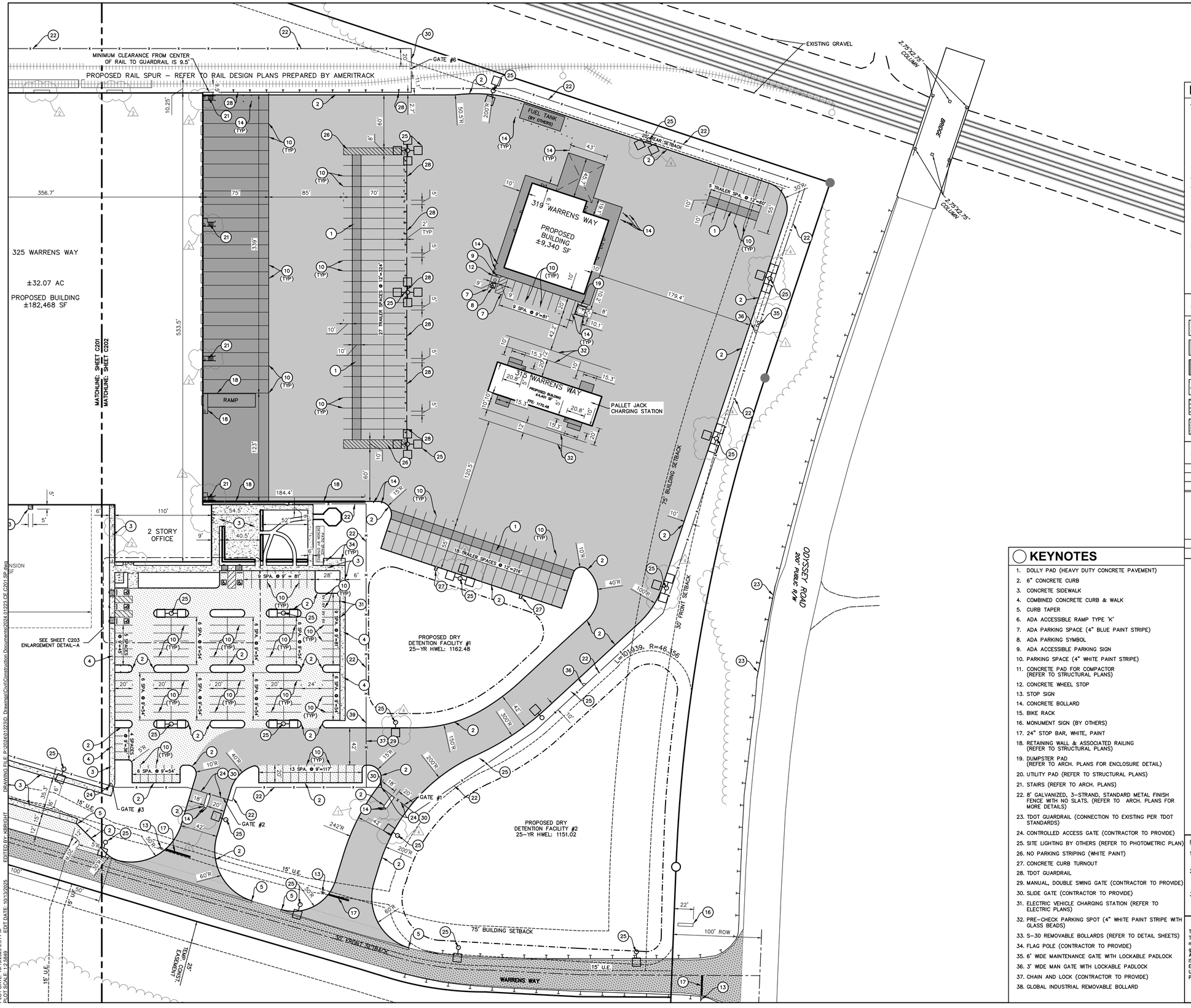


0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- 870 INDEX CONTOUR
- INTERMEDIATE CONTOUR
- FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- W WATER LINE
- OVERHEAD ELECTRIC
- GUARDRAIL
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- SET 5/8" REBAR & CAP
- BENCHMARK
- LIGHT STANDARD
- STORM MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- WATER VALVE
- GAS LINE MARKER
- POWER POLE
- GUY POLE
- FIBER OPTIC MARKER

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- WARRENS WAY ASPHALT PAVEMENT
- 2" HMA SURFACE OVERLAY (GRADING E, PG64-22 PER TDOT STANDARDS)

SITE DATA TABLE

SITE ZONING:	M2	
PROJECT AREA:	32.07±	ACRES
BUILDING AREA:	182,468	SF
STANDARD PARKING (9'x20'/180 SQ-FT):	139	
ADA PARKING PROVIDED: (INCLUDES 3 VAN ACCESSIBLE)	6	
TOTAL PROPOSED PARKING:	145	
TOTAL REQUIRED PARKING: (2 SPACES PER EMPLOYEE ON THE LARGEST SHIFT)	144	
PROPOSED TRAILER PARKING (12'x55'):	59	
PROPOSED TRAILER PARKING (12'x70'):	40	

KEYNOTES

1. DOLLY PAD (HEAVY DUTY CONCRETE PAVEMENT)
2. 6" CONCRETE CURB
3. CONCRETE SIDEWALK
4. COMBINED CONCRETE CURB & WALK
5. CURB TAPER
6. ADA ACCESSIBLE RAMP TYPE 'K'
7. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
8. ADA PARKING SYMBOL
9. ADA ACCESSIBLE PARKING SIGN
10. PARKING SPACE (4" WHITE PAINT STRIPE)
11. CONCRETE PAD FOR COMPACTOR (REFER TO STRUCTURAL PLANS)
12. CONCRETE WHEEL STOP
13. STOP SIGN
14. CONCRETE BOLLARD
15. BIKE RACK
16. MONUMENT SIGN (BY OTHERS)
17. 24" STOP BAR, WHITE, PAINT
18. RETAINING WALL & ASSOCIATED RAILING (REFER TO STRUCTURAL PLANS)
19. DUMPSTER PAD (REFER TO ARCH. PLANS FOR ENCLOSURE DETAIL)
20. UTILITY PAD (REFER TO STRUCTURAL PLANS)
21. STAIRS (REFER TO ARCH. PLANS)
22. 8' GALVANIZED, 3-STRAND, STANDARD METAL FINISH FENCE WITH NO SLATS. (REFER TO ARCH. PLANS FOR MORE DETAILS)
23. TDOT GUARDRAIL (CONNECTION TO EXISTING PER TDOT STANDARDS)
24. CONTROLLED ACCESS GATE (CONTRACTOR TO PROVIDE)
25. SITE LIGHTING BY OTHERS (REFER TO PHOTOMETRIC PLAN)
26. NO PARKING STRIPING (WHITE PAINT)
27. CONCRETE CURB TURNOUT
28. TDOT GUARDRAIL
29. MANUAL, DOUBLE SWING GATE (CONTRACTOR TO PROVIDE)
30. SLIDE GATE (CONTRACTOR TO PROVIDE)
31. ELECTRIC VEHICLE CHARGING STATION (REFER TO ELECTRIC PLANS)
32. PRE-CHECK PARKING SPOT (4" WHITE PAINT STRIPE WITH GLASS BEADS)
33. S-30 REMOVABLE BOLLARDS (REFER TO DETAIL SHEETS)
34. FLAG POLE (CONTRACTOR TO PROVIDE)
35. 6' WIDE MAINTENANCE GATE WITH LOCKABLE PADLOCK
36. 3' WIDE MAN GATE WITH LOCKABLE PADLOCK
37. CHAIN AND LOCK (CONTRACTOR TO PROVIDE)
38. GLOBAL INDUSTRIAL REMOVABLE BOLLARD

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-351-1111
– TENN811 –

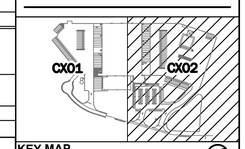
VanTrust

Evans General Contractors

American StructurePoint Inc.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

PROJECT BOBCAT

325 Warrens Way
Jefferson City, TN 37760



KEY MAP
SCALE: NOT TO SCALE

STEVEN J. DAVIDSON
REGISTERED ENGINEER
No. 128715
STATE OF TENNESSEE

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/17/2025
PROJECT PHASE:
ISSUED FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	REVISION 1	03/07/25
2	REVISION 2	05/30/25
3	REVISION 3	06/27/25
4	REVISION 4	07/01/25
5	REVISION 5	08/29/25

Project Number 2024.01223

SITE PLAN

C202

PLOT DATE: 10/13/2025 3:01 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 10/13/2025
EDITED BY: KBRIGHT
DRAWING FILE P:\2024\01223\D_Drawings\Civil\Construction Documents\2024.01223 CE C201 SP.dwg