

GENERAL NOTES:

1. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF ANY EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON IS NOT GUARANTEED.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES AND T811 PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION, SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED CROSSINGS WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONSTRUCTION/DEMOLITION: ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF TENNESSEE BUILDING CODE.
4. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL MAINTAIN ANY ACCESS TO ADJACENT RESIDENCES, BUSINESSES, AND PROPERTIES AT ALL TIMES AND NOTIFY THEM OF ANY DISRUPTIONS OF SERVICE OR ACCESS WITH A 24-HOUR NOTICE.
6. CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AND THE MOST CURRENT CITY, COUNTY, STATE, DOT AND UTILITY PROVIDER STANDARDS, SPECIFICATIONS, AND BUILDING CODES.
7. ANY SUBSTITUTIONS, CHANGES, OR MODIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER, PLANNING DEPARTMENT STAFF, AND DEVELOPER PRIOR TO INSTALLATION/CONSTRUCTION OF CORRESPONDING ITEMS. THE CONTRACTOR SHALL WAIVE ANY ADDITIONAL COSTS CLAIMS FOR SUBSTITUTING OR MODIFYING FROM WHAT HAS BEEN APPROVED.

DEMOLITION NOTES

1. ALL DEMOLITION, TRANSPORT, AND DISPOSAL OF WASTE MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN, COUNTY, STATE AND FEDERAL REGULATIONS.
2. REGULATED MATERIALS SUCH AS ASBESTOS, LEAD, ETC. MAY EXIST ON SITE AND SHALL BE IDENTIFIED AND A PLAN FOR DEMOLITION AND DISPOSAL SHALL BE PRESENTED TO, AND APPROVED BY, THE TOWN/COUNTY AND OWNERS PRIOR TO COMMENCING DEMOLITION ON CORRESPONDING STRUCTURES.
3. THE LOCATIONS OF ALL EXISTING FEATURES SHOWN ON THIS PLAN SET WERE PROVIDED AS PART OF THE SURVEY REFERENCED WITHIN THIS PLAN SET. OTHER UNIDENTIFIED UTILITIES OR SITE FEATURES MAY EXIST AND SPECIAL CARE SHALL BE EXERCISED DURING ANY SUBGRADE WORK OR DEMOLITION TO PREVENT UNINTENDED LOSS OF SERVICE TO SURROUNDING PROPERTIES.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE DOT RIGHTS-OF-WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHTS-OF-WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO DOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, CURB & GUTTER, PAVEMENT, SIGNS AND ROADSIDE SWALES.
5. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN, IF REQUIRED BY ENCROACHMENT PERMIT TO DOT FOR APPROVAL, PRIOR TO ANY WORK WITHIN THE DOT RIGHTS-OF-WAY.
6. ALL UTILITIES SHOWN TO BE REMOVED, DISPOSED OF, AND/OR ABANDONED SHALL BE DONE PER THE CORRESPONDING SERVICE PROVIDERS GUIDELINES.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE(S), PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
2. CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS. MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 48-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REGULATIONS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
5. DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. SEE 2012 INTERNATIONAL BUILDING CODE (IBC) AND OTHER REFERENCED INCORPORATED BY CODE.
6. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN WRITING OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS. IN WRITING, BEFORE COMMENCEMENT OF WORK, CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
7. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.
8. THE SITE SHALL BE FULLY COMPLIANT WITH THE TENNESSEE ACCESSIBILITY CODES (CHAPTER 10 AND 11 OF THE 2012 IBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.

9. ACCESSIBILITY REQUIREMENTS: THAT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED ACCESSIBLE PARKING SPACES AND DESIGN ALL ACCESSIBLE PARKING SPACES, RAMPS, AND CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO AMERICANS WITH DISABILITIES ACT STANDARDS, TENNESSEE BUILDING CODE, AND CITY OF JEFFERSON CITY CODE, AND AMERICAN NATIONAL STANDARDS INSTITUTE ANSI CODE 1. PARKING - NUMBER OF SPACES TO COMPLY WITH 2012 IBC DESIGN, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE, NO SLOPE TO EXCEED 2 PERCENT IN ANY DIRECTION. SIGNAGE PER MUTCD REQUIREMENTS. MUTCD AND ICC A 117.1.2. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE LIMITED TO 2 PERCENT, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE. A SLOPE GREATER THAN 5 PERCENT REQUIRES CONSTRUCTION AS A RAMP.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL CONSTRUCTION AND GRADING NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND OSHA STANDARDS ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING BUT NOT LIMITED TO: EROSION AND SEDIMENTATION CONTROL PLAN AND GRADING AND DRAINAGE PLAN.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN COMPARING THE PLANS TO ACTUAL FIELD CONDITIONS.
4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE AND WITHOUT COMPENSATION.
5. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND APPLICANT IN WRITING.
7. TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION IN ACCORDANCE WITH CURRENT MUTCD STANDARDS.
8. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, FENCING AND OTHER APPROPRIATE SAFETY ITEMS/MEASURES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA CONSTRUCTION ACTIVITIES.
9. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)
11. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
12. BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE GOVERNING MUNICIPALITY INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO: A) REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR B) REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
14. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
15. SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND TO 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 SPECIFICATIONS.
16. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
17. ALL PAVEMENT MARKINGS, REGULATORY SIGNS, AND STREET NAME SIGNS SHALL CONFORM TO CURRENT MUTCD STANDARDS.
18. ALL DAMAGE TO PUBLIC OR PRIVATE MAINTAINED STREETS DUE TO PROJECT CONSTRUCTION WILL BE REPAIRED AT NO COST TO THE OWNER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
19. A PRE-CONSTRUCTION MEETING WITH THE GOVERNING MUNICIPALITY, ENGINEER, OWNER OR OWNER'S REPRESENTATIVE, CONTRACTOR, AND SUB-CONTRACTORS IS REQUIRED PRIOR TO START OF PROJECT.
20. PRIOR TO ANY WORK IN THE STREET OR RIGHT-OF-WAYS AND PRIOR TO ANY PUBLIC ROAD LANE CLOSURE, THE CONTRACTOR IS REQUIRED TO CONTACT THE GOVERNING MUNICIPALITY (3) DAYS IN ADVANCE.
21. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ANY SPILL CURB REQUIRED TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES AND PREVENT ANY LOW SPOTS OR "BIRD BATHS" WITHIN THE CURB & GUTTER OR PAVED SECTIONS.
22. NO VISUAL OBSTRUCTIONS SHALL BE WITHIN ANY SIGHT DISTANCE TRIANGLES BETWEEN 2 AND 8 FEET IN HEIGHT ABOVE FINISHED GRADE.

23. ANY VERTICAL DROPS MORE THAN 30" FROM A RETAINING WALL WILL REQUIRE A 42" HIGH SAFETY FENCE ALONG THE TOP OF WALL.
24. THE CONTRACTOR SHALL NOTE THAT EVERY OFFSET, FITTING, TIE-IN POINT, ETC. MAY NOT BE SHOWN ON THE PLANS. CONTRACTOR SHALL USE STANDARD CONSTRUCTION PROCEDURES TO FOLLOW THE PLANS AS CLOSELY AS POSSIBLE AND NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND.
25. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS.
26. THE EARTHWORK ON THIS PLAN DOES NOT NECESSARILY BALANCE; OFFSITE BORROW OR WASTE MAY BE REQUIRED.
27. ALL CONCRETE PIPE SHALL BE REINFORCED CLASS III, UNLESS NOTED OTHERWISE.
28. ALL PIPE TO BE INSTALLED ON-SITE AND IN THE RIGHTS OF WAY SHALL MEET OR EXCEED THE DOT ASTM AND AASHTO SPECIFICATION REQUIREMENTS FOR SUCH PIPE MATERIAL. CONTRACTOR SHALL VERIFY APPROVAL WITH DOT FOR ALL PIPE MATERIALS TO BE USED IN THE RIGHT OF WAY.
29. ROOF DRAIN CONNECTIONS AND INLINE CATCH BASINS IN NON-TRAFFIC BEARING LOCATIONS MAY BE HDPE SYSTEMS SUCH AS "NYLOPLAST" BY ADS OR APPROVED EQUAL (SEE DETAILS FOR USE AS STORM DRAINAGE SYSTEM).
30. ALL ON-SITE PIPE SHALL BE INSTALLED MEETING COVER, BACKFILL AND BEDDING REQUIREMENTS PER CITY OF JEFFERSON CITY OR THE MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MOST STRINGENT.
31. DOT PRE-CAST DRAINAGE STRUCTURES / MANHOLES CAN BE USED IN LIEU OF DOT STANDARD BRICK OR CONCRETE CATCH BASINS. ANY DEVIATION FROM THE SPECIFIED STRUCTURES SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION AND SHALL MAINTAIN COMPLIANCE WITH ALL CORRESPONDING DOT MATERIAL, DRAWING & DETAILED SPECIFICATIONS. NO "KNOCK-OUT" OR WAFFLE BOXES SHALL BE USED WITHOUT PERMISSION FROM THE ENGINEER.
32. ADDITIONAL SPECIFICATIONS AND REQUIREMENTS FOR FOOTER AND BUILDING PAD PREPARATION AND COMPACTION MAY EXIST IN ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SHALL BE EXECUTED/IMPLEMENTED AS REQUIRED.
33. DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911. SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS. 2021 IFC SECTION 3304.5.

GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATION AND PROTECTION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
5. CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS/PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES FOR CONSTRUCTION. REFER TO COVER SHEET FOR AVAILABLE UTILITY COMPANY LIST.
6. CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.
7. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUB-GRADE.
8. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
9. ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
10. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL 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 SPECIFICATIONS.
12. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH TRENCH FOR WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY. ALL OSHA STANDARDS FOR TRENCH EXCAVATIONS SHALL BE OBSERVED BY ALL PARTIES INVOLVED WITH UTILITY INSTALLATIONS.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
14. 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 FREE FROM VEGETATION, ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE NON-PLASTIC IN NATURE, OR HAVE A TENDENCY TO SHIFT OR FLOW UNCHARACTERISTICALLY WHEN TAMPED. BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. RUNOFF FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE SANITARY SEWER OR ONTO ADJACENT PROPERTIES.
16. ALL JOINTS ON THE STORM WATER CONVEYANCE SYSTEM SHALL BE WATERTIGHT.
17. ALL CONSTRUCTION ASSOCIATED WITH WATER AND SANITARY SEWER SHALL BE IN ACCORDANCE WITH GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
18. ALL ELECTRICAL SERVICE LINES TO OR AROUND THE PROPOSED STRUCTURE SHALL BE UNDERGROUND.
19. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS AND LOCAL MUNICIPALITY SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
20. CONTRACTOR SHALL KEEP A RECORD PLAN SET SHOWING UTILITY CONSTRUCTION, LOCATIONS, CLEARANCES, ETC. AND PROVIDE A COPY TO THE ENGINEER TO ASSIST WITH PREPARATION OF AS-BUILT DRAWINGS. CONTACT ENGINEER IF EXPLANATION OF WHAT ITEMS ARE REQUIRED IF UNSURE, PRIOR TO BEGINNING CONSTRUCTION.
21. PAVEMENT CUTS FOR UTILITY INSTALLATIONS SHALL BE SAWCUT FOR STRAIGHT, CLEAN EDGES. PATCHES SHALL BE IN ACCORDANCE WITH GOVERNING MUNICIPALITY.
22. CONTRACTOR SHALL COORDINATE INSTALLATIONS OR CONDUITS ON SITE PRIOR TO PREPARING ROADWAY, DRIVE OR PARKING AREA SUBGRADES.
23. WATER SHALL NOT BE ALLOWED TO RISE WITHIN UNFILLED UTILITY TRENCHES AFTER PIPE HAS BEEN INSTALLED. BACKFILL IMMEDIATELY AFTER PIPE INSTALLATION.
24. PIPES IN STORM DRAINAGE STRUCTURES SHALL BE CUT FLUSH TO INSIDE WALLS. INVERTS SHALL BE POURED IN DRY CONDITIONS WITH STRUCTURES BEING PUMPED OUT PRIOR TO INVERTS IF REQUIRED.
25. ALL CASTINGS AND FERROUS MATERIAL PIPING ASSOCIATED WITH WATER, SEWER, AND STORM DRAINAGE SHALL BE DOMESTICALLY CAST.
26. CONTRACTOR SHALL PROVIDE SURVEY AS-BUILTS OF STORM DRAINAGE NETWORKS AND STORMWATER CONTROL MEASURE. STORM DRAINAGE AS-BUILTS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BACKFILLING. THE STORMWATER CONTROL MEASURE AS-BUILT(S) MUST BE COMPLETED UPON FINAL CONSTRUCTION OF NEW CONVEYANCES AND SUBMITTED FOR THE ENGINEER TO REVIEW AND APPROVE. A SEALED AS-BUILT DRAWING MAY BE REQUIRED FOR STORMWATER CONTROL CERTIFICATION. CONTACT THE ENGINEER TO VERIFY.
27. CONTRACTOR SHALL PROVIDE EASEMENT SURVEYS FOR STORM DRAINAGE SYSTEMS AND STORMWATER CONTROL MEASURES. EASEMENTS SHALL BE PLATTED AND PRESENTED TO THE ENGINEER FOR REVIEW AND APPROVAL. SEE SITE PLAN, GRADING, AND STORM DRAINAGE PLAN SHEETS FOR EASEMENT LOCATIONS.
28. ALL SANITARY SEWER AND WATER INSTALLATION SHALL BE BY CITY OF JEFFERSON CITY STANDARD DETAILS AND SPECIFICATIONS.

CONSTRUCTION WASTE NOTES:

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE GOVERNING MUNICIPALITIES' REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
2. PURSUANT TO THE GOVERNING MUNICIPALITIES' RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE GOVERNING MUNICIPALITIES' RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE, WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS, SHALL BE LICENSED BY THE GOVERNING MUNICIPALITIES.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

ORNL FCU
NEW BRANCH LOCATION
JEFFERSON CITY, TN

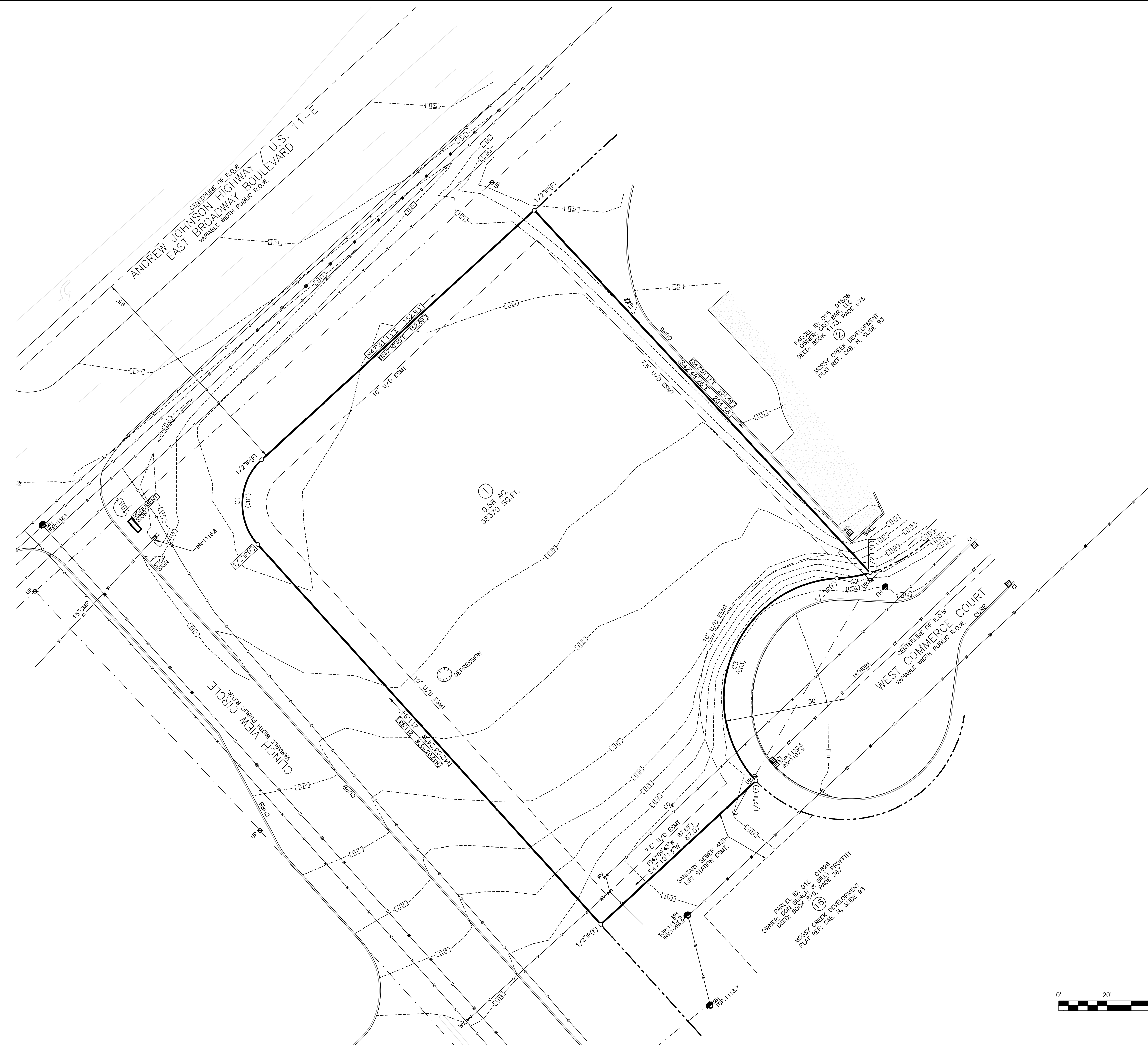
GENERAL NOTES

DESIGNED BY JWL	CHECKED BY RGC	SCALE N.T.S.	SHEET NO. 101
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198	OF XX SHEETS

NOT FOR CONSTRUCTION



NOTE: BOUNDARY DATA PROVIDED BY OTHERS.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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 CONSULTING ENGINEERS
 KNOXVILLE · SEVIERVILLE

ORNL FCU
NEW BRANCH LOCATION
JEFFERSON CITY, TN






EXISTING CONDITIONS

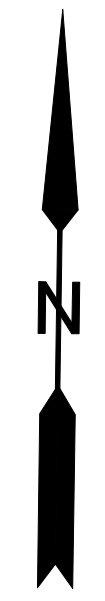
DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198

SHEET NO. **102**
 OF **XX** SHEETS

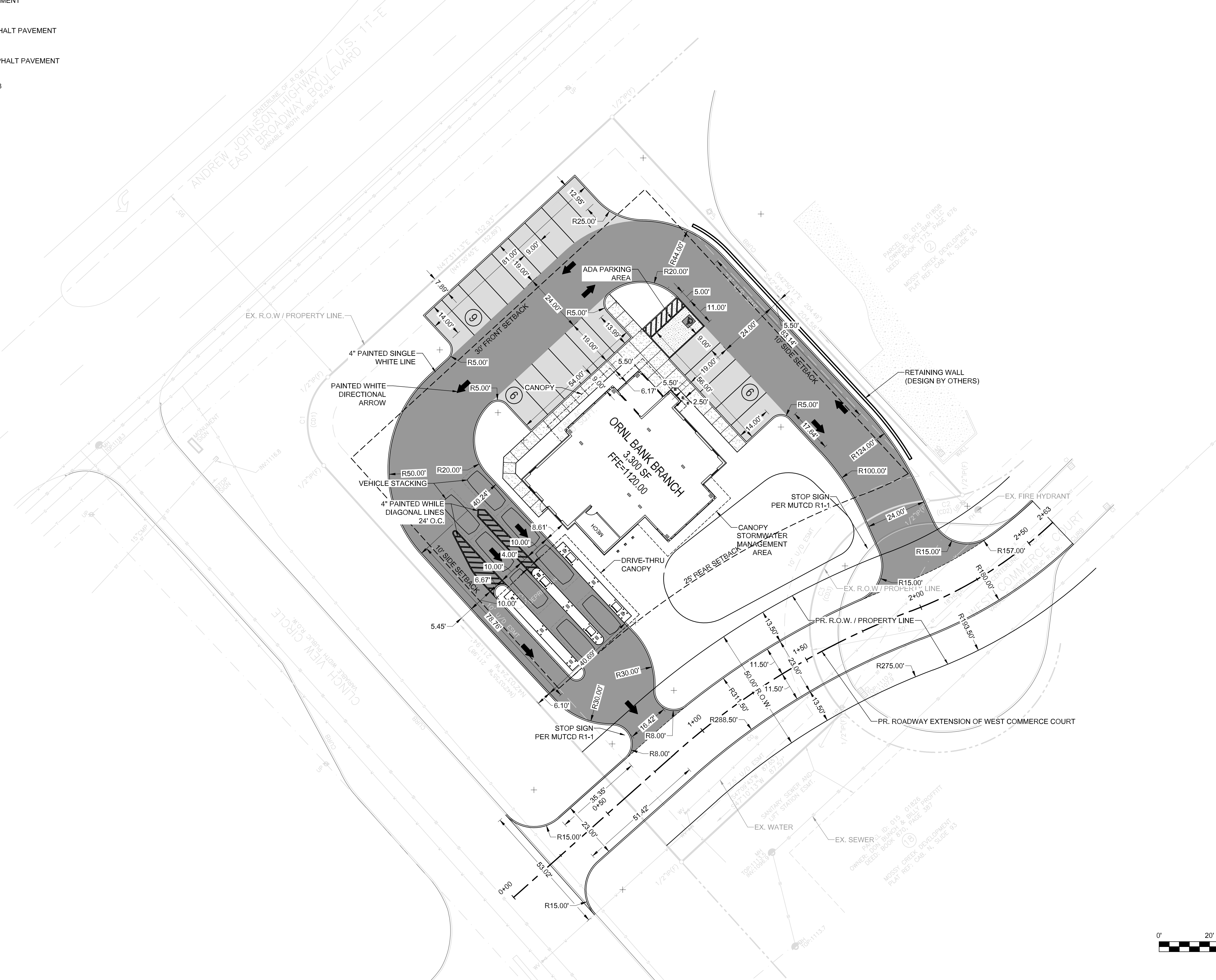
NOT FOR CONSTRUCTION

LEGEND

-  PROPOSED SIDEWALK
-  CONCRETE PAVEMENT
-  LIGHT DUTY ASPHALT PAVEMENT
-  HEAVY DUTY ASPHALT PAVEMENT
-  PROPOSED CURB



NOTE: BOUNDARY DATA PROVIDED BY OTHERS.



- SITE NOTES:**
1. BUILDING SETBACK FOR - B3 - ZONING ARE AS FOLLOWS:
FRONT: 30'
REAR: 25'
SIDE: 10'
 2. ALL SIGNS TO BE INSTALLED PER MUTCD CURRENT STANDARDS.
 3. REQUIRED PARKING: 17 SPACES
-SERVICE ESTABLISHMENTS: 1 SPACE PER 200 SF OF GROSS FLOOR AREA
-GROSS FLOOR AREA = 3,300 SF
(3,300 SF)/(1 SPACE / 200 SF) = 17 SPACES

PROVIDED PARKING: 21 SPACES
 4. (1) VAN ADA PARKING SPACE PROVIDED
 5. CURB RADIUS 3' UNLESS SPECIFIED.



NO.	DATE	DESCRIPTION	BY	CHKD.
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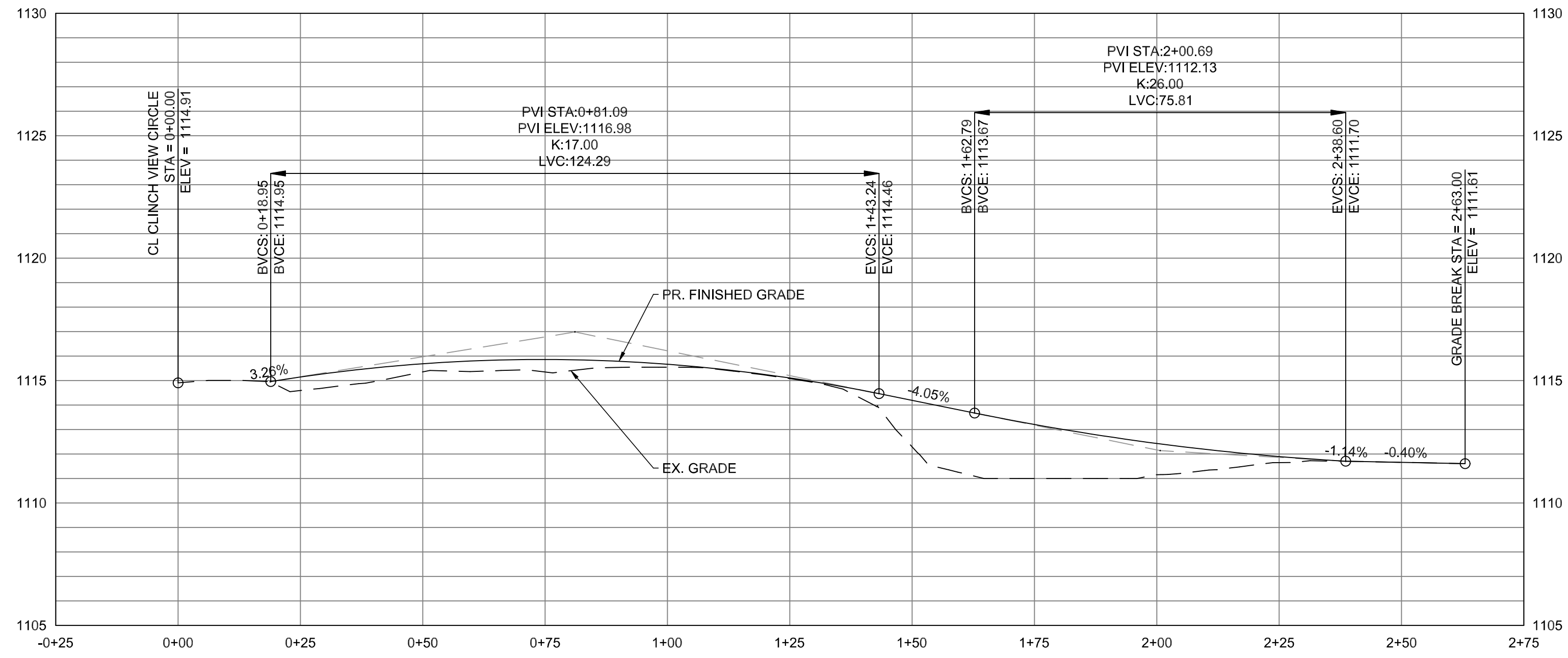
ORNL FCU
NEW BRANCH LOCATION
JEFFERSON CITY, TN

SITE PLAN

DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198

SHEET NO. **103**
OF **XX** SHEETS

NOT FOR CONSTRUCTION



EXTENSION OF WEST COMMERCE COURT

VERT. SCALE: 1" = 4'
HOR. SCALE: 1" = 20'



NO.	DATE	DESCRIPTION	BY	CKD.
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 JEFFERSON CITY, TN

ROAD PROFILE
 (STA 0+00 TO 2+63)

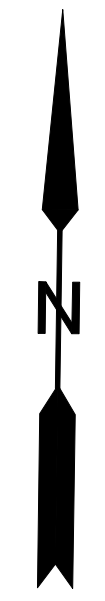
DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198

SHEET NO. **103**
 OF **XX** SHEETS

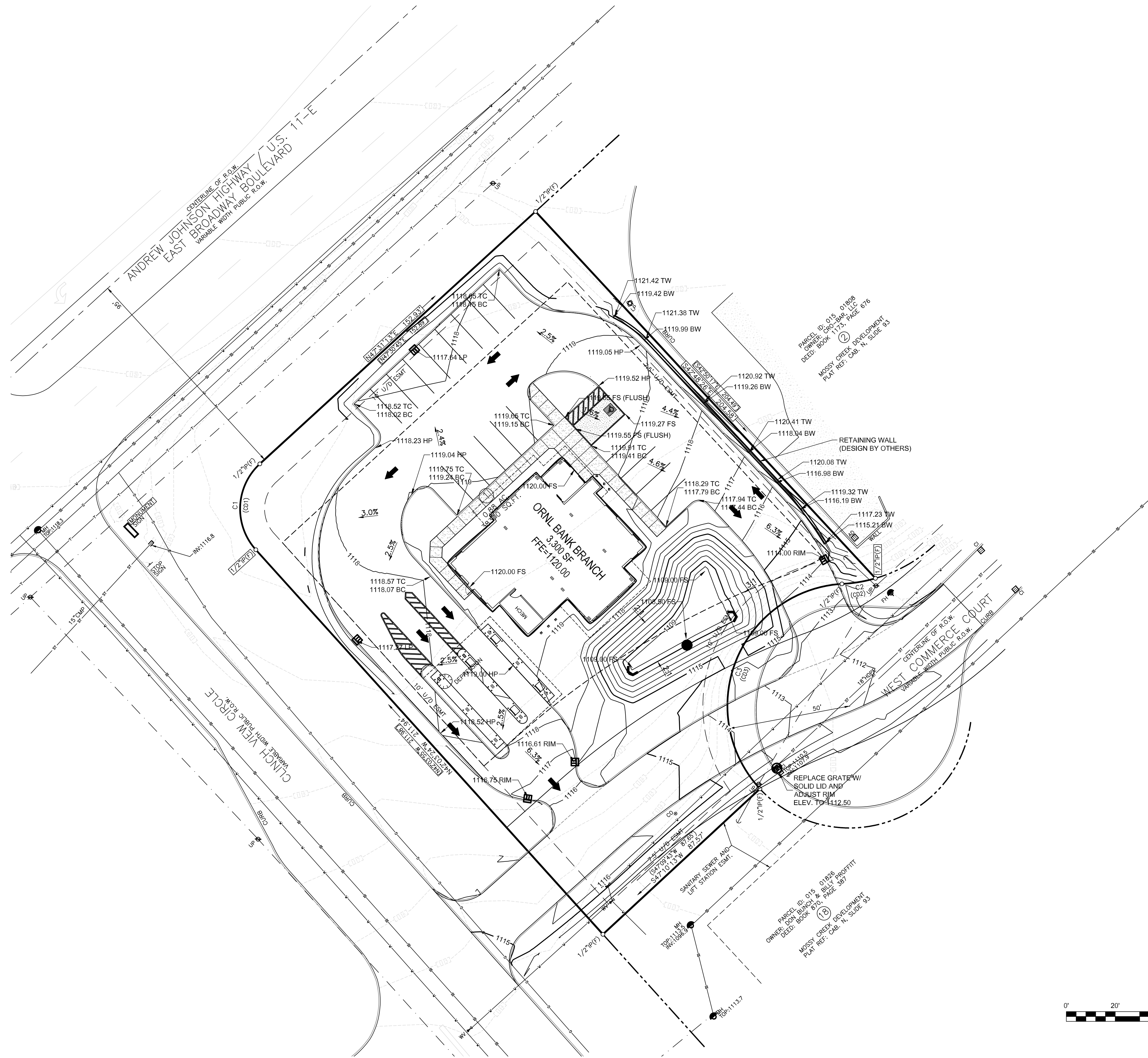
NOT FOR CONSTRUCTION

LEGEND

- 1150--- EXISTING CONTOURS
- 1150— PROPOSED CONTOURS



NOTE: BOUNDARY DATA PROVIDED BY OTHERS.



PARCEL ID: 0115 01808
 OWNER: ORNL BANK BRANCH
 DEED: BOOK 171, PAGE 576
 MOSSY CREEK DEVELOPMENT
 PLAN REF. CDB, N. SLIDE 93

PARCEL ID: 0115 01808
 OWNER: ORNL BANK BRANCH
 DEED: BOOK 870, PAGE 357
 MOSSY CREEK DEVELOPMENT
 PLAN REF. CDB, N. SLIDE 93



NO.	DATE	DESCRIPTION	BY	CHKD.

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ORNL FCU
 NEW BRANCH LOCATION
 JEFFERSON CITY, TN


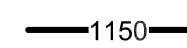

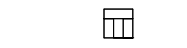

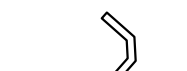
GRADING PLAN

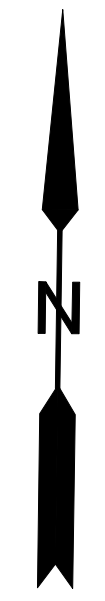
DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198

SHEET NO. **104**
 OF XX SHEETS

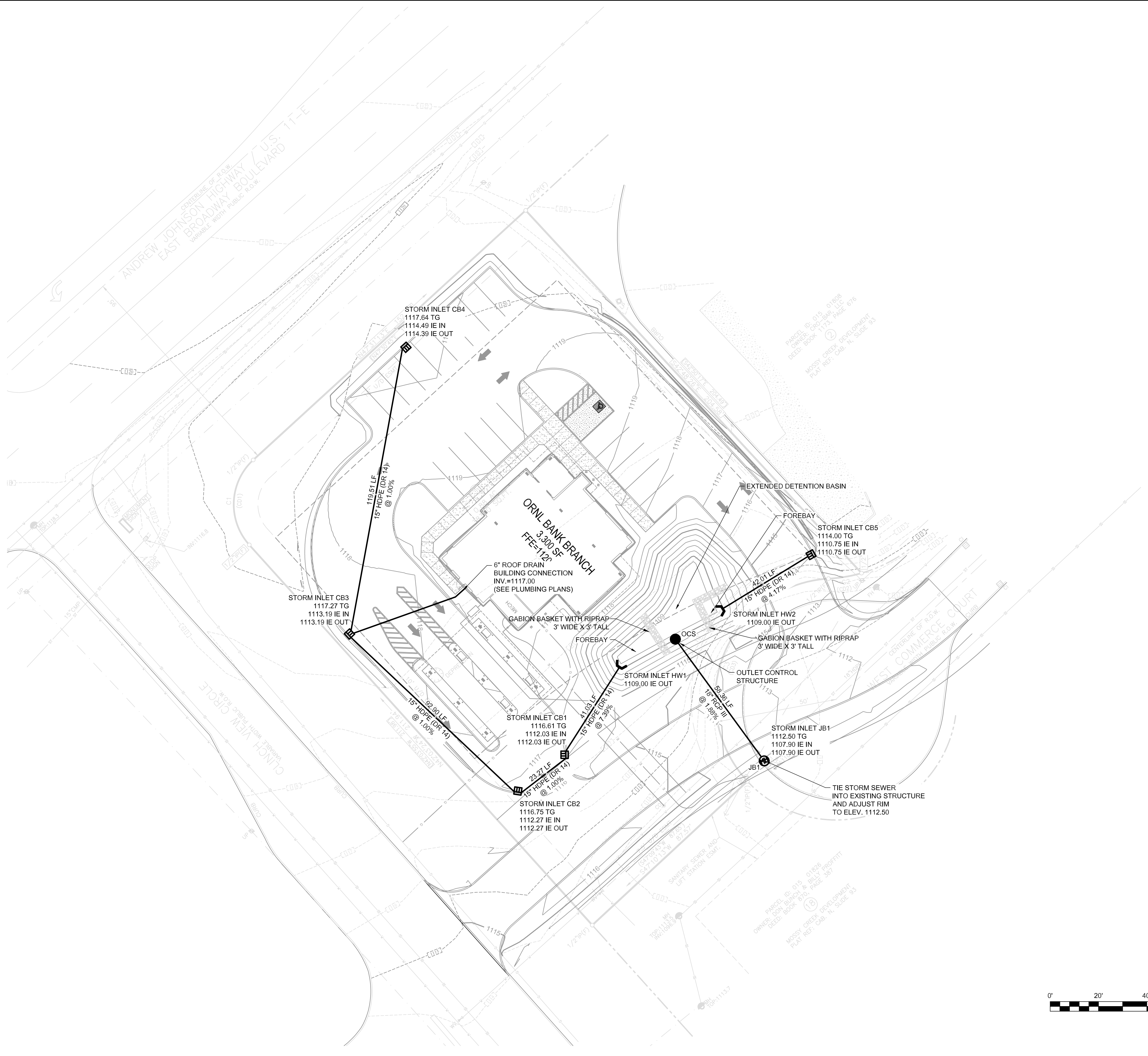
NOT FOR CONSTRUCTION

LEGEND

-  EXISTING CONTOURS
-  PROPOSED CONTOURS
-  STORM SEWER
-  STORM CATCH BASIN
-  OUTLET CONTROL STRUCTURE
-  PROPOSED HEADWALL



NOTE: BOUNDARY DATA PROVIDED BY OTHERS.



NO.	DATE	DESCRIPTION	BY	CHKD.


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 CONSULTING ENGINEERS
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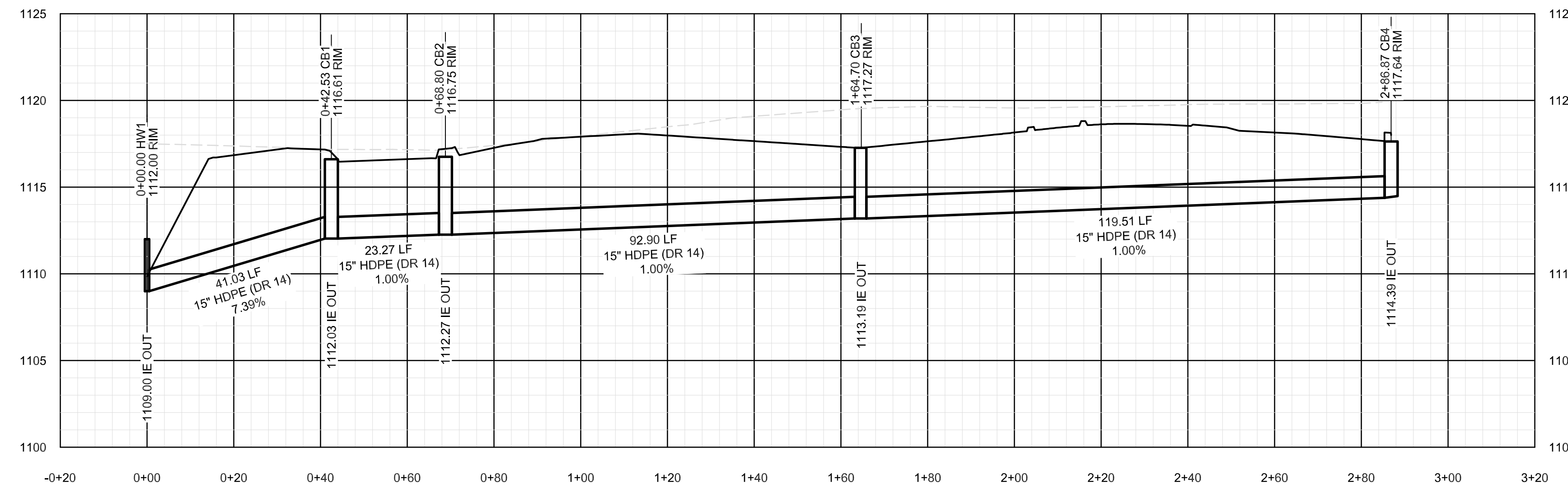
ORNL FCU
NEW BRANCH LOCATION
JEFFERSON CITY, TN

DRAINAGE PLAN

DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198

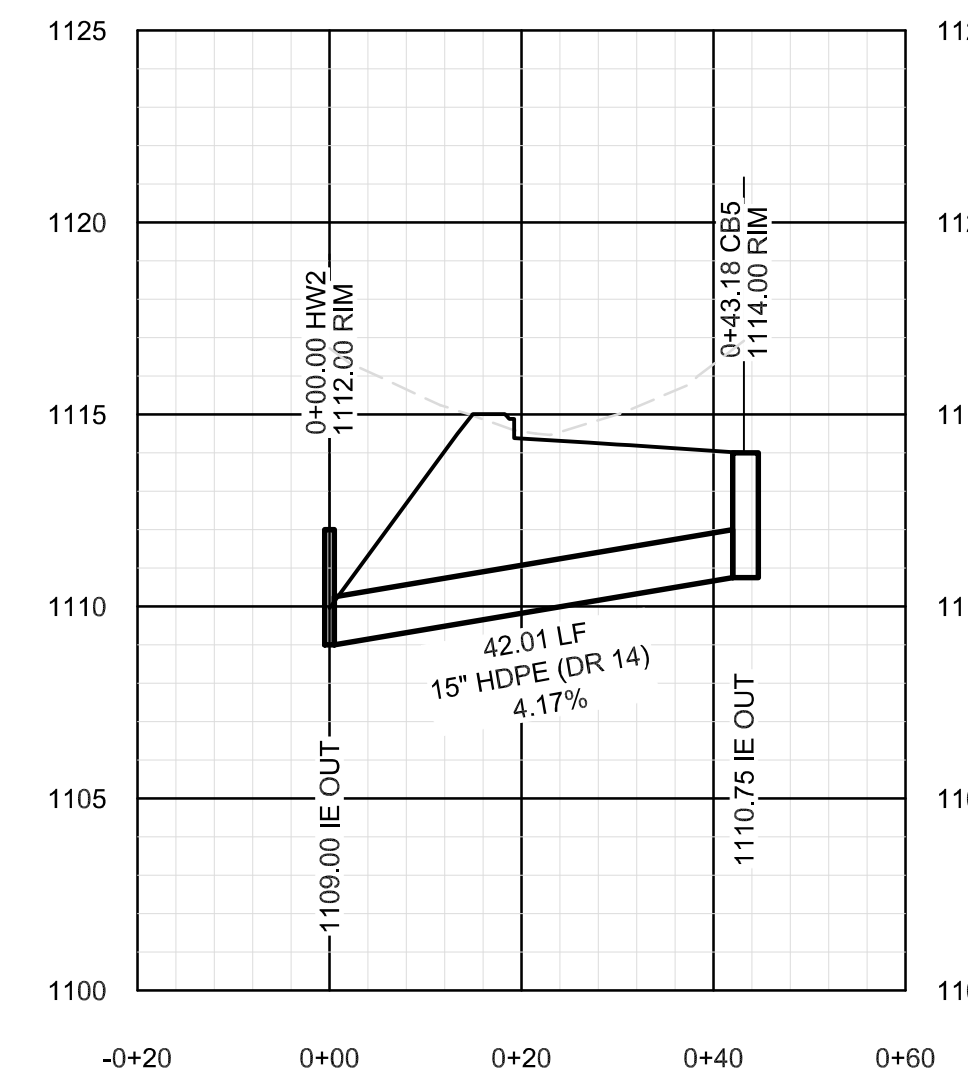
SHEET NO. **105**
 OF **XX** SHEETS

NOT FOR CONSTRUCTION



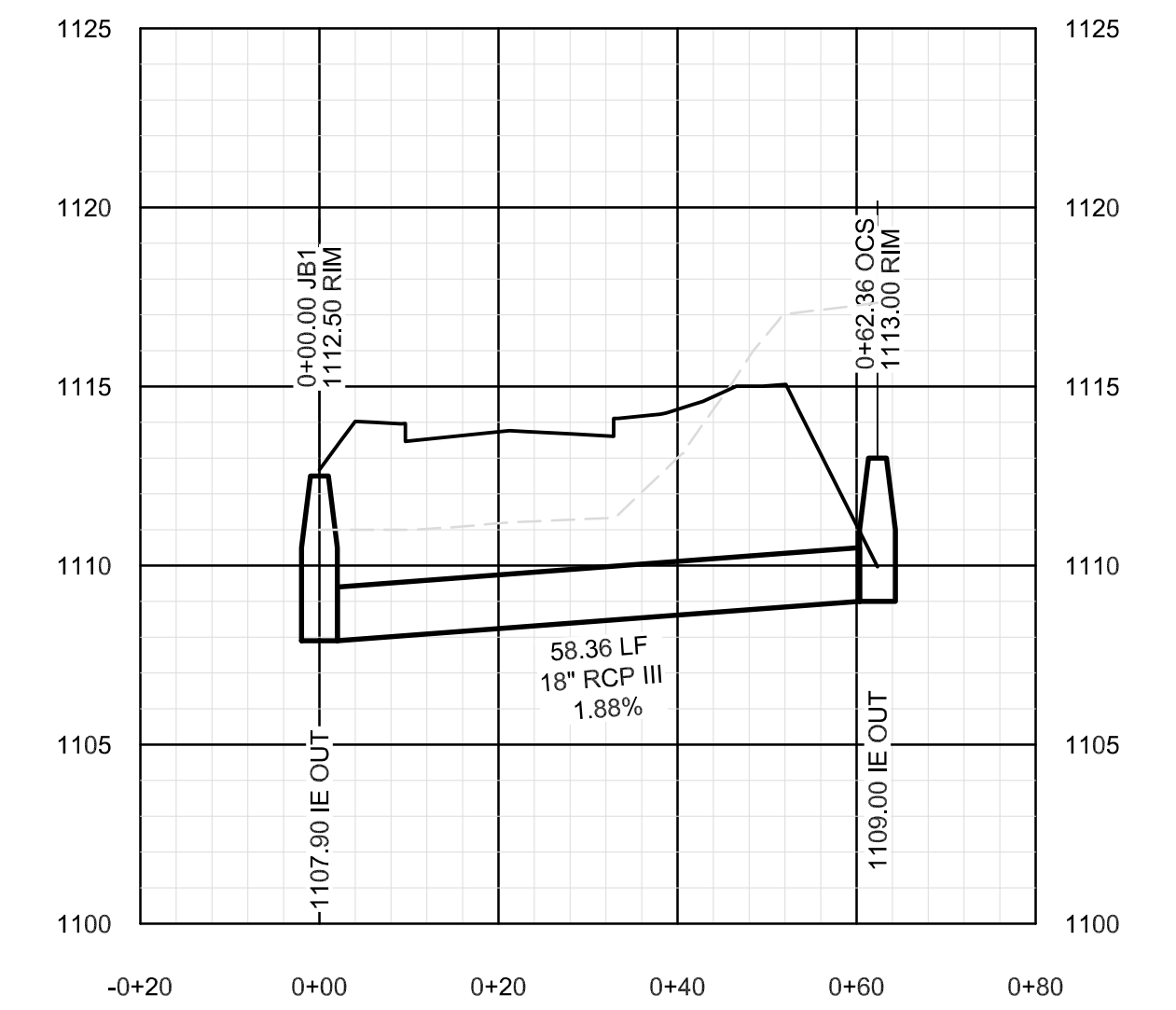
STORM DRAIN A PROFILE

STA 0+00 TO 2+87
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



STORM DRAIN B PROFILE

STA 0+00 TO 0+43
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



STORM DRAIN C PROFILE

STA 0+00 TO 0+62
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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ORNL FCU
NEW BRANCH LOCATION
JEFFERSON CITY, TN

STORM SEWER PROFILE

DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198

SHEET NO. **105**
OF **XX** SHEETS

NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

1. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK AND TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
2. EROSION AND SEDIMENT CONTROL MEASURE MUST BE INSTALLED PRIOR TO DISTURBANCE OF EXISTING GROUND COVER. THEY MUST REMAIN IN PLACE AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PERIOD.
3. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1) WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR 7 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
4. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
5. PERMANENT SEEDING SHALL BE DROUGHT TOLERANT, HYBRID KENTUCKY 31 (JAGUAR, LANCER, REBEL II, FALCON II, ETC.), SEED AT A RATE OF 6-8 LBS./1000 S.F. NITROGEN. IF GRADING IS PERFORMED DURING THE WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE OR OTHER APPROPRIATE MIXTURE TO ASSURE STABILIZATION DURING THE WINTER SEASON.
6. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREA.
7. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
8. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SITE CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
10. UPON COMPLETE STABILIZATION OF THE SITE, SILT FENCES AND OTHER TEMPORARY SILT BARRIERS SHALL BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
11. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA, THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, CONCRETE TRUCK WASHOUT ARE, OFFICE TRAILERS, AND TOILET FACILITIES.
12. MACHINED RIPRAP (CLASS A-1) SHALL VARY IN SIZE FROM 2 INCHES TO 1.25 FEET WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 4 INCHES. THE THICKNESS OF THE STONE LAYER SHALL BE 1.5 FOOT WITH A TOLERANCE OF 3 INCHES.
13. CURRENT VERSIONS OF THE STORM WATER POLLUTION PREVENTION PLAN, THE NOTICE OF INTENT, AND THE NOTICE OF COVERAGE SHALL BE KEPT ON THE SITE FOR THE DURATION OF THE PROJECT.
14. ALL UNDISTURBED AREAS INCLUDING ARCHEOLOGICAL SITES AND STREAM BUFFERS, SHALL BE FILED MARKED AND KEPT FREE FROM CONSTRUCTION EQUIPMENT UNLESS OTHERWISE NOTED.



NOTE: BOUNDARY DATA PROVIDED BY OTHERS.

PROPERTY INFORMATION:

OWNER: ORNL FEDERAL CREDIT UNION
 ATTN: LYNN HOLT
 PO BOX 365
 OAK RIDGE, TN 37830
 PHONE: (865) 992-3061

ADDRESS: E BROADWAY BLVD
 JEFFERSON CITY, TN 37760

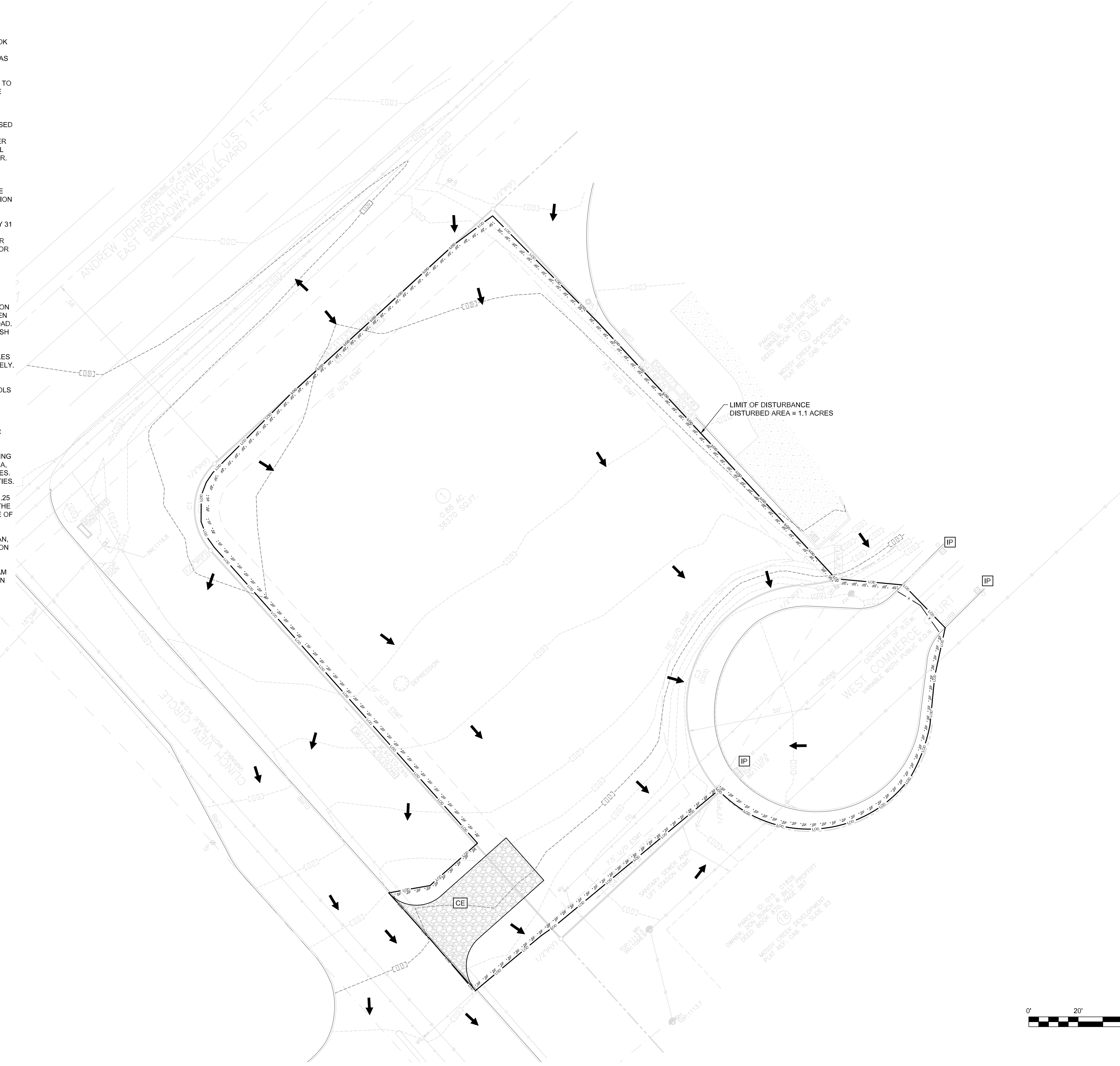
DEEDED ACREAGE: 0.88
 CONTROL MAP: 015 PARCEL: 018.06
 DISTURBED AREA: 1.18 ACRES

LEGEND

- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- EROSION CONTROL MATTING
- OVERLAND DRAINAGE PATTERN
- SILT FENCE
- FILTER SOCK
- LIMIT OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

STAGE 1 SEQUENCE NOTES:

1. INSTALL CONSTRUCTION EXIT. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
2. PROVIDE SIGN OR MARKING FOR CLEARING LIMITS AND STREAM BUFFER
3. INSTALL SILT FENCE AS SHOWN ON THE STAGE 1 PLAN.
4. INSTALL INLET PROTECTION AT CATCH BASINS



NO.	DATE	DESCRIPTION	BY	CKD.
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ORNL FCU
 NEW BRANCH LOCATION
 JEFFERSON CITY, TN

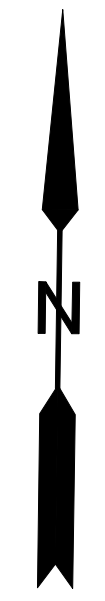
INITIAL SWPPP PLAN

DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'	SHEET NO. 106 OF XX SHEETS
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198	

NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

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- EROSION AND SEDIMENT CONTROL MEASURE MUST BE INSTALLED PRIOR TO DISTURBANCE OF EXISTING GROUND COVER. THEY MUST REMAIN IN PLACE AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PERIOD.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1) WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR 7 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
- PERMANENT SEEDING SHALL BE DROUGHT TOLERANT, HYBRID KENTUCKY 31 (JAGUAR, LANCER, REBEL II, FALCON II, ETC.), SEED AT A RATE OF 6-8 LBS./1000 S.F. NITROGEN. IF GRADING IS PERFORMED DURING THE WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE OR OTHER APPROPRIATE MIXTURE TO ASSURE STABILIZATION DURING THE WINTER SEASON.
- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREA.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SITE CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- UPON COMPLETE STABILIZATION OF THE SITE, SILT FENCES AND OTHER TEMPORARY SILT BARRIERS SHALL BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA, THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, CONCRETE TRUCK WASHOUT ARE, OFFICE TRAILERS, AND TOILET FACILITIES.
- MACHINED RIPRAP (CLASS A-1) SHALL VARY IN SIZE FROM 2 INCHES TO 1.25 FEET WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 4 INCHES. THE THICKNESS OF THE STONE LAYER SHALL BE 1.5 FOOT WITH A TOLERANCE OF 3 INCHES.
- CURRENT VERSIONS OF THE STORM WATER POLLUTION PREVENTION PLAN, THE NOTICE OF INTENT, AND THE NOTICE OF COVERAGE SHALL BE KEPT ON THE SITE FOR THE DURATION OF THE PROJECT.
- ALL UNDISTURBED AREAS INCLUDING ARCHEOLOGICAL SITES AND STREAM BUFFERS, SHALL BE FILED MARKED AND KEPT FREE FROM CONSTRUCTION EQUIPMENT UNLESS OTHERWISE NOTED.



NOTE: BOUNDARY DATA PROVIDED BY OTHERS.

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ADDRESS: E BROADWAY BLVD
 JEFFERSON CITY, TN 37760

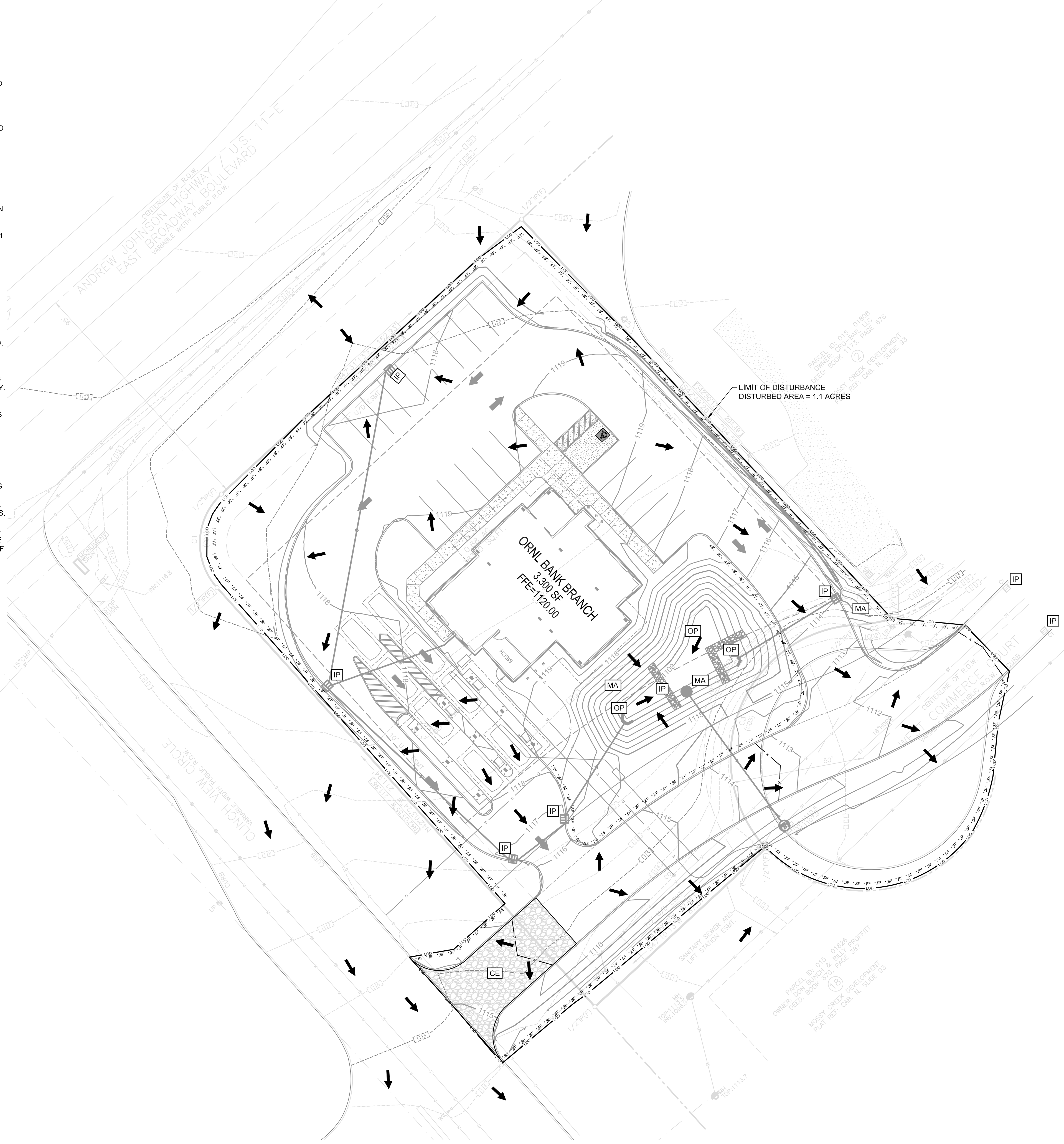
DEEDED ACREAGE: 0.88
 CONTROL MAP: 015 PARCEL: 018.06
 DISTURBED AREA: 1.18 ACRES

LEGEND

- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- EROSION CONTROL MATTING
- OVERLAND DRAINAGE PATTERN
- SILT FENCE
- FILTER SOCK
- LIMIT OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

STAGE 2 SEQUENCE NOTES:

- CONSTRUCT STORM SEWER. INSTALL INLET PROTECTION AT CATCH BASINS AND OUTLET PROTECTION AT HEADWALLS.
- GRADE SITE TO BRING PUBLIC ROADWAY, BUILDING PADS, AND DRIVEWAYS TO PROPOSED GRADE.
- INSTALL UTILITIES.
- STABILIZE ALL DISTURBED AREAS AS GRADING OPERATIONS ARE COMPLETED ON EACH PORTION OF SITE. INSTALL BASE STONE ON DRIVEWAYS AND ROADWAY.
- PAVE DRIVEWAYS AND ROADWAY.
- CONSTRUCT BUILDING.
- AS NEW AREAS ARE DISTURBED WITH CONSTRUCTION, STABILIZATION WILL BE COMPLETED WITH TOPSOIL AND SEEDING FOR PERMANENT COVER.
- REMOVE EROSION CONTROL DEVICES ONCE SITE IS FULLY STABILIZED. REMOVE SEDIMENT FROM POND. CONVERT SEDIMENT BASIN TO PERMANENT POND.
- SUBMIT NOTICE OF TERMINATION TO TDEC.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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 KNOXVILLE · SEVIERVILLE







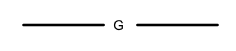
ORNL FCU
 NEW BRANCH LOCATION
 JEFFERSON CITY, TN

FINAL SWPPP PLAN

DESIGNED BY JWL	CHECKED BY RGC	SCALE 1" = 20'	SHEET NO. 107
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198	OF XX SHEETS

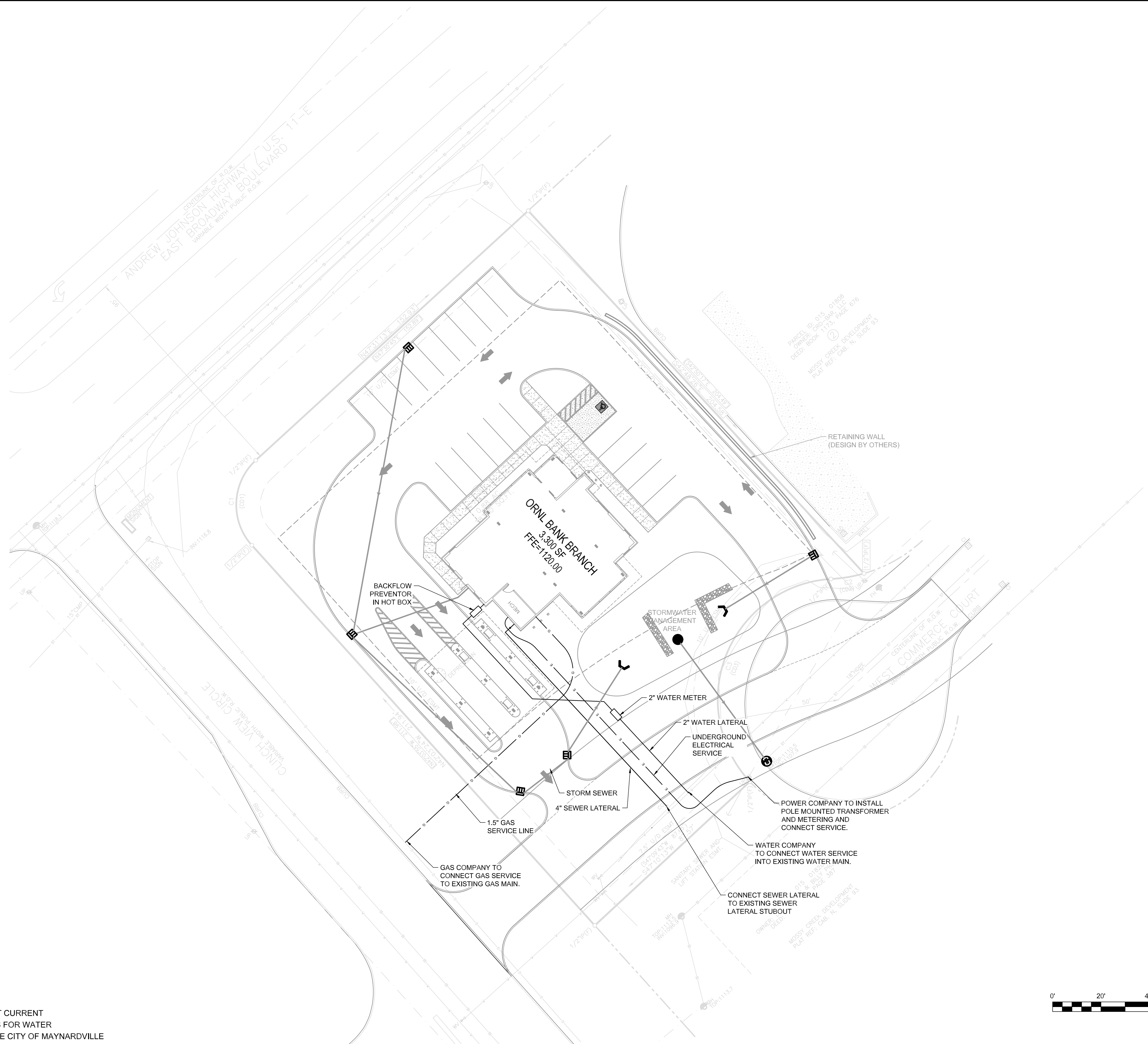
NOT FOR CONSTRUCTION

LEGEND

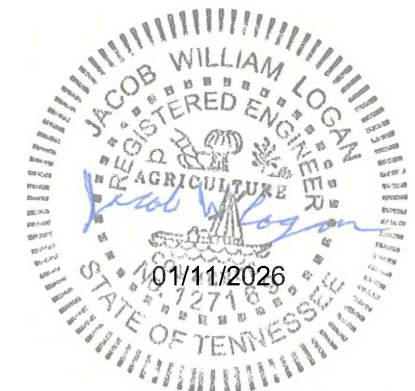
-  UNDERGROUND ELECTRICAL
-  WATER VALVE
-  WATER SERVICE LINE
-  WATER METER
-  SEWER CLEANOUT
-  SEWER SERVICE LINE
-  GAS SERVICE LINE



NOTE: BOUNDARY DATA PROVIDED BY OTHERS.



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT
TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER
AND SEWER SYSTEM CONSTRUCTION FOR THE CITY OF MAYNARDVILLE



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

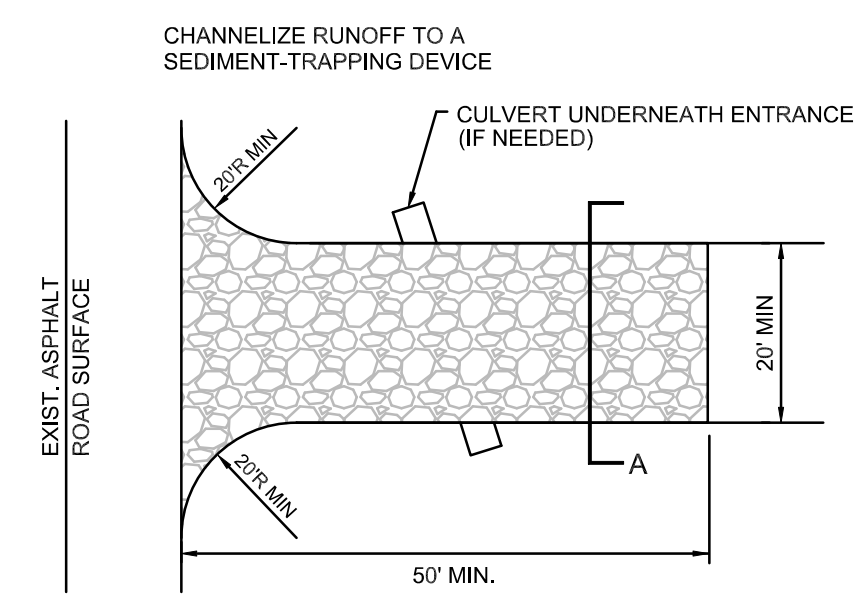
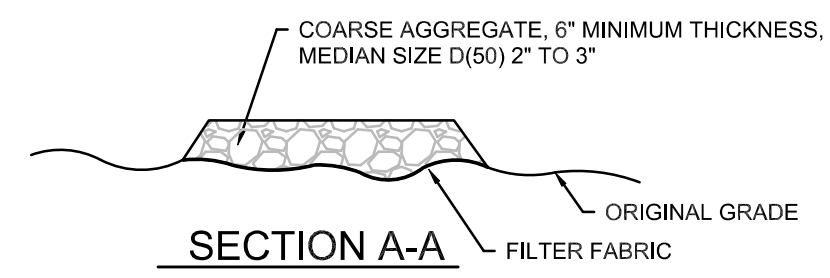
RGC&A
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE · SEVIERVILLE

ORNL FCU
NEW BRANCH LOCATION
 JEFFERSON CITY, TN

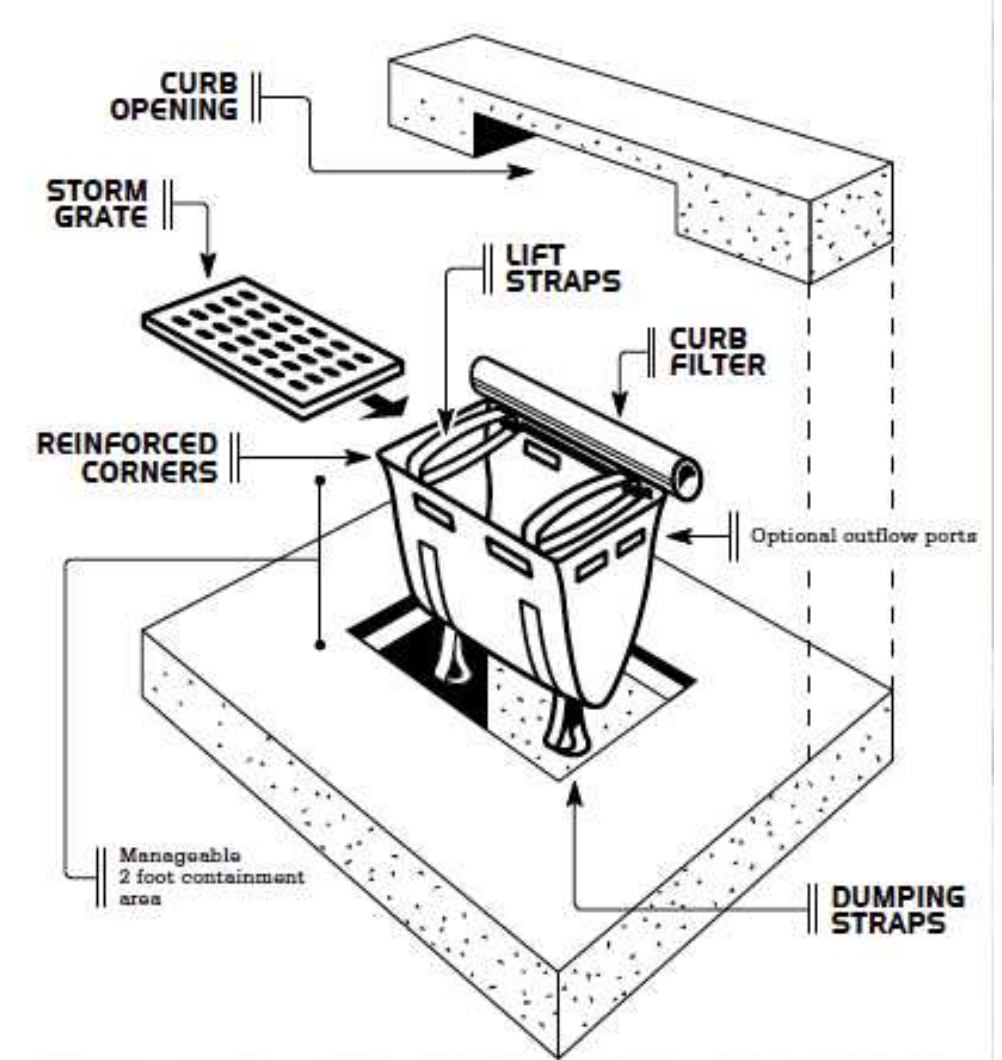
UTILITY PLAN

DESIGNED BY JWL	CHECKED BY RGC	SCALE N.T.S.	SHEET NO. (110)
DRAWN BY JLW, ZLW	DATE 11/25/2025	FILE NO. 25198	OF XX SHEETS

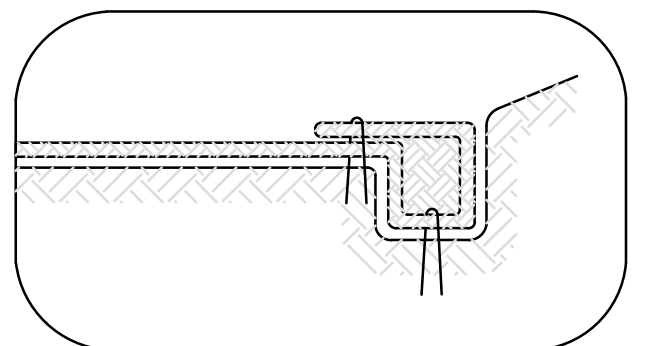
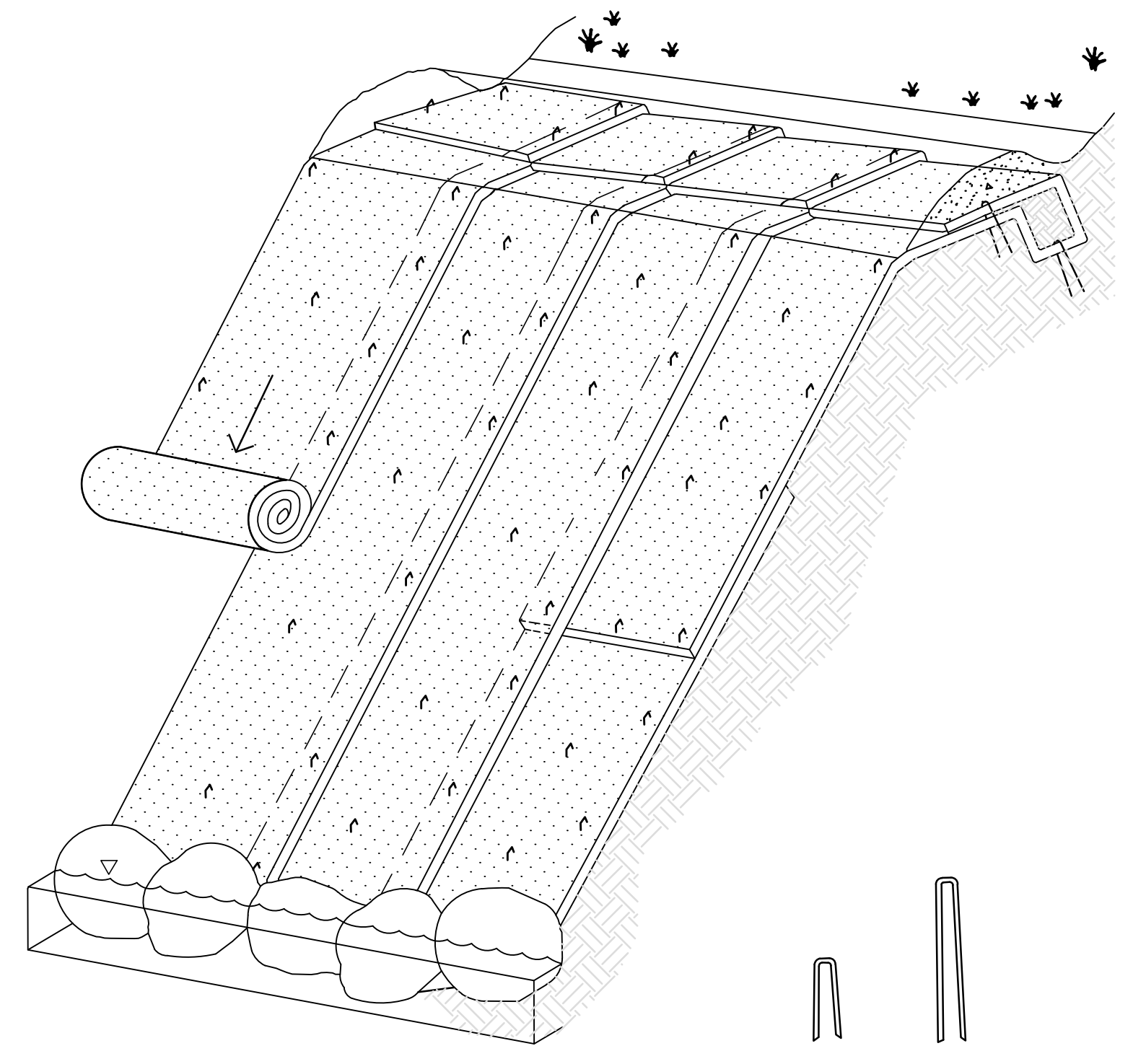
NOT FOR CONSTRUCTION



CONSTRUCTION ENTRANCE
NOT TO SCALE



INLET PROTECTION
NOT TO SCALE



N.T.S.

HEADWALL ID	PIPE SIZE (WC)	APRON LENGTH (L)	APRON END WIDTH	AVE. DIA. D50	MAX. DIA. DMAX	APRON DEPTH
HW-4	18"	11'	12.5'	6"	9"	13.5"
HW-8	18"	15'	16.5'	6"	9"	13.5"
HW-17	4x16"	25'	30'	8"	12"	18"
HW-20	24"	35'	37'	8"	12"	18"
HW-26	18"	11'	12.5'	6"	9"	13.5"

NOTES:

GEOTEXTILE SEPARATION FABRIC SHALL BE GEOTEX 801 (8 OZ. NON-WOVEN) BY PROPEX OR EQUAL.

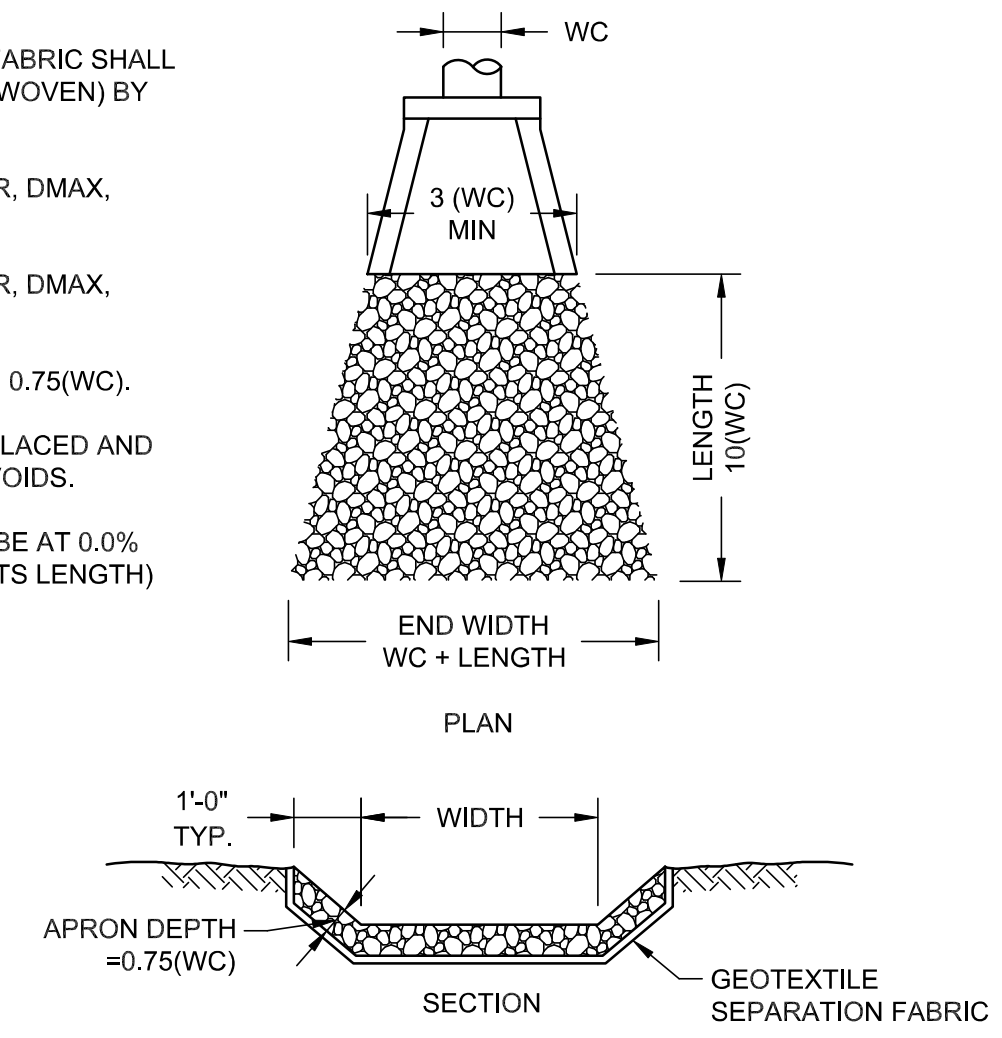
RIPRAP MAXIMUM DIAMETER, DMAX, SHALL BE 0.50(WC).

RIPRAP MAXIMUM DIAMETER, DMAX, SHALL BE 0.50 (WC).

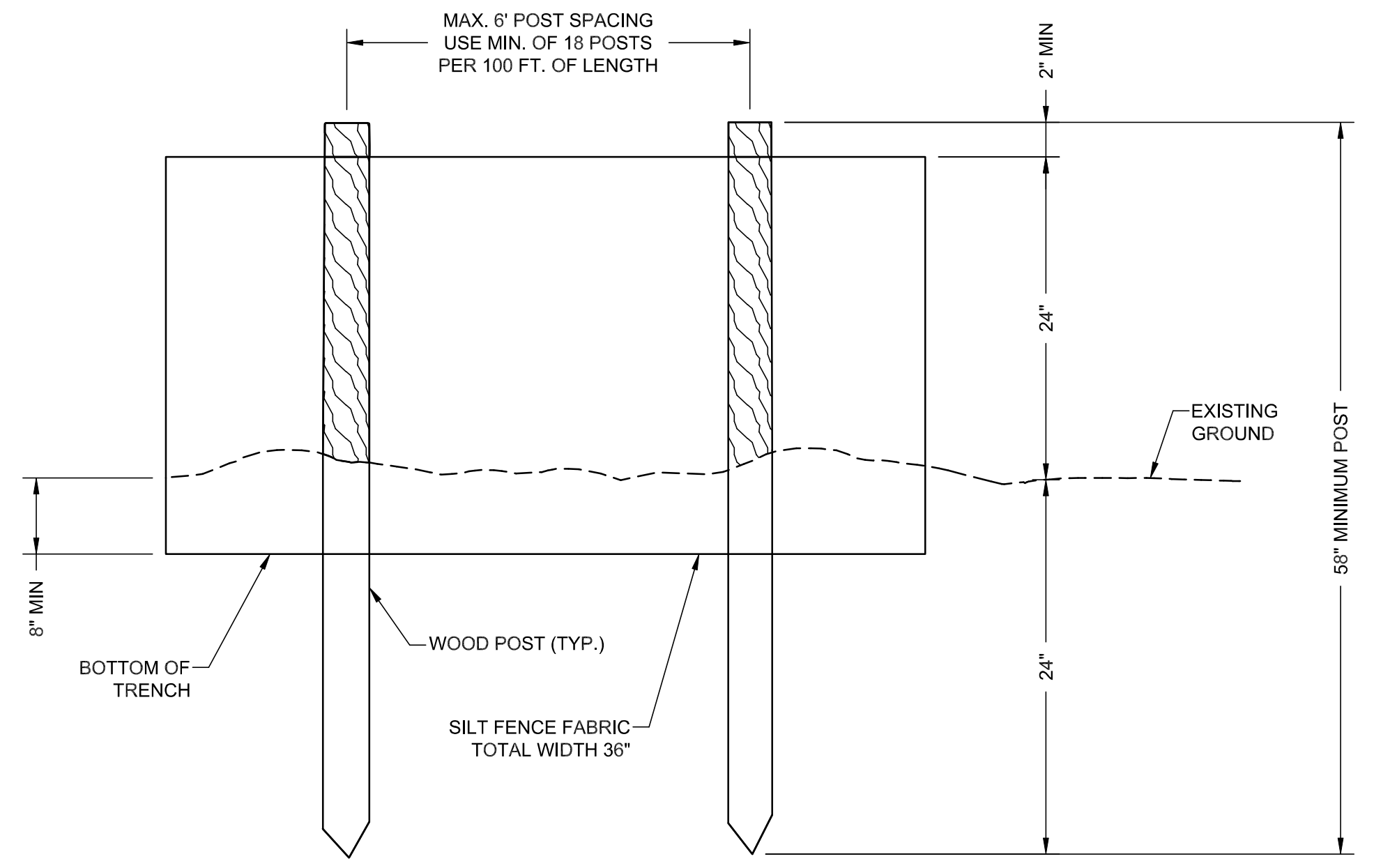
APRON DEPTH, D, SHALL BE 0.75(WC).

ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.

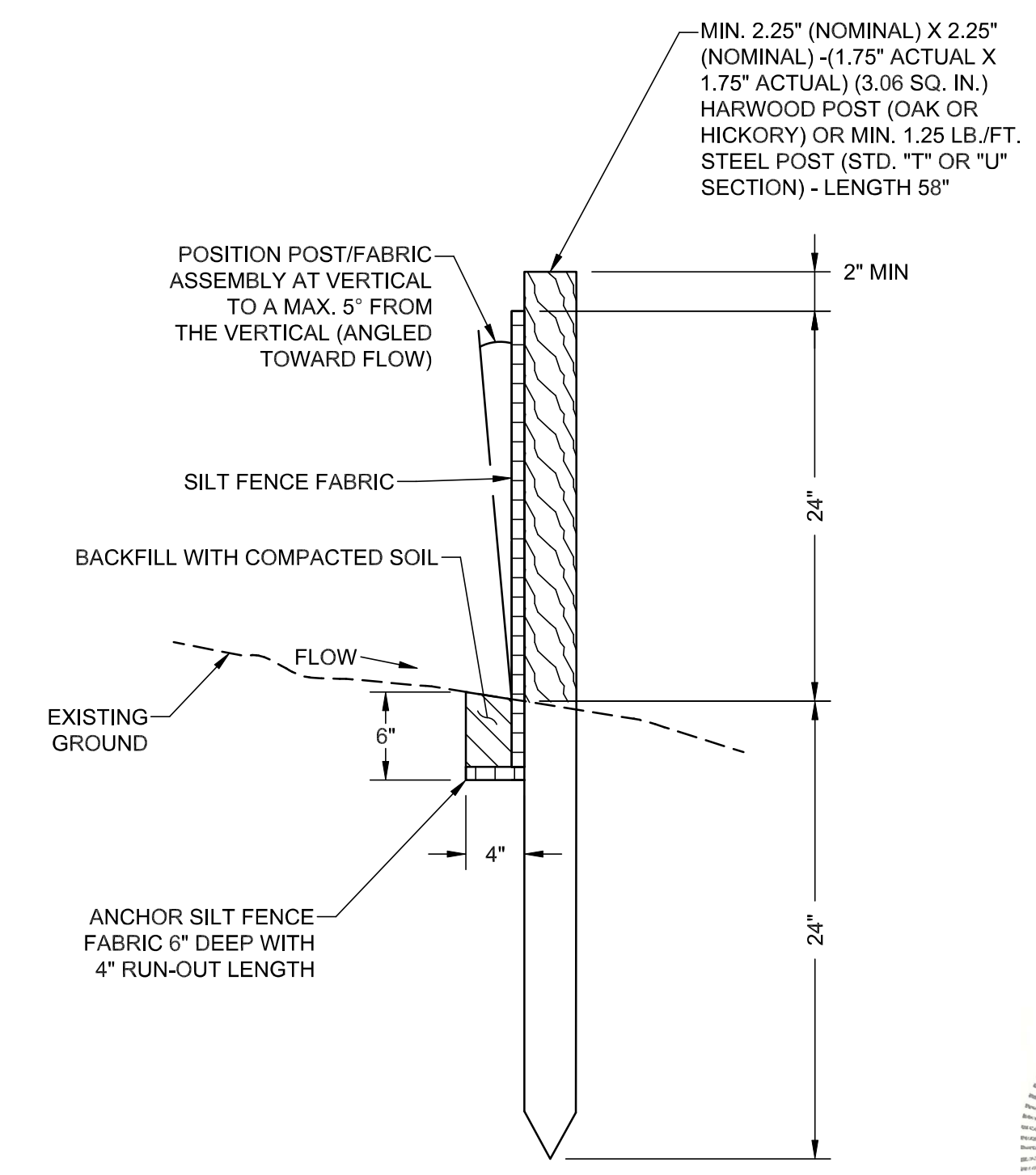
THE RIPRAP APRON SHALL BE AT 0.0% GRADE (NO SLOPE ALONG ITS LENGTH)



RIP-RAP APRON
N.T.S.



ELEVATION VIEW



SECTIONAL VIEW

SILT FENCE
N.T.S.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

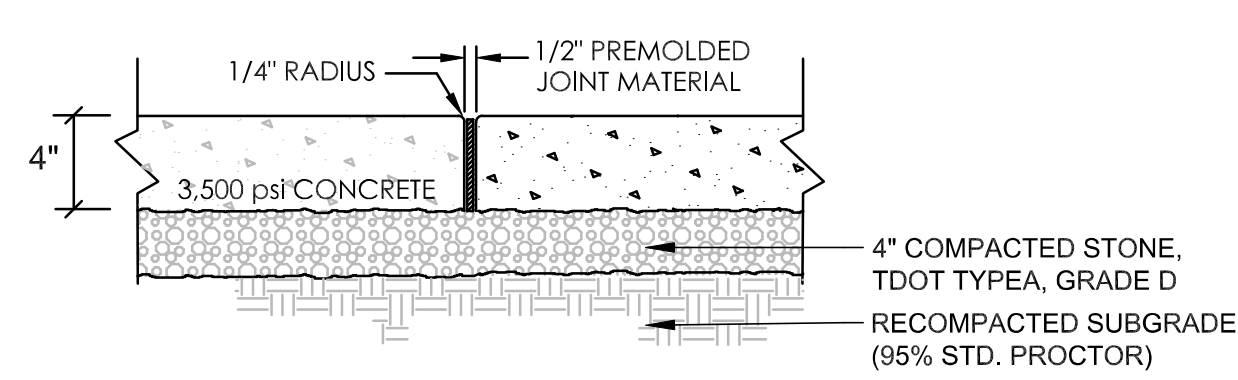
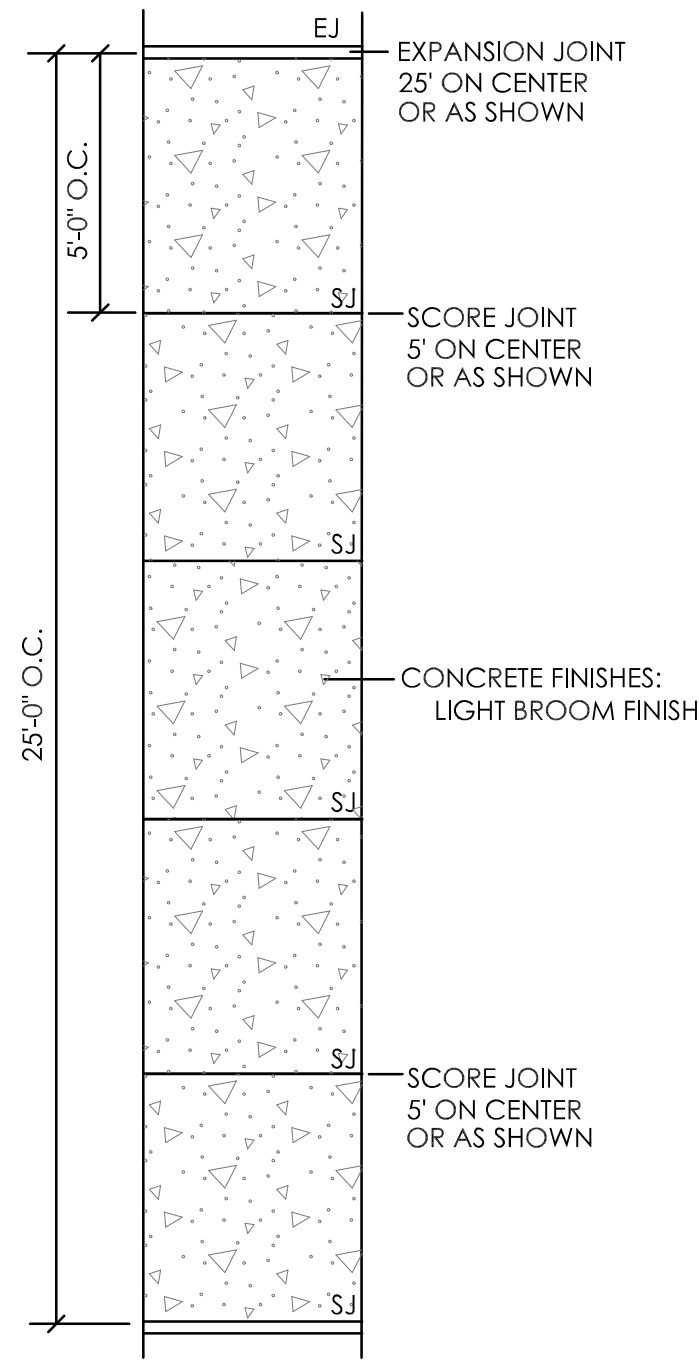
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ORNL FCU
NEW BRANCH LOCATION
JEFFERSON CITY, TN

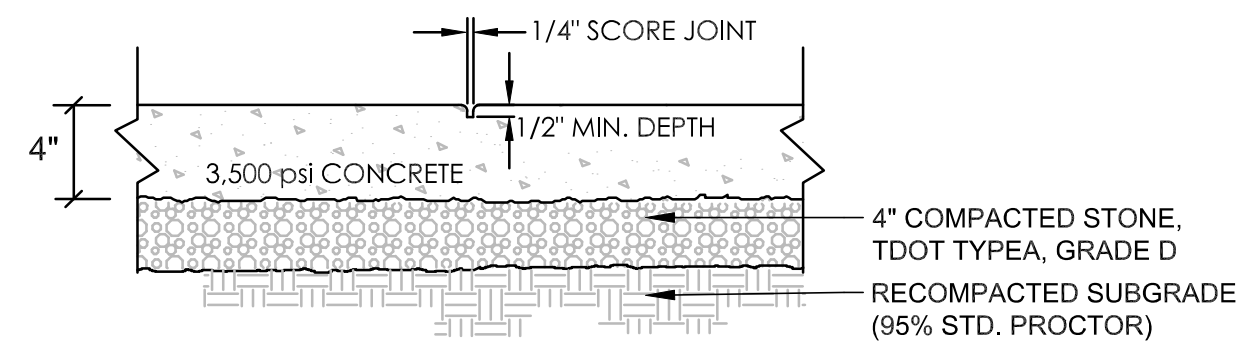
SWPPP DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET
JWL	RGC	N# 20'	NO. 111
DRAWN BY	DATE	FILE NO.	OF XX SHEETS
JLW, ZLW	11/25/2025	25198	

NOT FOR CONSTRUCTION



SECTION EXPANSION JOINT (EJ)

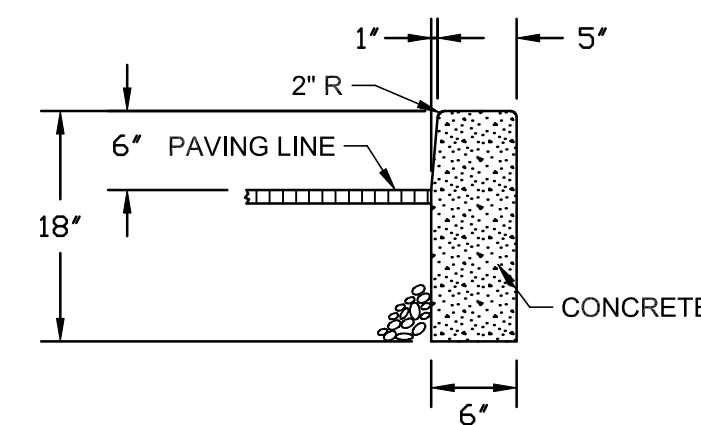


SECTION SCORE JOINT (SJ)

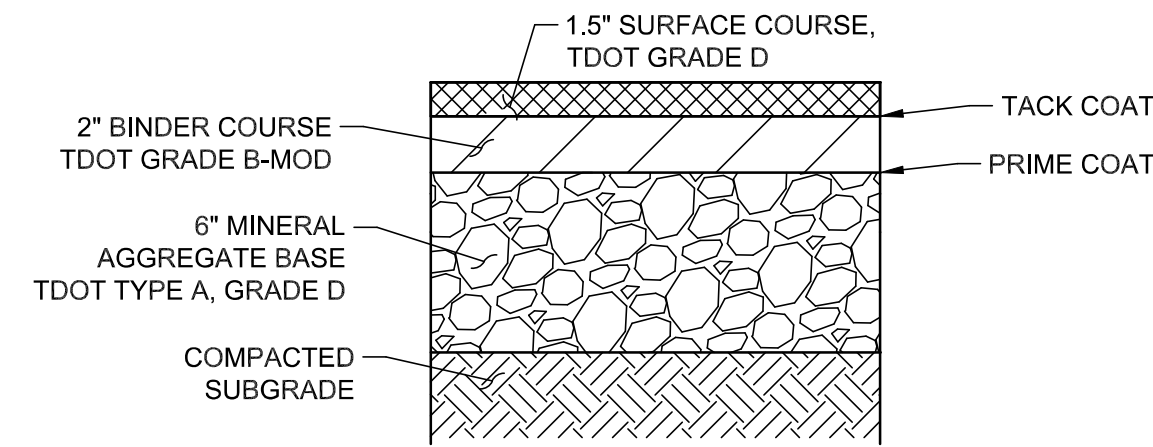
NOTE:
INSTALL EXPANSION JOINT ANYWHERE CONCRETE ABUTS STRUCTURES, SIGNS, OR CONCRETE CURB.
INSTALL SCORE JOINTS EVERY 5'-0" O.C.
INSTALL PRE-MOLDED EXPANSION JOINTS EVERY 25'-0" O.C.

SIDEWALK
NOT TO SCALE

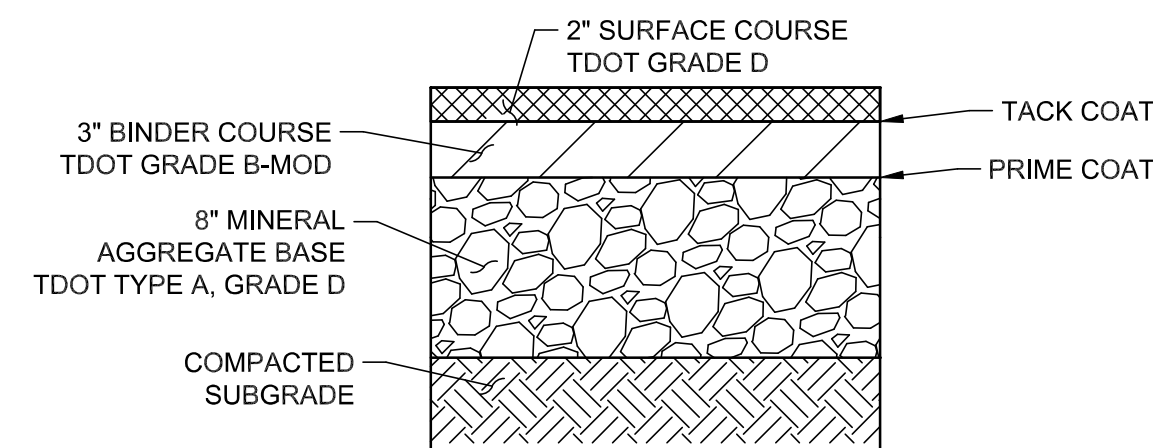
1.5% MAX. CROSS SLOPE AWAY FROM BUILDING



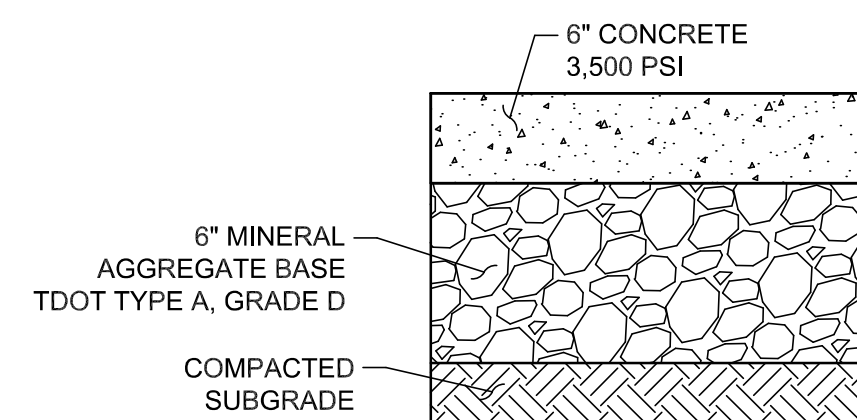
CONCRETE CURB
NOT TO SCALE



LIGHT DUTY ASPHALT PAVING



HEAVY DUTY ASPHALT PAVING

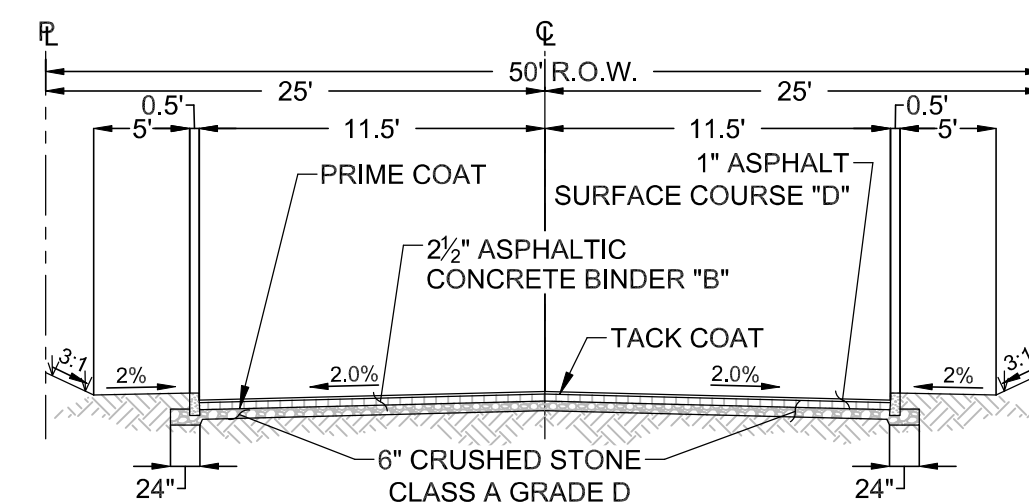


CONCRETE PAVING

- PAVING NOTES:
- 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.
 - SUBGRADE 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 3 PERCENT OR MINUS 2 PERCENT OPTIMUM MOISTURE CONTENT.
 - AGGREGATE BASE SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY.

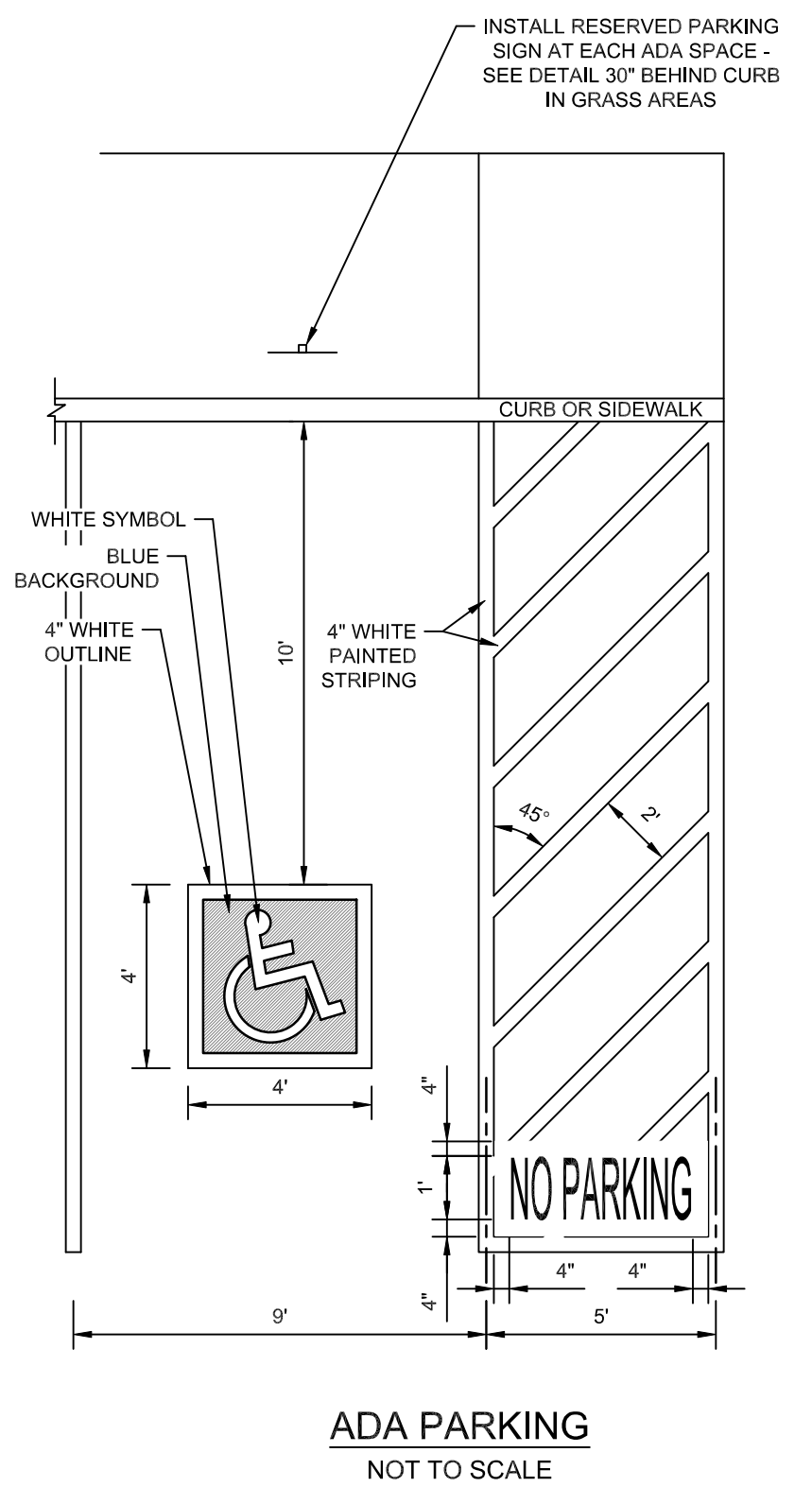
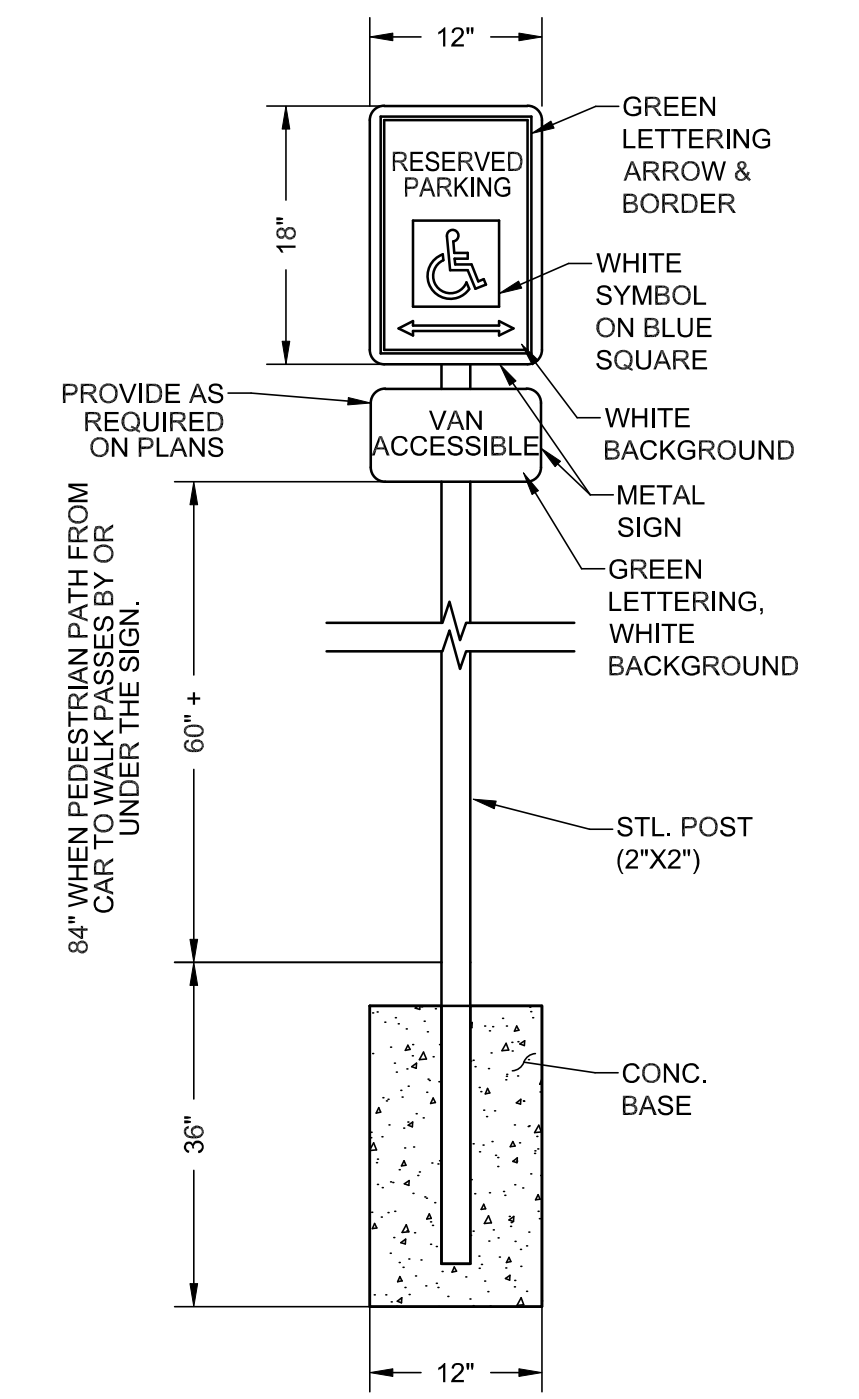
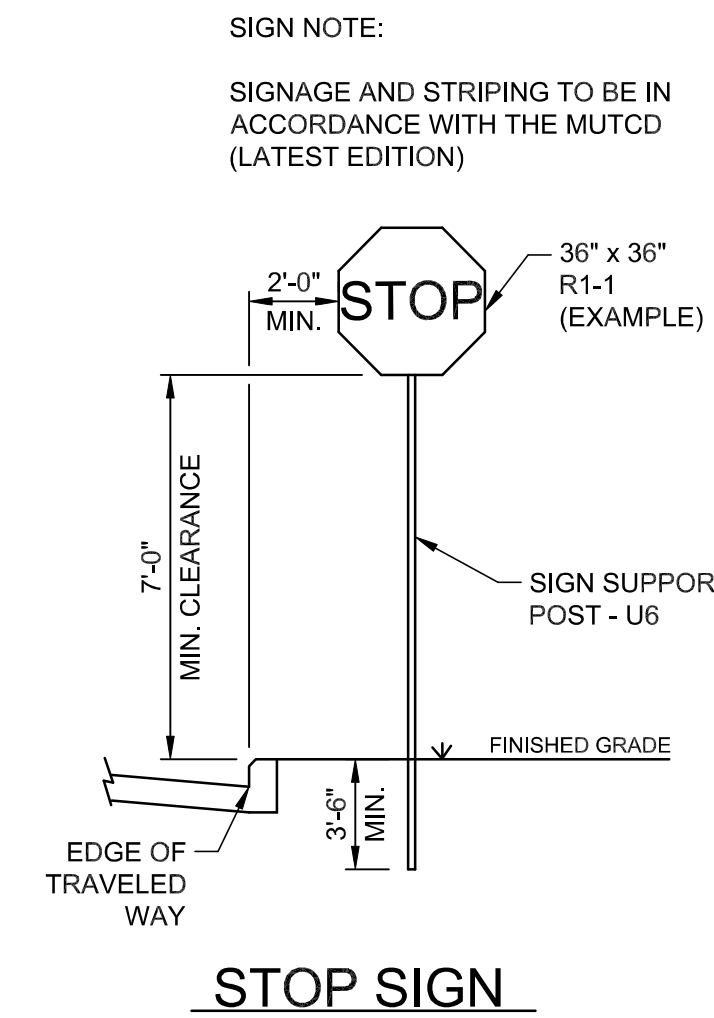
- CONCRETE PAVING NOTES:
- INSTALL EXPANSION JOINT ANYWHERE CONCRETE ABUTS STRUCTURES, SIGNS, OR CONCRETE CURB.
 - INSTALL SCORE JOINTS EVERY 5'-0" O.C.

PAVING SECTIONS

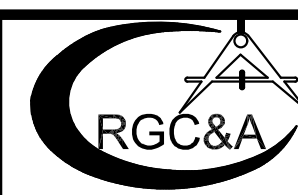


- NOTES:
- BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
 - FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY 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.

TYPICAL ROAD SECTION - WEST COMMERCE EXTENSION
SCALE: N.T.S.



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



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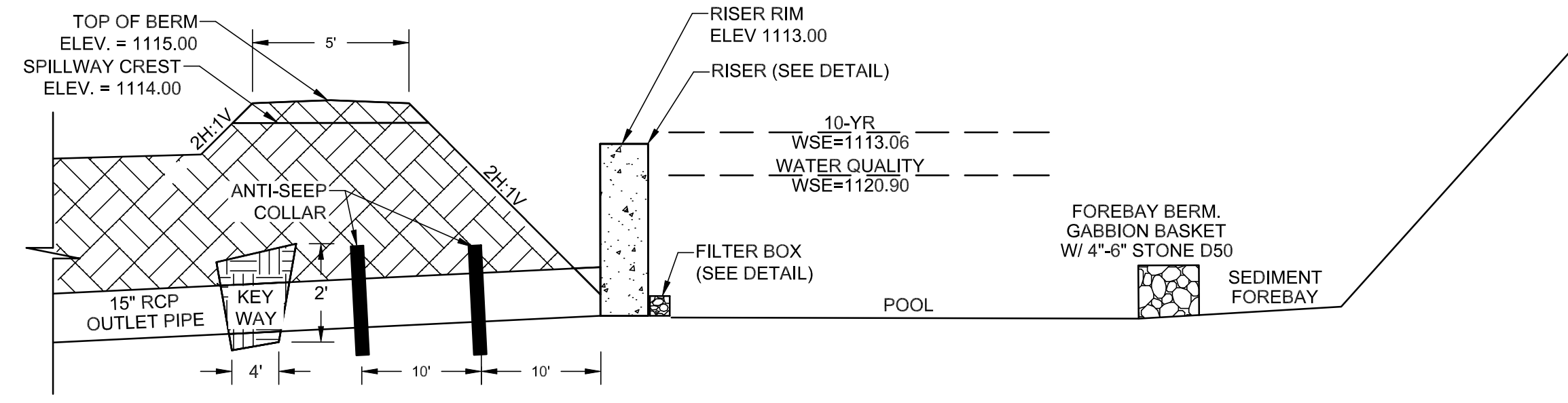
ORNL FCU
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JEFFERSON CITY, TN

SITE DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET
JWL	RGC	1" = 20'	NO. 112
DRAWN BY	DATE	FILE NO.	OF XX SHEETS
JLW, ZLW	11/25/2025	25198	



NOT FOR CONSTRUCTION



NOTE: EXCAVATE TRENCH AND INSTALL OUTLET PIPE ON COMPACTED SOIL WITH NO GRAVEL BEDDING. BACKFILL & COMPACT AROUND PIPE IN 6" LIFTS.

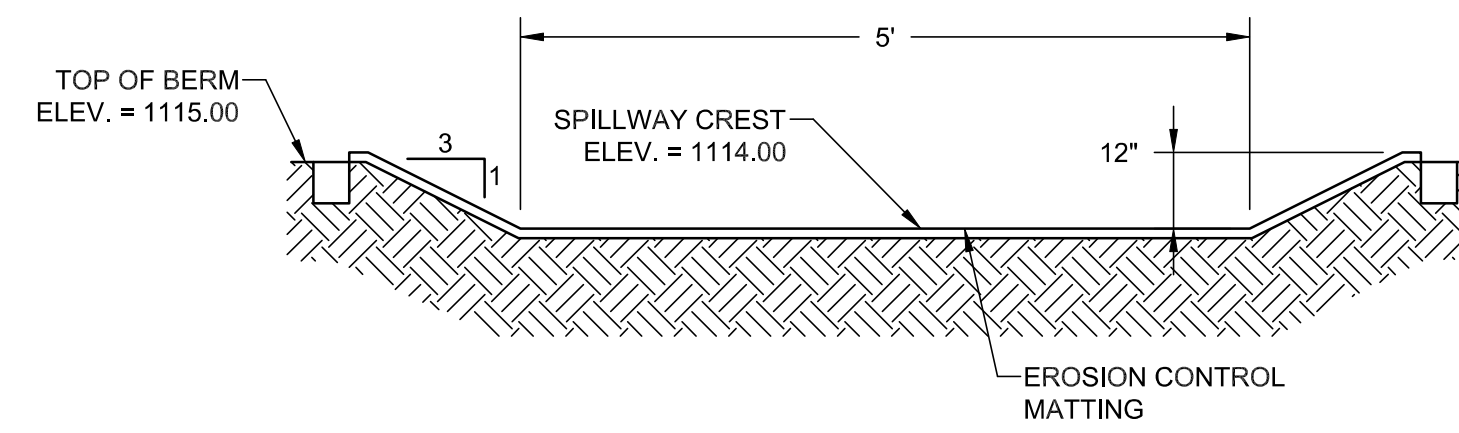
GENERAL NOTES:

1. INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STABILIZE IMMEDIATELY UPON COMPLETION OF GRADING.
2. INSTALL OUTLET STRUCTURE AND OUTLET PIPE. PLUG CHANNEL PROTECTION ORIFICE DURING CONSTRUCTION AND INSTALL SKIMMER DEVICE FOR USE AS A TEMPORARY SEDIMENT BASIN.
3. REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
4. UNPLUG CHANNEL PROTECTION ORIFICE, REMOVE SKIMMER, AND INSTALL 3" HDPE PIPE & FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
5. POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

DRY DETENTION BASIN
TYPICAL CROSS-SECTION

CONSTRUCTION NOTES:

1. CLEAR BASIN AREA OF ALL ORGANIC MATERIALS.
2. EXCAVATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2 FEET DEEP WITH BOTTOM WIDTH OF 4 FT & SIDE SLOPES LESS THAN 1:1
3. SCARIFY FILL AREAS.
4. PLACE FILL IN 6" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL AND PROVIDE 95% COMPACTION.



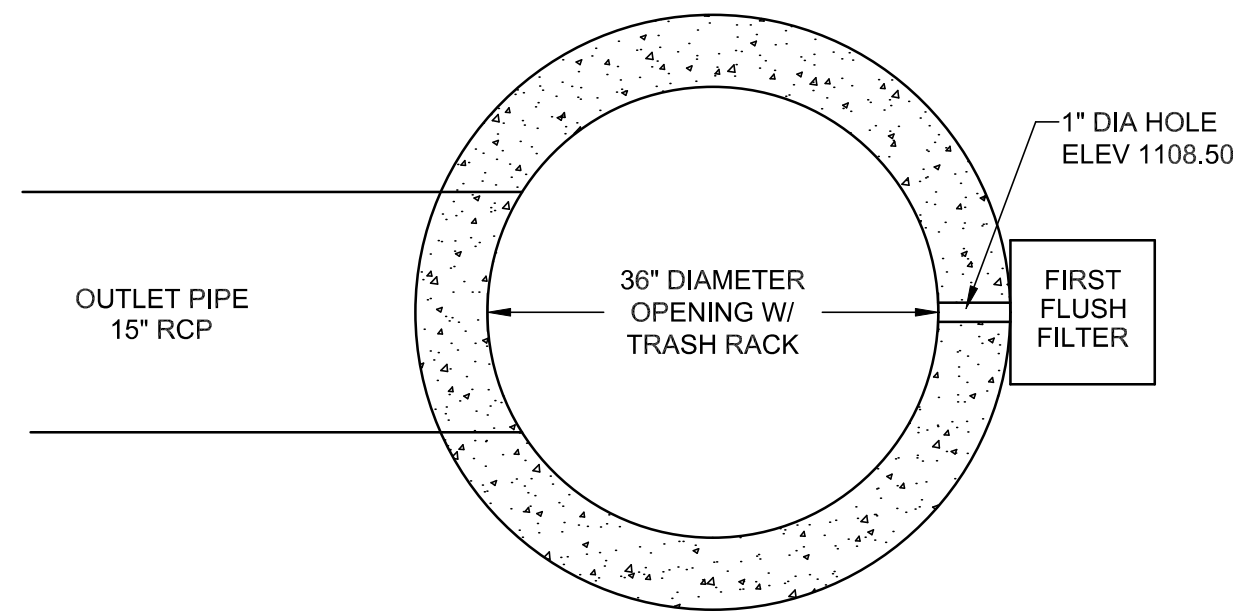
FRONT VIEW

EMERGENCY SPILLWAY

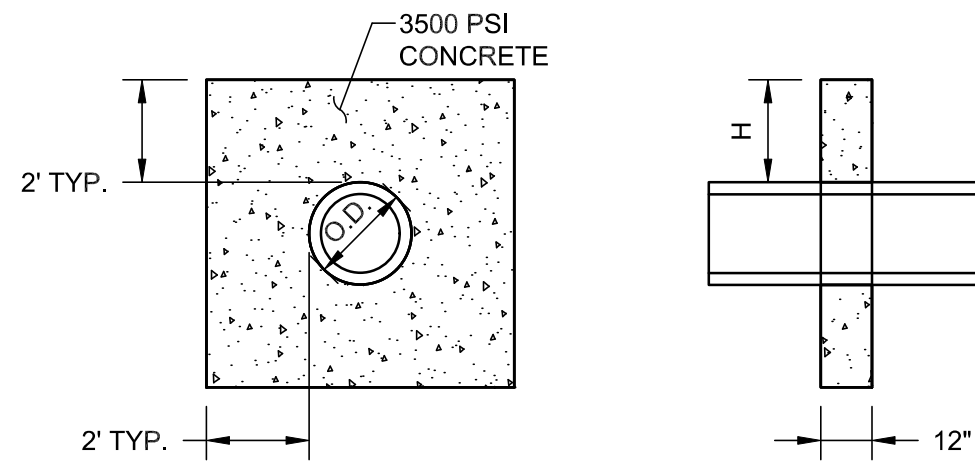
N.T.S.

NOTES:

1. EROSION CONTROL MAT SHALL BE PRAMAT 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.



PLAN VIEW



FRONT

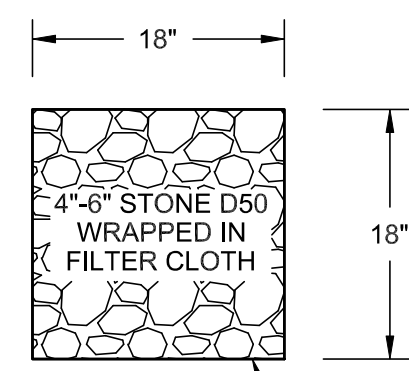
SIDE

NOTES:

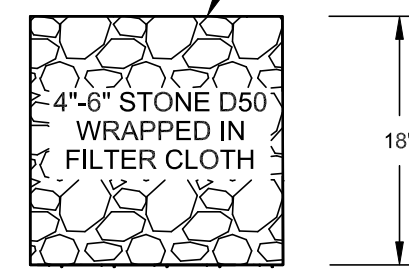
1. MAXIMUM SPACING SHALL BE 14 TIMES THE COLLAR HEIGHT (H) OR 25 FT WHICHEVER IS LESS. MINIMUM SPACING IS 10 FT.
2. PROVIDE A COLLAR AT THE HALF-WAY POINT IN THE BERM.
3. PROVIDE A MINIMUM OF ONE COLLAR FOR BERMS LESS THAN 8 FT HIGH AND AT LEAST TWO COLLARS FOR BERMS EQUAL TO OR GREATER THAN 8 FT.

CONCRETE ANTI-SEEP COLLAR

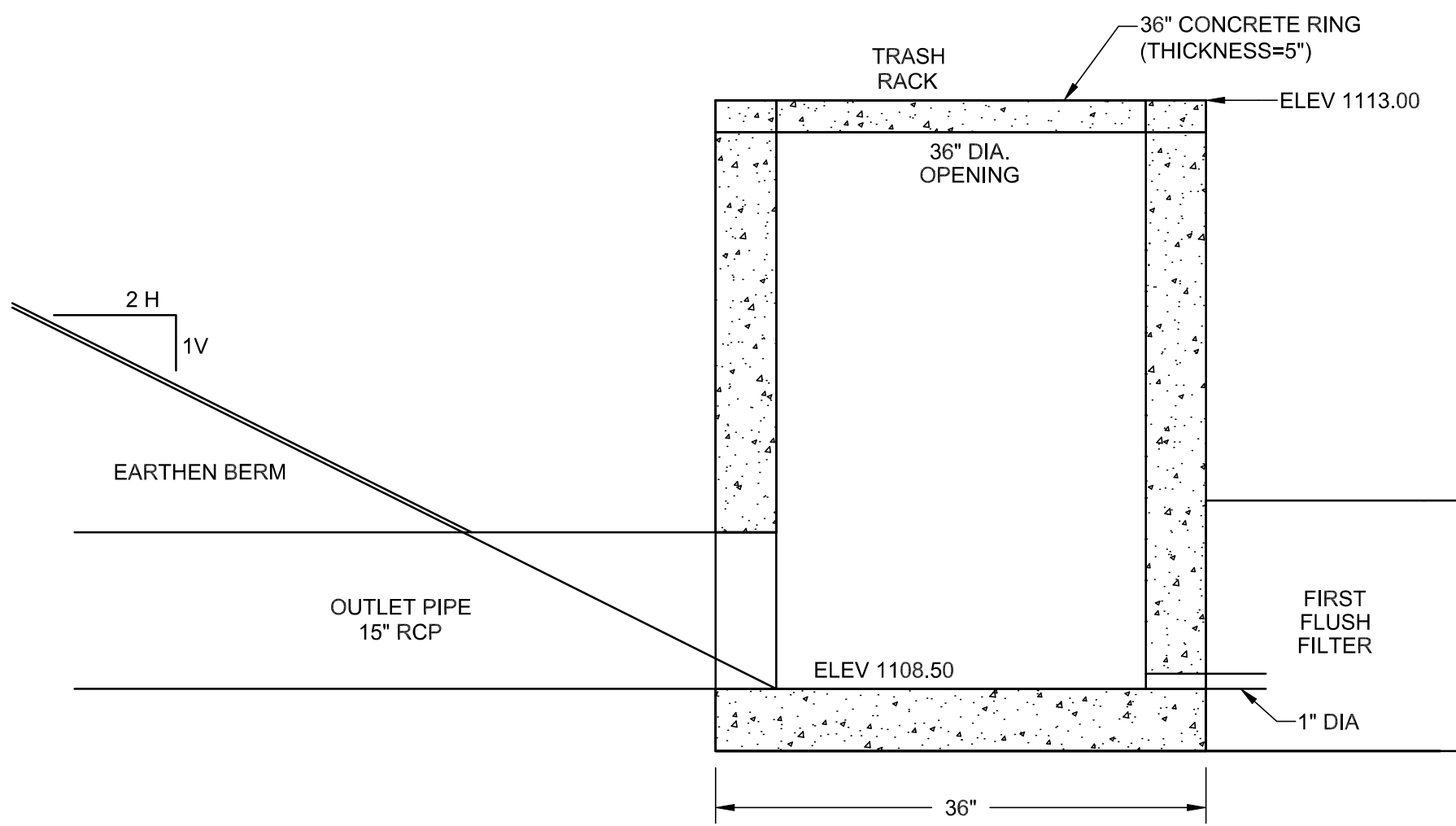
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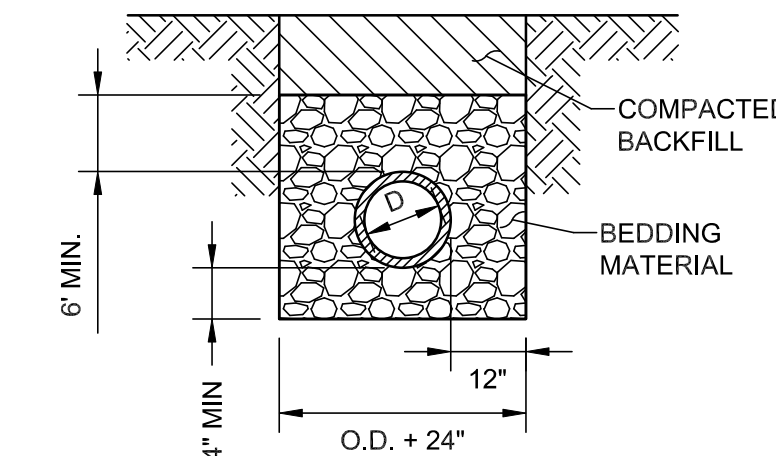
PLAN VIEW



CROSS SECTION
FIRST FLUSH FILTER DETAIL
WELDED STEEL CAGE

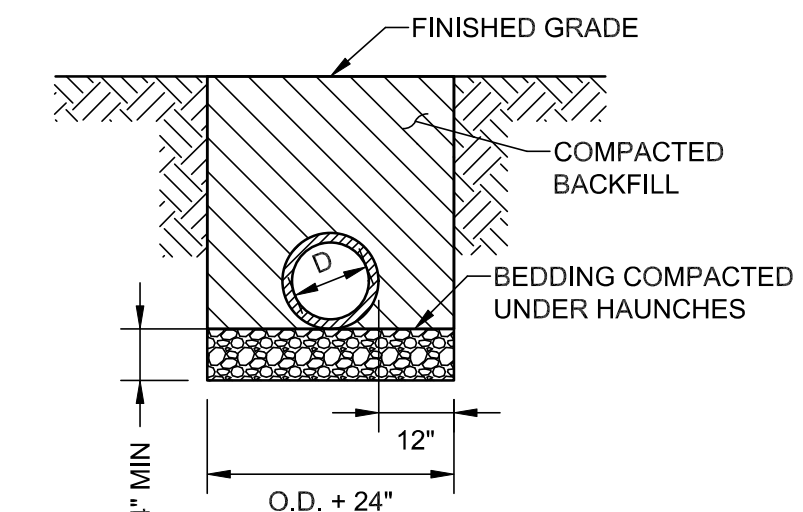


CROSS SECTION
RISER DETAIL
TYPICAL PRE-CAST MANHOLE



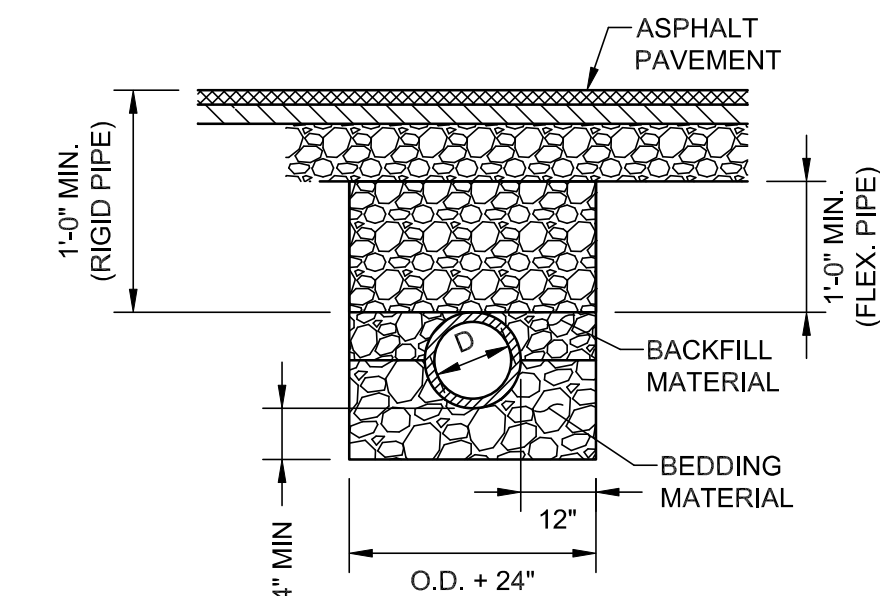
- NOTES:
 1. TYPICAL BACKFILL & PIPE BEDDING FOR FLEXIBLE PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

TYPE 1



- NOTES:
 1. TYPICAL BACKFILL & PIPE BEDDING FOR RIGID PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

TYPE 2



- NOTES:
 1. BEDDING MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 4 IN. ACTUAL THICKNESS VARIES WITH THE PIPE MATERIAL. INSTALLATION OF BEDDING & BACKFILL SHALL BE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S SPECIFICATIONS.
 2. BEDDING MATERIAL TO BE #57 CRUSHED STONE. BACKFILL MATERIAL ABOVE THE SPRING LINE SHALL BE MINERAL AGGREGATE BASE, TYPE "A", GRADE "D".
 3. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
 4. COMPACT BACKFILL STONE TO 100% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 METHOD D.

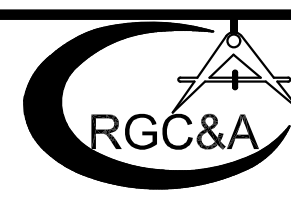
TYPE 3 (PAVED AREAS)

PIPE BEDDING & BACKFILL

N.T.S.



NO.	DATE	DESCRIPTION	BY	CHK.
REVISIONS				



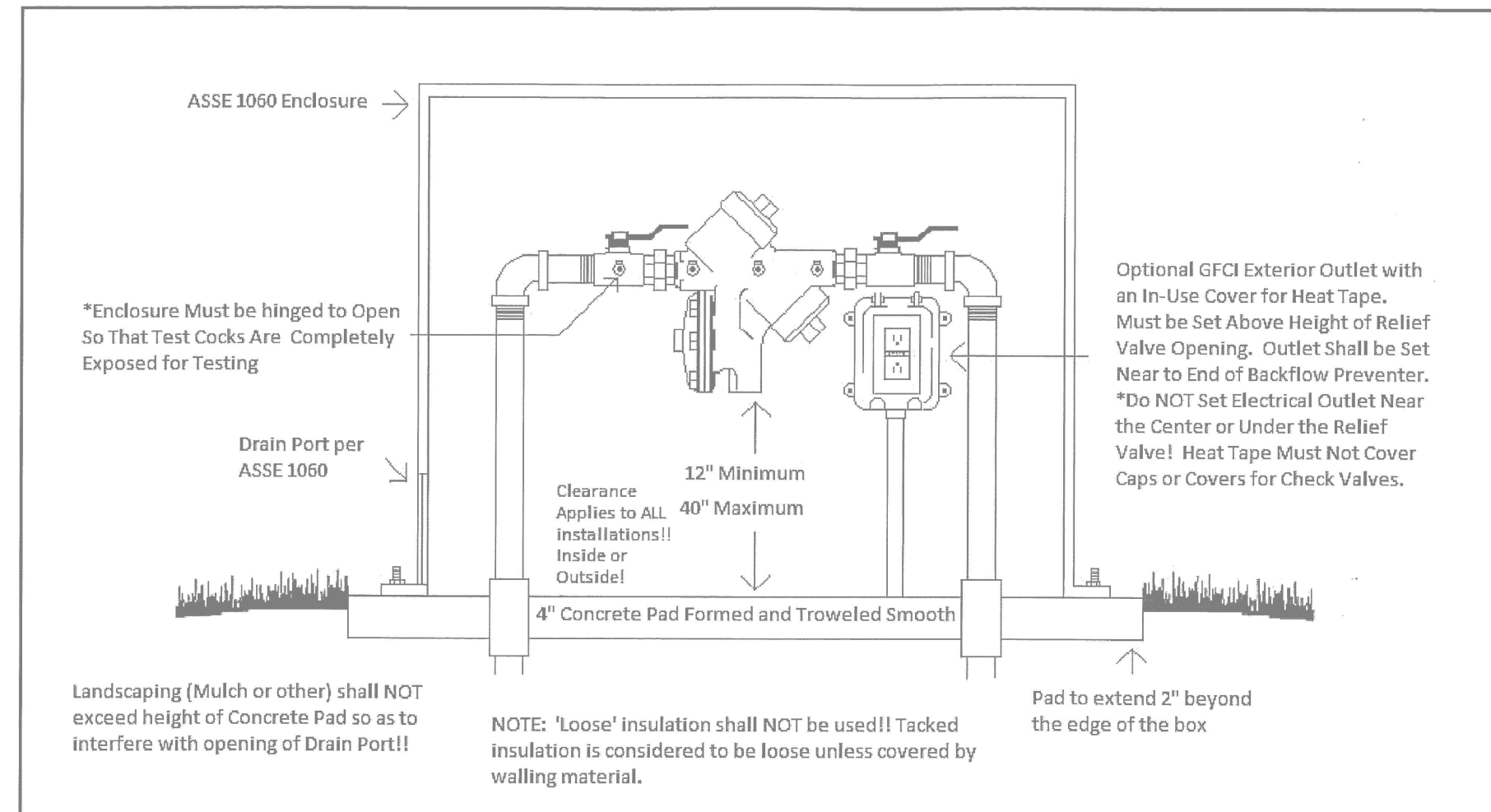
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 JEFFERSON CITY, TN

DRAINAGE DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET
JWL	RGC	N# 20'	NO. 112
DRAWN BY	DATE	FILE NO.	OF XX SHEETS
JLW, ZLW	11/25/2025	25198	OF XX SHEETS

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BACKFLOW PREVENTOR
NOT TO SCALE



NO.	DATE	DESCRIPTION	BY	CKD.
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NEW BRANCH LOCATION
JEFFERSON CITY, TN

UTILITY DETAILS

DESIGNED BY	CHECKED BY	SCALE
JWL	RGC	1" = 20'
DRAWN BY	DATE	FILE NO.
JLW, ZLW	11/25/2025	25198

SHEET NO. **112**
OF **XX** SHEETS

NOT FOR CONSTRUCTION



LARSON
• KARLE
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MUNICIPAL

ADDENDUMS

No.	Date	Name



Project



ANDREW JOHNSON HWY
E. BROADWAY BLVD (US-11E)
JEFFERSON CITY, TN

Title
LANDSCAPE PLAN

Date
2026.01.12

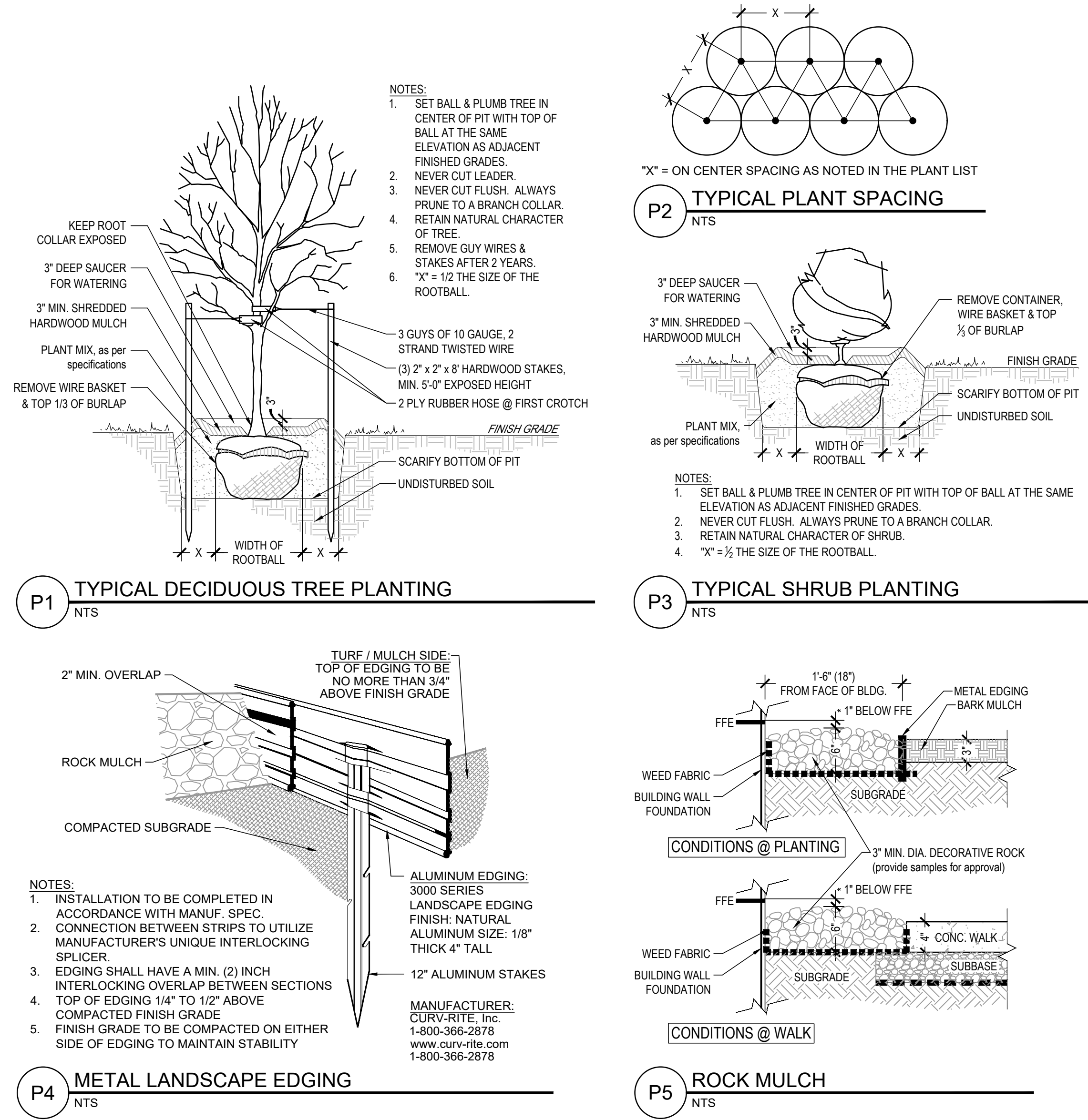
Project Number
25009

Drawn By
DXS

Sheet Number

L101

ARCHITECTURE • INTERIOR DESIGN
LANDSCAPE ARCHITECTURE • SPACE PLANNING
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LANDSCAPE NOTES:

- PLANTING SHALL BE IN ACCORDANCE WITH THE RECOMMENDED PRACTICE OF THE AMERICAN SOCIETY OF NURSERYMEN.
- PLANTS SHALL MAINTAINED AND GUARANTEED FOR ONE CONTINUOUS PLANTING SEASON, FROM THE TIME OF INSTALLATION.
- FOR ANY LANDSCAPE AREA DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION MATERIALS, ETC.
- CLEAN UP OF DEBRIS AND RESTORATION SHALL INCLUDE AREAS WITHIN AND BEYOND THE PROPERTY LINES, INCLUDING BUT NOT LIMITED TO RIGHT-OF-WAYS, CURBS AND GUTTERS, ETC.
- SCARIFY ALL AREAS PRIOR TO TOPSOIL PLACEMENT.
- TOPSOIL SHALL NOT BE PLACED OR WORKED WHILE FROZEN OR WET.
- PLACE TOPSOIL UNIFORMLY TO PREVENT UNEVEN SETTLEMENT.
- DEPTH OF TOPSOIL IS TO BE:
 - A MINIMUM OF TEN (10) INCHES IN PLANTING BEDS
 - A MINIMUM OF FOUR (4) INCHES IN LAWN AREAS.
- FINISHED GRADES SHALL BE INSTALLED AS FOLLOWS:
 - ISLANDS SHALL BE INSTALLED ONE (1) INCH LOWER THAN THE TOP OF THE SURROUNDING CURBS AND SIDEWALKS.
 - SLAB ON GRADE STRUCTURES SHALL BE FOUR (4) INCHES BELOW FINISHED FLOOR (1" TO TOP OF MULCH)
- PLANTING BEDS ARE DEFINED AS ANY AREA WITHIN THE PROJECT THAT IS NOT A HARD SURFACE, STRUCTURE, OR GRAPHICALLY SHOWN TO BE SODDED OR SEEDED.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
- METAL LANDSCAPE EDGING SHALL SEPARATE ALL PLANTING BEDS AND MULCH RINGS FROM LAWN AREAS, see detail.
- COORDINATE INSTALLATION OF TREES AND SHRUBS WITH UNDERGROUND UTILITIES, LOT LIGHTS, UNDERGROUND STORM SYSTEM, ETC.
- ALL TREES SHALL BE PLANTED AND MAINTAINED TO GROW UPRIGHT AND PLUMB.
- FREE STANDING CANOPY TREES (as shown) SHALL HAVE A MULCH RING OF FIVE (5) FEET IN DIAMETER (MAX).
- MULCH PLANTING BEDS A MINIMUM OF THREE (3) INCHES DEEP WITH ORGANIC MULCH FREE OF DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, AND OTHER PLANT MATERIALS. MULCH MATERIAL SHALL BE AGED SHREDDED HARDWOOD OR GROUND SHREDDED BARK.
- ALL LAWN AND LANDSCAPE BEDS ARE TO BE IRRIGATED, see irrigation plan.
- SEE EROSION & SEDIMENTATION CONTROL DETAILS FOR TEMPORARY SEEDING REQUIREMENTS.
- SEE EROSION & SEDIMENTATION CONTROL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL BLANKETS AND OTHER EROSION CONTROL MEASURES.

PLANT LIST:

QTY.	SYM.	Botanical Name	Common Name	Size	Type	Comment	On-Center Spacing
							inches feet
TREES							
2	AR	Acer rubrum 'Franksred'	Red Sunset Red Maple	2.5" cal.	B&B		as shown
3	CC	Carotus canadensis	Eastern Redbud	2" cal.	B&B		as shown
5	LI	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' ht	25 gal	clump	as shown
1	LT	Liriodendron tulipifera	Tulip Tree	2.5" cal.	B&B		as shown
SHRUBS							
11	BGV	Buxus x 'Green Velvet'	Green Velvet Boxwood	#5	cont.	18" min.	30 in. 2.5 ft.
15	CAH	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#3	cont.	18" min.	36 in. 3.0 ft.
28	CAX	Coloneaster apiculata	Cranberry Coloneaster	#2	cont.	18" min.	48 in. 4.0 ft.
5	GSF	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	#5	cont.	30"	42 in. 3.5 ft.
7	HPW	Hydrangea paniculata 'White Diamonds'	White Diamonds Hydrangea	#5	cont.	30"	42 in. 3.5 ft.
9	IVN	Ilex vomitoria 'NaNa'	Dwarf Yaupon	#3	cont.	20"	54 in. 4.5 ft.
17	IVD	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	#3	cont.	13-22"	30 in. 2.5 ft.
3	IPF	Ilicium parviflorum 'Florida Sunshine'	Florida Sunshine Anise	#5	cont.	15-18"	60 in. 5.0 ft.
6	RRx	Rhododendron 'Ramapo'	Ramapo Rhododendron	#2	cont.	10-12"	30 in. 2.5 ft.
6	SBG	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	#5	Cont.	30"	30 in. 2.5 ft.
LOW SHRUBS / GROUND COVER							
18	DGN	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia	#2	cont.	10-12"	36 in. 3.0 ft.
400	PTG	Pachysandra terminalis 'Green Carpet'	Pachysandra	2 1/4"	pp.	flat(50)	8 in. 0.7 ft.
PERENNIALS / GRASSES							
23	LMB	Liriope muscari 'Big Blue'	Big Blue Liriope	#1	cont.		18 in. 1.5 ft.
52	LMG	Liriope muscari 'Gold Band'	Gold Band Liriope	#1	cont.		18 in. 1.5 ft.

GENERAL MAINTENANCE:

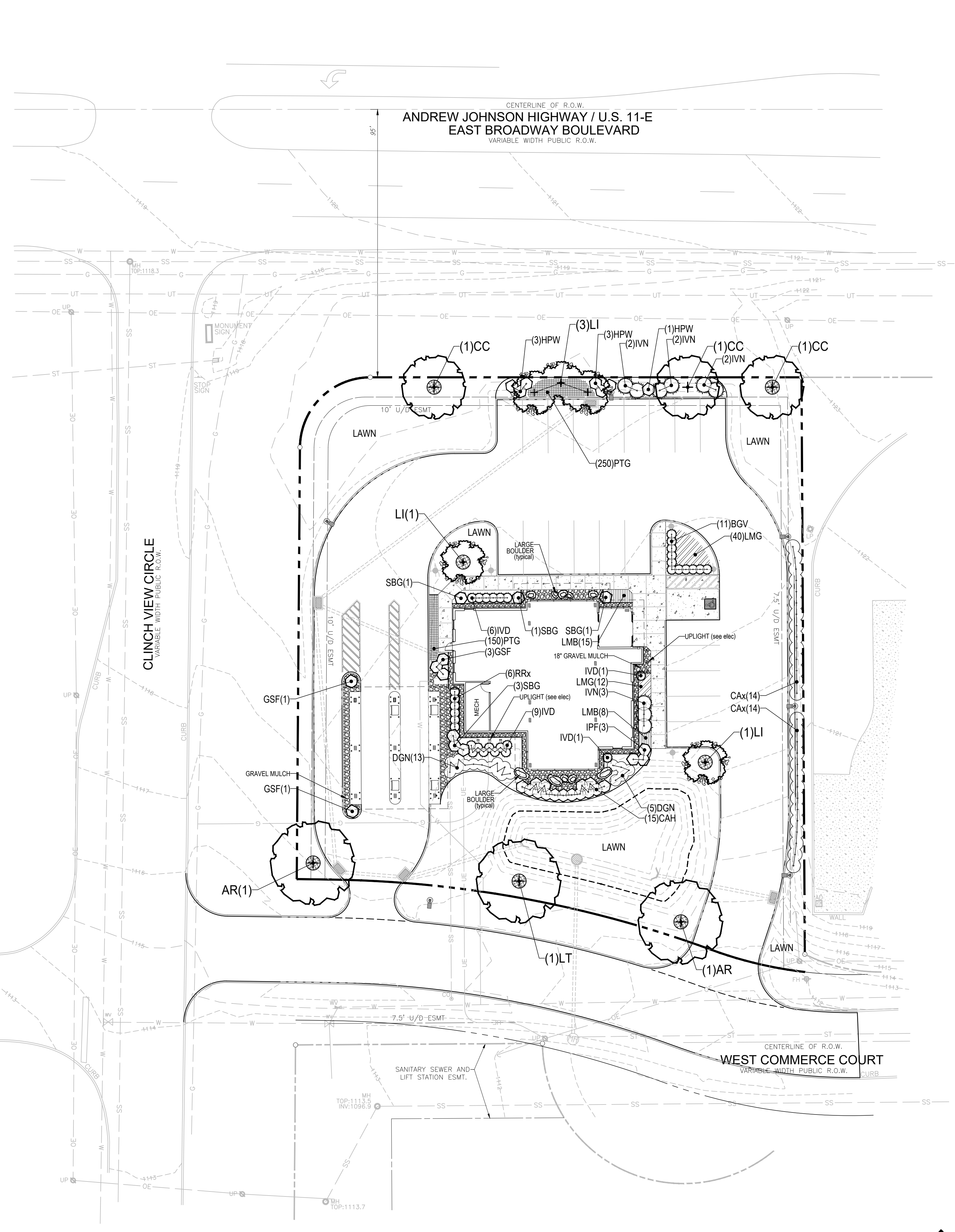
- REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN.

MUNICIPAL PLANTING REQ'D:

STREET FRONTAGE (US 11-E):
152.93 ft / 25 = 6.12 [6 TREES REQUIRED]

INTERIOR LANDSCAPING (PARKING):
8,240 sf x 5% = 412 sf
1 tree for each 300 sf = 2 [2 TREES REQUIRED]

PERIMETER LANDSCAPING:
740 ft x 5 ft = 3,700 sf x 20% = 740 [740 SF REQUIRED]



OVERALL LANDSCAPE PLAN
1"=20'

