



NUMBER:	DESCRIPTION OF REVISION:	DATE:

WELROC ENTERPRISES LLC

Consulting • Development • Engineering

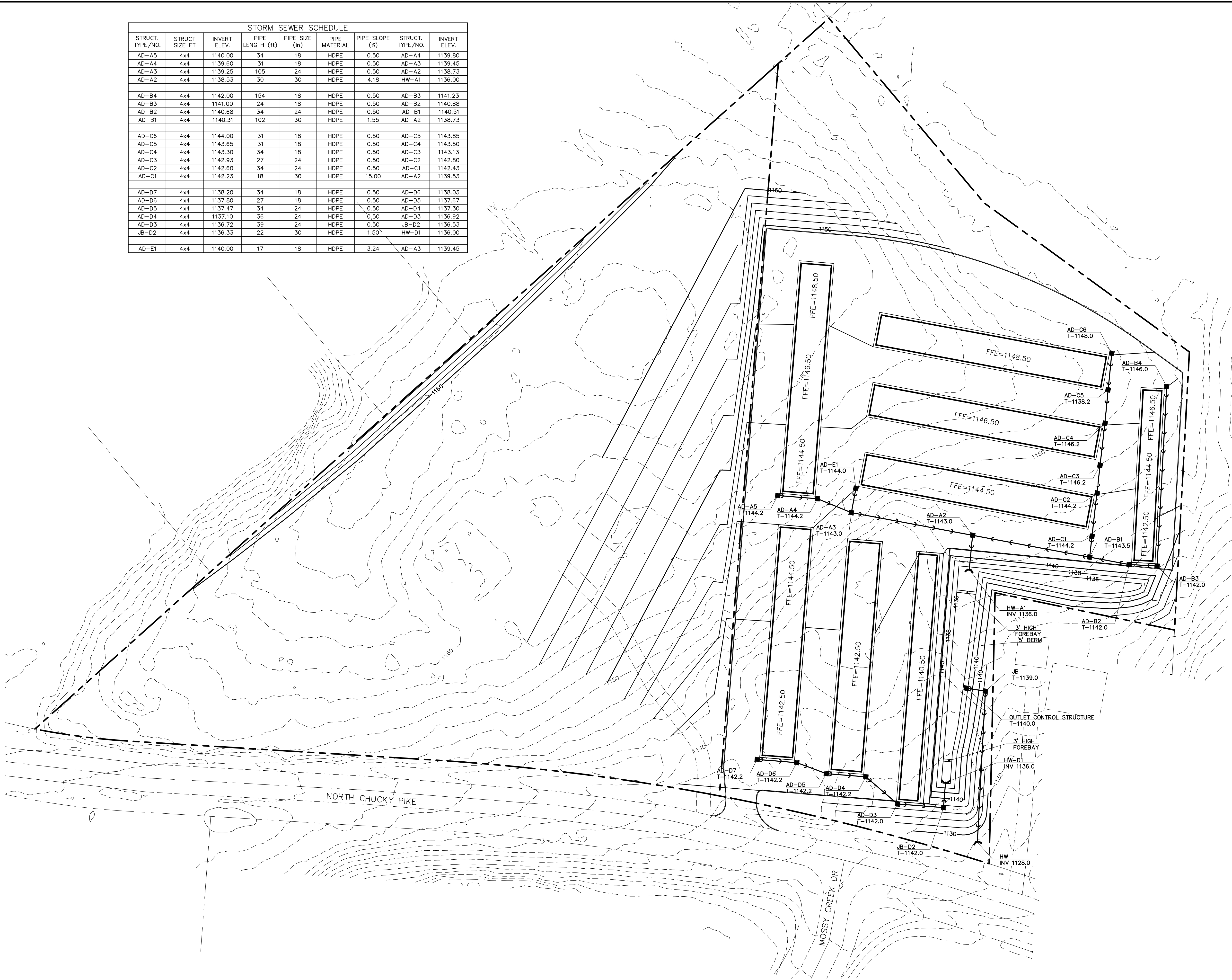
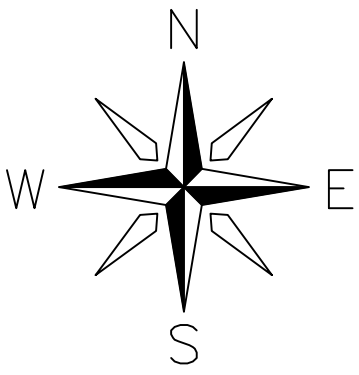
4944 COTTON WOOD LANE
MORRISTOWN, TENNESSEE, 37814

SITE LAYOUT PLAN
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



SCALE:	1"= 40'
DATE:	12/8/25
DRAWN BY:	SCH
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SHEET:	1 OF 8

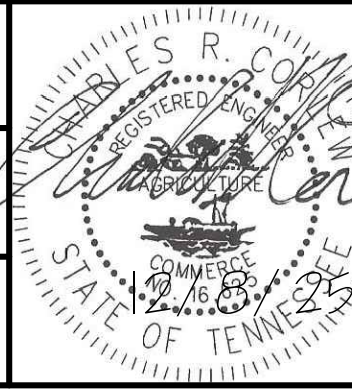
STORM SEWER SCHEDULE								
STRUCT. TYPE/NO.	STRUCT. SIZE FT	INVERT ELEV.	PIPE LENGTH (ft)	PIPE SIZE (in)	PIPE MATERIAL	PIPE SLOPE (%)	STRUCT. TYPE/NO.	INVERT ELEV.
AD-A5	4x4	1140.00	34	18	HDPE	0.50	AD-A4	1139.80
AD-A4	4x4	1139.60	31	18	HDPE	0.50	AD-A3	1139.45
AD-A3	4x4	1139.25	105	24	HDPE	0.50	AD-A2	1138.73
AD-A2	4x4	1138.53	30	30	HDPE	4.18	HW-A1	1136.00
AD-B4	4x4	1142.00	154	18	HDPE	0.50	AD-B3	1141.23
AD-B3	4x4	1141.00	24	18	HDPE	0.50	AD-B2	1140.88
AD-B2	4x4	1140.68	34	24	HDPE	0.50	AD-B1	1140.51
AD-B1	4x4	1140.31	102	30	HDPE	1.55	AD-A2	1138.73
AD-C6	4x4	1144.00	31	18	HDPE	0.50	AD-C5	1143.85
AD-C5	4x4	1143.65	31	18	HDPE	0.50	AD-C4	1143.50
AD-C4	4x4	1143.30	34	18	HDPE	0.50	AD-C3	1143.13
AD-C3	4x4	1142.93	27	24	HDPE	0.50	AD-C2	1142.80
AD-C2	4x4	1142.60	34	24	HDPE	0.50	AD-C1	1142.43
AD-C1	4x4	1142.23	18	30	HDPE	15.00	AD-A2	1138.73
AD-D7	4x4	1138.20	34	18	HDPE	0.50	AD-D6	1138.03
AD-D6	4x4	1137.80	27	18	HDPE	0.50	AD-D5	1137.67
AD-D5	4x4	1137.47	34	24	HDPE	0.50	AD-D4	1137.30
AD-D4	4x4	1137.10	36	24	HDPE	0.50	AD-D3	1136.92
AD-D3	4x4	1136.72	39	24	HDPE	0.50	JB-D2	1136.53
JB-D2	4x4	1136.33	22	30	HDPE	1.50	HW-D1	1136.00
AD-E1	4x4	1140.00	17	18	HDPE	3.24	AD-A3	1139.45



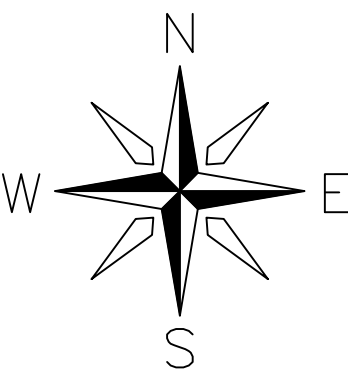
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4944 COTTON WOOD LANE
MORRISTOWN, TENNESSEE, 37814

GRADING & DRAINAGE PLAN
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



SCALE:	1"= 40'
DATE:	12/8/25
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SHEET:	2 OF 8



NOT TO SCALE

LOCATION MAP

EROSION CONTROL LEGEND	
SYMBOL	LEGEND
CE	CONSTRUCTION EXIT
DV	DIVERSION SWALE
OP	OUTLET PROTECTION
SF	SILT FENCE
SB	SEDIMENT BASIN
SCT	STONE CHECK DAM
IP	INLET PROTECTION
DB	DIVERSION BERM
TST	SEDIMENT TRAP
NS	NATURAL SWALES
CWA	CONCRETE WASH-OUT AREA
- - -	EXISTING DRAINAGE DIVIDE
---	LIMITS OF DISTURBANCE

TEMPORARY COVER SEEDING MIXTURES		
Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Sham Millet	100%
July 15 to January 1	Bulbous Rye	67%
July 15 to January 1	Italian Rye	33%



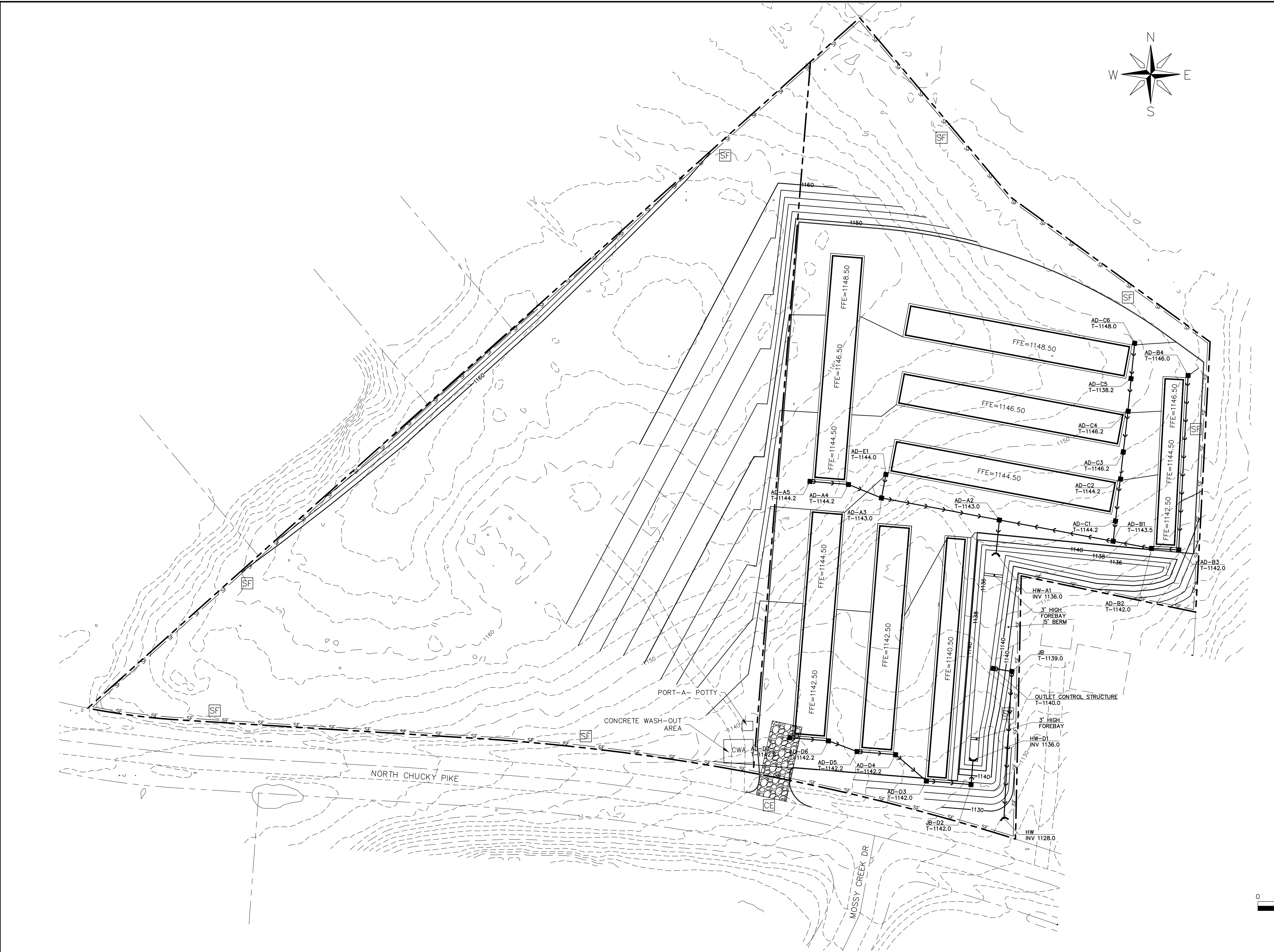
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4944 COTTON WOOD LANE
MORRISTOWN, TENNESSEE, 37814

EROSION CONTROL PHASE I
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



SCALE:	1"= 40'
DATE:	12/8/25
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SHEET:	3 OF 8



LOCATION MAP

NOT TO SCALE

EROSION CONTROL LEGEND	
SYMBOL	LEGEND
[CE]	CONSTRUCTION EXIT
[DV]	DIVERSION SWALE
[DP]	OUTLET PROTECTION
[SF]	SILT FENCE
[SB]	SEDIMENT BASIN
[SCD]	STONE CHECK DAM
[IP]	INLET PROTECTION
[DB]	DIVERSION BERM
[TST]	SEDIMENT TRAP
[NS]	NATURAL SWALES
[CWA]	CONCRETE WASH-OUT AREA
- - -	EXISTING DRAINAGE DIVIDE
—	LIMITS OF DISTURBANCE

PERMANENT COVER 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%
	German Millet	10%
August 1 to December 1	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

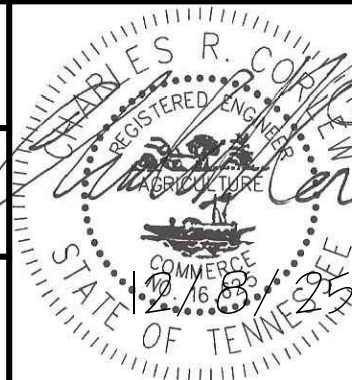


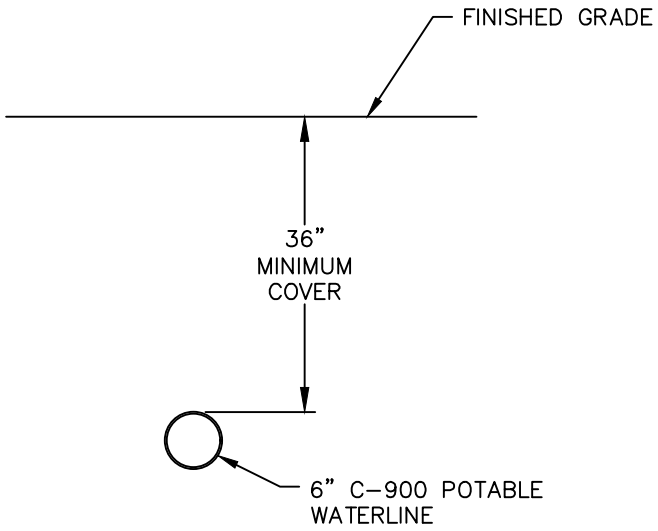
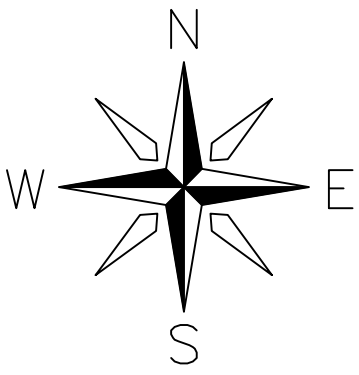
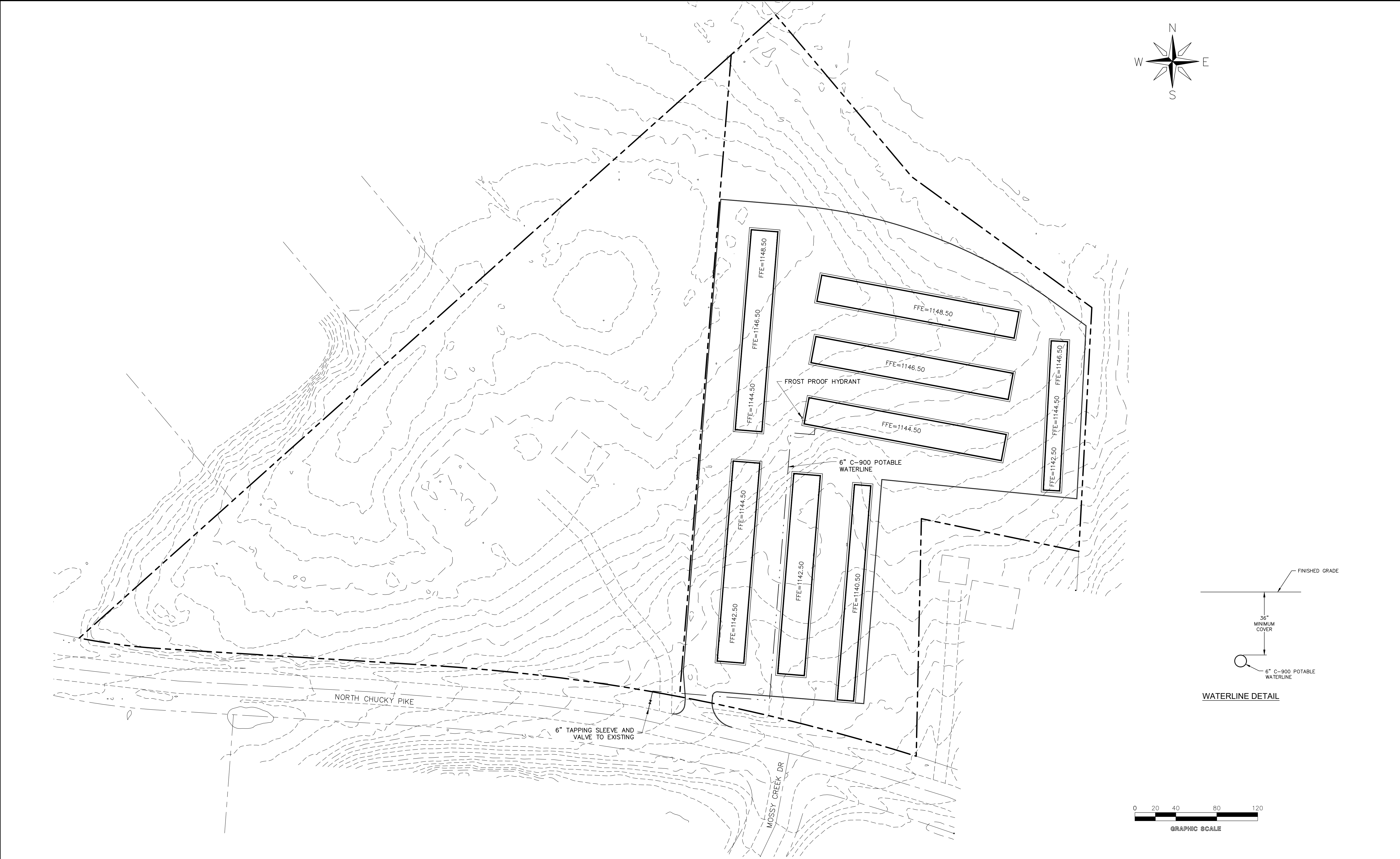
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EROSION CONTROL PHASE II	SCALE: 1"= 40'
NORTH CHUCKY PIKE	DATE: 12/8/25
JEFFERSON CITY, TENNESSEE	DRAWN BY: SCH
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	SHEET: 4 OF 8





WATERLINE DETAIL



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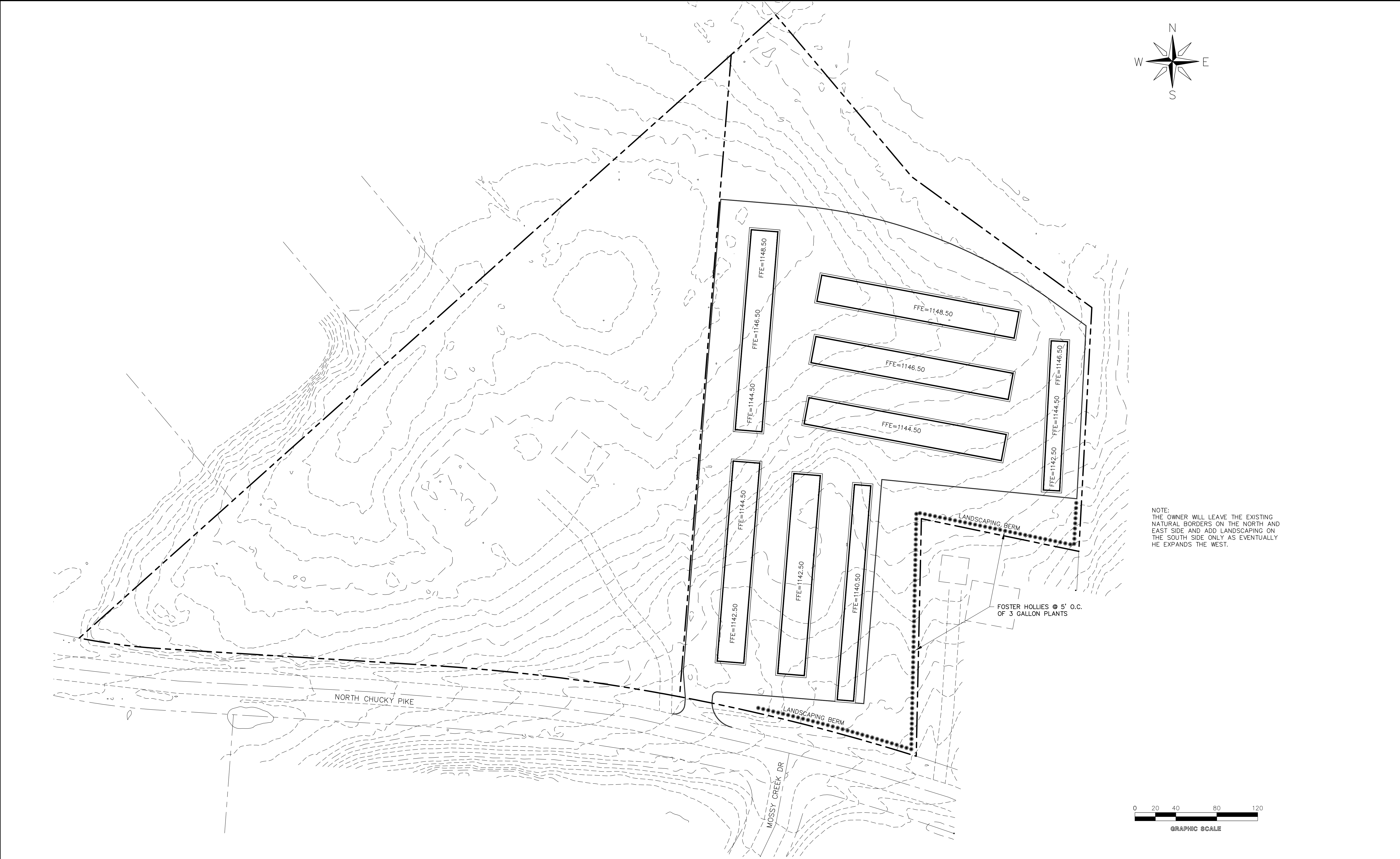
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MORRISTOWN, TENNESSEE, 37814

UTILITY PLAN
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



SCALE:	1"= 40'
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SHEET:	5 OF 8



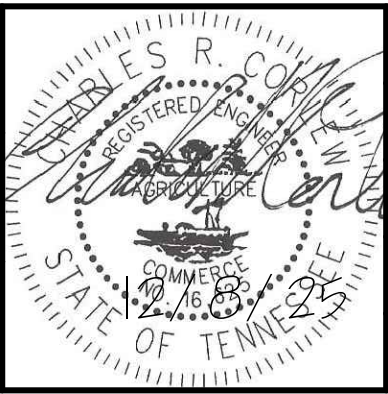
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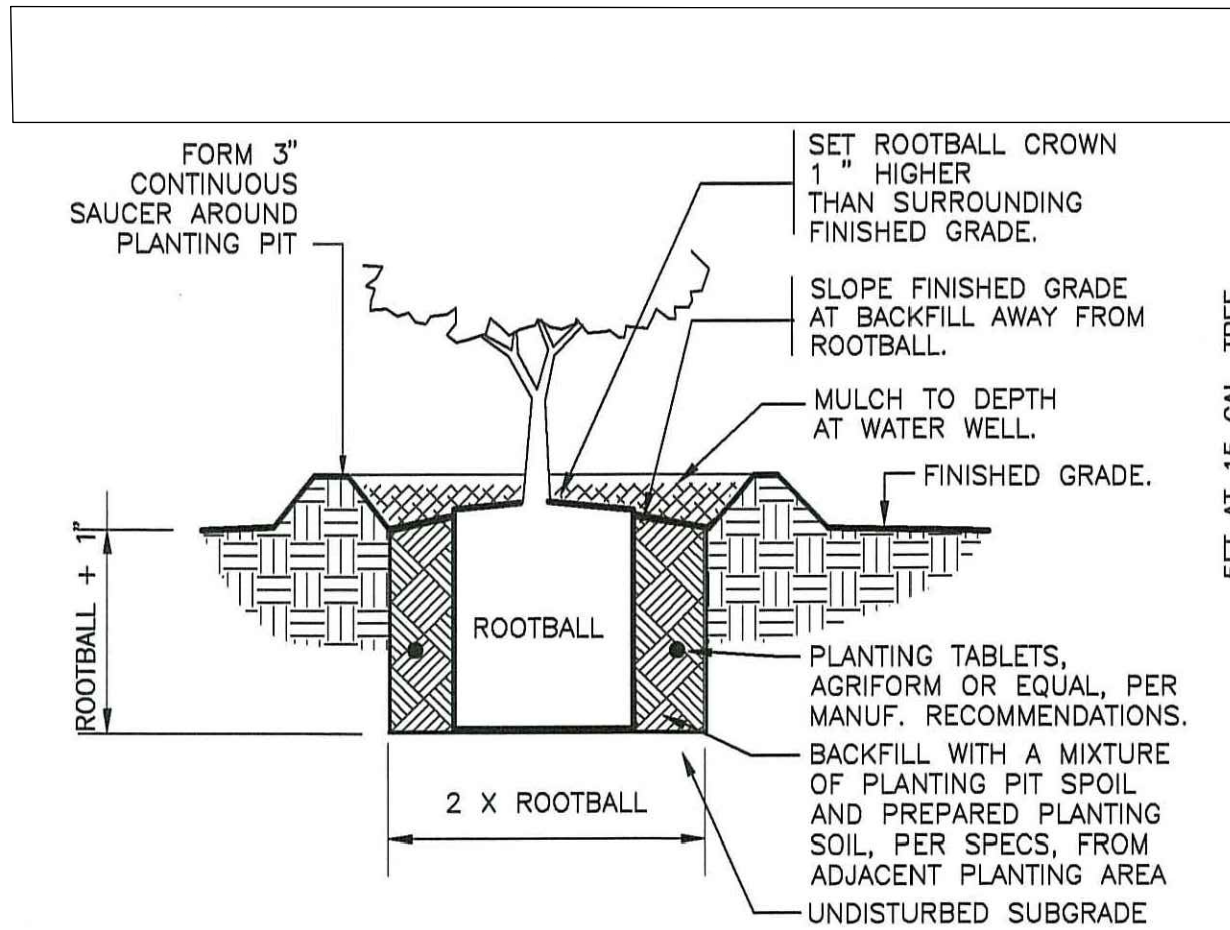
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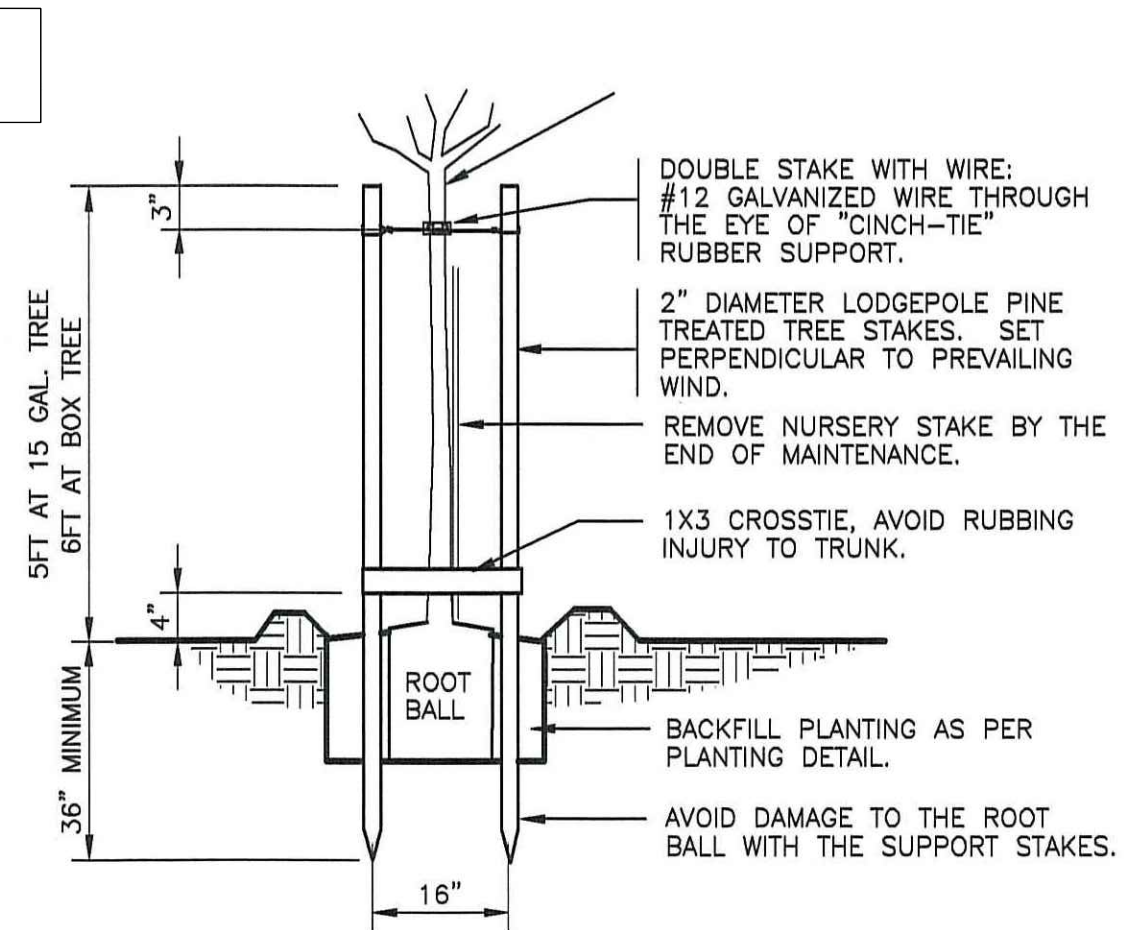
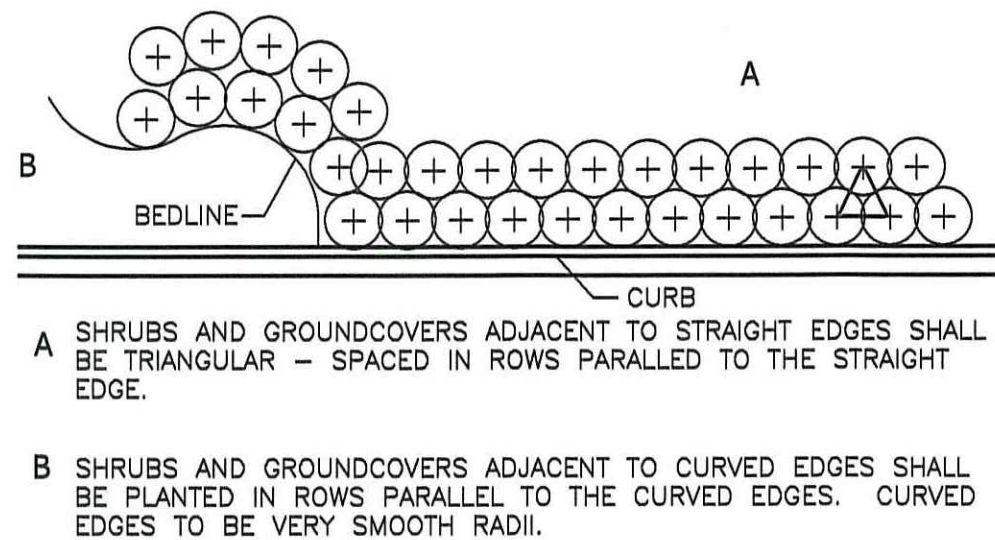
LANDSCAPING PLAN
NORTH CHUCKY PIKE
JEFFERSON CITY, TENNESSEE



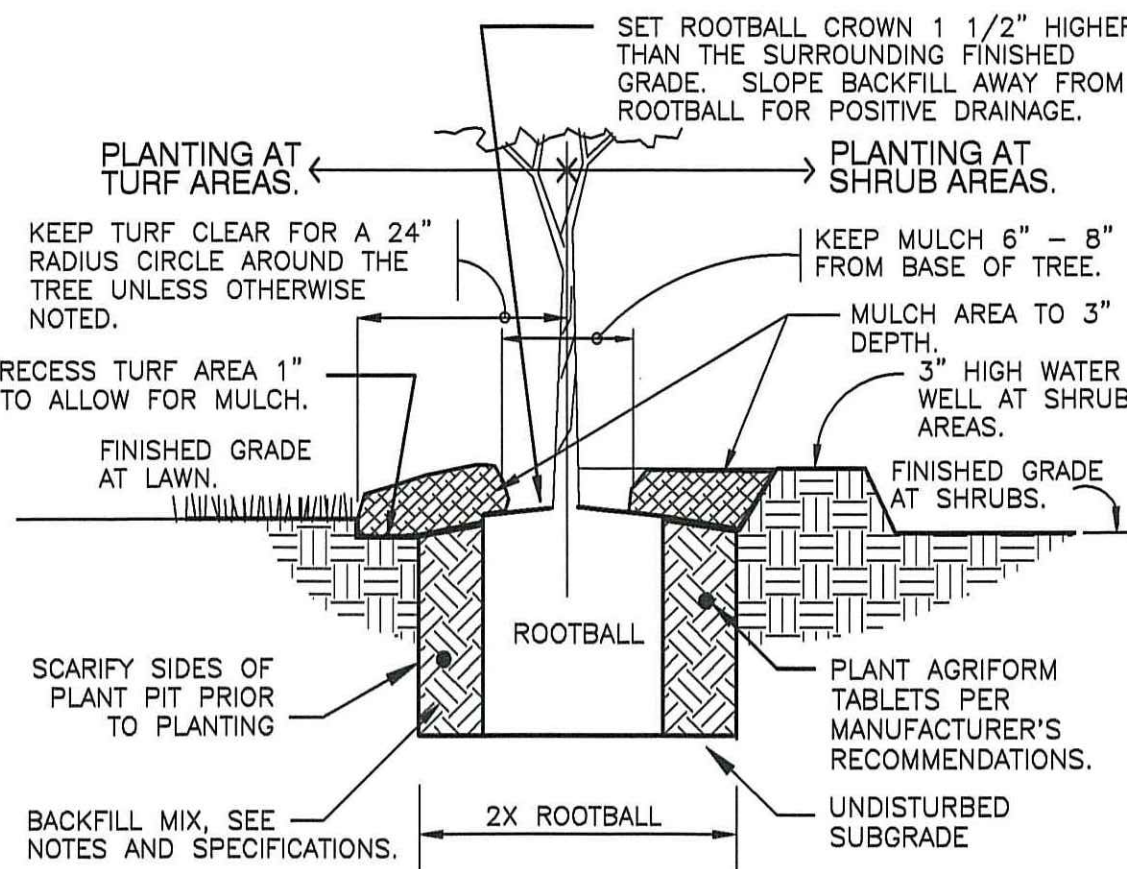
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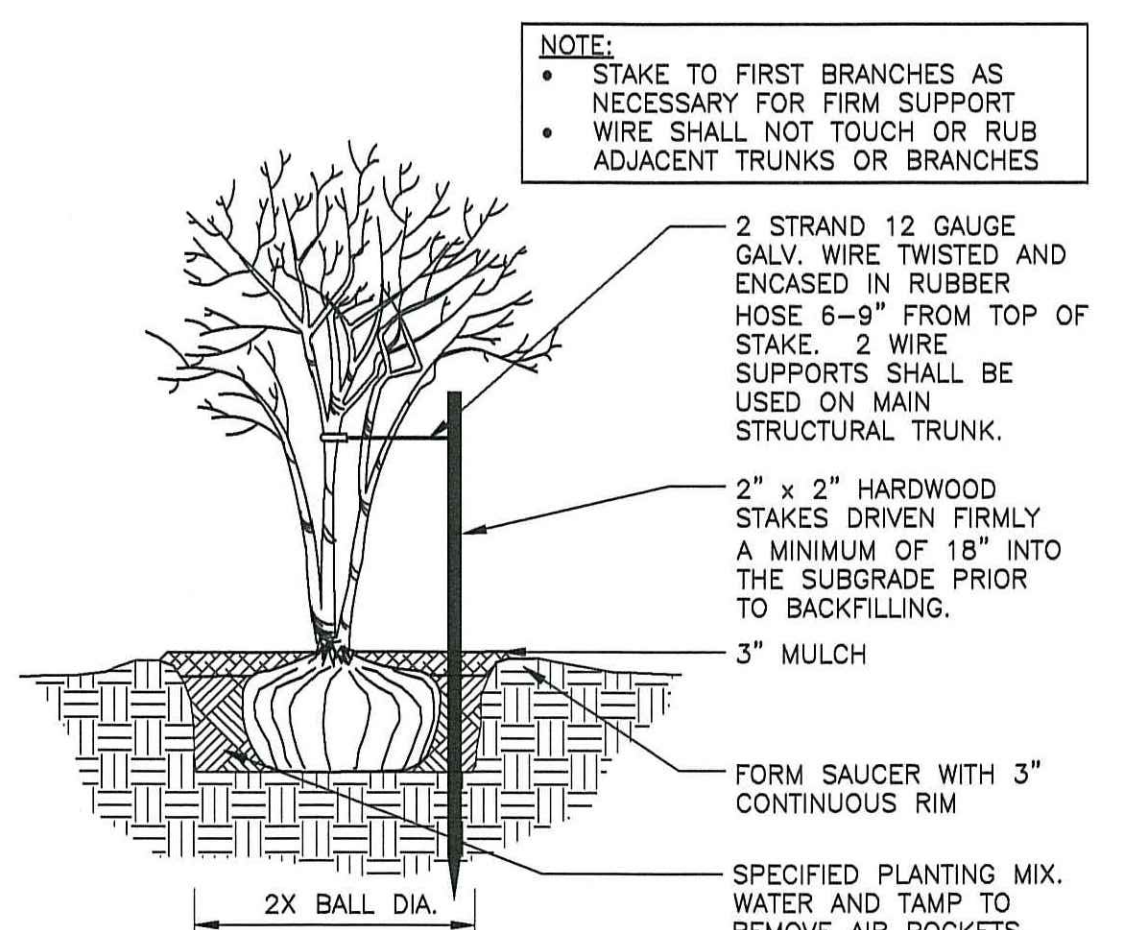
3 SHRUB PLANTING
1" = 1'-0" DETAIL-FILE



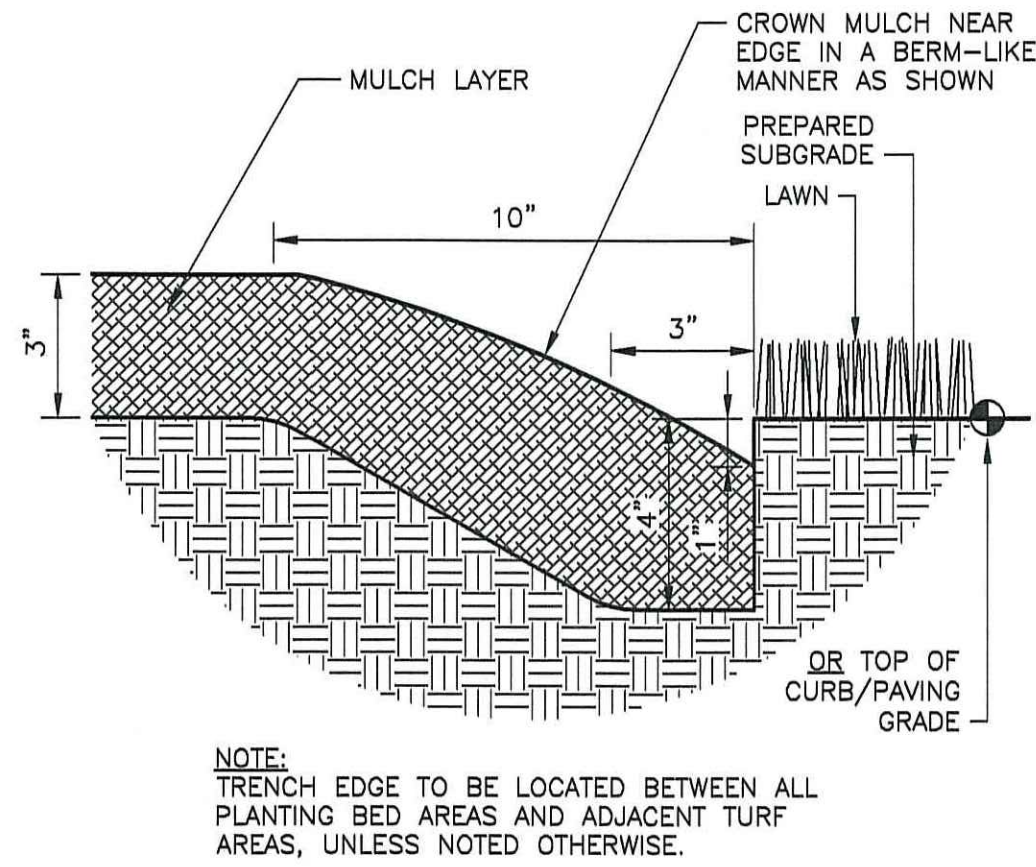
STAKING DETAIL



PLANT PIT DETAIL



7 MULTI-TRUNK TREE STAKING
1/2" = 1'-0" 329343-01



2 TYPICAL PLANT SPACING
NOT TO SCALE 329399-04

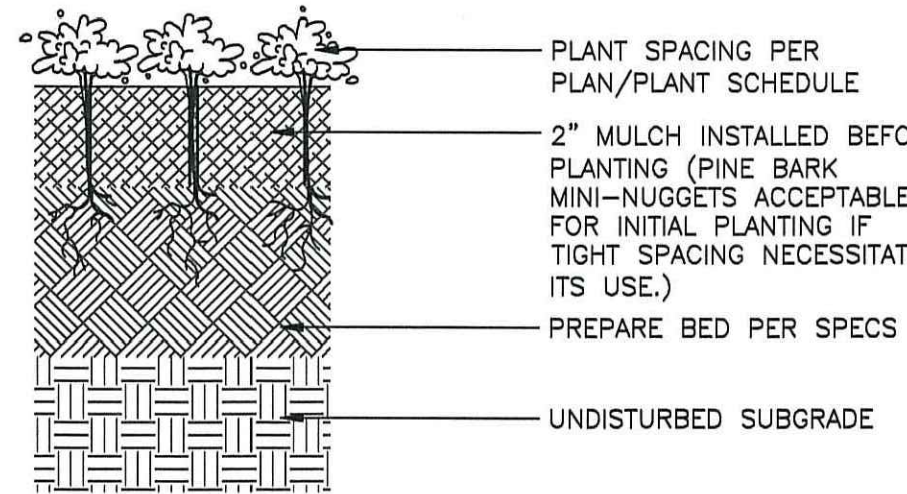
- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

1 GENERAL PLANTING NOTES
1" = 1" 329399-05

4 TREE PLANTING DOUBLE STAKE
1" = 12" 329343.19-03

- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSEYMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OF DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - ☐ 3" DEPTH PINE BARK
 - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
 - ☒ 3" DEPTH LOCAL STONE MULCH
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

6 TRENCH EDGE
3" = 1'-0" 329413.23-02



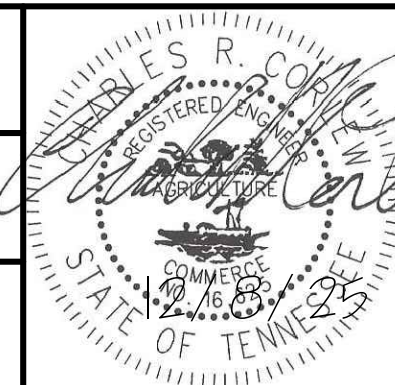
5 GROUNDCOVER PLANTING
3" = 1'-0" 329313-01

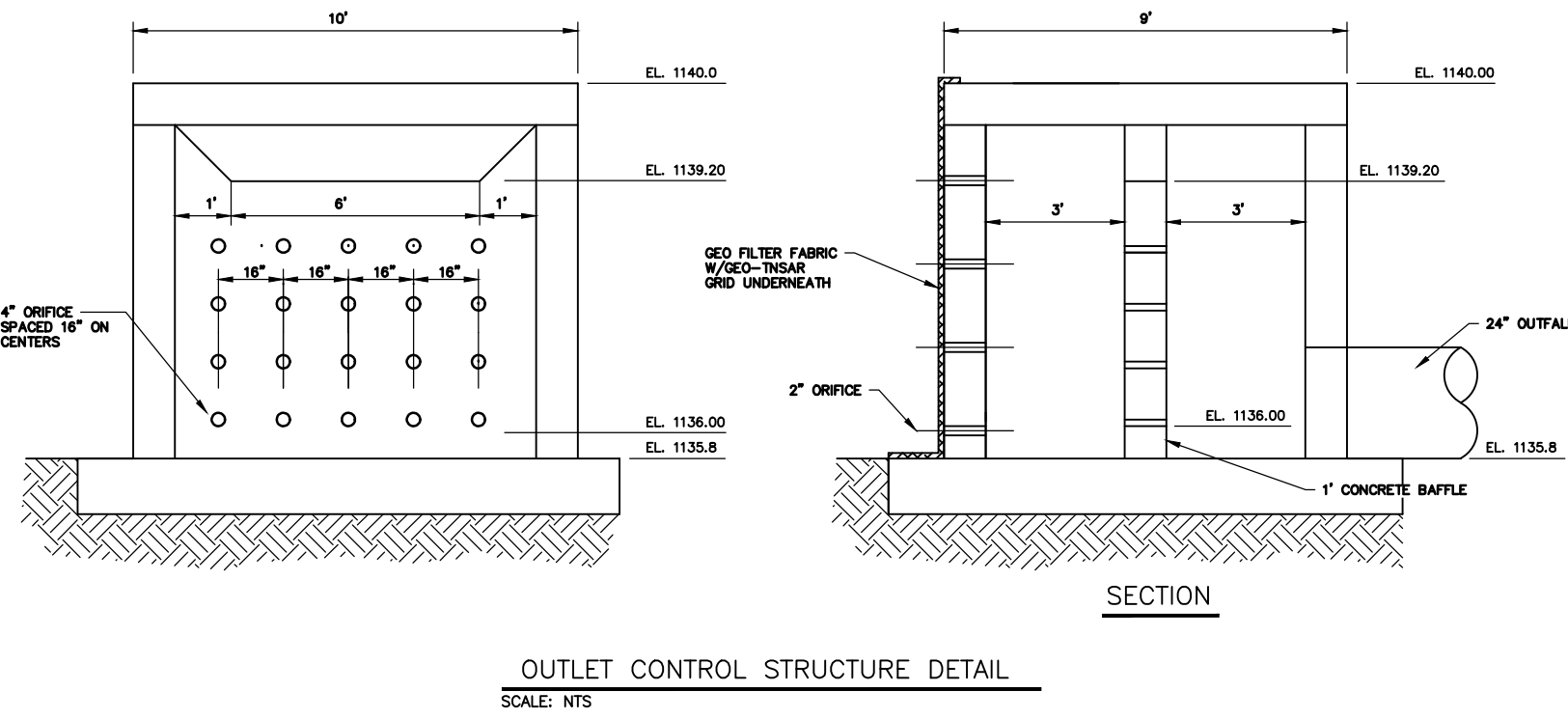
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MORRISTOWN, TENNESSEE, 37814

LANDSCAPING DETAILS	SCALE: AS NOTED
NORTH CHUCKY PIKE	DATE: 12/8/25
JEFFERSON CITY, TENNESSEE	DRAWN BY: SCH
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	SHEET: 7 OF 8



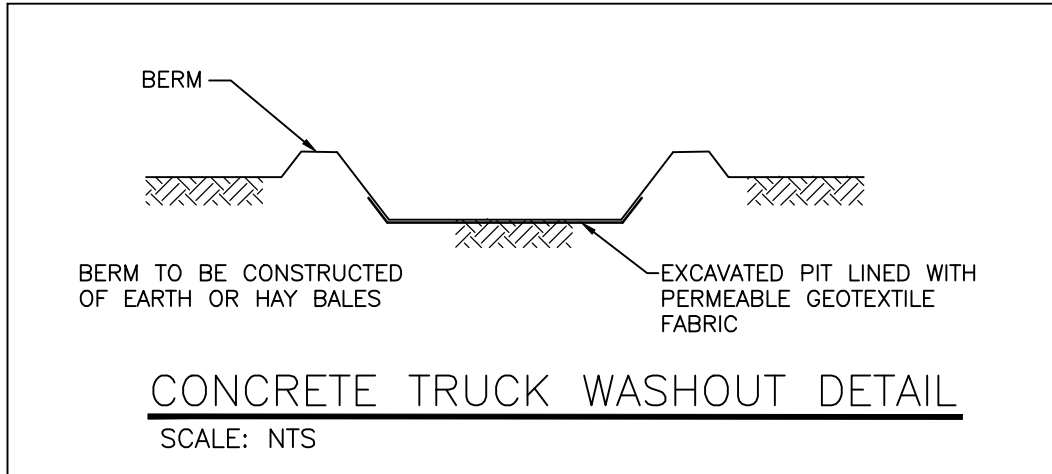


GRADING AND DRAINAGE NOTES

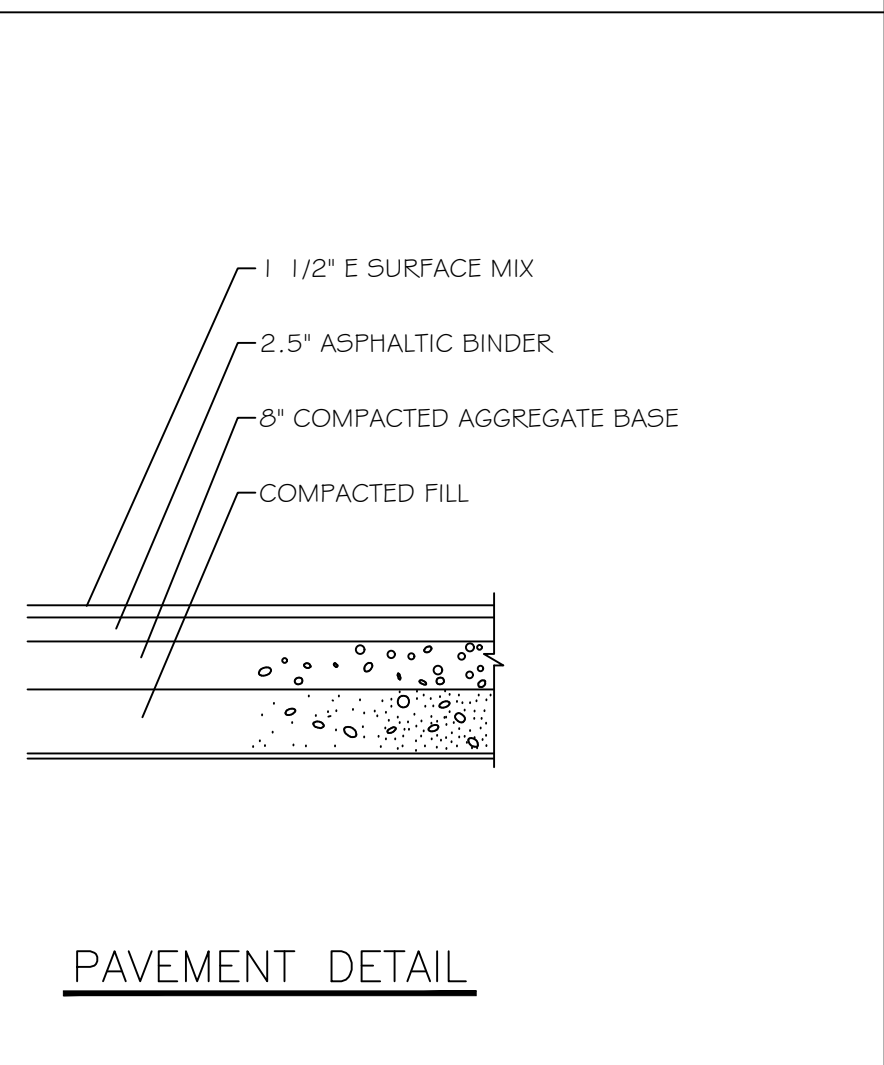
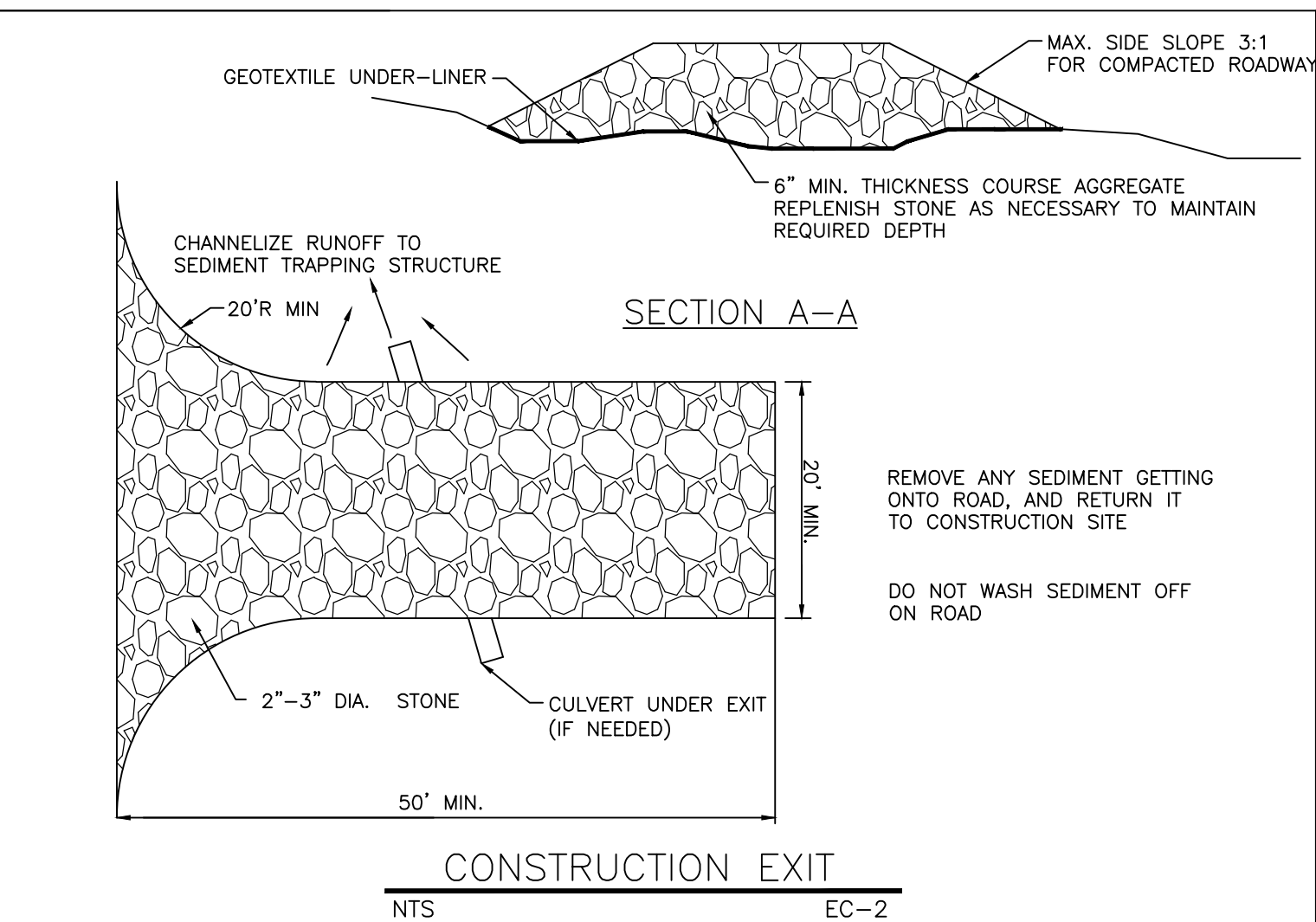
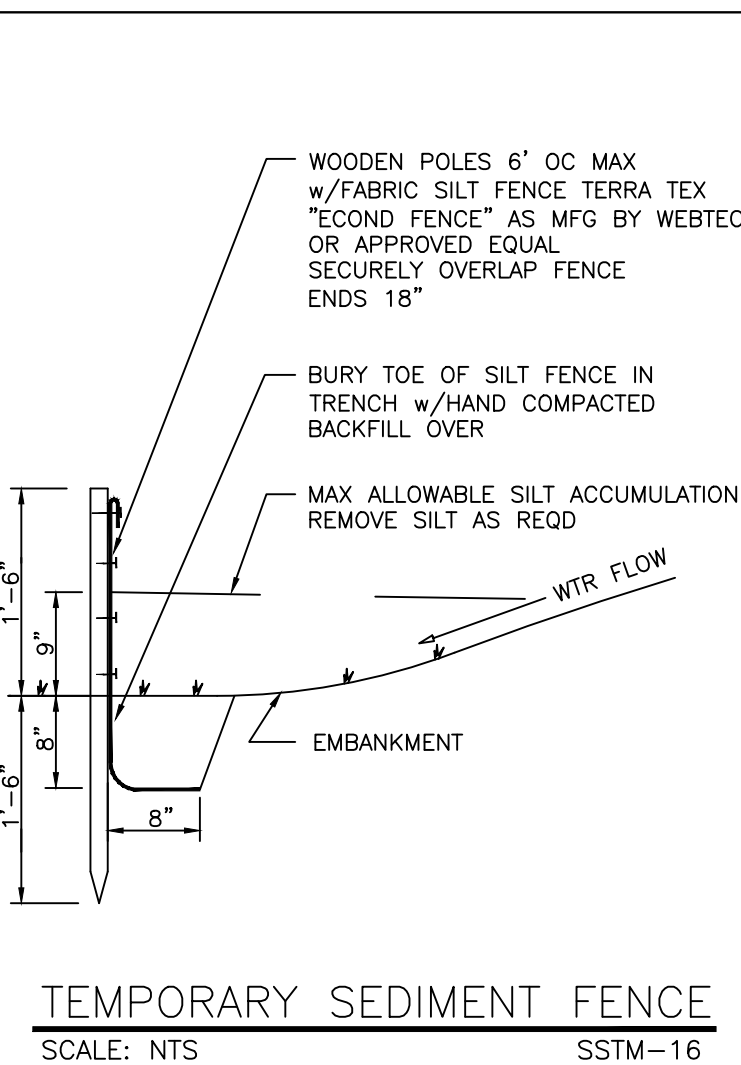
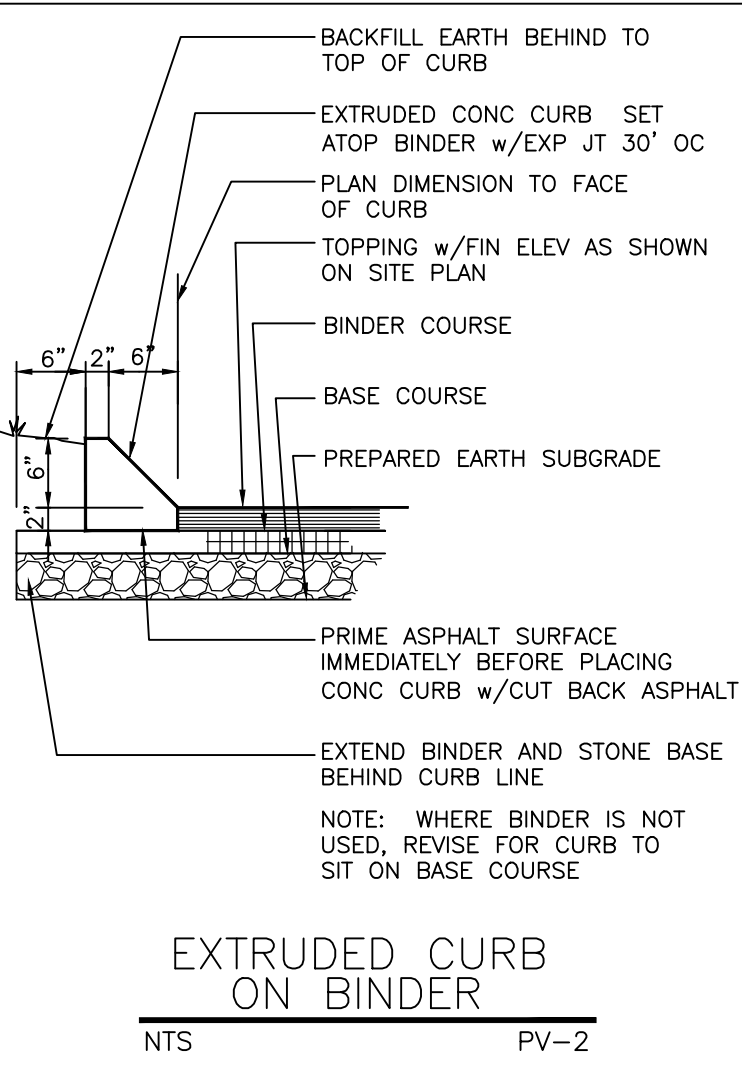
1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING WILL BE DONE UNTIL SILT BARRIER AND DETENTION FAADLITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION GRADING.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER WILL BE REQUIRED BY THE LOCAL JURISDICTIONAL INSPECTOR.
7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 15 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
8. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
9. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES. WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE BUT NOT LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER. EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPEADFC LOCATIONS IN AND HAVING SPEADFC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COST INCURRED TO COMPLY WITH THIS REQUIREMENT.
10. EXCESS CUT MATERIAL, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER.
11. ALL STORM DRAINAGE PIPES SHALL BE LIED ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.
12. THE STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL FRAME AND COVER FOR ACCESS.
13. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOILS TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTORS RESPONSIBILITY.
14. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY ANY INDEPENDENT GEOTECHICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPEADFIGATIONS.
15. CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL FROM LIMITS OF ROADWAY CONSTRUCTION AS DIRECTED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL SHALL BE REMOVED FROM HE SITE UNLESS OTHERWISE DIRECTED.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL DRAINAGE SWALES MUST BE GRASSED TO CONTROL EROSION.
2. SILT FENCE MUST MEET THE REQUIREMENTS OF LOCAL JURISDICTIONAL AGENCY, SAID REQUIREMENTS AS SHOWN BY THESE PLANS.
3. DISTURBED AREAS SHALL BE VEGETATED AFTER CONSTRUCTION.
4. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTION INSPECTOR.
5. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
 - A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
 - B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.
6. FOR ALL CONSTRUCTION ALONG AND /OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTION EROSION LAWS.
7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENADNG CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
8. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITIES IS IN PROGRESS.
9. CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.
10. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY BY THE ENGINEER OR LOCAL JURISDICTIONAL INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
12. THE CONTRACTOR SHALL REMOVE ACCUMULATION SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL IN THE DETENTION POND. SILT SHALL BE REMOVED WHEN THE DEPTH OF 18" HAS ACCUMULATED AT THE WEIR.
13. ALL EASEMENT DISTURBANCE MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE EASEMENT PLATS PRIOR ACCEPTANCE.
14. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.



- Construction Specifications**
- The storage pit area should be lined with a permeable geotextile fabric.
 - Do not allow runoff from the storage area. Construct a temporary pit or bermed area large enough to contain anticipated slurry amount, solid waste, and direct rainwater.
 - Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
 - Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate.



NUMBER:	DESCRIPTION OF REVISION:	DATE:

WELROC ENTERPRISES LLC
Consulting · Development · Engineering

4944 COTTON WOOD LANE
MORRISTOWN, TENNESSEE, 37814

CONSTRUCTION DETAILS		SCALE: AS NOTED
NORTH CHUCKY PIKE		DATE: 12/8/25
JEFFERSON CITY, TENNESSEE		DRAWN BY: SCH
		CHECKED BY: CRC
		SHEET: 8 OF 8