP APRON SHALL BE AT 0.0% GRADE (NO SLOPE ALONG ITS LENGTH)

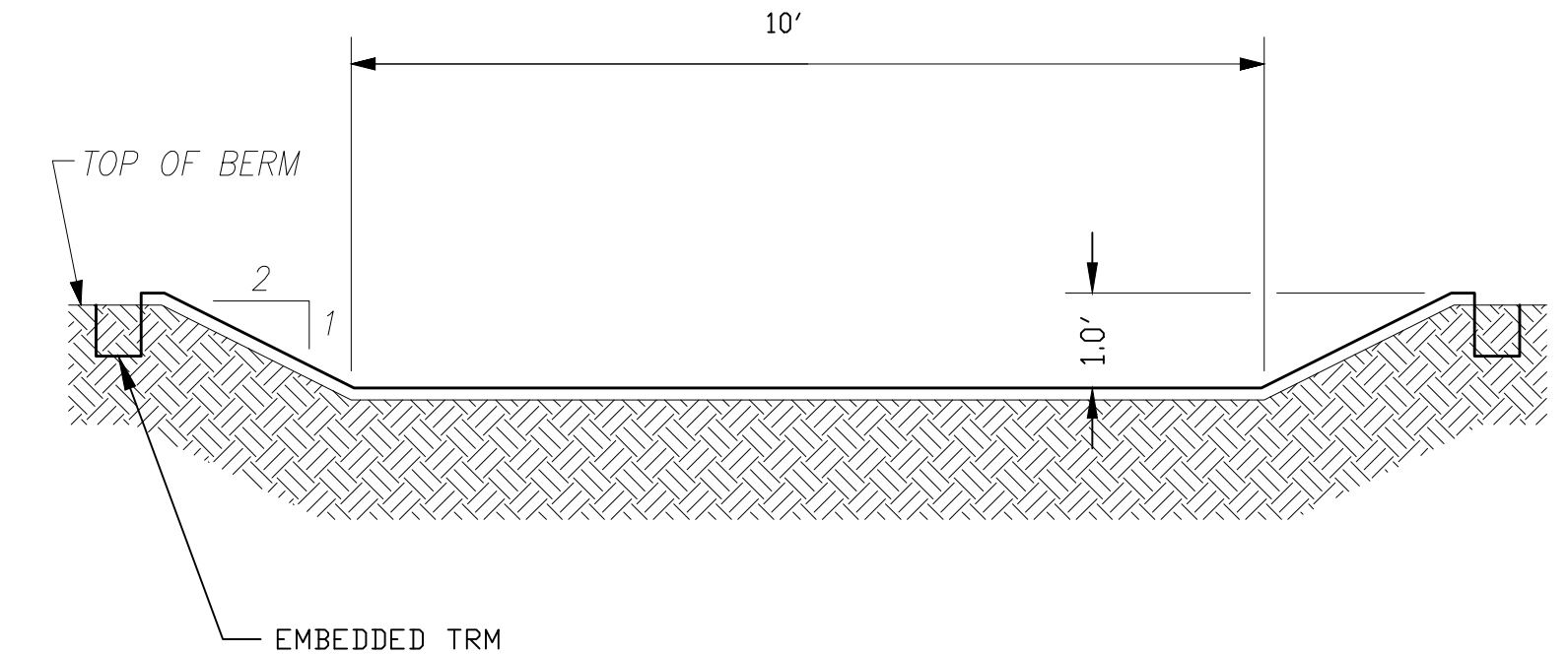


RIP-RAP APRON
NTS



SILTFENCE OUTLET
NTS

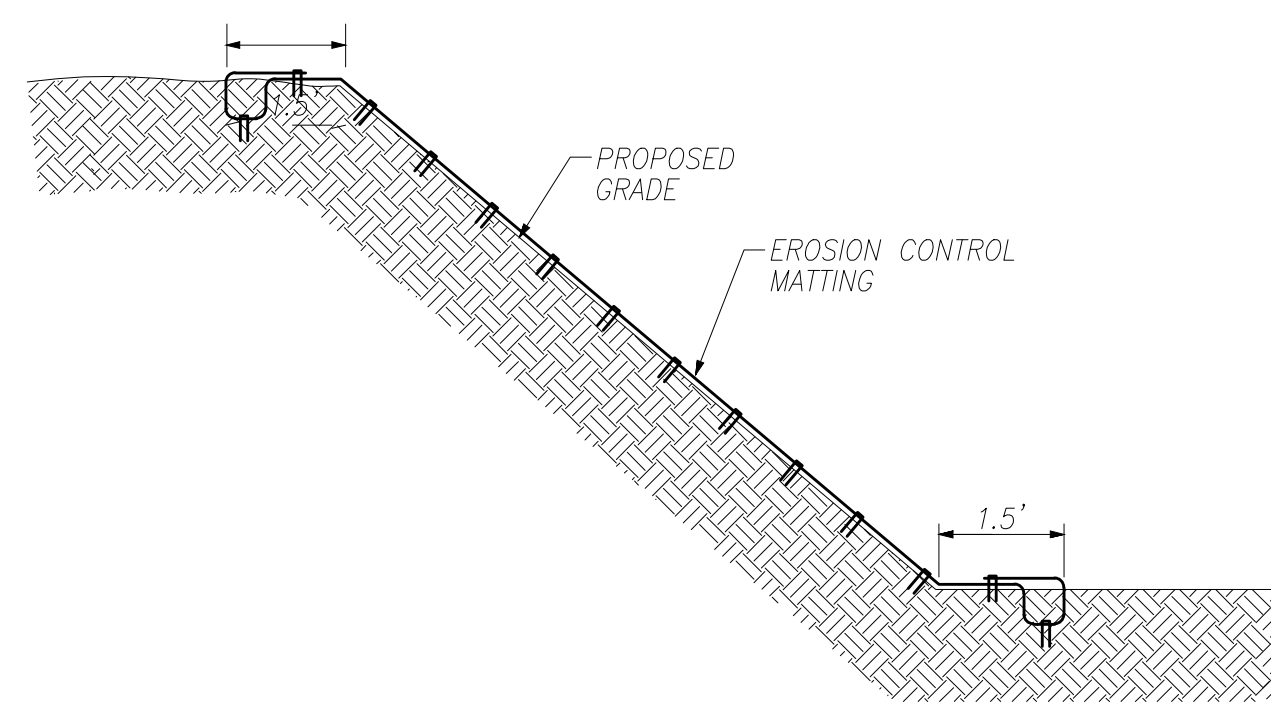
- NOTES:
1. REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.
2. REPLACE STONE AS NEEDED TO ENSURE DEWATERING.



FRONT VIEW

- NOTES:
1. EROSION CONTROL MAT SHALL BE PYRAMAT BY SYNTHETIC INDUSTRIES OR EQUAL AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. EXTEND MATTING 10' BEYOND TOE OF SLOPE ON THE DOWNHILL SIDE AND 10' BEYOND THE TOP OF SPILLWAY ON THE POND SIDE.

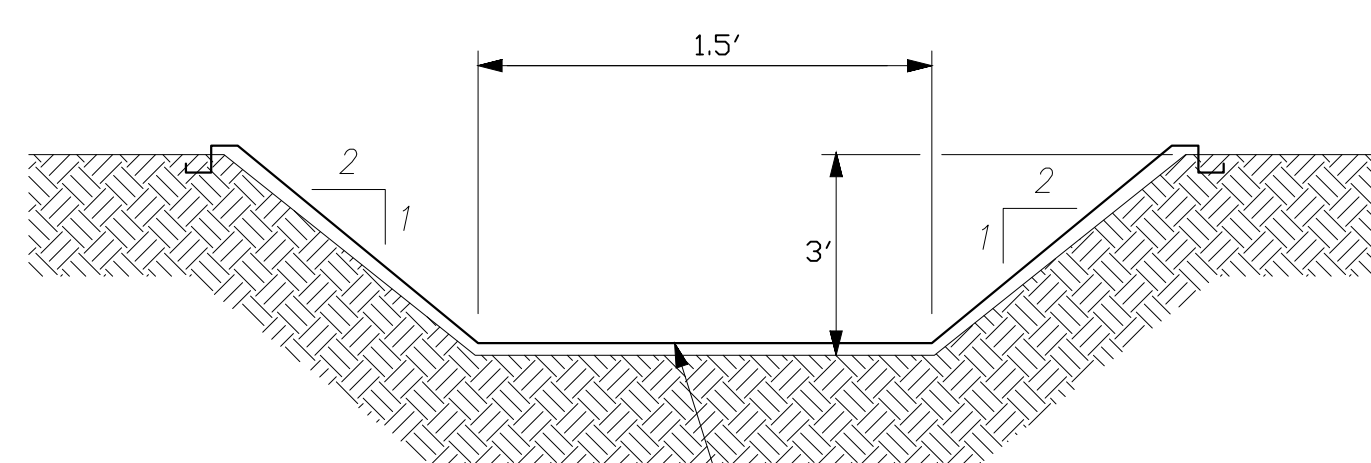
EMERGENCY SPILLWAY
NTS



SECTION

- NOTES:
1. EROSION CONTROL MATTING FOR SLOPE PROTECTION SHALL BE WESTERN EXCELSIOR, EXCEL S-2 OR EQUAL.
2. ENSURE SUBGRADE IS READY FOR PLACEMENT AND MATTING HAS COMPLETE SOIL CONTACT. DO NOT PLACE OVER WHEEL RUTS, GULLEYS, RILLS, ETC.
3. INSTALL MATTING PER MANUFACTURER'S SPECIFICATIONS.

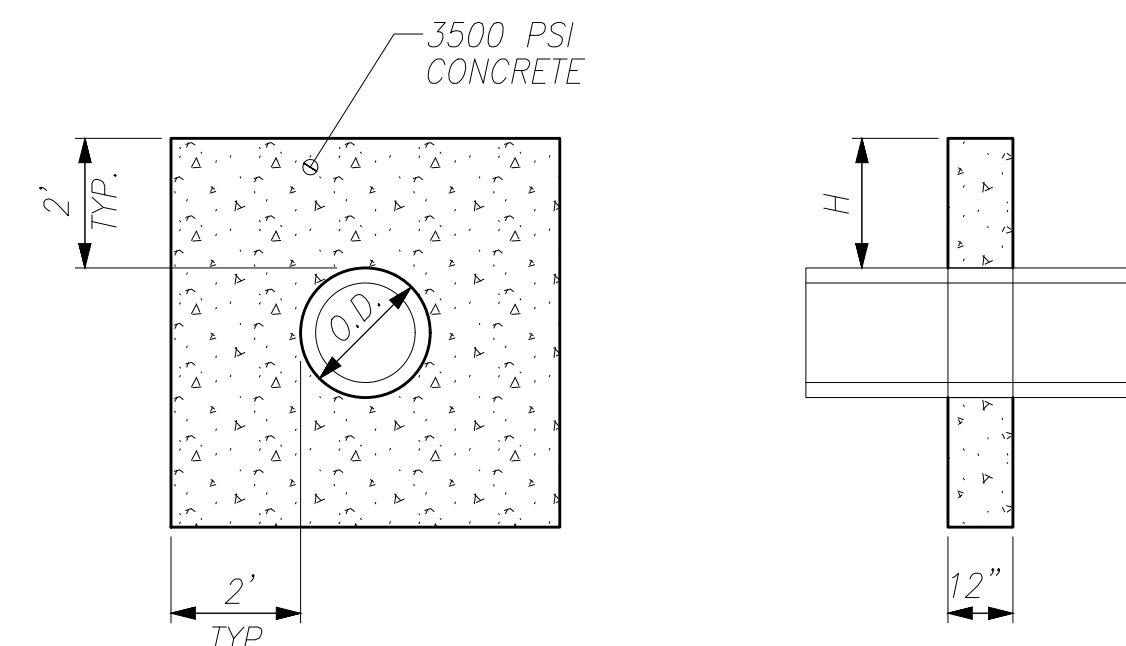
SLOPE STABILIZATION
NTS



PERMANENT TURF REINFORCEMENT MAT, NORTH AMERICAN GREEN, SC250 OR APPROVED EQUAL.

1. DITCH/SWELL HAS BEEN DESIGNED TO ACCOMMODATE THE 10 YEAR STORM

DIVERSION DITCH/SWELL
NTS

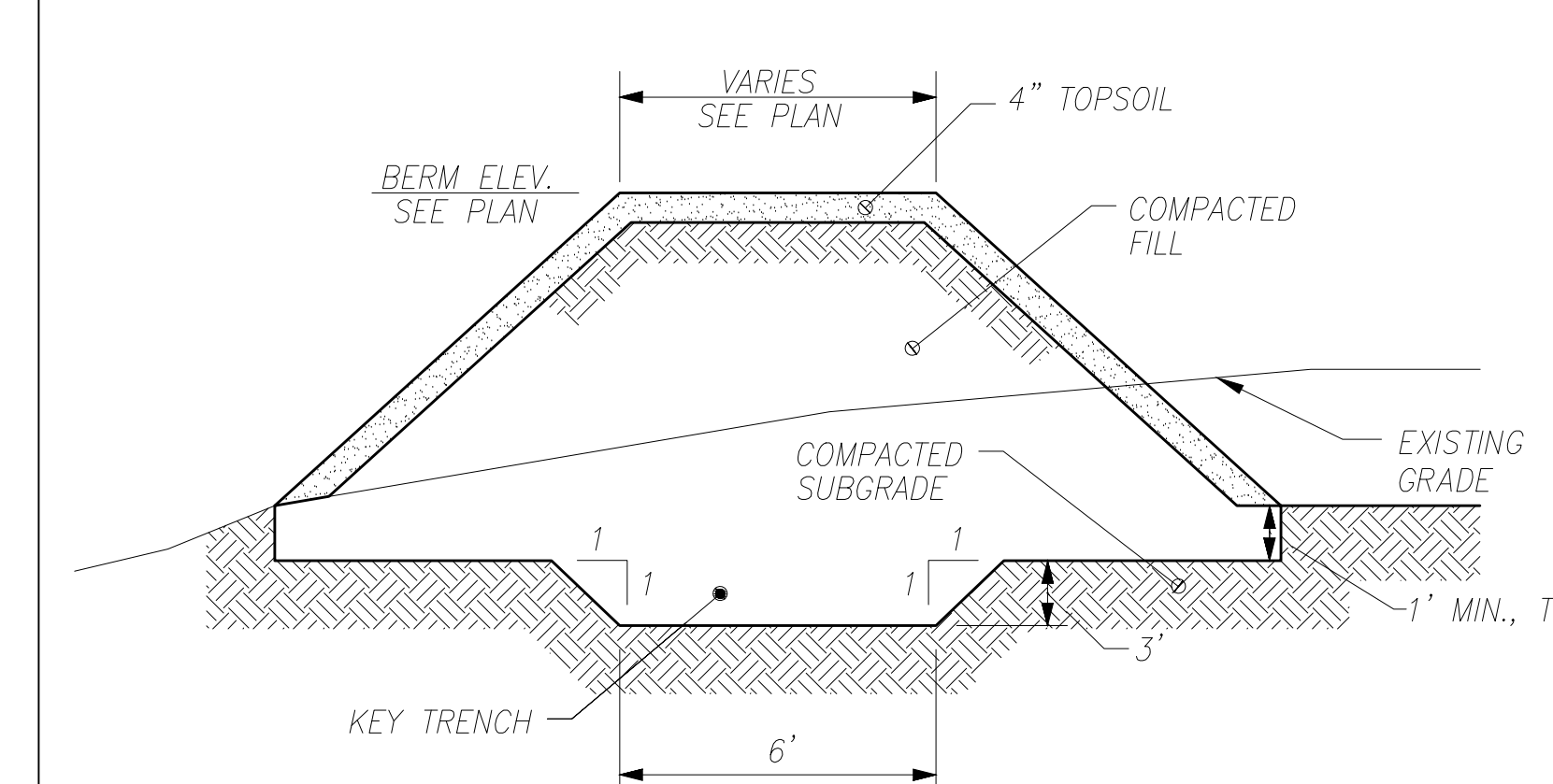


FRONT

SIDE

- NOTES:
1. MAXIMUM SPACING SHALL BE 14 TIMES THE COLLAR HEIGHT (H) OR 25 FT WHICHEVER IS LESS. MINIMUM SPACING IS 10 FT.
2. PROVIDE A COLLAR AT THE HALF-WAY POINT IN THE BERM.
3. PROVIDE A MINIMUM OF ONE COLLAR FOR BERMS LESS THAN 8 FT HIGH AND AT LEAST TWO COLLARS FOR BERMS EQUAL TO OR GREATER THAN 8 FT.

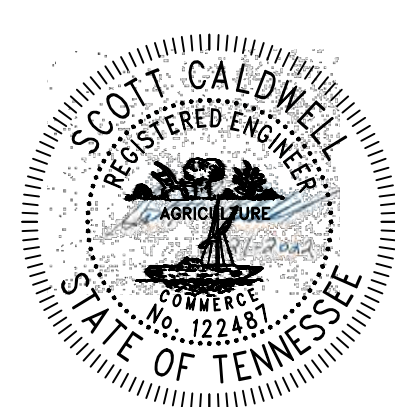
ANTI-SEEP COLLAR
NTS



- NOTES:
1. CONSTRUCT/INSTALL ANTI-SEEP COLLARS (REFER TO DETAIL) ON ALL PIPES THAT GO THROUGH THE BERM.

SEDIMENT BASIN SECTION
NTS

REVISIONS	DATE



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203

SHEET NAME

SITE
DETAILS

SHEET NUMBER

C-6

SEDIMENT BASIN PROVIDED VOLUMES

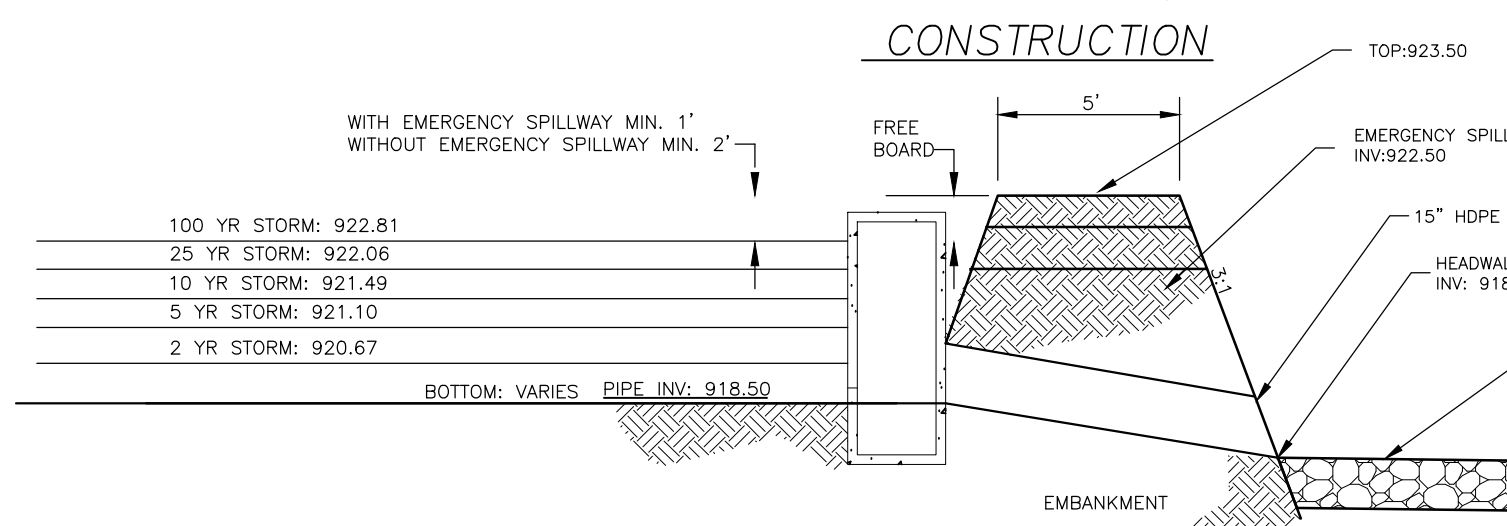
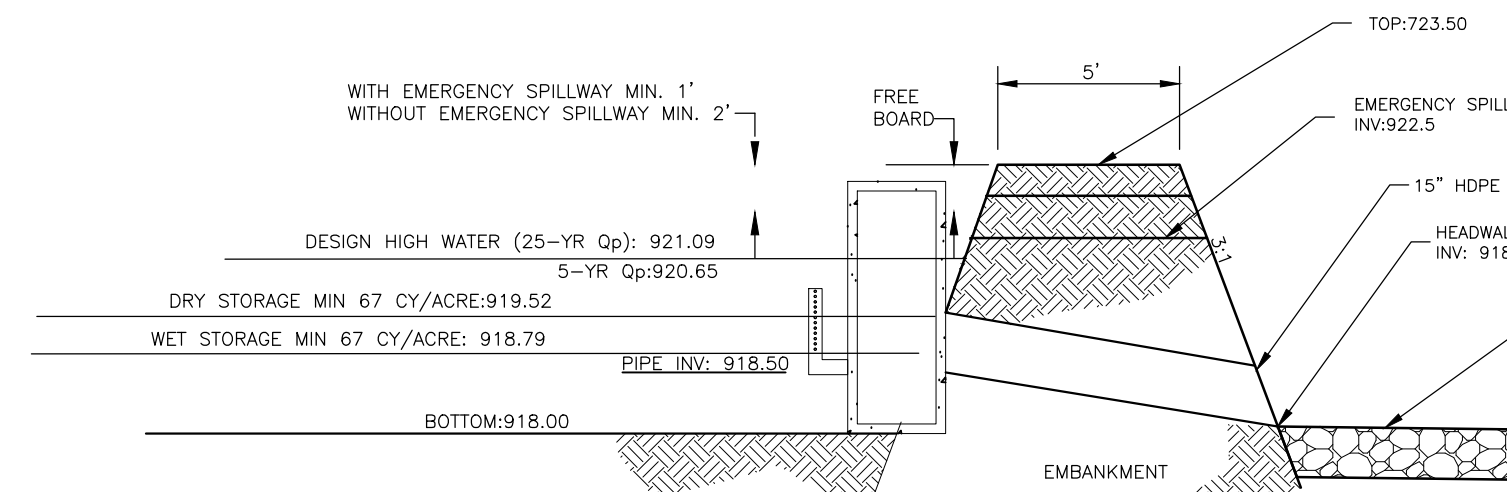
	BASIN 1
DRY STORAGE WATER ELEV.	919.52
DRY STORAGE VOLUME (CF)	7,290
WET STORAGE WATER ELEV.	918.79
WET STORAGE VOLUME (CF)	7,290

SEDIMENT BASIN REQUIRED VOLUMES
 BASIN 1 REQUIRED DRY STORAGE: 7,298
 BASIN 1 REQUIRED WET STORAGE: 7,298

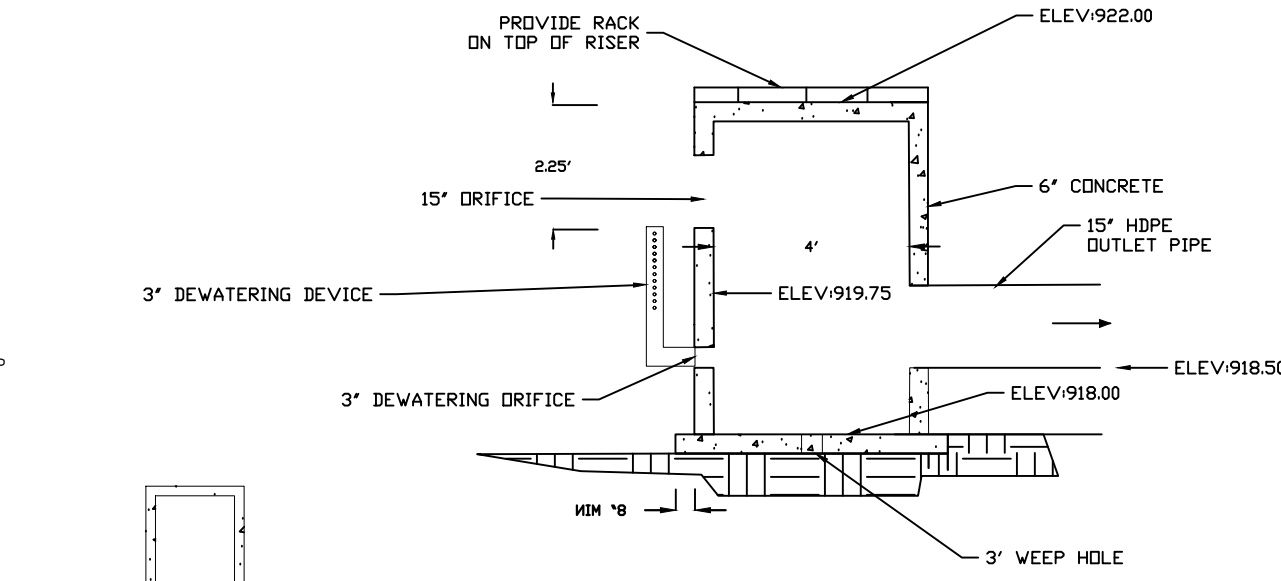
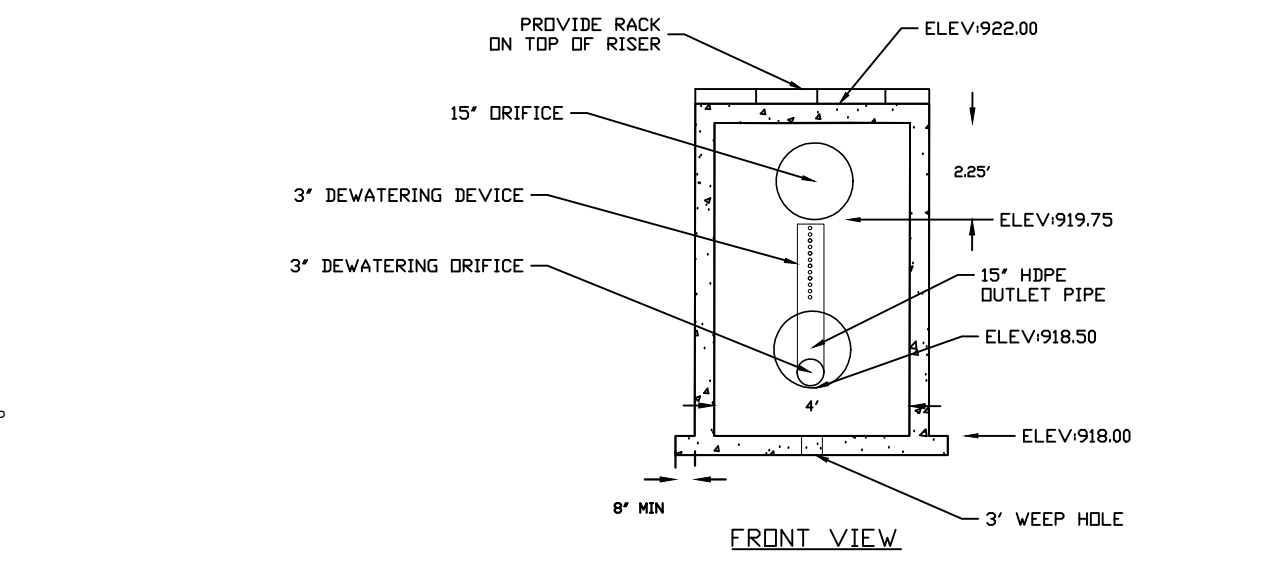
REQUIRED VOLUME CALCULATIONS
 BASIN 1 = 3.99 ACRES X 134 CF/ACRE X 27 FT³ = 14,435 FT³

SEDIMENT BASIN ELEVATIONS

FACILITY	5-YR ELEV.	25-YR ELEV.
BASIN 1	920.65	921.09



POND 1
 NTS



POND 1 OUTLET STRUCTURE
 NTS

DEWATERING DEVICE
 NTS

PERMANENT SEEDING MIXTURES

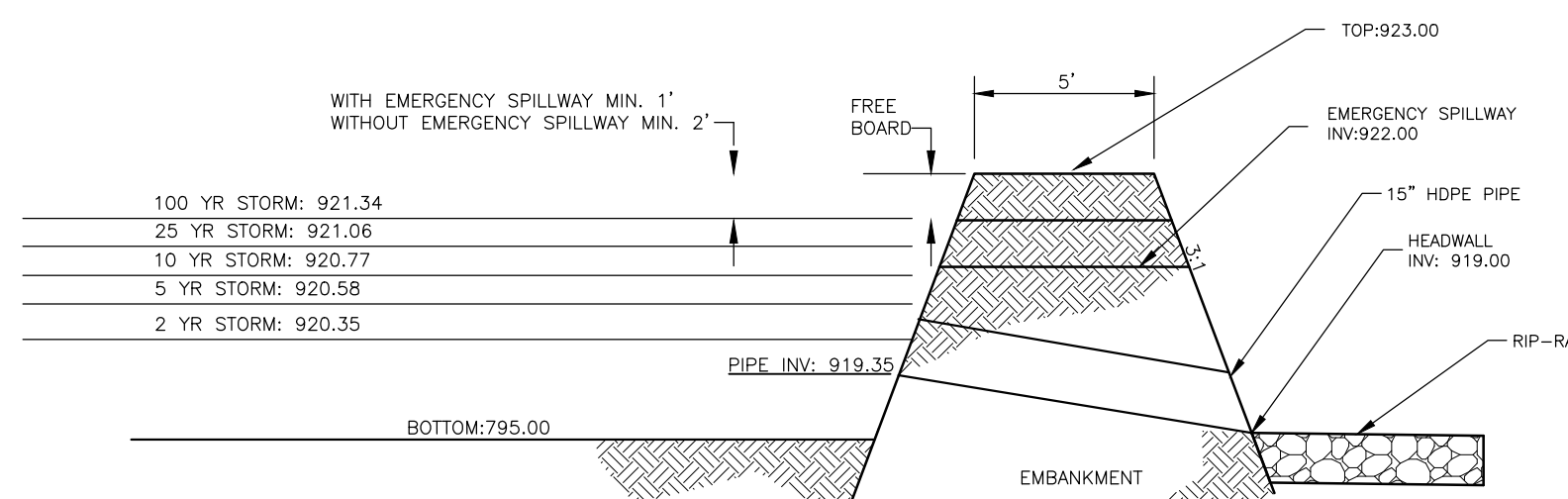
Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
	Kentucky 31 Fescue	70%
August 1 to December 1	English Rye	20%
	White Clover	10%
	Kentucky 31 Fescue	70%
February 1 to December 1	Crown Vetch	25%
	English Rye	5%

TEMPORARY SEEDING MIXTURES

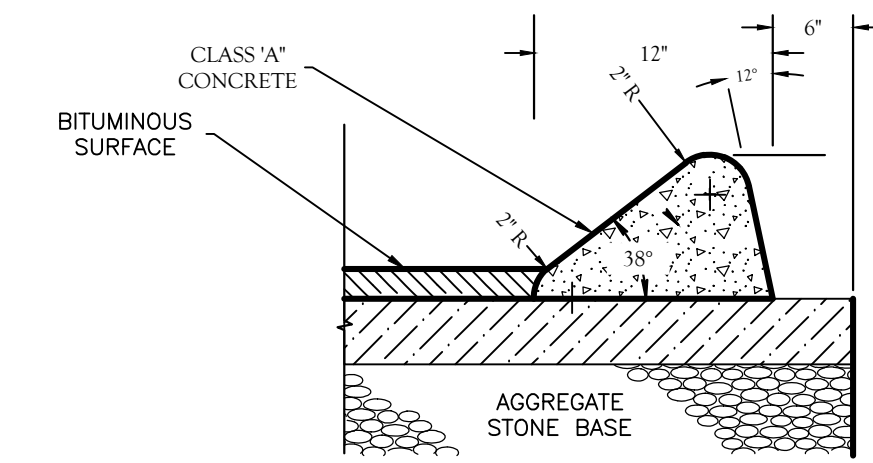
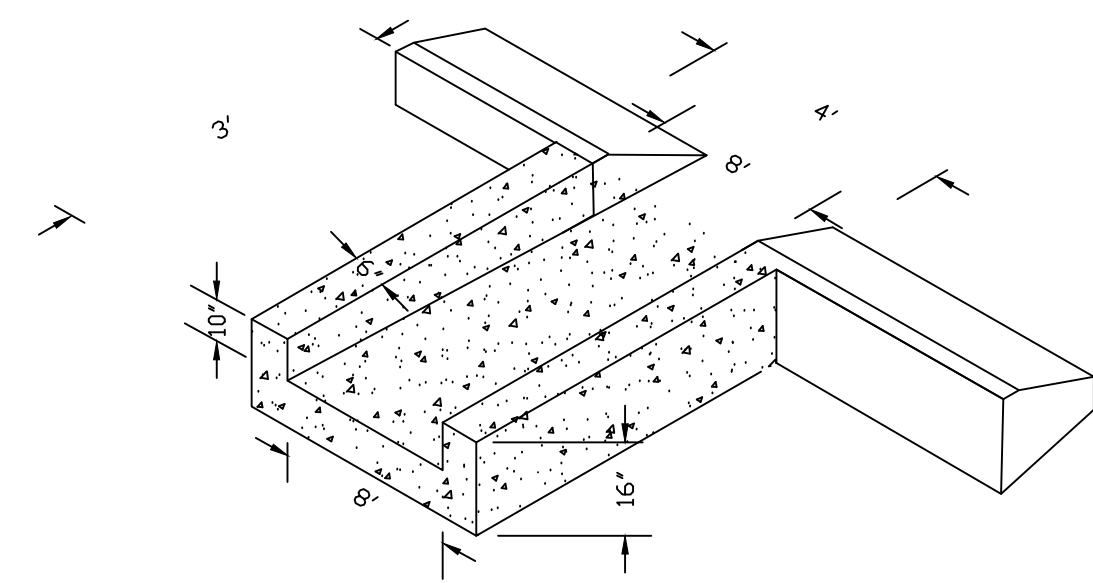
Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
May 1 to July 15	Summer Oats	34%
	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
	Balboa Rye	67%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

SEEDING SCHEDULE

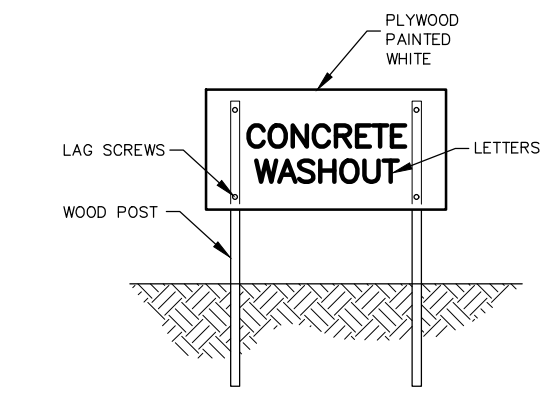
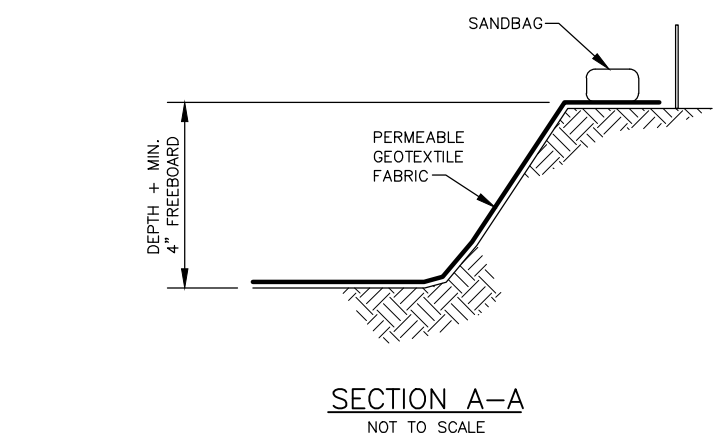
NTS



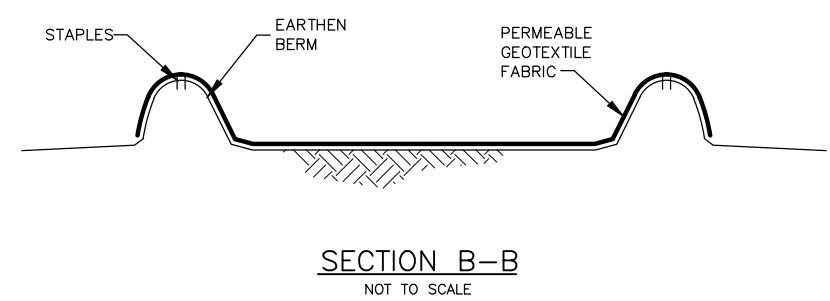
POND 2
 NTS



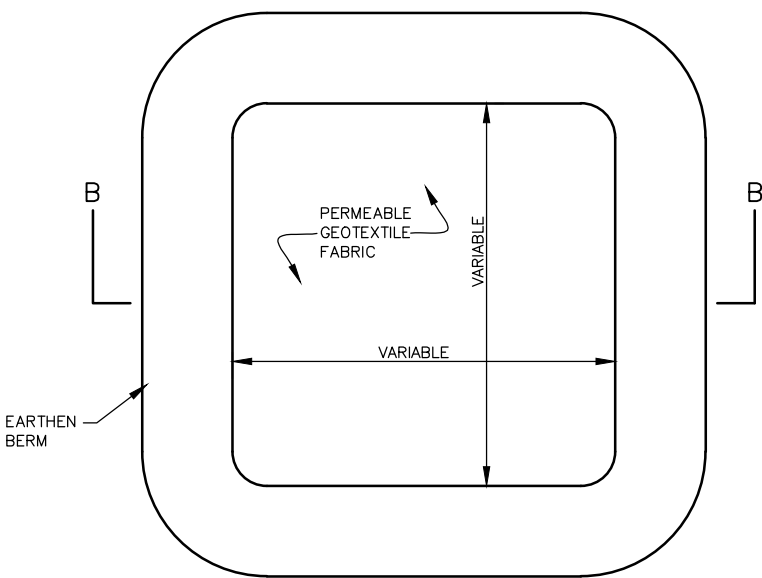
XX
 EXTRUDED CURB DETAIL
 NTS



CONCRETE WASHOUT SIGN (OR EQUIVALENT)



SECTION B-B
 NOT TO SCALE



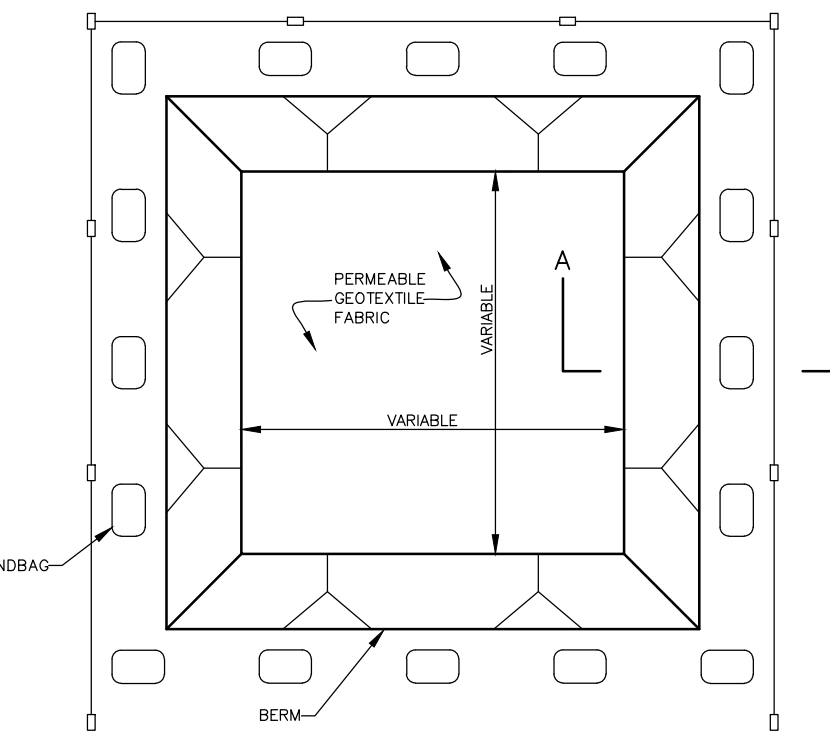
PLAN VIEW
 NOT TO SCALE

TYPE "ABOVE GRADE" WITH EARTHEN BERMS

NOTES:
 1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5 FT OF THE WASHOUT FACILITY.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT

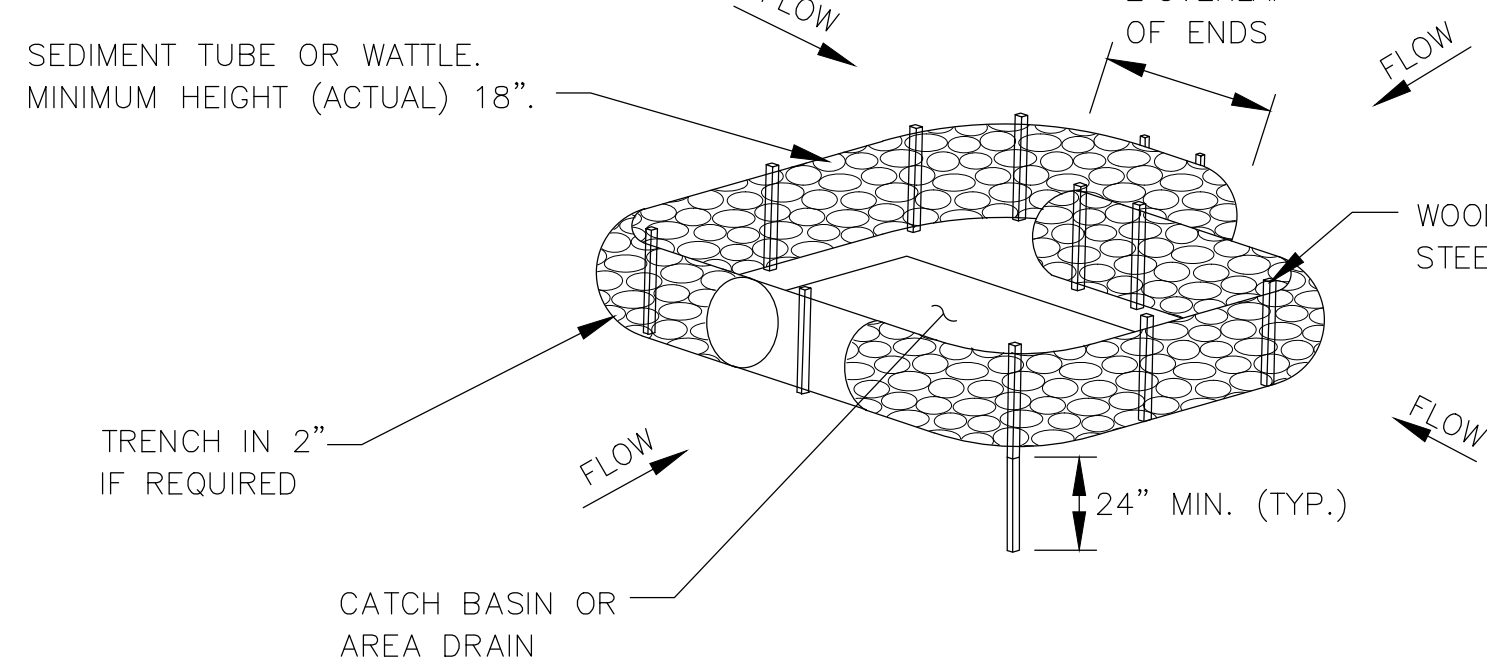
CONCRETE WASHOUT AREA
 NTS



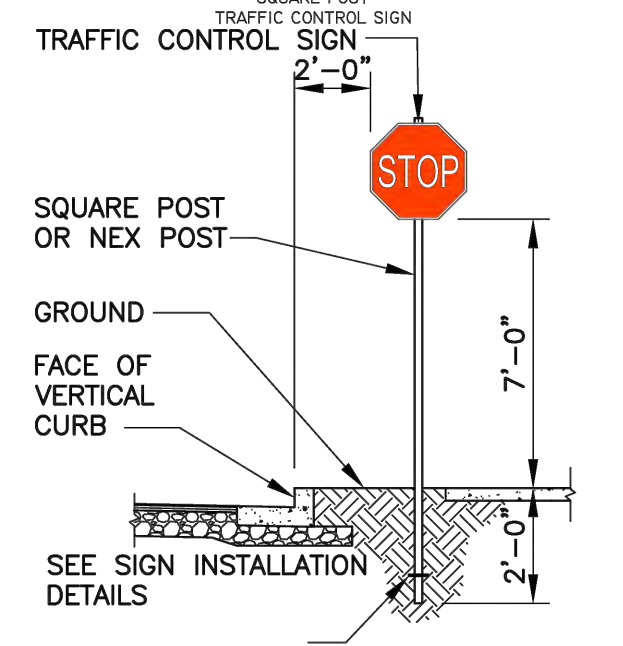
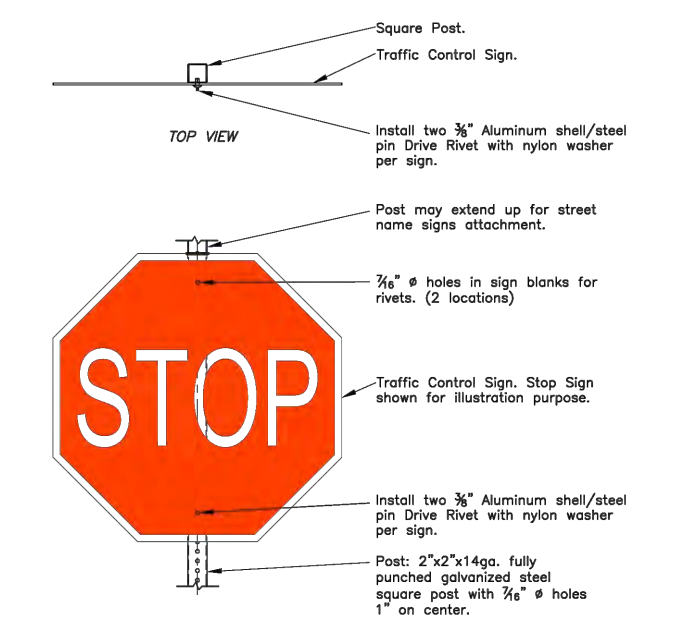
PLAN VIEW
 NOT TO SCALE

TYPE "BELOW GRADE"

CATCH BASIN PROTECTION (TYPE D)



CATCH BASIN PROTECTION (TYPE D)
 NTS



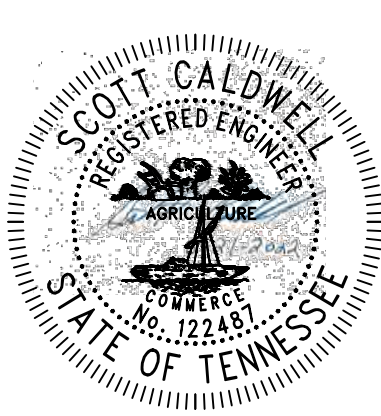
TRAFFIC CONTROL SIGN AT VERTICAL CURB
 STOP SIGN
 NTS

CALDWELL
 Design & Engineering
 480 No Pine Valley Road, Georgetown, TN 37336
 (C) 423.715.9757 (W) 423.336.6617
 CIVIL ENGINEER

TANER IRMAK
 DEVELOPER

RIVER PARK
 HIGH ST
 SWEETWATER, TN 37874
 PROJECT

REVISIONS	DATE



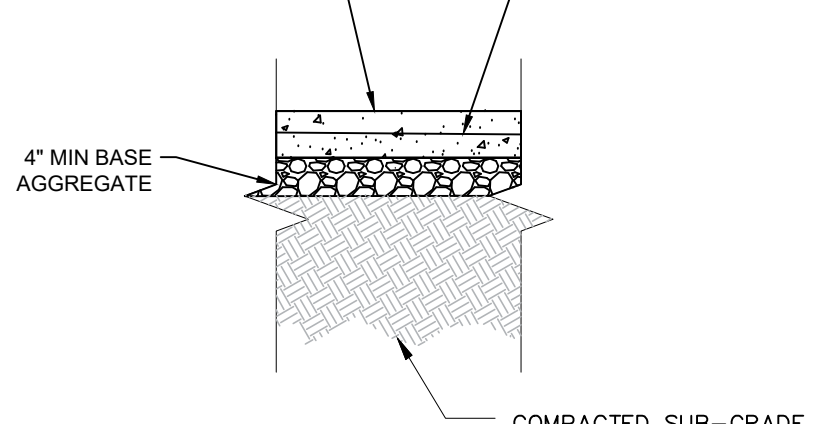
DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203

SHEET NAME
 SITE DETAILS

SHEET NUMBER
 C-7

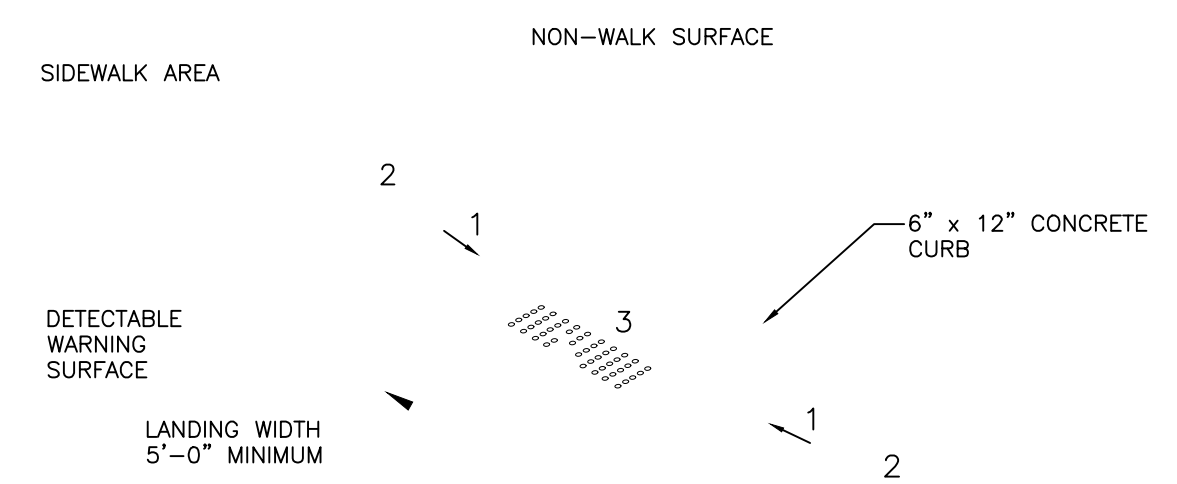
4" MIN CLASS "A" 4000 PSI AIR ENTRAINED CONCRETE.



- NOTES:
- EXISTING SOILS TO BE COMPACTED TO 95% OF MAX DRY UNIT WEIGHT (SEE GEOTECH REPORT)
 - ASPHALT CONCRETE (A.C.) PAVEMENT TO BE PLACED ACCORDING TO SPECIFICATIONS.
 - SURFACE TO BE BROOM FINISHED AND ALL EDGES TO BE TOOLED (SEE JOINT DETAIL).
 - SIDEWALKS TO BE 4" WITH 4" MIN AGGREGATE BASE

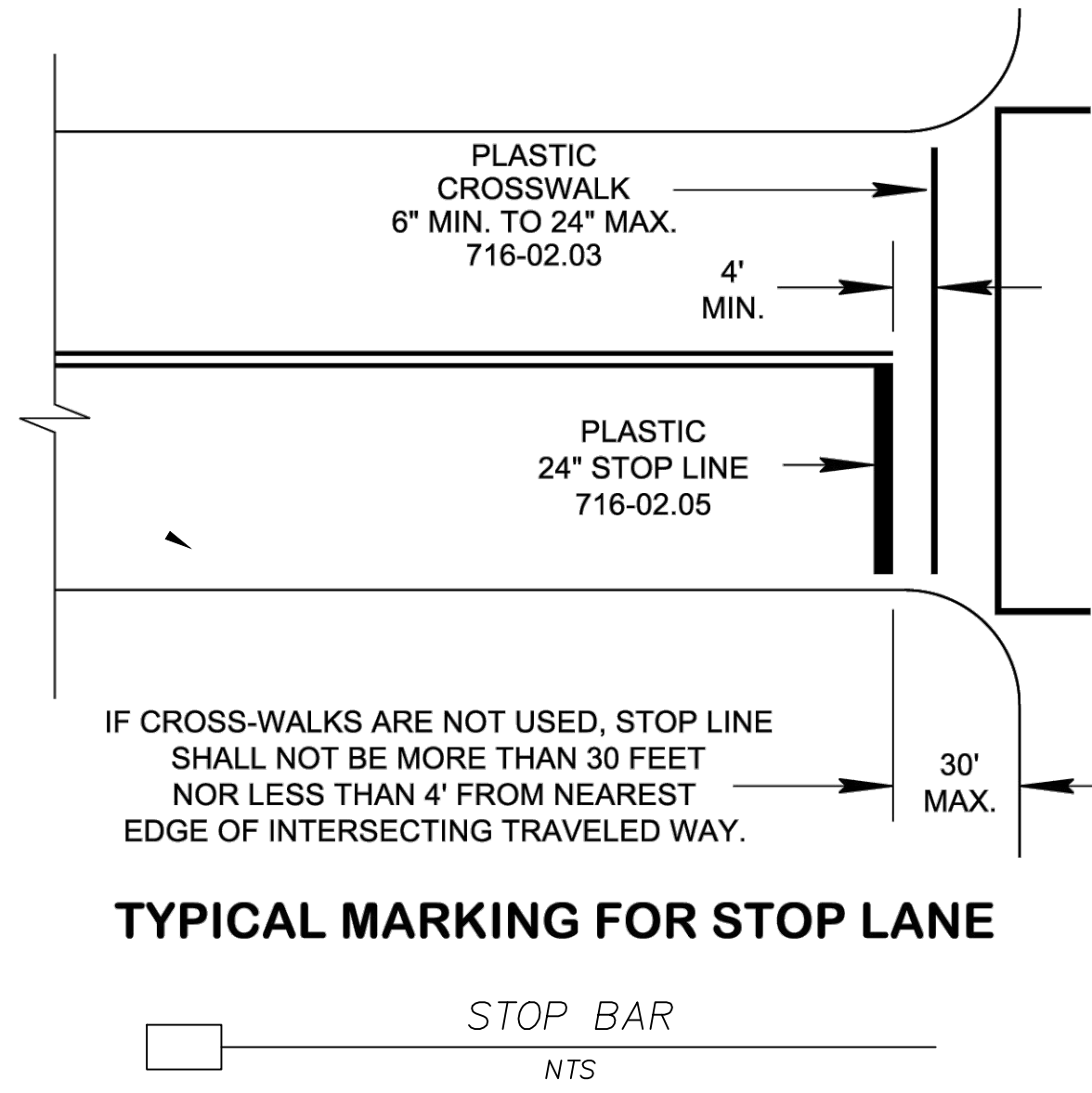
SIDEWALK CONCRETE SECTION
NTS

*NO GEOTECH REPORT WAS PROVIDED. CONCRETE DEPTHS WERE PROVIDED FROM STANDARD SPECIFICATIONS FOR SIDEWALKS.
*NOT TO BE USED FOR BUILDING FOUNDATIONS AND/OR RETAINING WALL STRUCTURES.



- NOTES:
- 8.33% (12:1) MAX RAMP SLOPE
 - CROSS SLOPE: 2.00%
 - CURB RAMP REQUIRE A 4 FOOT MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.

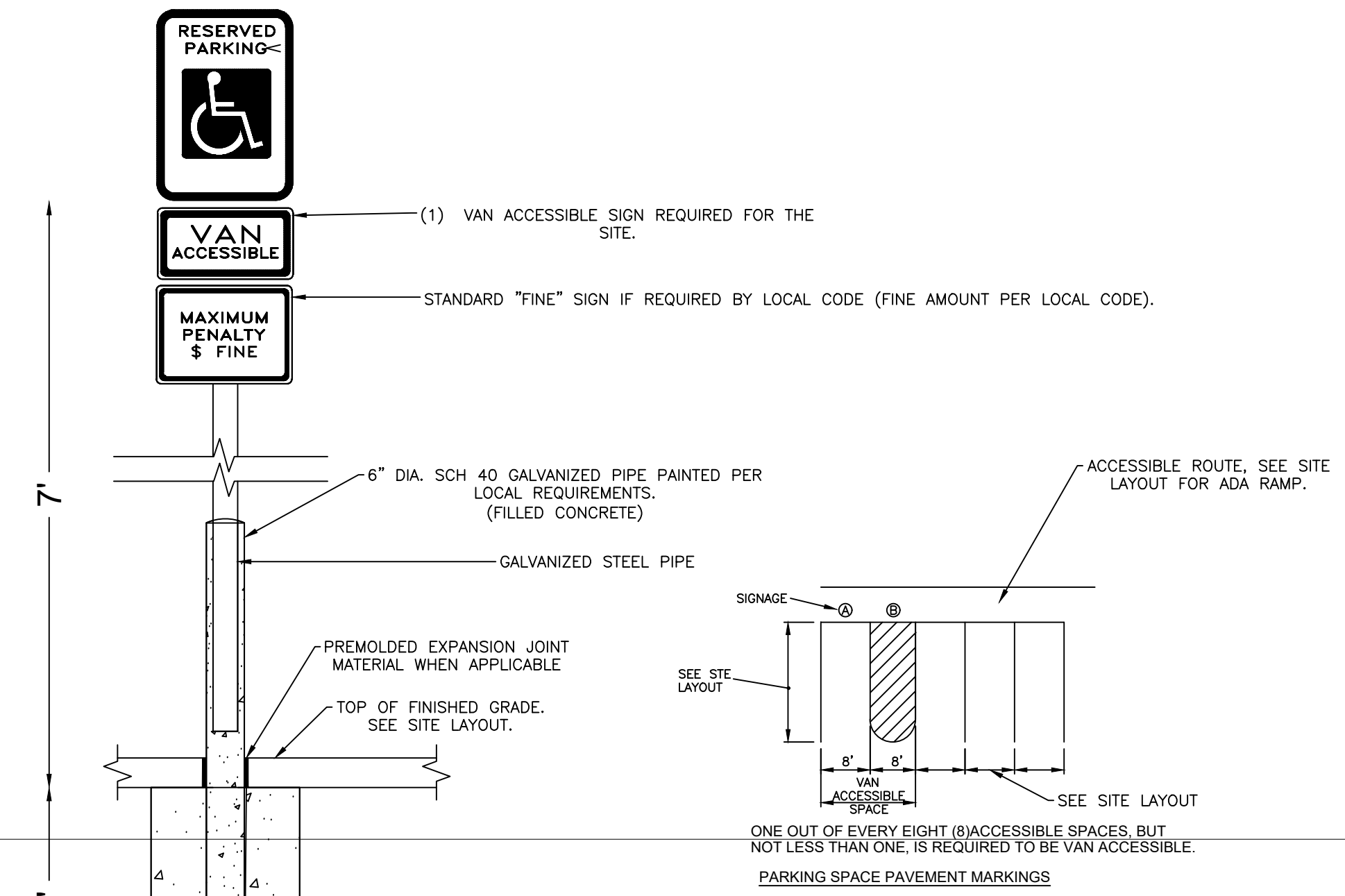
PARALLEL SIDEWALK RAMP DETAIL
NTS



IF CROSS-WALKS ARE NOT USED, STOP LINE SHALL NOT BE MORE THAN 30 FEET NOR LESS THAN 4' FROM NEAREST EDGE OF INTERSECTING TRAVELED WAY.

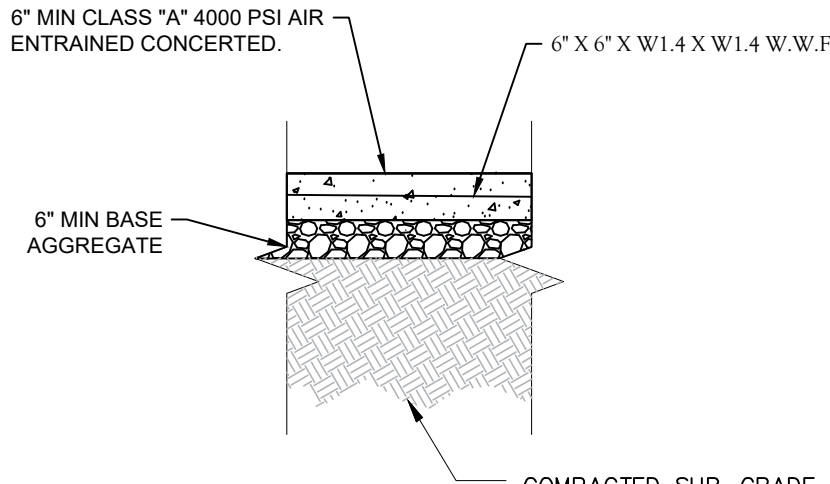
TYPICAL MARKING FOR STOP LANE

STOP BAR
NTS



- NOTES:
- ALL 12"x18" ACCESSIBLE SIGNS SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD).
 - REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND LOCAL CODE FOR SPECIFIC REQUIREMENTS.
 - USE STANDARD SIGNAGE IN THE AREA REQUIRED BY THE BUILDING INSPECTOR.

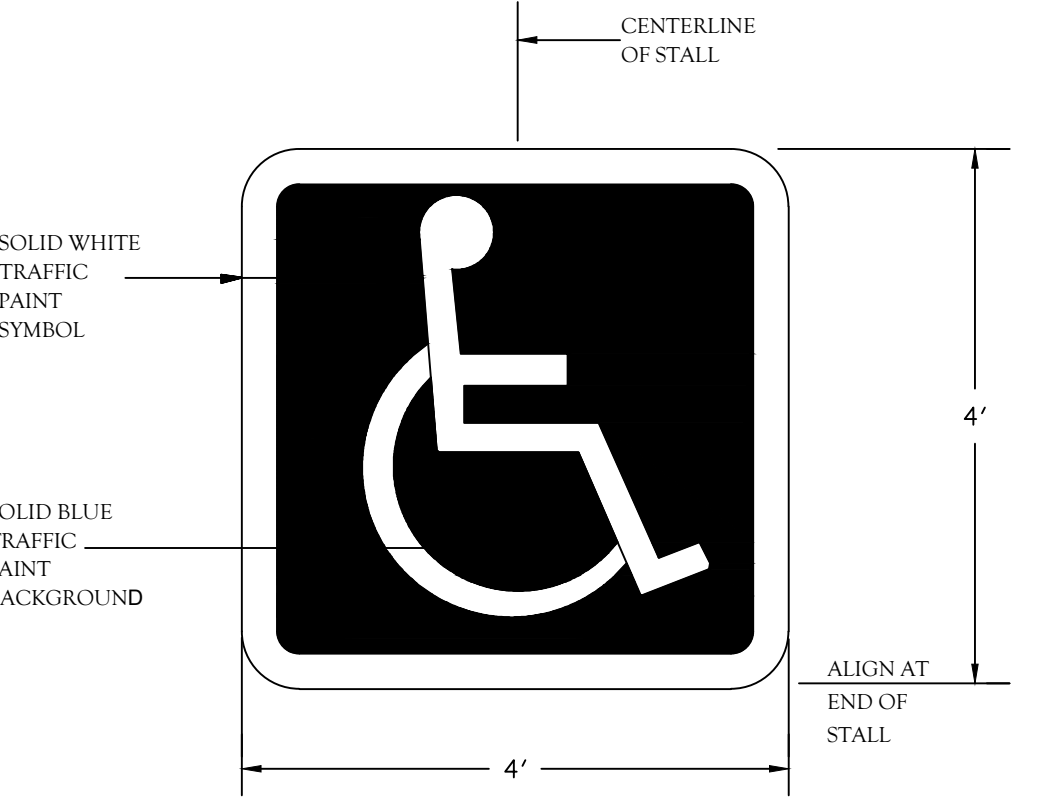
ACCESSIBLE PARKING SIGN
NTS



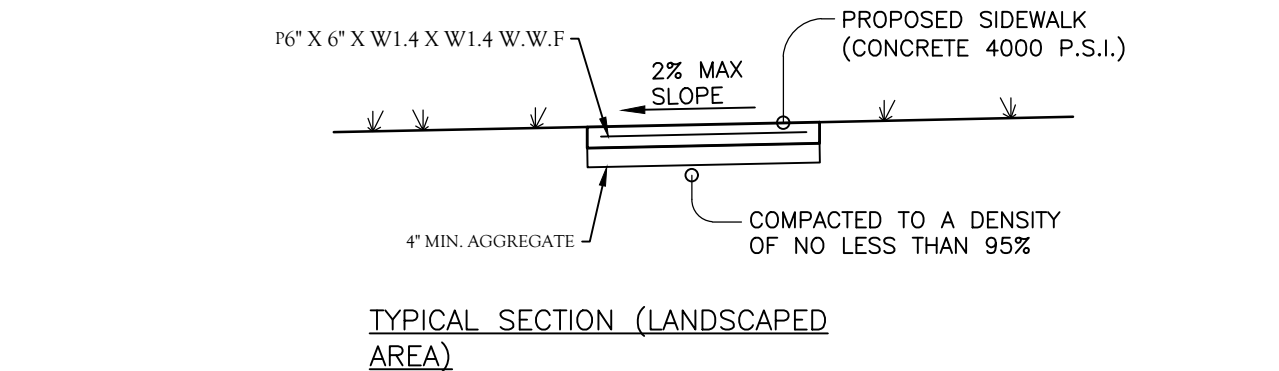
- NOTES:
- EXISTING SOILS TO BE COMPACTED TO 95% OF MAX DRY UNIT WEIGHT
 - SURFACE TO BE BROOM FINISHED AND ALL EDGES TO BE TOOLED (SEE JOINT DETAIL).

HEADY DUTY CONCRETE SECTION
NTS

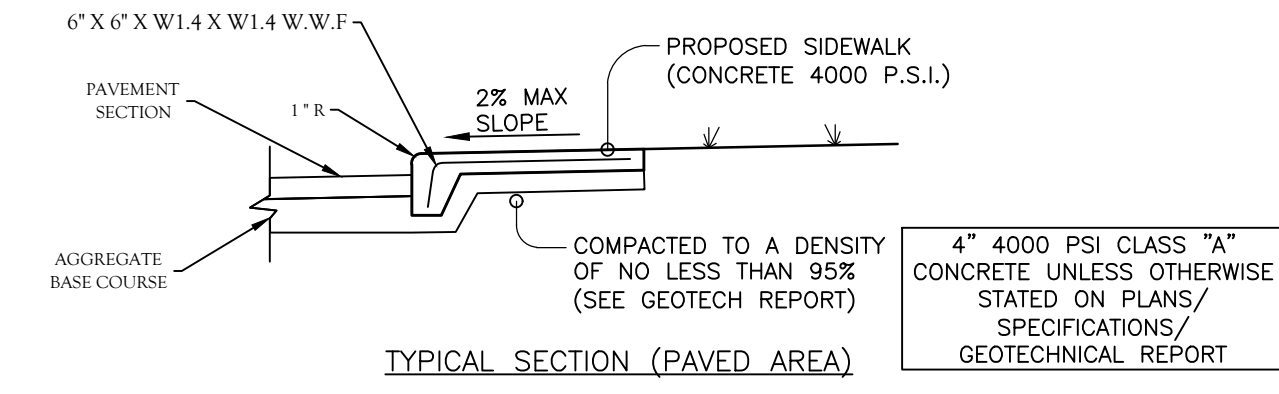
*NO GEOTECH REPORT WAS PROVIDED. CONCRETE DEPTHS WERE PROVIDED FROM FROM STANDARD SPECIFICATIONS FOR DUMPSTER PADS.
*NOT TO BE USED FOR BUILDING FOUNDATIONS AND/OR RETAINING WALL STRUCTURES.



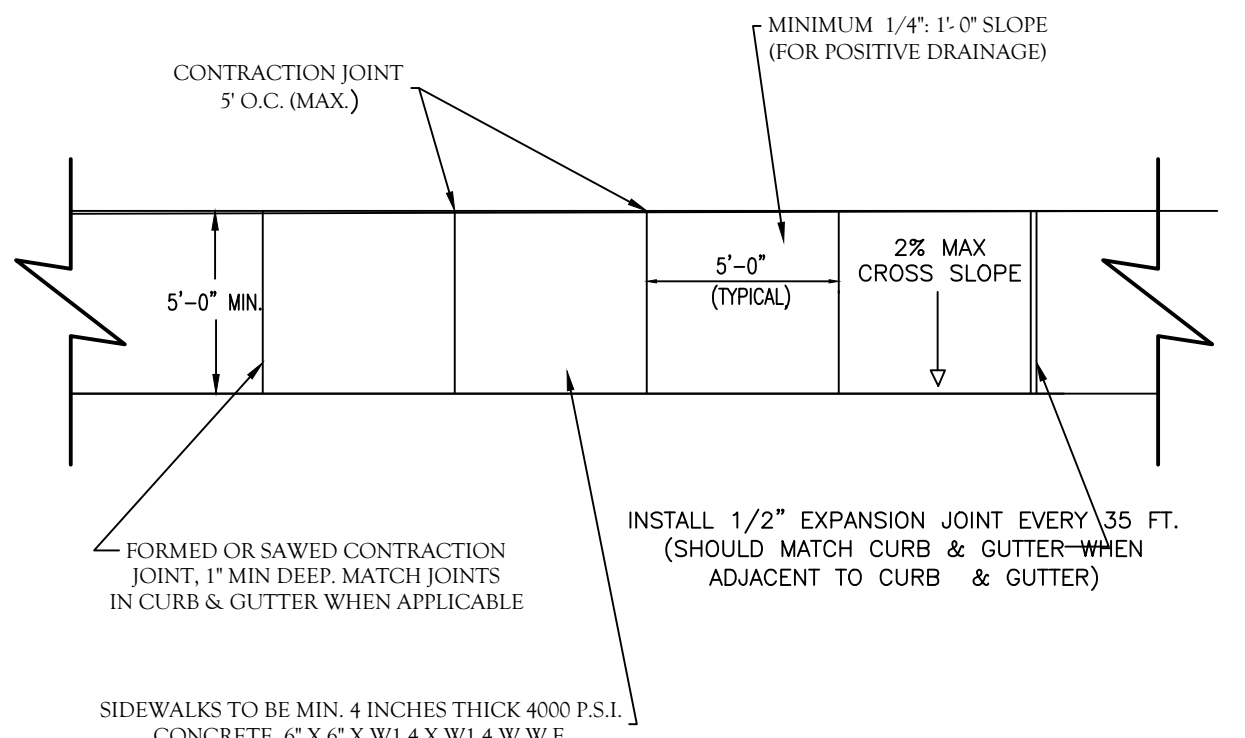
PAINTED ACCESSIBLE PARKING STALL SYMBOL
NTS



TYPICAL SECTION (LANDSCAPED AREA)

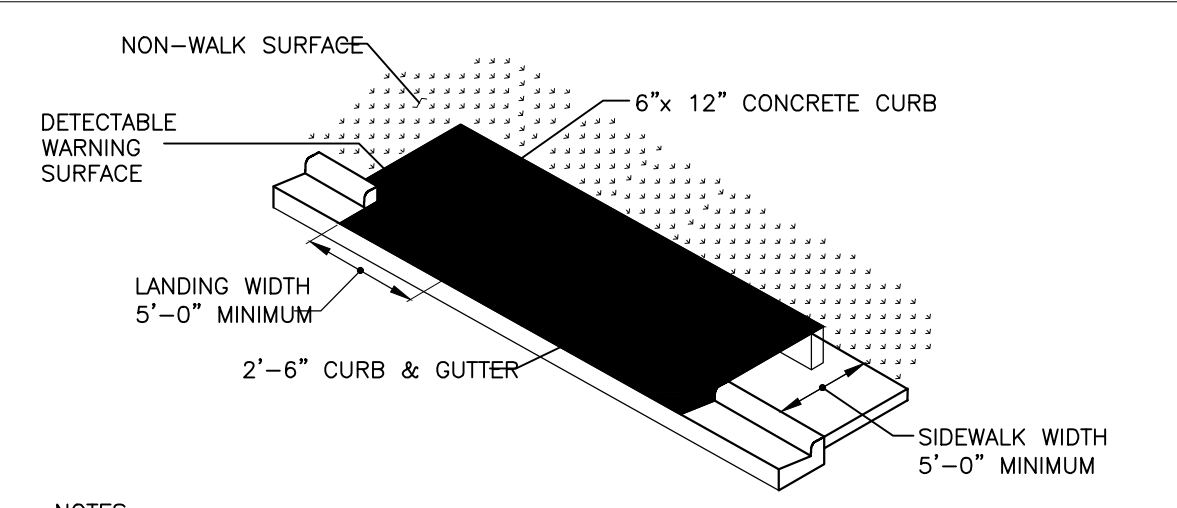


TYPICAL SECTION (PAVED AREA)



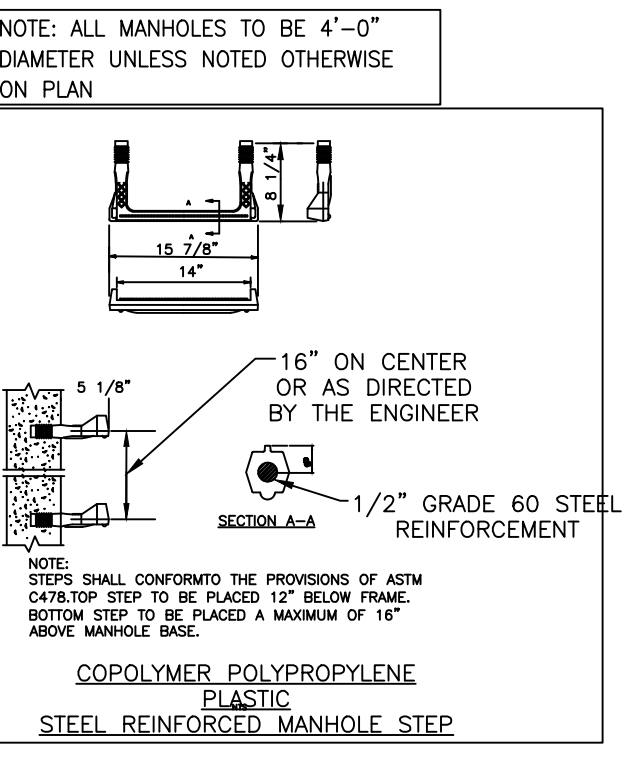
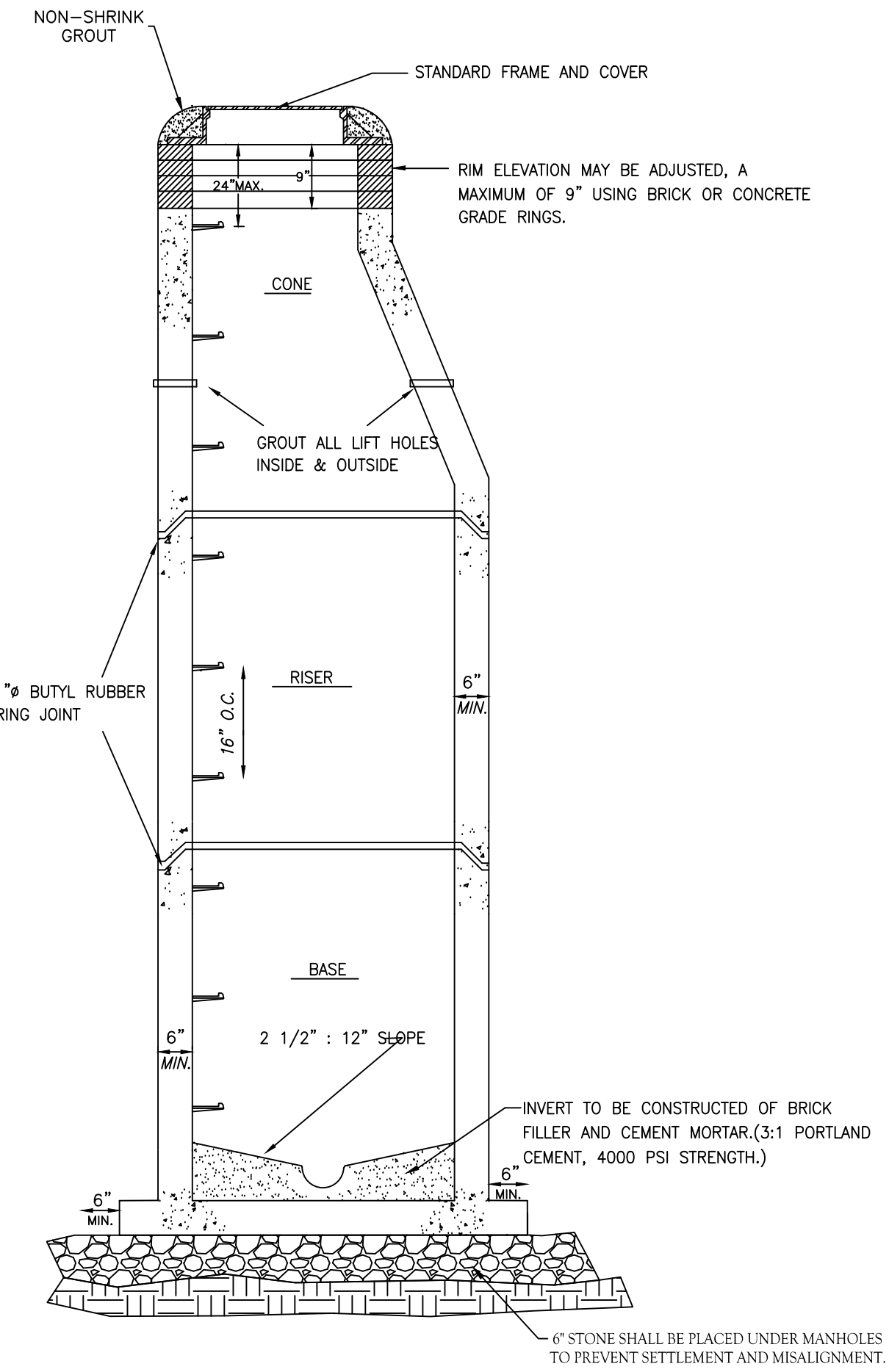
- NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF XXXXXXXX DEVELOPMENT GUIDELINES AND TECHNICAL SPECIFICATIONS
 - CONTRACTION JOINTS SHOULD BE FORMED OR SAWED COINCIDENT WITH THE 5' JOINTS IN THE CURB AND A MINIMUM 1/4" DEPTH
 - PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS AND/OR STRUCTURES. PROVIDE EXPANSION JOINTS AT P.C.'S & P.T.'S AND AT MAX 35' INTERVALS ON STRAIGHT RUNS.
 - SIDEWALKS/WHEELCHAIR RAMPS MUST MEET THE MOST CURRENT ADA STANDARDS AND CITY OF XXXXXX SPECIFICATIONS AT THE TIME OF CONSTRUCTION.
 - ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
 - A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AT SIDEWALK TURNDOWNS, PAVEMENT TURNDOWNS AND IN THE HANDICAP RAMPS.
 - ALL CONCRETE SHALL HAVE A 28 DAY CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI PER ASTM C39.

SIDEWALK TYPICAL DETAIL
NTS

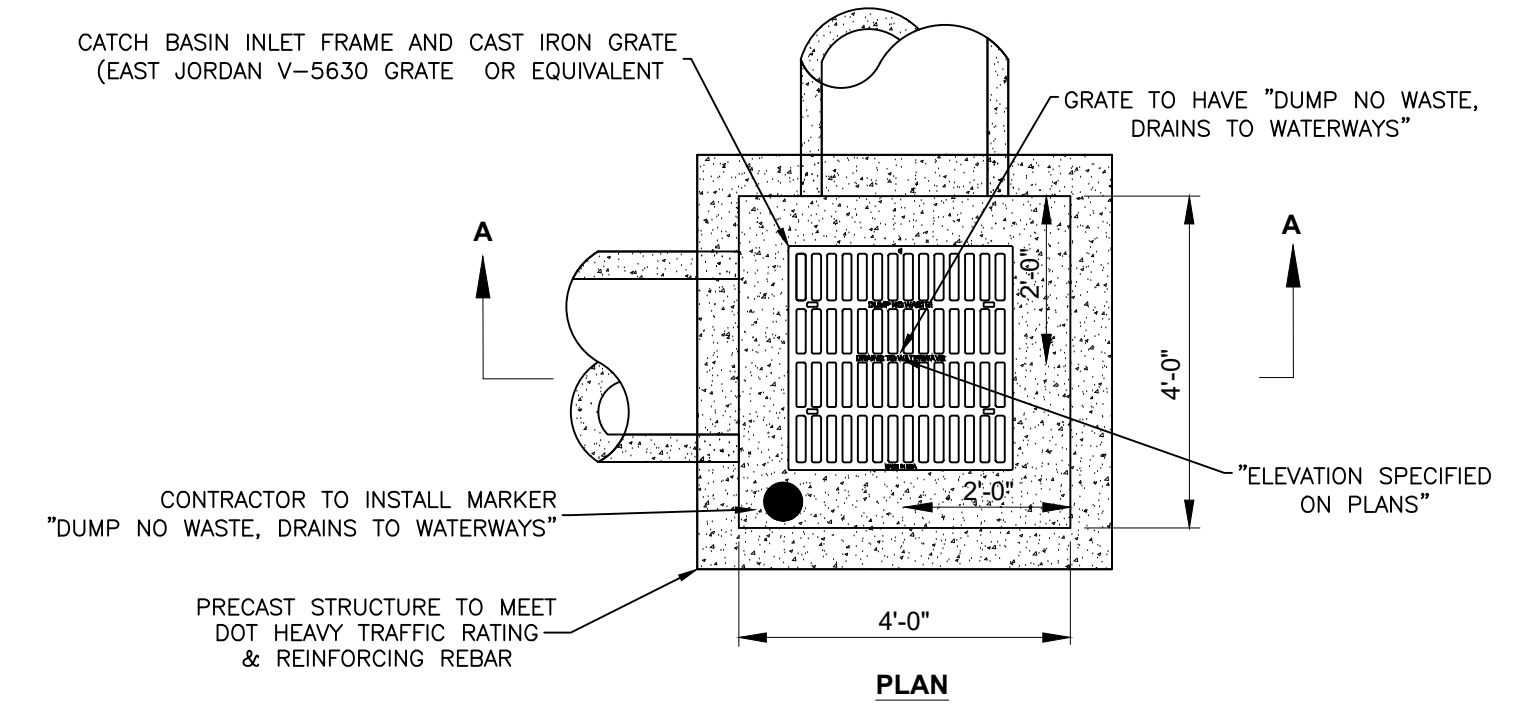


- NOTES:
- 8.33% (12:1) MAX RAMP SLOPE
 - CROSS SLOPE: 2.00%
 - CURB RAMP REQUIRE A 4 FOOT MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.

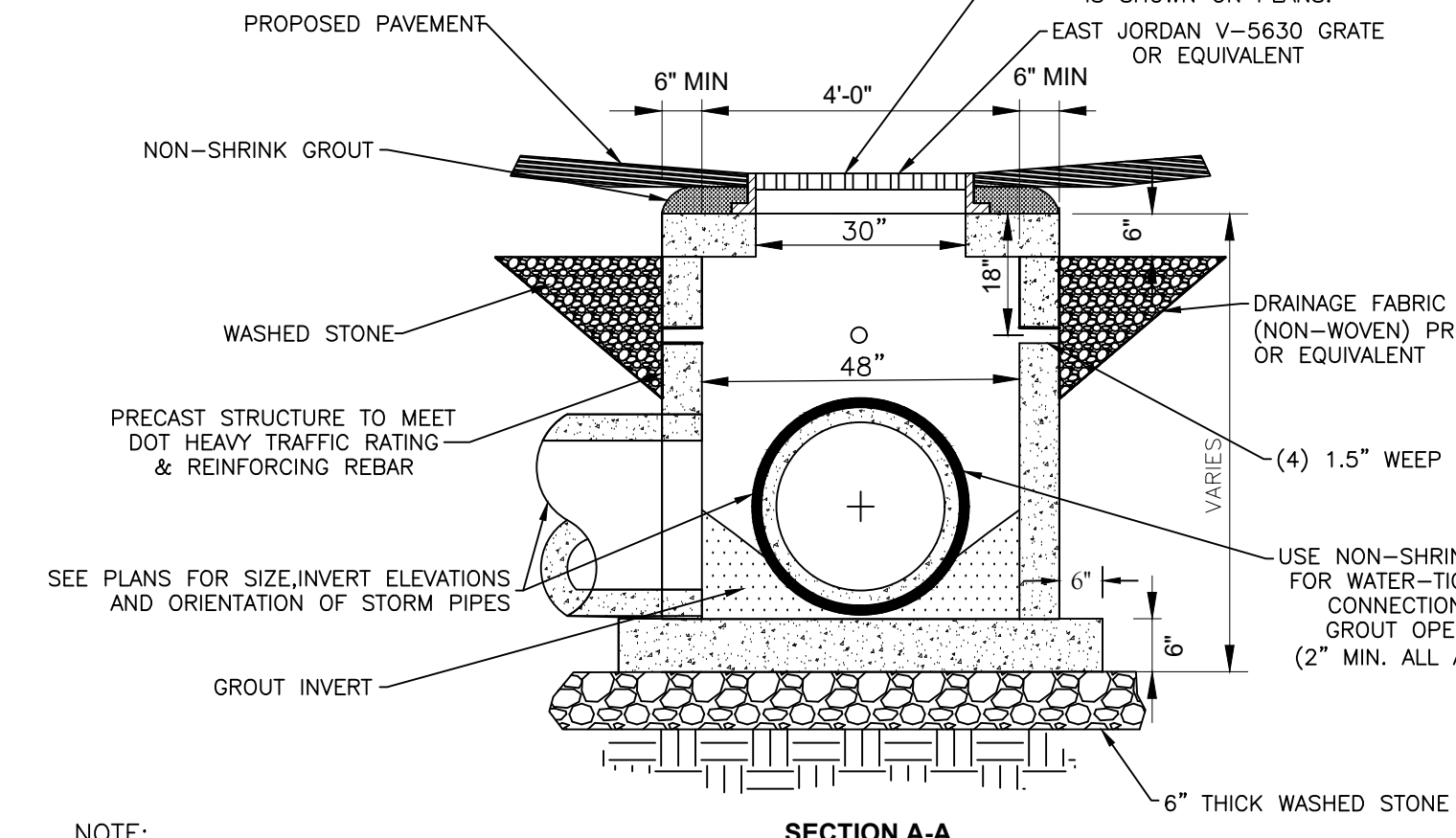
PARALLEL SIDEWALK RAMP DETAIL
NTS



TYPICAL PRECAST SANITARY SEWER MANHOLE
NTS



CATCH BASIN/JUNCTION BOX
NTS



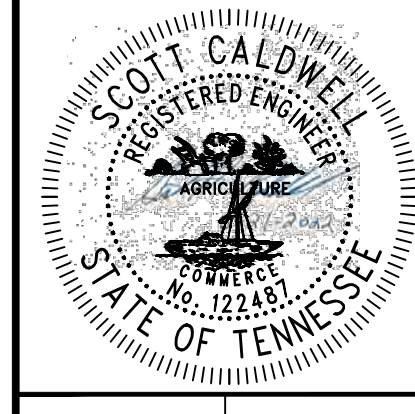
- NOTE:
- CONCRETE SHALL BE 4,000 P.S.I. MINIMUM FOR ALL PRECAST CONCRETE CATCH BASINS
 - SOLID COVER WHEN JUNCTION BOX IS SHOWN ON PLANS.
 - ALL B.M.P.S ARE TO MAINTAINED DURING THE CONSTRUCTION.
 - CONTRACTOR TO CLEAN ALL CATCH BASINS WHEN FINAL STABILIZATION HAS BEEN ESTABLISHED.
 - COMPACTION OF EXISTING SOIL AND WASHED STONE TO BE ACCORDING TO GEOTECH REPORT SPECIFICATIONS.

CALDWELL
Design & Engineering
480 No Pone Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617
CIVIL ENGINEER

TANER IRMAK
PROJECT DEVELOPER

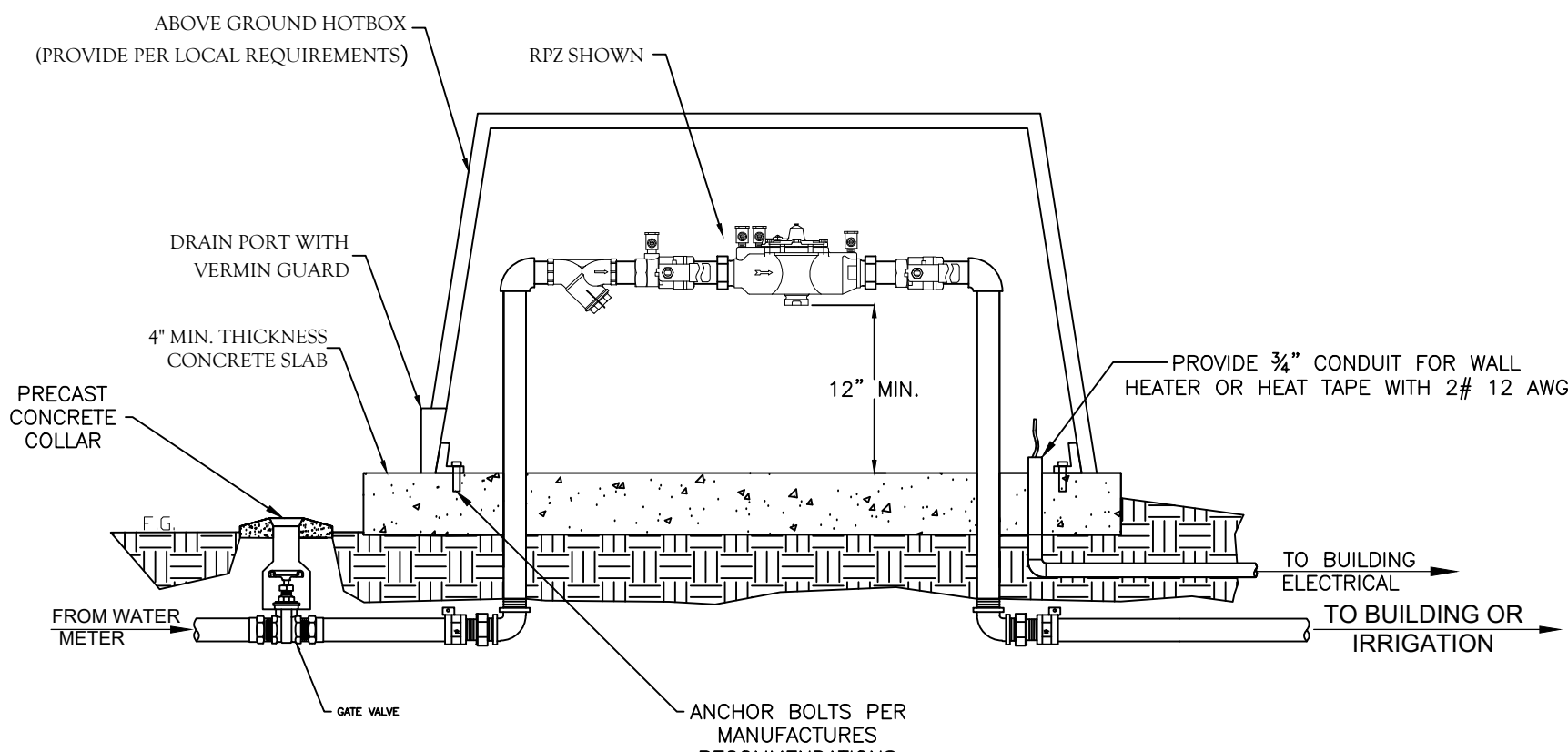
RIVER PARK HIGH ST
SWEETWATER, TN 37874

REVISIONS	DATE



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203
SHEET NAME
SITE DETAILS
SHEET NUMBER
C-8



NOTES:

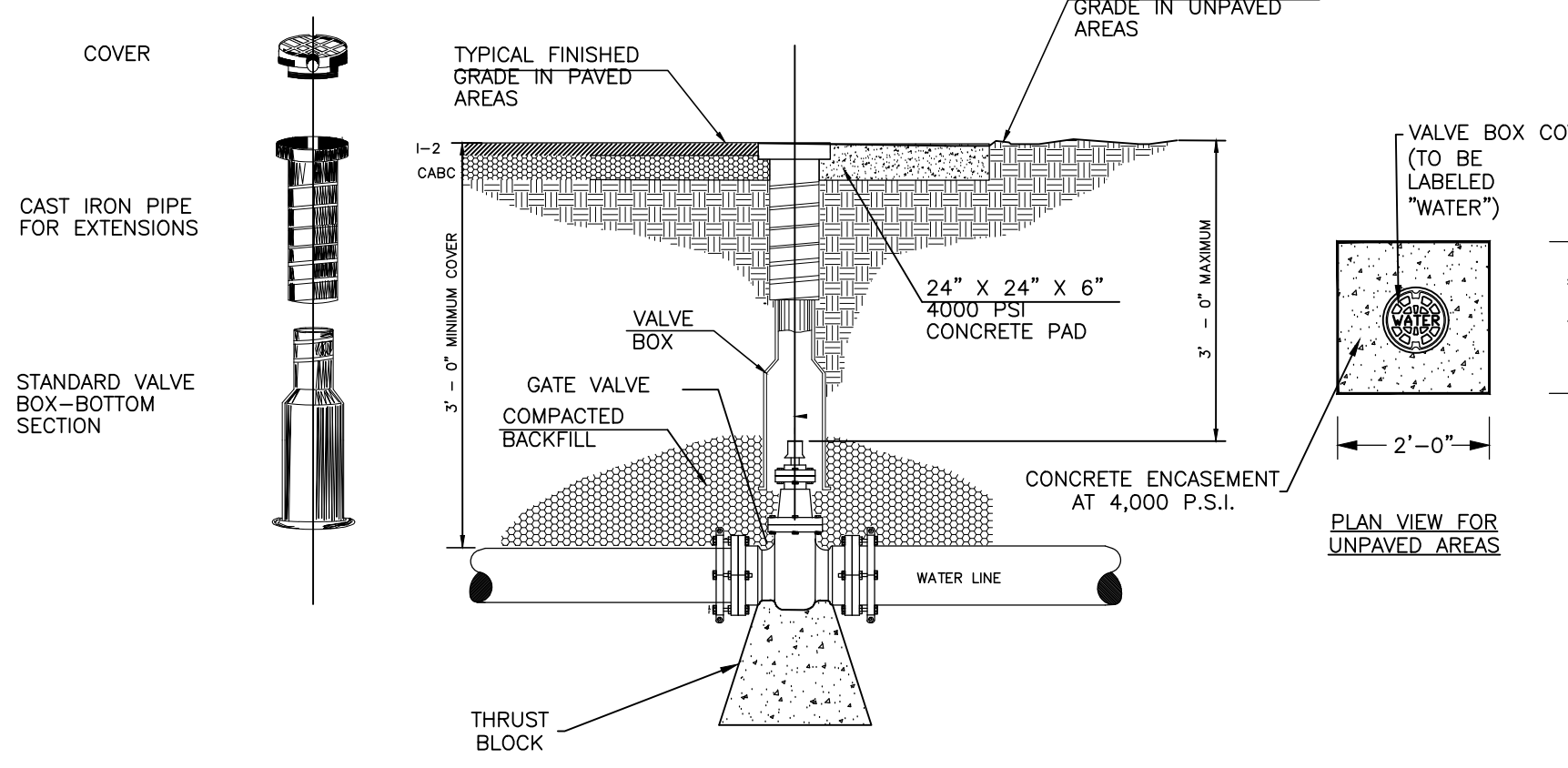
1. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY TO DETERMINE THE LOCAL SPECIFICATIONS AND REQUIREMENTS FOR THE WATER SERVICE CONNECTION.
2. UTILITY CONTRACTOR RESPONSIBLE FOR ALL COST AND MATERIALS FOR THE SERVICE AND TAP OF THE WATER SERVICES (INCLUDING TEMPORARY SERVICE, FIRE AND IRRIGATION TAPS & MATERIALS).

FOR IRRIGATION IF APPLICABLE

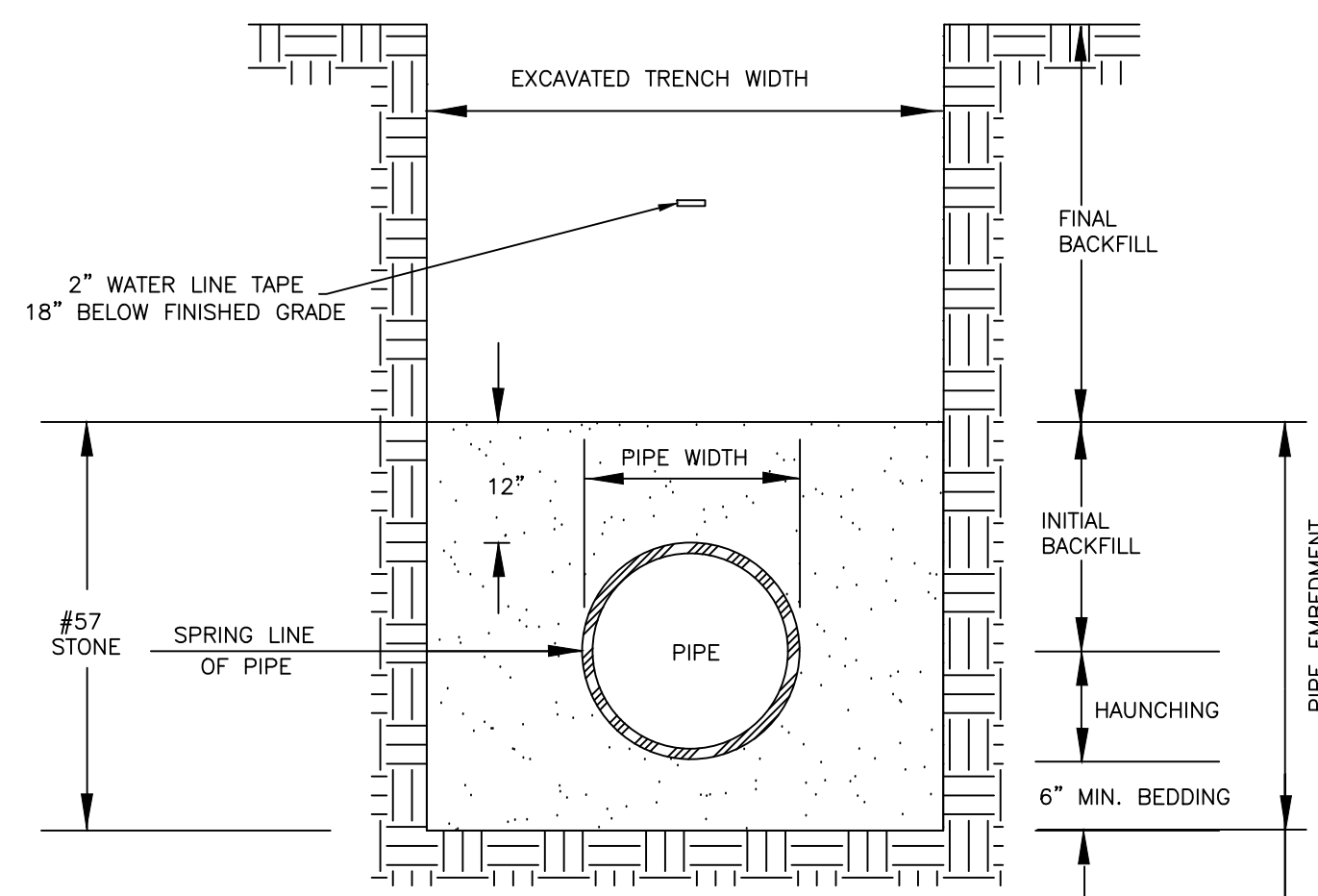
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER DETAIL 2" DIA. & SMALLER
NTS

NOTES:

1. SEE STANDARD THRUST BLOCK DIMENSIONS.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
3. VALVE BOX WILL NOT CONTACT WATER MAIN OR VALVE.
4. VALVE PAD REQUIREMENTS SHALL NOT BE APPLICABLE FOR IMPROVED PAVED SURFACES.
5. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY TO DETERMINE THE LOCAL SPECIFICATIONS AND REQUIREMENTS.



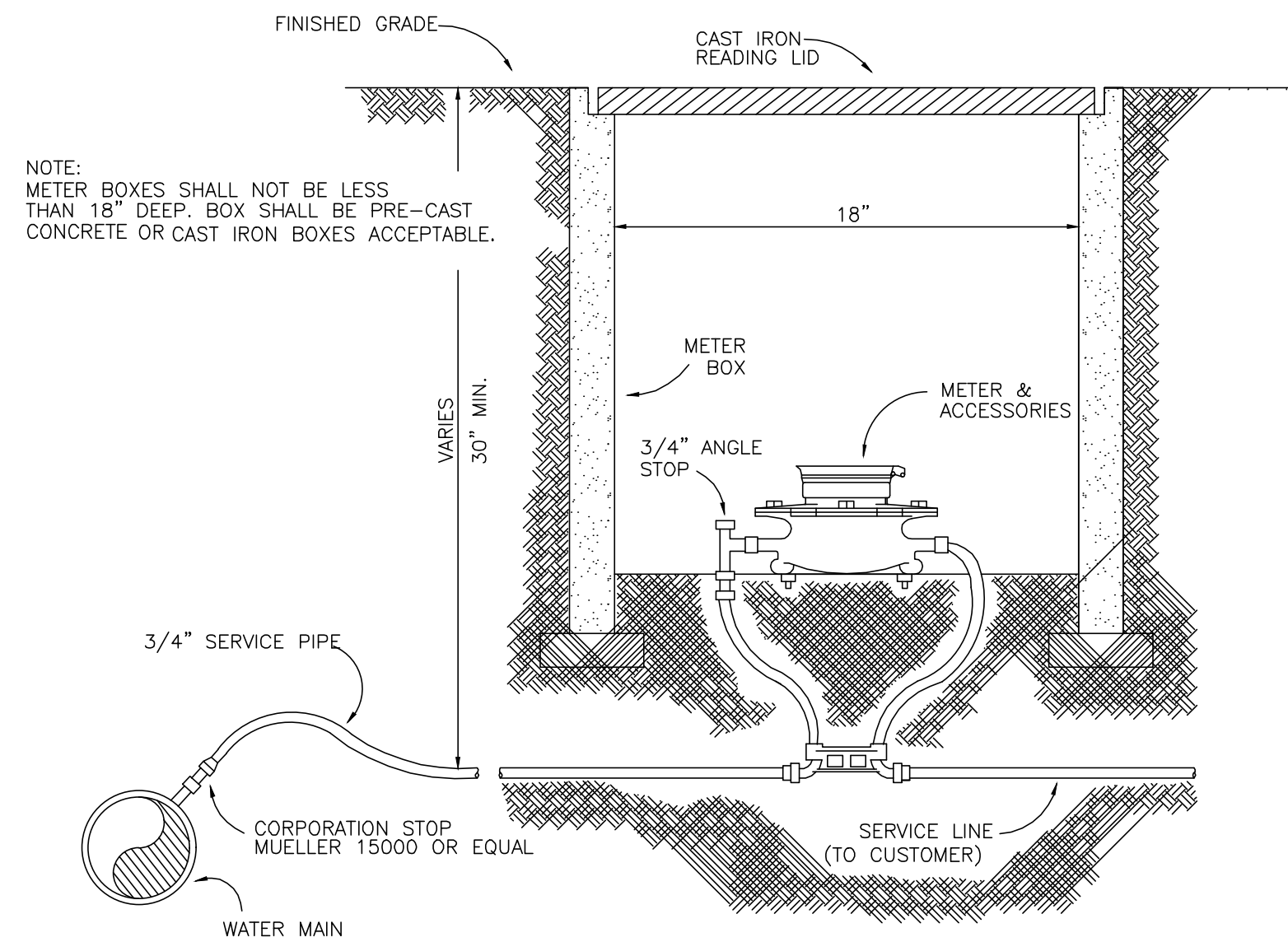
TYPICAL WATER VALVE BOX DETAIL
NTS



NOTES:

1. ALL BEDDING, HAUNCHING AND INITIAL BACKFILL TO BE #57.
2. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY TO DETERMINE THE LOCAL SPECIFICATIONS AND REQUIREMENTS.

WATER & SEWER PIPE BEDDING DETAIL
NTS

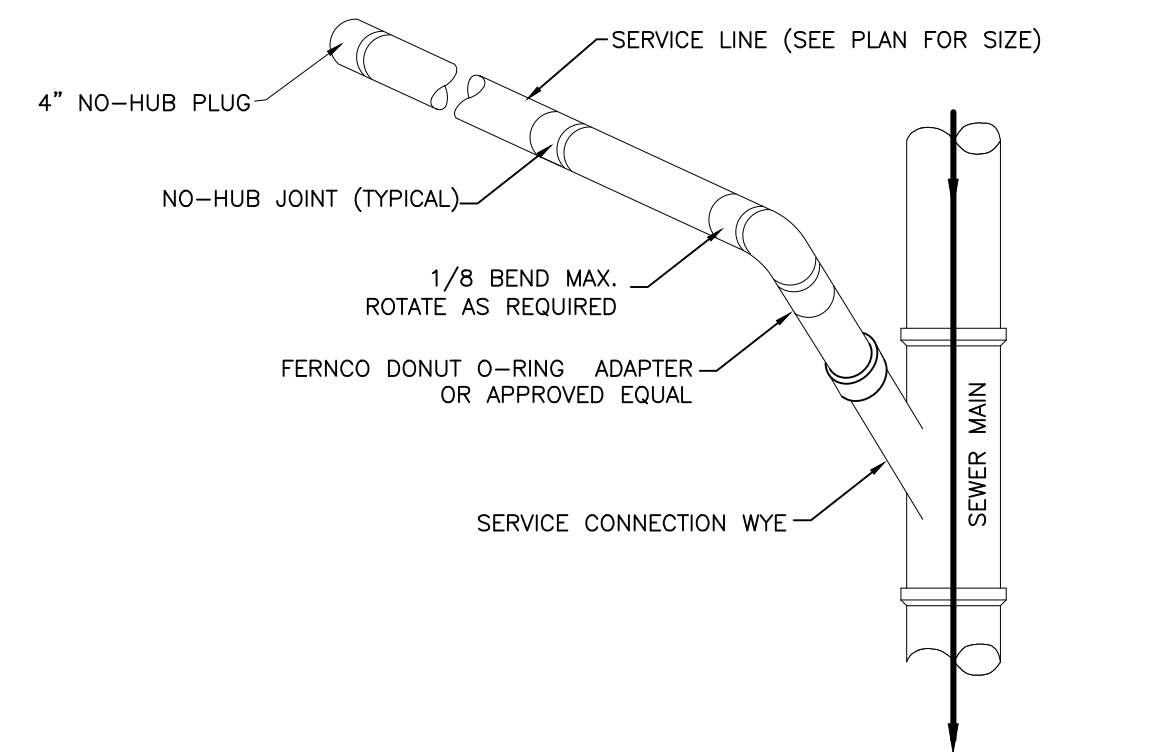


NOTE: METER BOXES SHALL NOT BE LESS THAN 18" DEEP. BOX SHALL BE PRE-CAST CONCRETE OR CAST IRON BOXES ACCEPTABLE.

NOTES:

1. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY TO DETERMINE THE LOCAL SPECIFICATIONS AND REQUIREMENTS FOR THE WATER SERVICE CONNECTION.
2. UTILITY CONTRACTOR RESPONSIBLE FOR ALL COST AND MATERIALS FOR THE SERVICE AND TAP OF THE WATER SERVICES (INCLUDING TEMPORARY SERVICE, FIRE AND IRRIGATION TAPS & MATERIALS).

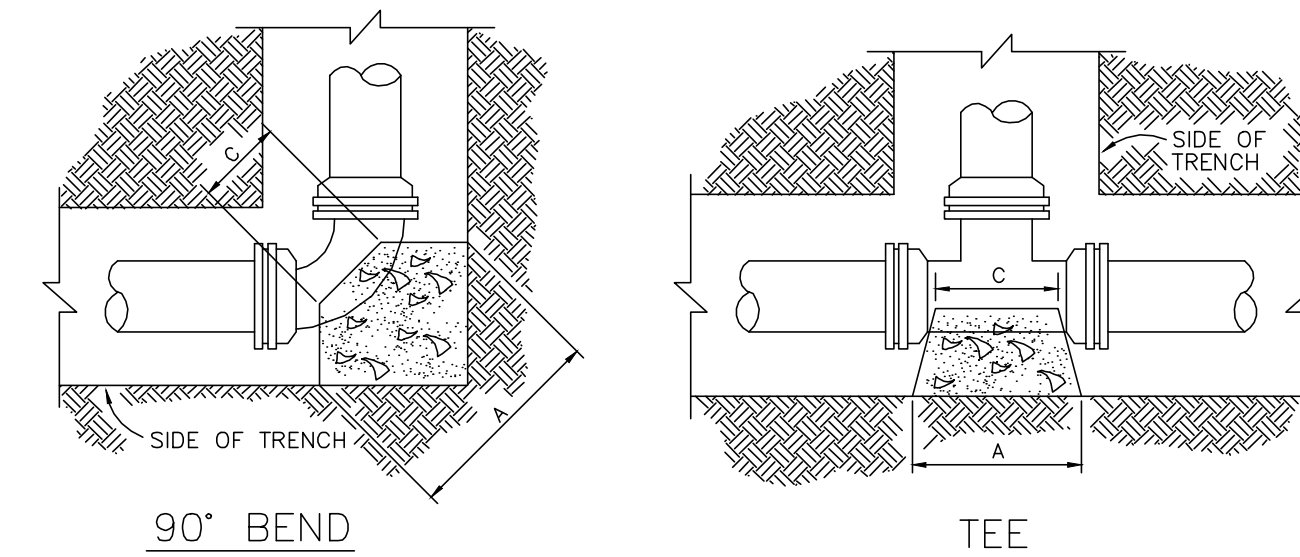
TYPICAL WATER SERVICE ASSEMBLY
5/8 X 3/4 INCH METER
NTS



NOTES:

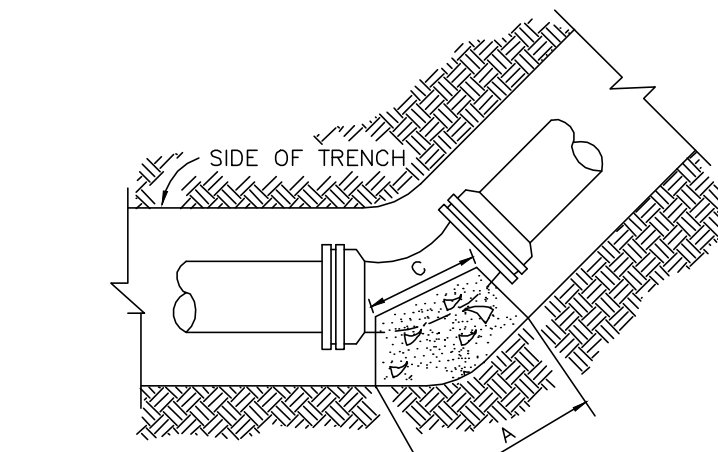
1. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY TO DETERMINE THE LOCAL SPECIFICATIONS AND REQUIREMENTS.
2. SEE TRENCHING AND BACKFILL DETAIL FOR REQUIREMENTS.

TYPICAL SEWER SERVICE CONNECTION
NTS



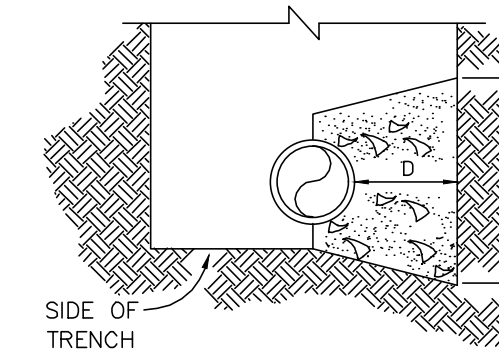
90° BEND

TEE

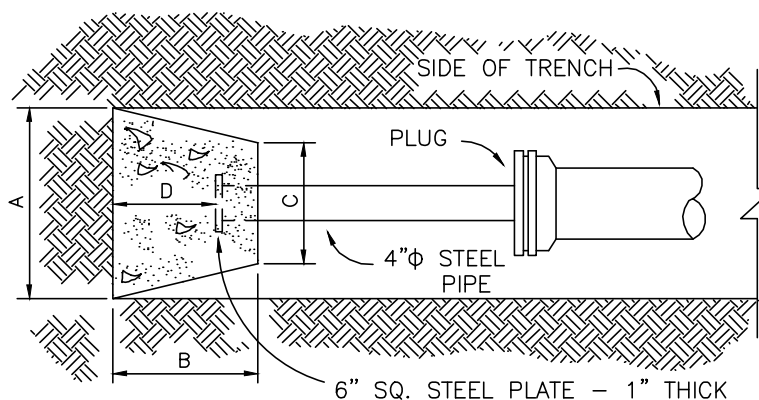


45° - 22 1/2° - 11 1/4° BENDS

NOTE: THRUST BLOCK TO BE POURED AGAINST UNDISTURBED EARTH. SEE TBD2 FOR SIZE



TYPICAL SECTION



PLUG

TYPICAL THRUST BLOCKING DETAILS & DIMENSIONS
NTS

90° BEND	
SIZE	
A	2" 4" 6" 8" 10" 12" 18"
B	16" 16" 26" 33" 40" 50" 70"
C	9" 9" 12" 12" 15" 16" 22"
D	8" 8" 12" 16" 20" 25" 24"

45° BEND	
SIZE	
A	2" 4" 6" 8" 10" 12" 18"
B	12" 12" 18" 24" 31" 37" 52"
C	8" 8" 10" 12" 14" 16" 14"
D	6" 6" 9" 12" 15" 18" 18"

22-1/2° BEND	
SIZE	
A	2" 4" 6" 8" 10" 12" 18"
B	9" 9" 13" 18" 23" 26" 40"
C	8" 8" 10" 12" 14" 16" 15"
D	4" 4" 6" 9" 11" 13" 16"

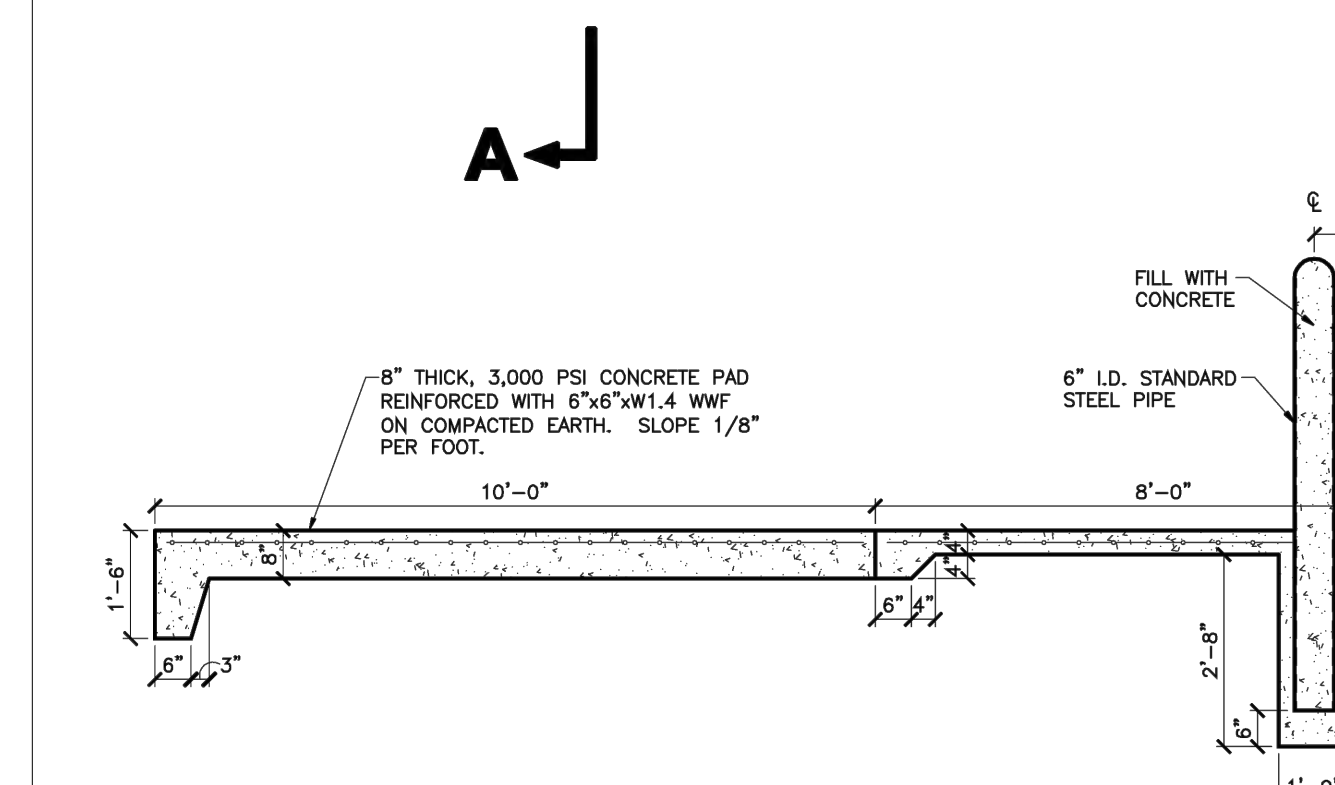
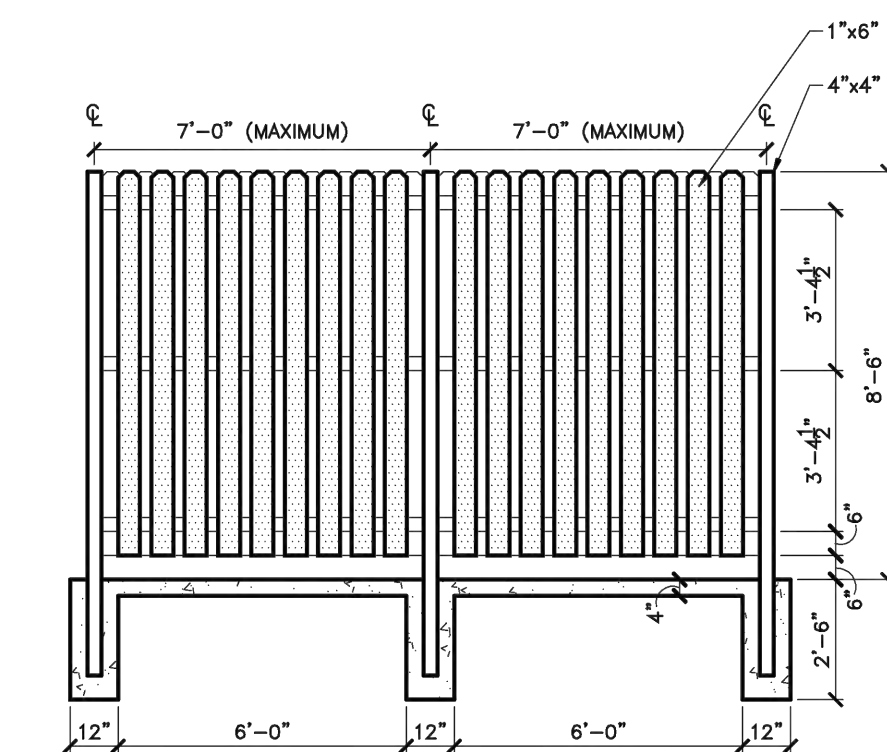
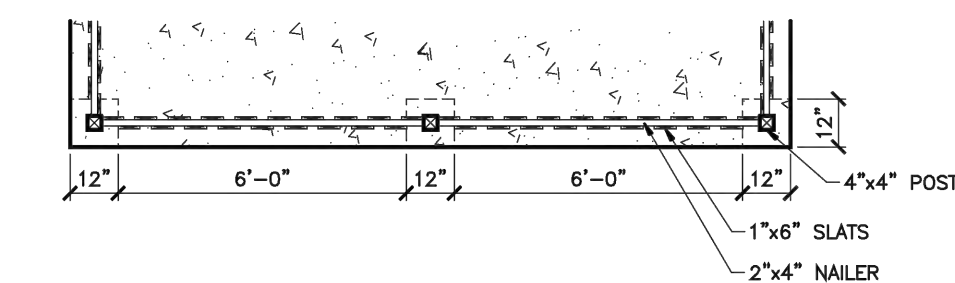
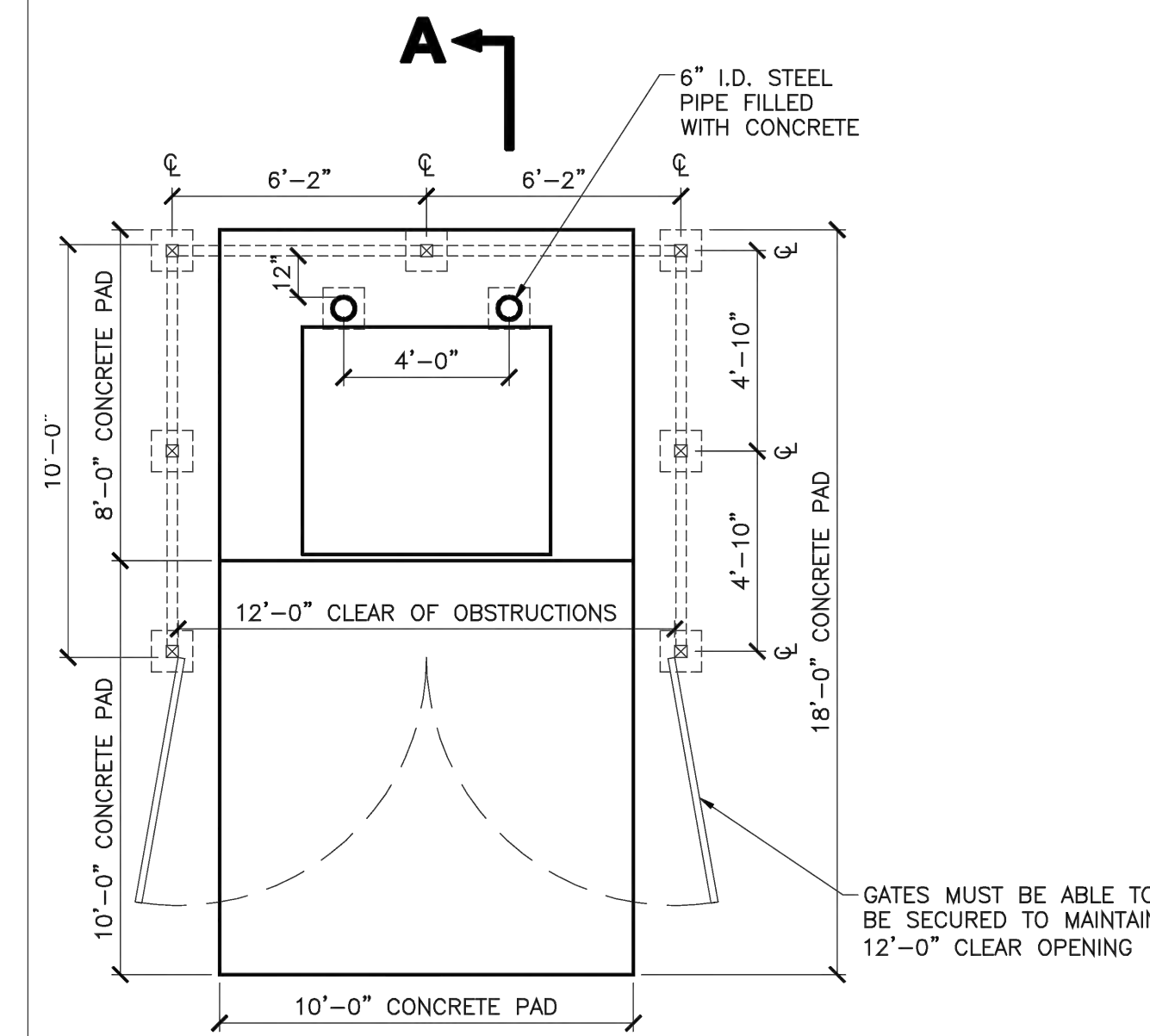
11-1/4° BEND	
SIZE	
A	2" 4" 6" 8" 10" 12" 18"
B	9" 9" 11" 13" 16" 18" 30"
C	8" 8" 10" 12" 14" 16" 15"
D	4" 4" 5" 6" 8" 9" 16"

TEE	
SIZE	
Main	2"-6" 8"-12" 8"-10" 12" 12" 12" 18"
Branch	2"-6" 2"-6" 8"-10" 2"-6" 8"-10" 12" 16"-8"
A	26" 26" 43" 26" 43" 52" 70"
B	26" 26" 43" 26" 43" 52" 70"
C	12" 12" 12" 12" 12" 12" 30"
D	13" 13" 21" 13" 21" 26" 24"

PLUG	
SIZE	
A	2" 4" 6" 8" 10" 12" 18"
B	26" 26" 26" 34" 43" 52" 70"
C	12" 12" 12" 12" 12" 12" 30"
D	11" 11" 11" 15" 22" 32" 32"

NOTES:

1. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY TO DETERMINE THE LOCAL SPECIFICATIONS AND REQUIREMENTS.



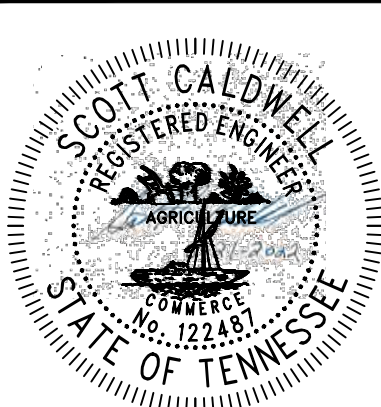
XX DUMPSTER PAD AND ENCLOSURE
NTS

CALDWELL
Design & Engineering
480 No Pine Valley Road, Georgetown, TN 37336
(C) 423.715.9757 (W) 423.336.6617
CIVIL ENGINEER

TANER IRMAK
DEVELOPER

RIVER PARK
HIGH ST
SWEETWATER, TN 37874
PROJECT

REVISIONS	DATE
REV 1	8-11-2022



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203

SHEET NAME

SITE DETAILS

SHEET NUMBER

C-9



Know what's below.
Call before you dig.

LANDSCAPE LEGEND					
TREE LEGEND	NAME	SCIENTIFIC NAME	CALIPER (INSTALLED)	MIN. HEIGHT	QUANTITY
	RED MAPLE	ACER RUBRUM	2"	NA	83
	DOGWOOD	CORNUS	NA	6'	33
	RED BUD	CERCIS CANADENSIS	NA	6'	34
	OAK LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	NA	3'	79

C-3 BUFFER (30 FEET)

REQUIRED

CANOPY = 1/725 S.Q. FT. OF BUFFER
 UNDERSTORY = 1/600 SQ.FT OF BUFFER
 SHRUBS = 1/500 SQ.FT OF BUFFER

PROVIDED OF 31,435 SQ.FT OF BUFFER

CANOPY 31,435 SQ.FT/ 725 SQ.FT TREES = 44 TREES
 UNDERSTORY 31,435 SQ.FT/ 500 SQ.FT TREES = 53 TREES
 SHRUBS 31,435 SQ.FT/ 150 SQ.FT TREES = 63 SHRUBS

R-2 BUFFER (20 FEET)

REQUIRED

CANOPY = 1/725 S.Q. FT. OF BUFFER
 UNDERSTORY = 1/600 SQ.FT OF BUFFER
 SHRUBS = 1/500 SQ.FT OF BUFFER

PROVIDED OF 31,435 SQ.FT OF BUFFER

CANOPY 7,945 SQ.FT/ 725 SQ.FT TREES = 11 TREES
 UNDERSTORY 7,945 SQ.FT/ 500 SQ.FT TREES = 14 TREES
 SHRUBS 7,945 SQ.FT/ 150 SQ.FT TREES = 16 SHRUBS

BUILDING LANDSCAPE

REQUIRED

1 CANOPY TREE /5,000 SQ.FT

TOTAL BUILDING SQ.FT = 48,500 SQ.FT

PROVIDED

48,500 SQ.FT/ 5,000 SQ.FT = 10 CANOPY TREES

STREET TREES

SPACING

MIN 25 O.C. MAX 75 O.C

REQUIRED

1 CANOPY TREE / 50 LF OF LF OF STREET

PROVIDED

505 LF OF STREET/ 1 TREE/50 LF = 11 CANOPY TREES

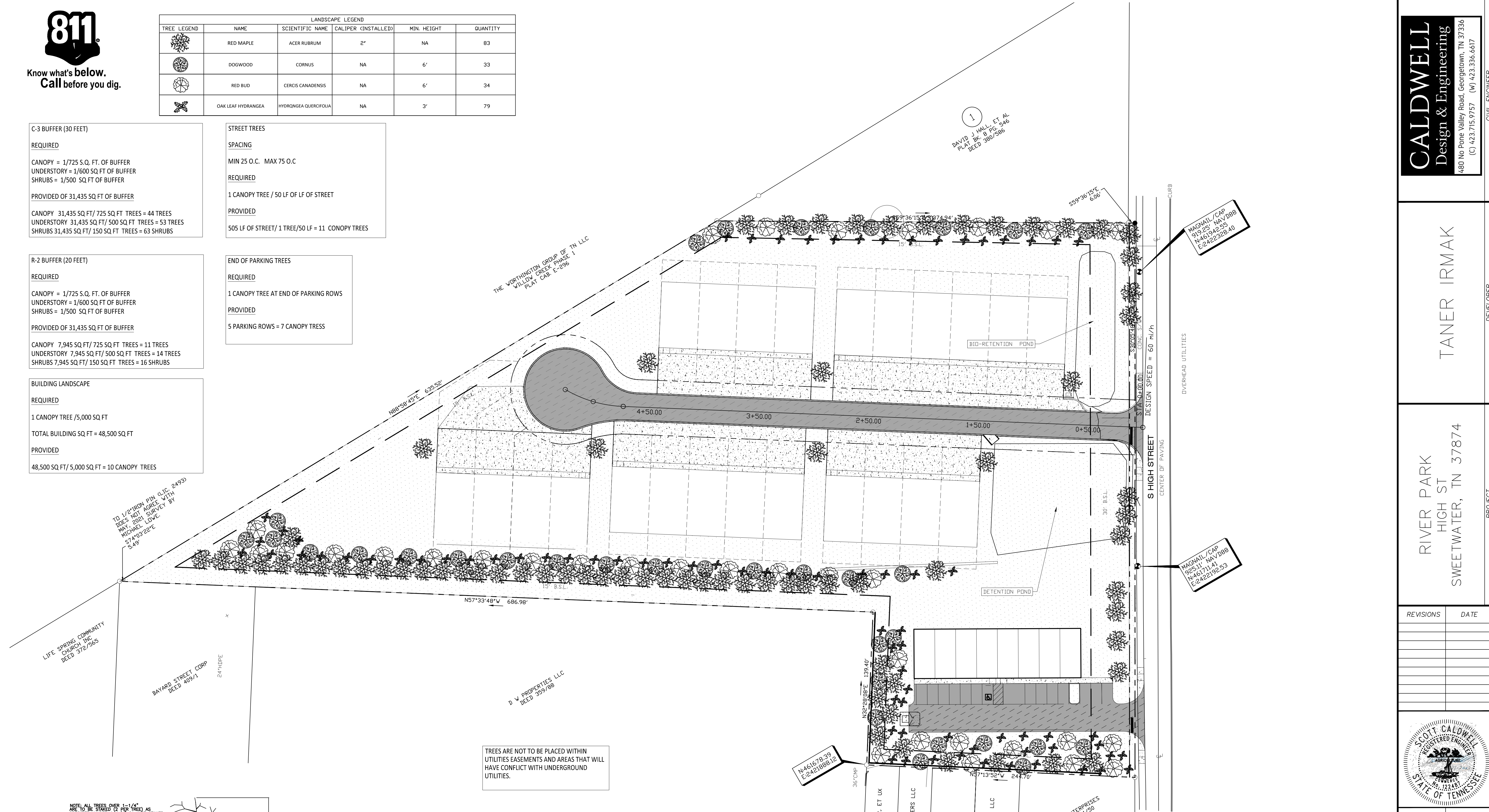
END OF PARKING TREES

REQUIRED

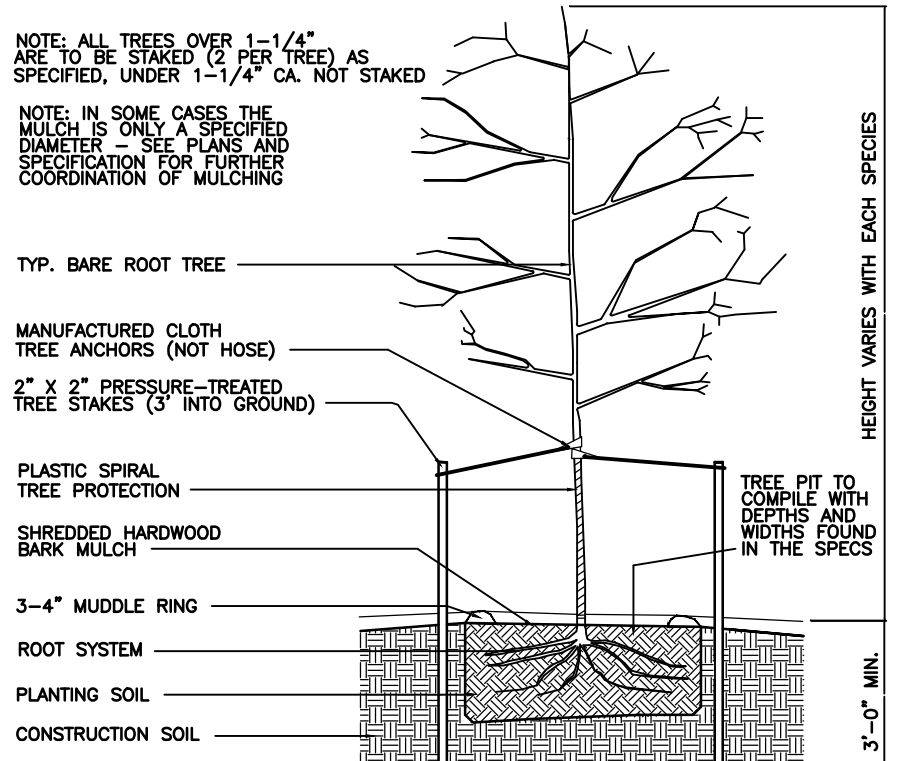
1 CANOPY TREE AT END OF PARKING ROWS

PROVIDED

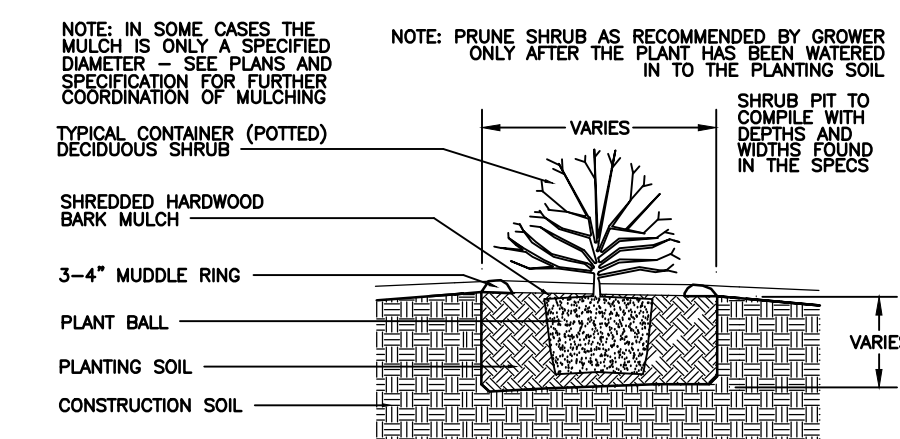
5 PARKING ROWS = 7 CANOPY TREES



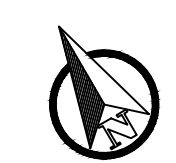
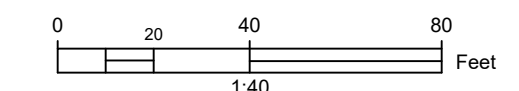
TREES ARE NOT TO BE PLACED WITHIN UTILITIES EASEMENTS AND AREAS THAT WILL HAVE CONFLICT WITH UNDERGROUND UTILITIES.



BARE ROOT DECIDUOUS TREE PLANTING DETAIL
N.T.S.



CONTAINER SHRUB PLANTING DETAIL
N.T.S.

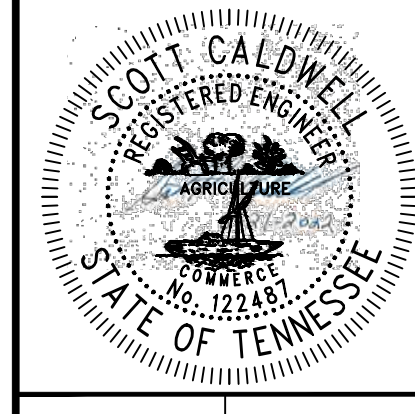


CALDWELL
 Design & Engineering
 480 No Pine Valley Road, Georgetown, TN 37336
 (C) 423.715.9757 (W) 423.336.6617
 CIVIL ENGINEER

TANER IRMAK
 DEVELOPER

RIVER PARK
 HIGH ST
 SWEETWATER, TN 37874
 PROJECT

REVISIONS	DATE



DRAWN	SDC
CHECKED	SDC
DATE	6-21-2022
SCALE	1:40

CDE-PROJECT # 202203
 SHEET NAME
 LANDSCAPE PLAN
 SHEET NUMBER

C-10