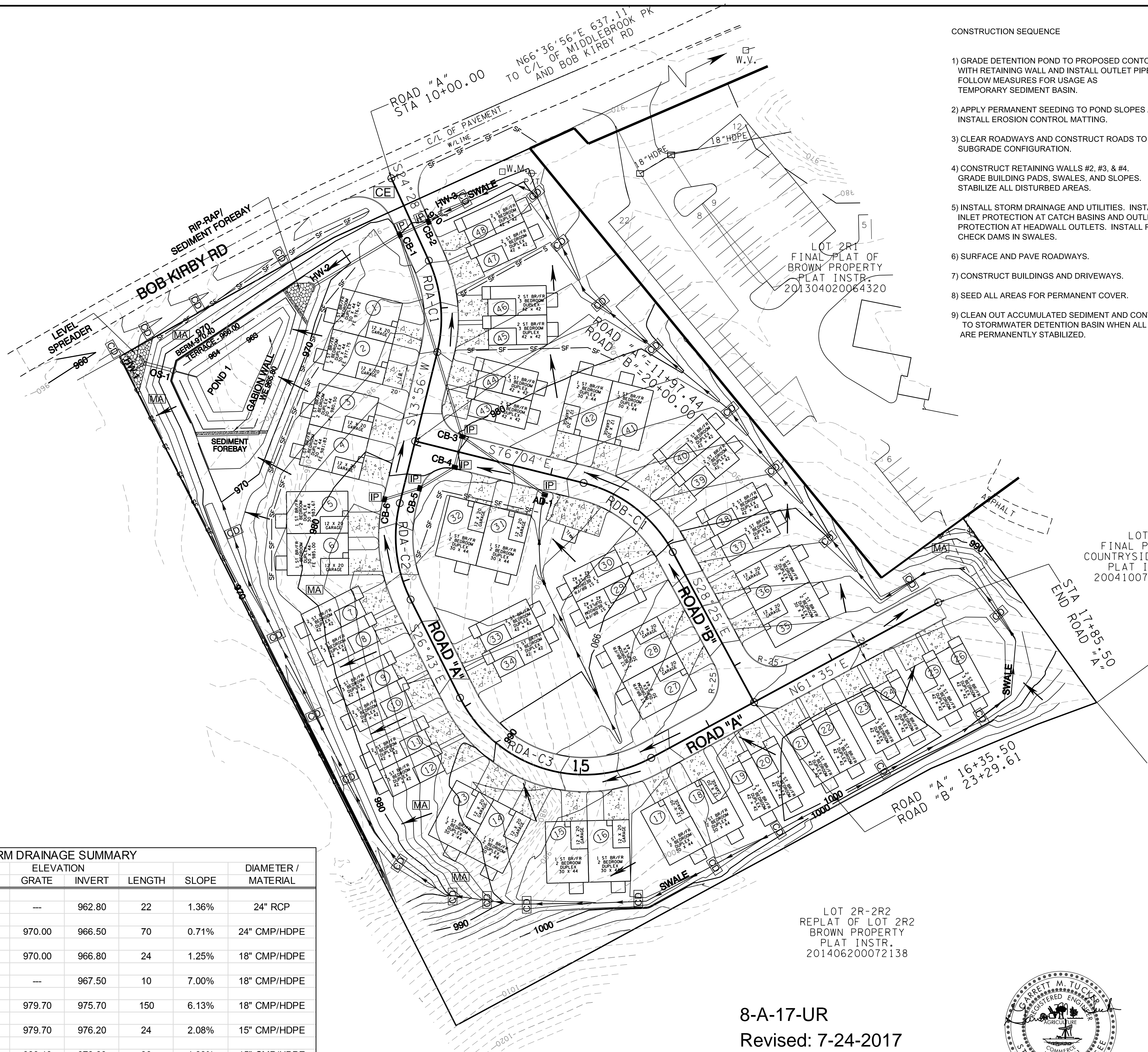


DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET ONE NO. 1 OF EIGHT SHEETS
DRAWN BY GMT	DATE 7-24-17	FILE NO. 15034	



CONSTRUCTION SEQUENCE

- 1) GRADE DETENTION POND TO PROPOSED CONTOURS WITH RETAINING WALL AND INSTALL OUTLET PIPE. FOLLOW MEASURES FOR USAGE AS TEMPORARY SEDIMENT BASIN.
- 2) APPLY PERMANENT SEEDING TO POND SLOPES AND INSTALL EROSION CONTROL MATTING.
- 3) CLEAR ROADWAYS AND CONSTRUCT ROADS TO SUBGRADE CONFIGURATION.
- 4) CONSTRUCT RETAINING WALLS #2, #3, & #4. GRADE BUILDING PADS, SWALES, AND SLOPES. STABILIZE ALL DISTURBED AREAS.
- 5) INSTALL STORM DRAINAGE AND UTILITIES. INSTALL INLET PROTECTION AT CATCH BASINS AND OUTLET PROTECTION AT HEADWALL OUTLETS. INSTALL ROCK CHECK DAMS IN SWALES.
- 6) SURFACE AND PAVE ROADWAYS.
- 7) CONSTRUCT BUILDINGS AND DRIVEWAYS.
- 8) SEED ALL AREAS FOR PERMANENT COVER.
- 9) CLEAN OUT ACCUMULATED SEDIMENT AND CONVERT POND TO STORMWATER DETENTION BASIN WHEN ALL AREAS ARE PERMANENTLY STABILIZED.

LEGEND

- SF ——— SF ——— SF ——— SEDIMENT BARRIER (SILT FENCE)
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- > OVERLAND DRAINAGE PATTERN
- MA EROSION CONTROL MATTING
- CD ROCK CHECK DAM
- -970----- EXISTING GRADE
- 970————— PROPOSED GRADE

TOTAL AREA: 5.00 ACRES

DISTURBED AREA: 5.00 ACRES

NEW IMPERVIOUS AREA: 2.00 ACRES

SWPPP NOTES:

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDDED.
- 3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- 4) IN ACCORDANCE WITH THE TNCPP, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- 5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

STORM DRAINAGE SUMMARY								
FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-1	---	962.50	OS-1	---	962.80	22	1.36%	24" RCP
HW-2	---	966.00	CB-1	970.00	966.50	70	0.71%	24" CMP/HDPE
CB-1	970.00	966.50	CB-2	970.00	966.80	24	1.25%	18" CMP/HDPE
CB-2	970.00	966.80	HW-3	---	967.50	10	7.00%	18" CMP/HDPE
CB-1	970.00	966.50	CB-3	979.70	975.70	150	6.13%	18" CMP/HDPE
CB-3	979.70	975.70	CB-4	979.70	976.20	24	2.08%	15" CMP/HDPE
CB-4	979.70	976.20	CB-5	980.10	976.60	30	1.33%	15" CMP/HDPE
CB-5	980.10	976.60	CB-6	980.90	977.40	26	3.08%	15" CMP/HDPE
CB-3	980.90	977.40	AD-1	981.50	978.00	72	0.83%	15" CMP/HDPE

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

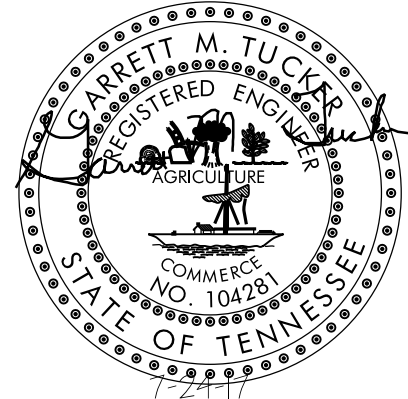


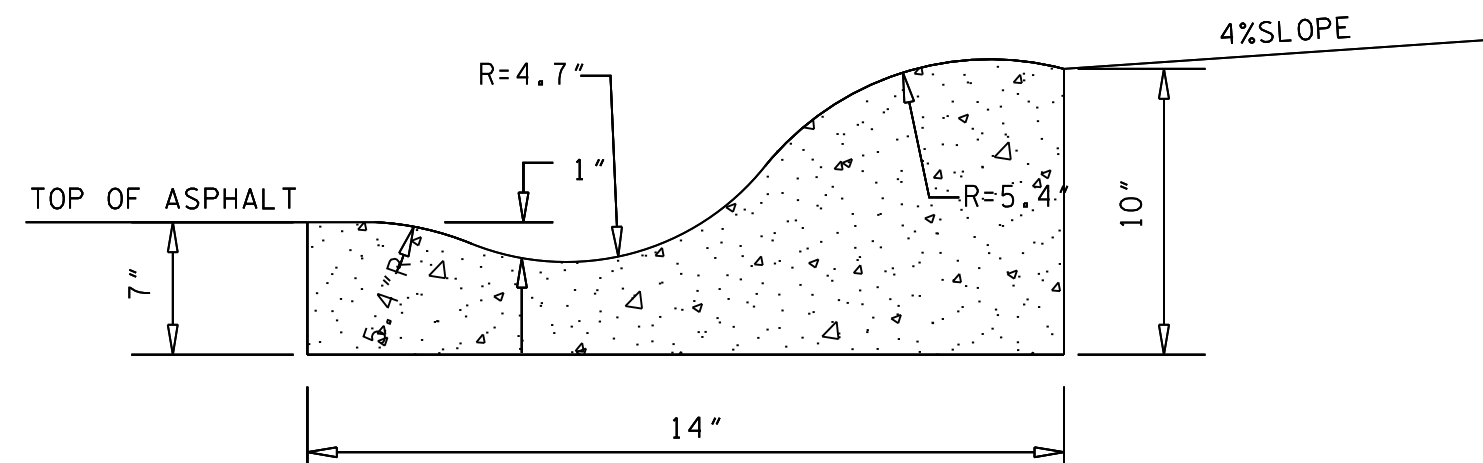
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

BOB KIRBY CONDOS
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

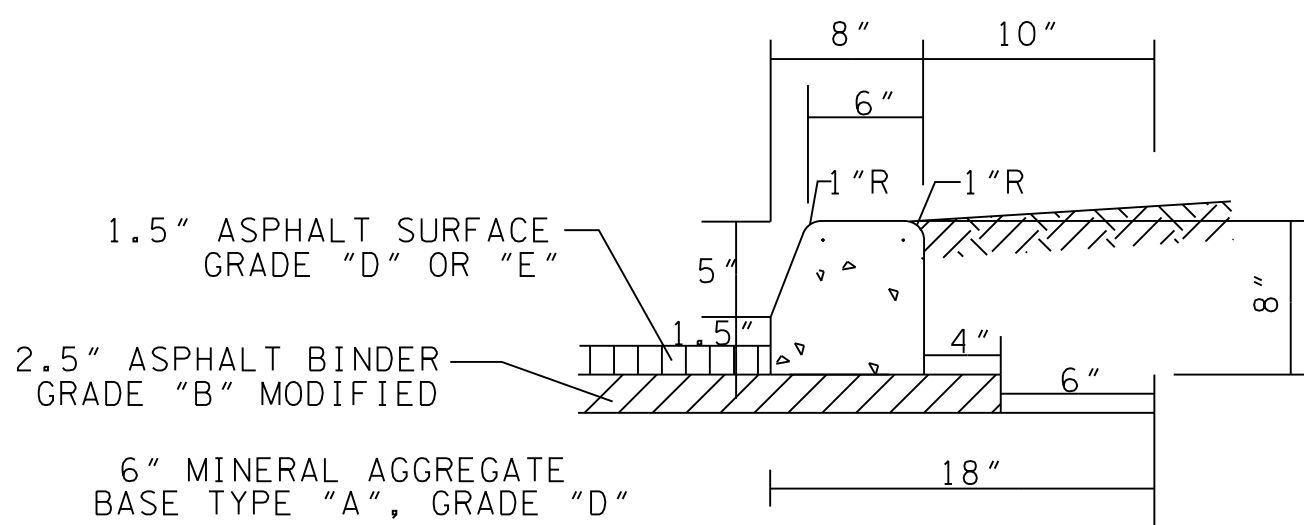
GRADING & DRAINAGE PLAN
EROSION & SEDIMENT CONTROL PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET THREE NO. 3
DRAWN BY GMT	DATE 7-24-17	FILE NO. 15034	OF EIGHT SHEETS

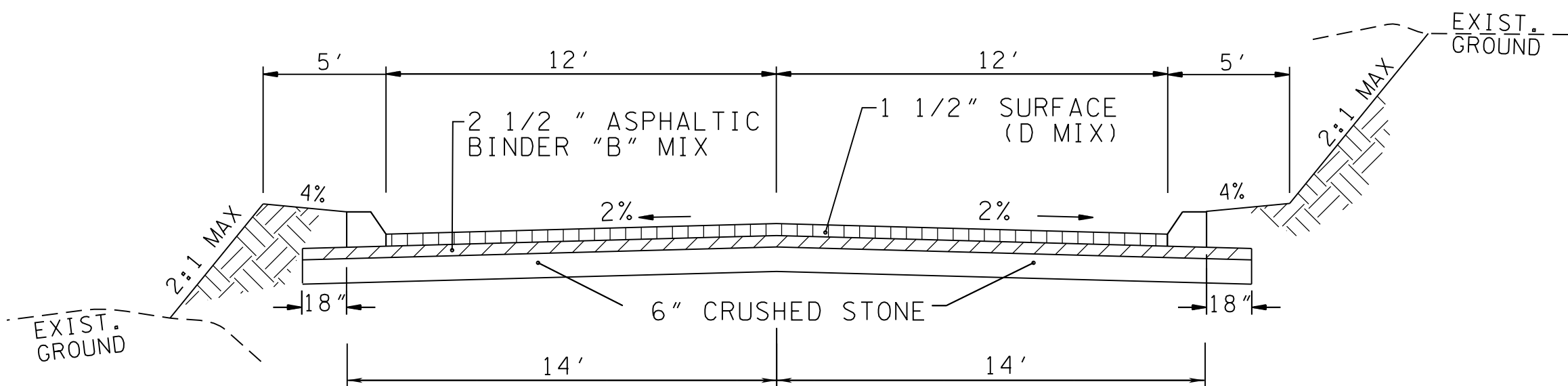
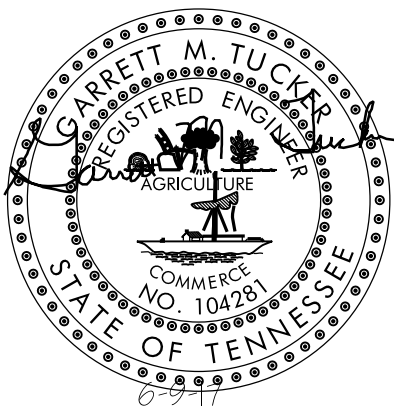




**TYPICAL ROLLOVER CURB
(PRIVATE DRIVE)**



**STANDARD DETAIL 8" EXTRUDED CURB
(PRIVATE DRIVEWAY)**



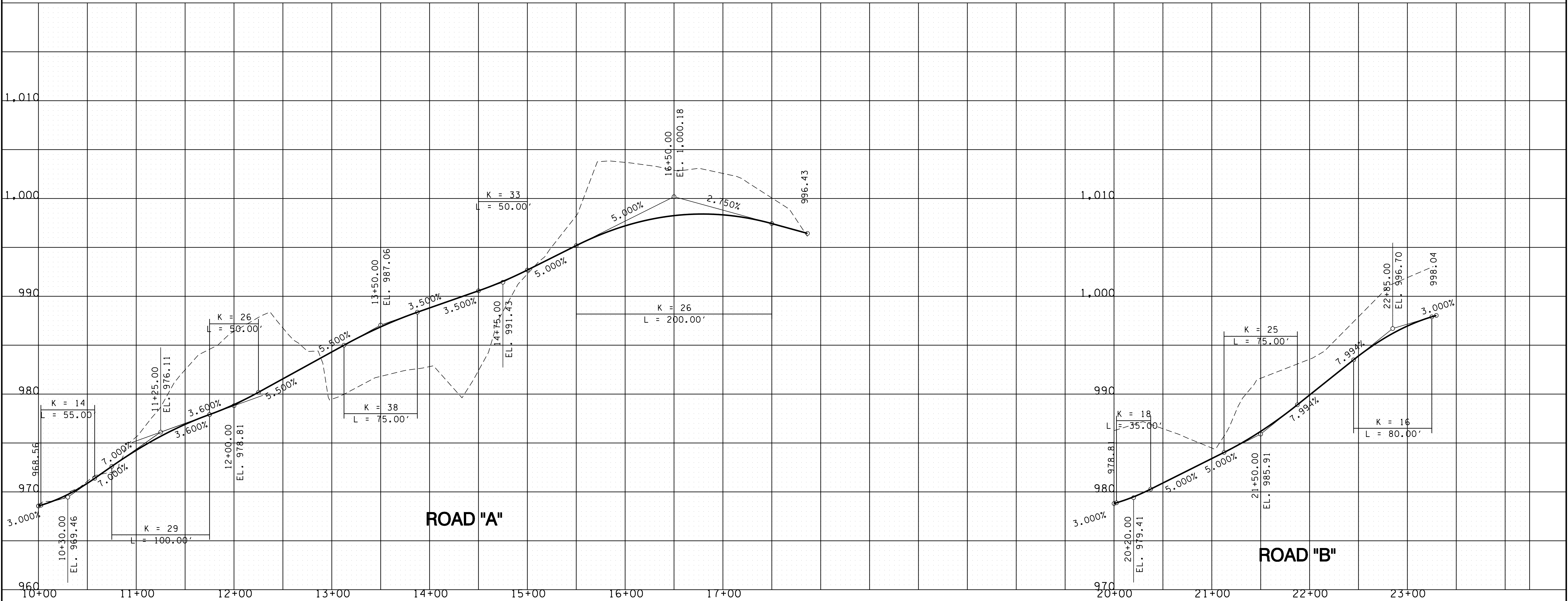
TYPICAL 2 LANE STREET - PRIVATE ROAD

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

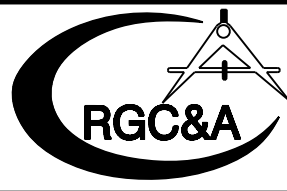
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

8-A-17-UR
Revised: 7-24-2017



NO.	DATE	DESCRIPTION	BY	CKD.
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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

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DESIGN PLAN

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.	SHEET FOUR
DRAWN BY GMT	DATE 6-9-17	FILE NO. 15034	NO. 4
			OF EIGHT SHEETS

LEGEND

- PROPOSED TREE PLANTING (TYP)
- PROPOSED SHRUB PLANTING (TYP)

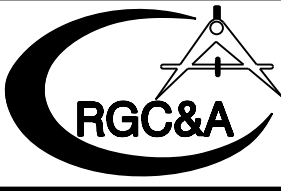


8-A-17-UR
Revised: 7-24-2017

- NOTES:
- 1) EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED. TREES AND OTHER VEGETATION WILL BE PRESERVED IN THE STREAM BUFFER.
 - 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE OR 35 TREES.
 - 3) ALL TREES SHALL BE PROPERTY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS FO SURVIVE SHALL BE REPLACED.
 - 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
 - 5) TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
 - 6) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
 - 7) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.

MPC FILE NUMBER: 12-D-16-UR

NO.	DATE	DESCRIPTION	BY	CKD.
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BOB KIRBY CONDOS

LANDSCAPING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET NINE NO. 9
DRAWN BY DED	DATE 07-19-17	FILE NO. 15034	OF NINE SHEETS