

# SITE WORK CONSTRUCTION DOCUMENTS

## FOR A NEW EXPRESS OIL CHANGE

### 11155 & 11157 KINGSTON PIKE FARRAGUT, TENNESSEE

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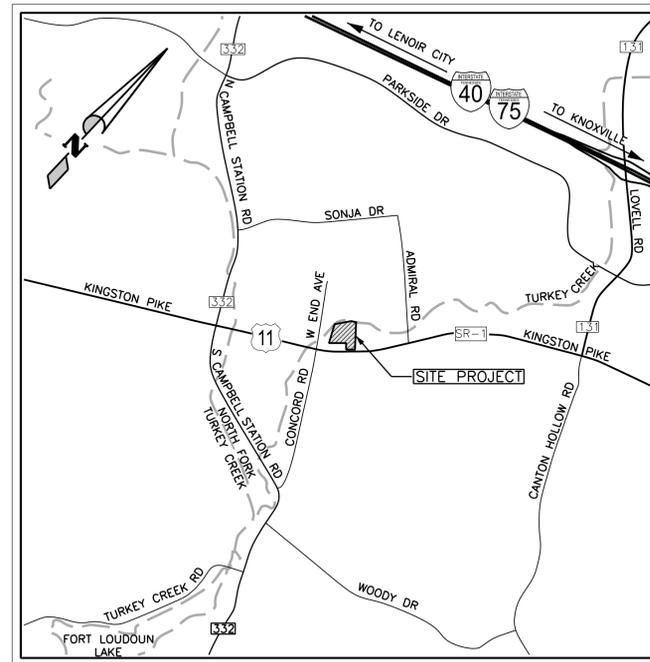
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#### SITE INFORMATION

ADDRESS:	11155 & 11157 KINGSTON PIKE FARRAGUT, TENNESSEE 37934
PARCEL NO.:	143 00115
PROPERTY SIZE:	±6.658 AC
CURRENT ZONING:	C-1 GENERAL COMMERCIAL
POST CONSTRUCTION IMPERVIOUS AREA:	28,426 SQFT
AREA OF DISTURBANCE:	70,317 SQFT
BUILDING SETBACK:	HIGHWAY = 130' (FROM CL OF KINGSTON PIKE) SIDE = 60' TOTAL, 20' MINIMUM REAR = 20'
LANDSCAPE SETBACK:	FRONT = 20'
BUILDING INFORMATION:	<b>OIL CHANGE BUILDING</b> HEIGHT = 24' SIZE = ±2,212 SF (BLDG #1) CONSTRUCTION TYPE: TYPE VB (2018 IBC)
	<b>SERVICE BUILDING</b> HEIGHT = 24' SIZE = ±3,293 SF CONSTRUCTION TYPE: TYPE VB (2018 IBC)



VICINITY MAP

#### LIST OF CONTACTS

**OWNER**  
EXPRESS OIL CHANGE &  
TIRE ENGINEERS  
Phone: (205) 397-1142  
Contact: Justin Duck  
1880 Southpark Drive  
Birmingham, Alabama 35244

**ARCHITECT**  
AHO ARCHITECTS, LLC  
Phone: (205) 983-6000  
Contact: April Cain  
1855 Data Dr, Suite 150  
Hoover, Alabama 35244

**FIRE PROTECTION**  
BLDG. & FIRE CODE DIVISION  
Phone: (865) 675-2384  
Contact: Charles Wilson  
239 Jamestowne Boulevard  
Farragut, Tennessee 37934

**WATER PROVIDER**  
FIRST UTILITY DISTRICT  
Phone: (865) 671-5680  
Contact: Jonathan Holt, P.E.  
122 Durwood Road  
Knoxville, Tennessee 37922

**POWER DISTRIBUTION**  
LENOIR CITY UTILITIES BOARD  
Phone: (865) 988-0820  
Contact: John Wheeler  
7698 Creekwood Park Boulevard  
Lenoir City, Tennessee 37772

**CIVIL ENGINEERING**  
CIVIL CONSULTANTS, INC.  
Phone: (205) 655-1991  
Contact: Nicholas Ostrye, P.E.  
3528 Vann Road, Suite 105  
Birmingham, Alabama 35235

**LANDSCAPE ARCHITECT**  
PLOT STUDIO  
Phone: (205) 478-5388  
Contact: Matt Phillips, PLA  
204 Main Street, Suite 125  
Trussville, Alabama 35173

**BUILDING INSPECTOR**  
CITY OF FARRAGUT  
Contact: Karl Swierzko  
Phone: (865) 986-6591  
239 Jamestowne Boulevard  
Farragut, Tennessee 37934

**NATURAL GAS PROVIDER**  
KNOXVILLE UTILITY BOARD  
Phone: (865) 558-2555  
Contact: Tim Branson  
4428 Western Avenue  
Knoxville, Tennessee 37921

**COMMUNICATIONS**  
TDS TELECOM  
Phone: (865) 671-2100  
Contact: Paulo E.  
701 Concord Road  
Knoxville, Tennessee 37934

**TDOT PERMIT COORDINATOR**  
TENNESSEE DEPARTMENT OF  
TRANSPORTATION  
Phone: (865) 594-2718  
Contact: Nicholas Barnard  
1045 Maintenance Lane  
Knoxville, TN 37914

**SURVEYOR**  
PROFESSIONAL LAND SYSTEMS  
Phone: (865) 689-6169  
Contact: Ned D. Ferguson, R.L.S.  
205 Lamar Avenue  
Clinton, Tennessee 37716

**GEOTECHNICAL ENGINEER**  
ECS SOUTHEAST, LLC  
Phone: (615) 885-4983  
Contact: Mark Luskin, P.E., P.G.  
318 Seaboard Lane, Suite 208  
Franklin, Tennessee 37067

**COMMUNITY DEVELOPMENT DIRECTOR**  
CITY OF FARRAGUT  
Contact: Mark Shipley, AICP, CPM  
Phone: (865) 966-7057  
239 Jamestowne Boulevard  
Farragut, Tennessee 37934

**SANITARY SEWER PROVIDER**  
FIRST UTILITY DISTRICT  
Phone: (865) 671-5680  
Contact: Jonathan Holt, P.E.  
122 Durwood Road  
Knoxville, Tennessee 37922

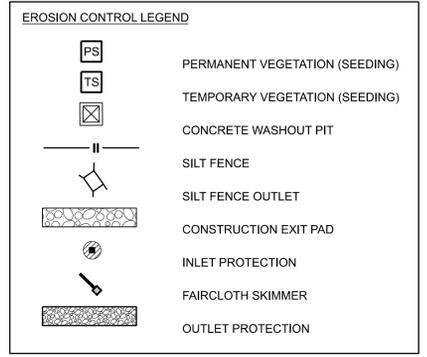
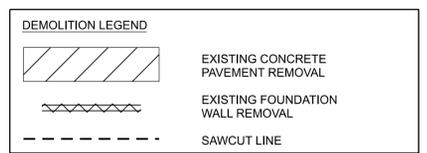
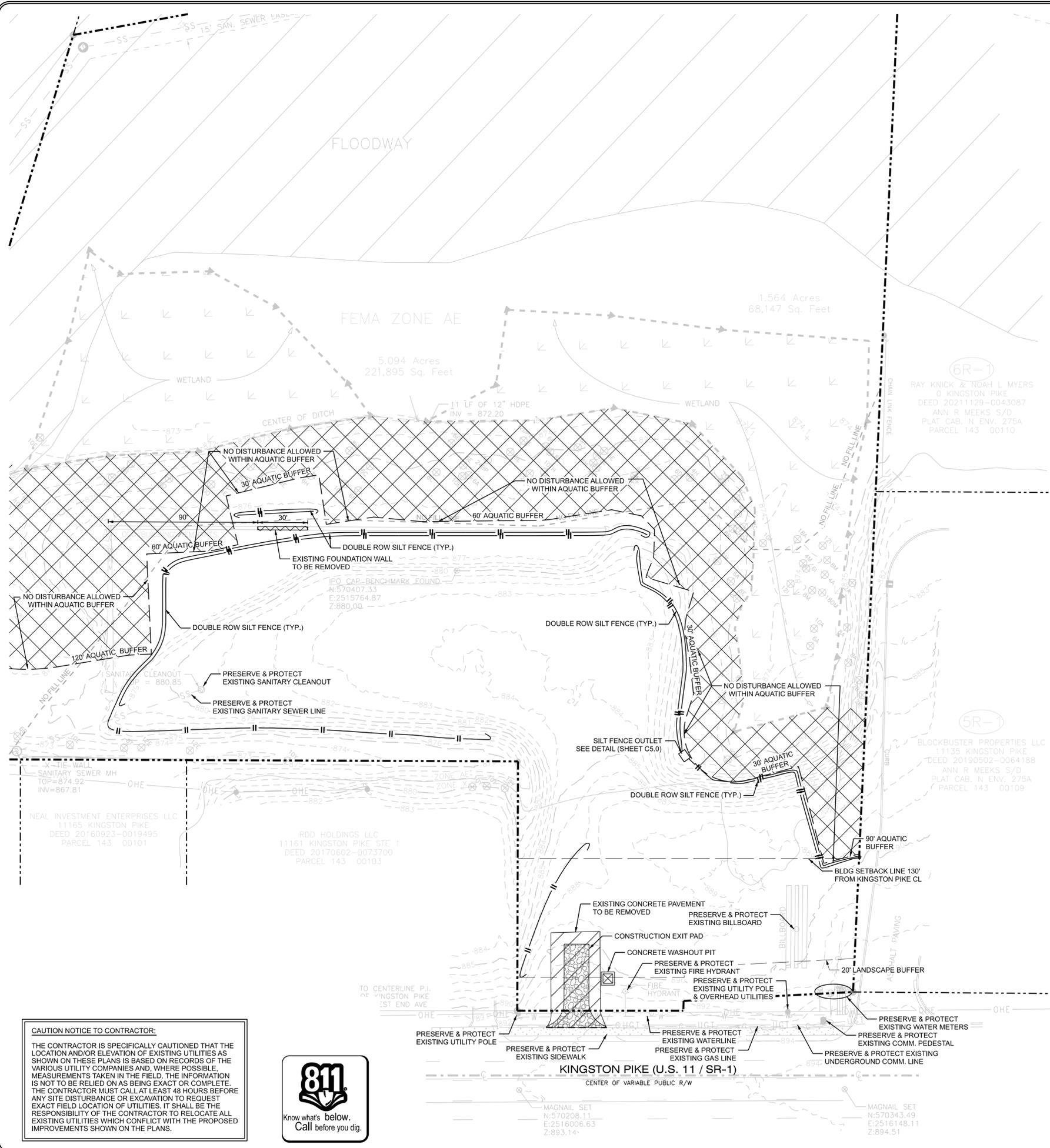
**ENVIRONMENTAL**  
SPECTRUM ENVIRONMENTAL SERVICES INC.  
Phone: (629) 277-1620  
Contact: Matthew Moseley, QHP-IT  
135 Lemuel Road  
Nashville, Tennessee 37207



3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.ccipe.com

ISSUED FOR PERMIT  
02/26/2025

**C0.0**



**SPECIAL NOTE:**  
TRUCKS AND EQUIPMENT SHOULD UTILIZE WASHPAD OR CONSTRUCTION EXIT PAD WHILE SOILS ARE EXPOSED. THE LOCATION OF THE PAD/PADS IS TO NOT CONFLICT OR PROHIBIT NORMAL BUSINESS OPERATIONS OF ANY ADJACENT BUSINESS OR RESIDENCE. ANY SEDIMENT TRACKED ONTO KINGSTON PIKE SHALL BE CLEANED PRIOR TO END OF DAY.

**GENERAL EROSION & SEDIMENT CONTROL NOTES**

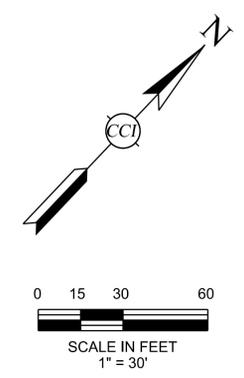
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) GENERAL CONSTRUCTION STORM WATER NPDES PERMIT, INCLUDING, BUT NOT LIMITED TO INSTALLATION OF BMP'S, MONITORING OF BMP PERFORMANCE, REPORT PREPARATION, REPORT FILING, AND PERMIT RENEWAL OR TERMINATION. CONTRACTOR SHALL SUBMIT MONITORING REPORTS TO OWNER AND SITE ENGINEER WITHIN 72 HOURS OF THE MONITORING EVENT.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT OR SEDIMENT FROM LEAVING THE SITE. SILT OR SEDIMENT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SILT OR SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES IN ADDITION TO THOSE SHOWN ON PLANS AS NECESSARY AND CONDUCTING PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY TO PREVENT SILT OR SEDIMENT FROM ESCAPING THE SITE AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AND PERFORM NECESSARY REPAIRS AND MAINTENANCE. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION AND SEDIMENT CONTROL DEVICES WHICH BECOME INEFFECTIVE. NO ADDITIONAL CONTROL MEASURES WILL BE MADE FOR ADDITIONAL EROSION CONTROL DEVICES OR MEASURES AS DEEMED NECESSARY BY THE ENGINEER, OWNER OR REGULATORY AUTHORITIES TO COMPLY WITH CONSTRUCTION DOCUMENTS OR GOVERNING AUTHORITY.
- CONTRACTOR SHALL REMOVE THE BUILD UP OF SILT AND SEDIMENT FROM BEHIND SILT FENCE AND INLET FILTERS WHEN SILT AND SEDIMENT HAS REACHED 1/3 THE TOTAL HEIGHT OF THE EROSION AND SEDIMENT CONTROL DEVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS AND PERMITS.
- ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH IN THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION", PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
- CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT ALL EROSION AND SEDIMENT DEVICES AND MEASURES IN ACCORDANCE WITH THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION", PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
- THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE OUTSIDE THE LIMITS OF CONSTRUCTION CAUSED BY THE CONTRACTOR OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED TO ITS ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS, AND CITY OF FARRAGUT REPRESENTATIVE. SILTATION CONTROL MEASURE SHALL BE INSPECTED MONTHLY AS WELL AS AFTER EACH RAIN EVENT. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED TO THE CITY OF FARRAGUT OR ENGINEER'S APPROVAL.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- IF SEDIMENT ESCAPES THE SITE IT SHALL BE RECOVERED, RETURNED TO THE SITE, AND SPREAD IN LANDSCAPE AREAS AND SEEDING ON A DAILY BASIS.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

**INITIAL EROSION & SEDIMENT CONTROL SEQUENCE**

- INSTALL PERIMETER SEDIMENT BARRIER AND CONSTRUCTION EXIT PAD.
- CLEAR, GRUB, STRIP AND STOCKPILE TOPSOIL.
- INSTALL SILT FENCE AROUND TOPSOIL STOCKPILE. IMMEDIATELY TEMPORARILY SEED STOCKPILE, BUT IN NO CASE MORE THAN 14 DAYS AFTER LAST DISTURBANCE. PERMANENTLY SEED STOCKPILE AFTER 30 DAYS OF INACTIVITY.
- SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT AS SHOWN ON THESE PLANS.
- INSPECT, MAINTAIN, MOVE AND REPAIR TEMPORARY SEDIMENT CONTROL DEVICES AS REQUIRED THROUGHOUT THE CONSTRUCTION DURATION.

**DEMOLITION NOTES**

- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING & BRACING SYSTEMS USED DURING THE PERFORMANCE OF THIS WORK.
- WORK SHALL BE PERFORMED BY SKILLED AND PROPERLY EQUIPPED PERSONNEL. PROMPTLY REPAIR DAMAGES TO EXISTING FACILITIES INTENDED TO REMAIN CAUSED BY DEMOLITION OPERATIONS.
- REMOVE EXISTING IMPROVEMENTS AND VEGETATION TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION AND JUNCTION WITH EXISTING WORK. CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB, OR LEVEL LINES AS REQUIRED.
- WHERE OPENINGS ARE CUT OVERSIZED OR AT IMPROPER LOCATIONS AS DETERMINED BY THE ENGINEER, REPLACE THE EXCESS REMOVED MATERIAL AS INSTRUCTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE DEMOLITION WITH OTHER TRADES TO ASSURE THE PROPER SEQUENCE, LIMITS, METHODS AND TIME OF PERFORMANCE. SCHEDULE WORK SO AS TO IMPOSE A MINIMUM HARDSHIP ON THE PERFORMANCE OF WORK OF OTHER TRADES.
- WORK NOT MENTIONED TO BE REMOVED THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE CUT AND REMOVED TO PROVIDE FOR PROPER INTERFACE WITH NEW CONSTRUCTION, OR PATCHING AND REPAIR, AS REQUIRED. COORDINATE WITH ARCHITECT AND/OR ENGINEER PRIOR TO REMOVAL.
- ALL MATERIALS SHALL BE LEGALLY DISPOSED OF IN AN APPROPRIATE OFF-SITE LOCATION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR BOTH DEMOLITION WORK AND WASTE MATERIAL DISPOSAL.
- CONTRACTOR IS RESPONSIBLE TO REPAIR DAMAGE TO KNOX COUNTY, CITY OF FARRAGUT, TDOT AND ADJACENT PROPERTY OWNERS' INFRASTRUCTURE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TREATMENT AND HANDLING OF ANY HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO LEAD PAINT AND ASBESTOS.



**CAUTION NOTICE TO CONTRACTOR:**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.ccope.com

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STATE OF TENNESSEE  
REGISTERED PROFESSIONAL ENGINEER  
NICHOLAS J. OSTROM  
No. J30011  
COMMERCIAL  
ENGINEER OF RECORD  
TENNESSEE REG. NO. 13001

**DEMOLITION AND INITIAL EROSION & SEDIMENT CONTROL PLAN**

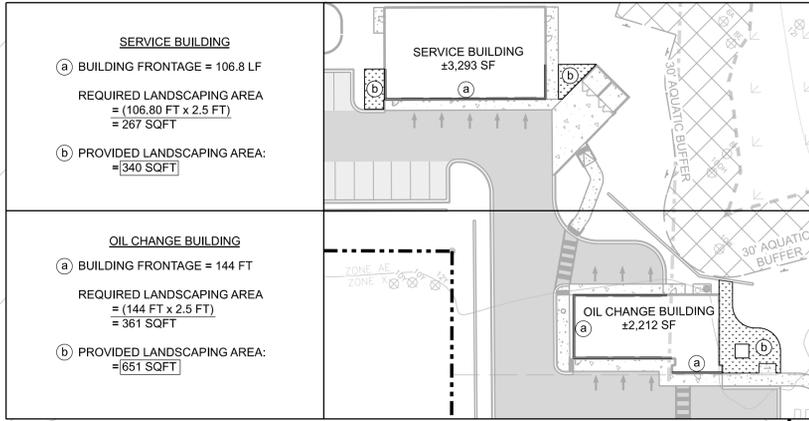
EXPRESS OIL CHANGE  
FARRAGUT, TENNESSEE

FOR  
EXPRESS OIL CHANGE & TIRE ENGINEERS

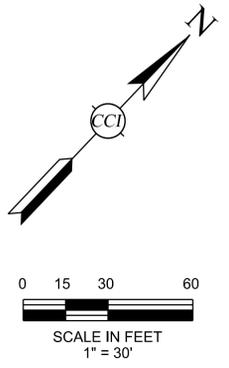
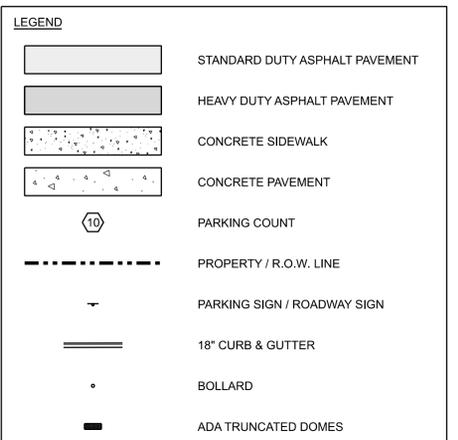
DATE: 02/27/2025  
PROJECT: EXP0009  
DRAWN BY: SAR  
CHECKED BY: NJO  
SCALE: 1" = 30'

NO.	DESCRIPTION	DATE	BY	CHECKED BY
0	FOR PERMIT	02/27/2025	SAR	NJO

DRAWING NO. **C0.1**



**LANDSCAPE AREA BETWEEN BUILDING AND PARKING AREA**  
1" = 40'



**SITE INFORMATION:**  
 ADDRESS: 11155 & 11157 KINGSTON PIKE  
 FARRAGUT, TN 37934  
 PARCEL ID: 143 00115  
 ZONING: C-1 (GENERAL COMMERCIAL)  
 LOT SIZE: ± 6.658 AC  
**BUILDING SETBACK**  
 HIGHWAY = 130' (FROM CL OF KINGSTON PIKE)  
 SIDE = 60' TOTAL, 20' MIN.  
 REAR = 20'  
**LANDSCAPE SETBACK**  
 FRONT = 20'

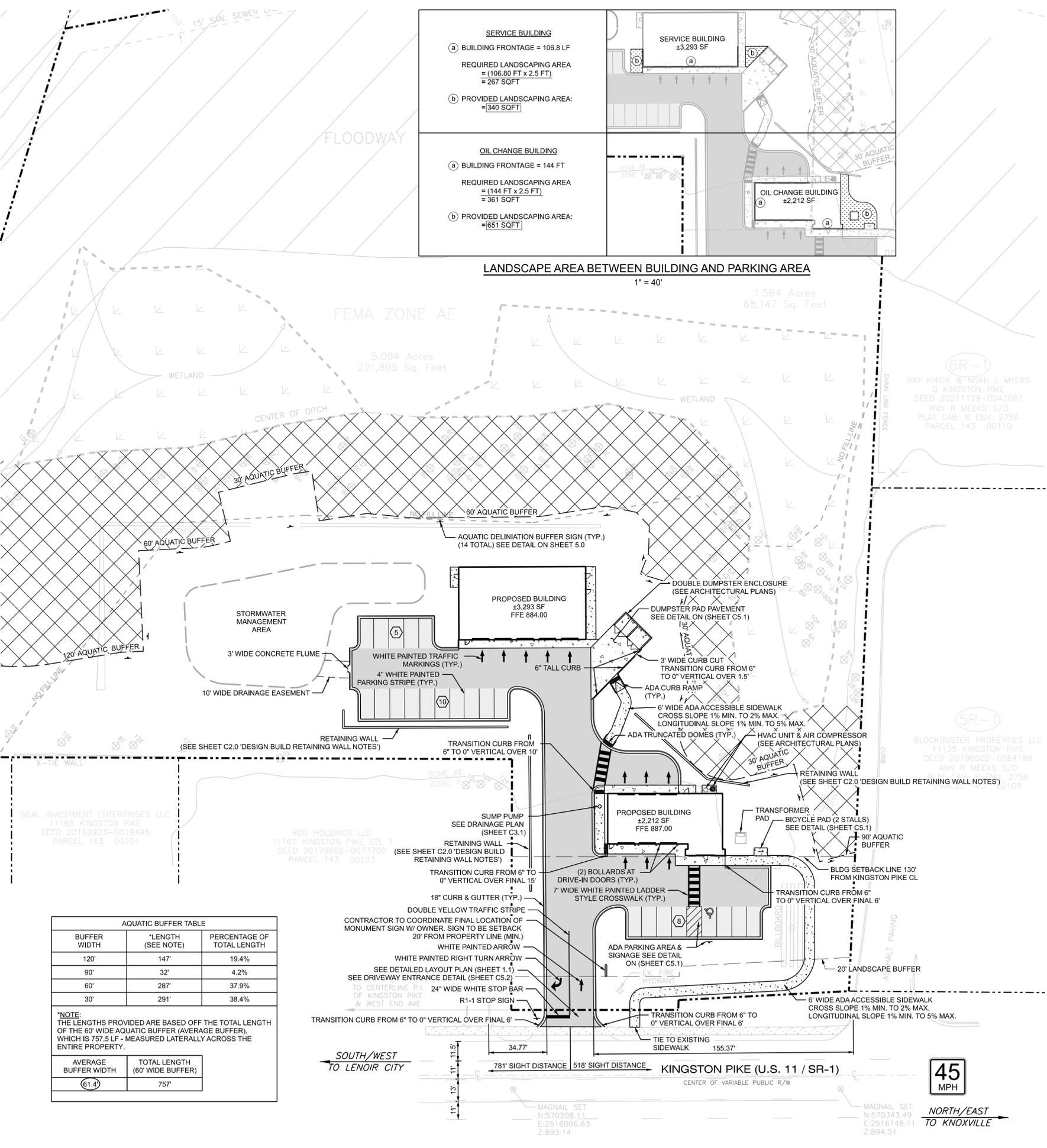
**AQUATIC BUFFER:**  
 (AN AVERAGE BUFFER WIDTH OF 60' IS TO BE MAINTAINED ACROSS THE ENTIRE PROPERTY) MINIMUM BUFFER WIDTH = 30'

**REQUIRED PARKING:**  
 AUTOMOBILE AND/OR TRUCK REPAIR SHOP-  
 1 PARKING SPACE PER 250 SF OF GROSS FLOOR AREA.  
 2,212 SF (9 SPACES) + 3,293 SF (14 SPACES)  
 TOTAL REQUIRED = 23 SPACES  
 REQUIRED BICYCLE PARKING = 2 SPACES  
 PROVIDED PARKING = 22 TYPICAL SPACES  
 1 ADA VAN SPACE  
 23 TOTAL SPACES

**GENERAL NOTES**

- ALL WORK SHOWN SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT AND SHALL CONFORM TO ALL CODES, ORDINANCES, RESTRICTIONS, AND STANDARDS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE. CONTRACTOR WILL ONLY PERFORM CONSTRUCTION ACTIVITIES BASED ON PLANS PROPERLY ISSUED FOR CONSTRUCTION PURPOSES.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK ARE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS. ALL PROPERTY PINS OR BENCHMARKS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR'S LICENSED SURVEYOR AT NO EXPENSE TO OWNER.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.
- CONTRACTOR SHALL FIELD VERIFY (REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS) ACTUAL (FINAL) LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF TIES/CONNECTIONS TO THEIR FACILITIES.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (GAS, WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO PLACEMENT OF BASE COURSE MATERIAL.
- ALTA/NSPS LAND TITLE SURVEY WAS PREPARED BY PROFESSIONAL LAND SYSTEMS (865) 689-6169. CIVIL CONSULTANTS, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
- REFER TO LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR DIMENSIONS AND LOCATIONS OF IRRIGATION LINES & METERS, ETC.
- THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GRASS COVER IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES AND FOR THE IMPLEMENTATION OF ALL SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO THE PROTECTION OF LIFE, PROPERTY, AND SITE IMPROVEMENTS; THE PROTECTION OF EXISTING UTILITY LINES AND STRUCTURES; AND THE PROVISION AND COORDINATION OF ALL TEMPORARY TRAFFIC CONTROL EFFORTS AND MEASURES.
- JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION AND ALL EXISTING CONDITIONS. ALL DRIVEWAY TRANSITION GRADES, CONSTRUCTION MATERIALS, AND FINISHES, ARE SUBJECT TO APPROVAL BY THE ENGINEER.
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION SPECIFICATIONS IN ALL CONCRETE AND ASPHALT PAVEMENT AREA.
- IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SITE CONSTRUCTION DRAWINGS OR SPECIFICATIONS AND EXISTING STRUCTURES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH CONSTRUCTION OF ANY AREA WHERE A CONFLICT HAS BEEN DISCOVERED UNTIL SUCH TIME AS THE CONFLICT HAS BEEN CLEARLY RESOLVED.
- CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING PUBLIC INFRASTRUCTURE TO THE SATISFACTION OF THE CITY OF FARRAGUT.

**CAUTION NOTICE TO CONTRACTOR:**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**AQUATIC BUFFER TABLE**

BUFFER WIDTH	LENGTH (SEE NOTE)	PERCENTAGE OF TOTAL LENGTH
120'	147'	19.4%
90'	32'	4.2%
60'	287'	37.9%
30'	291'	38.4%

\*NOTE:  
 THE LENGTHS PROVIDED ARE BASED OFF THE TOTAL LENGTH OF THE 60' WIDE AQUATIC BUFFER (AVERAGE BUFFER), WHICH IS 757.5 LF - MEASURED LATERALLY ACROSS THE ENTIRE PROPERTY.

AVERAGE BUFFER WIDTH	TOTAL LENGTH (60' WIDE BUFFER)
61.4'	757'

3528 Vann Road  
 Suite 105  
 Birmingham, AL 35235  
 Phone: (205) 655-1991  
 www.ccope.com

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 & ENGINEERING

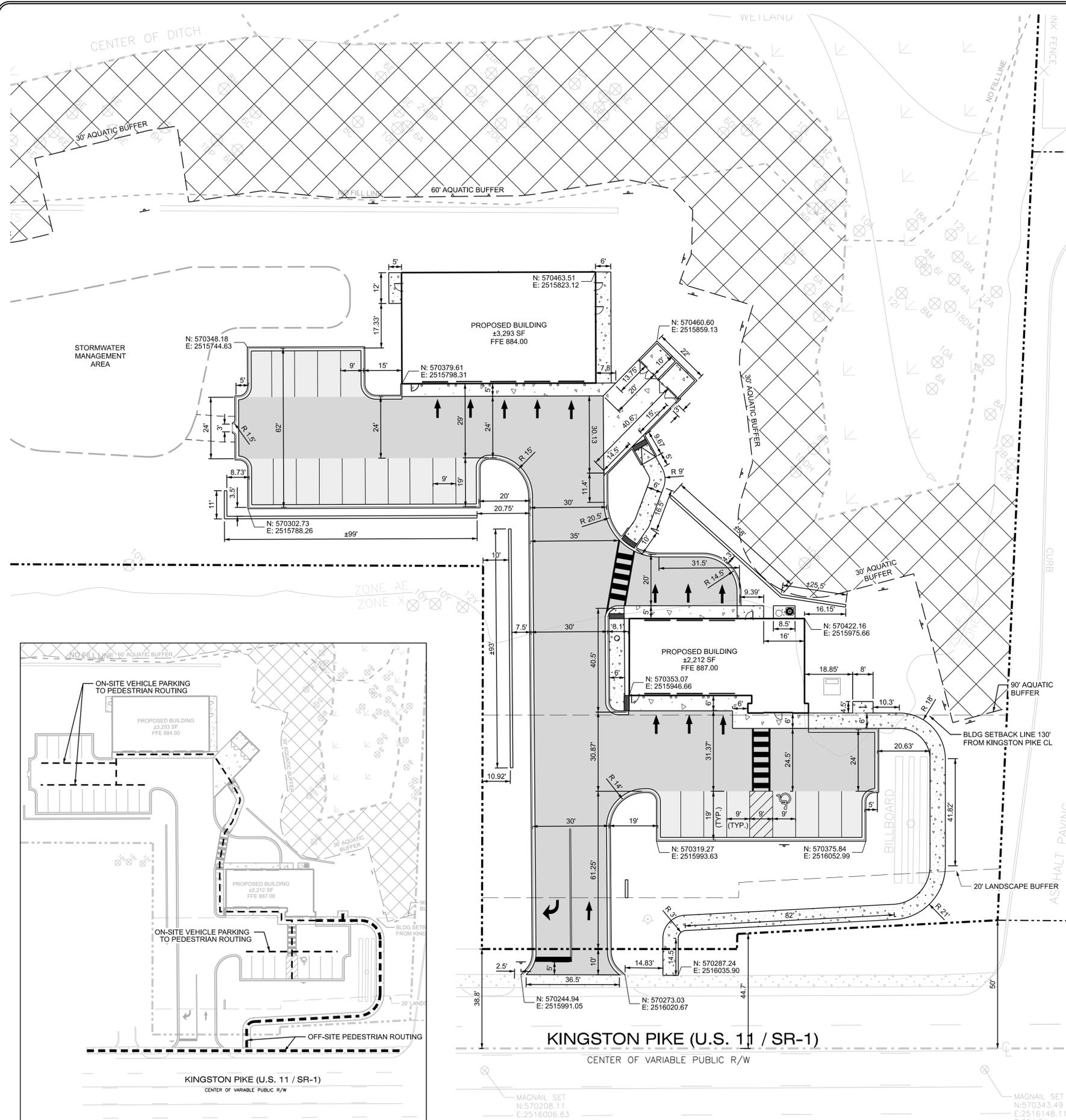
NICHOLAS J. OSTROM  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TENNESSEE  
 No. 13001  
 ENGINEER OF RECORD  
 TENNESSEE REG. NO. 13001

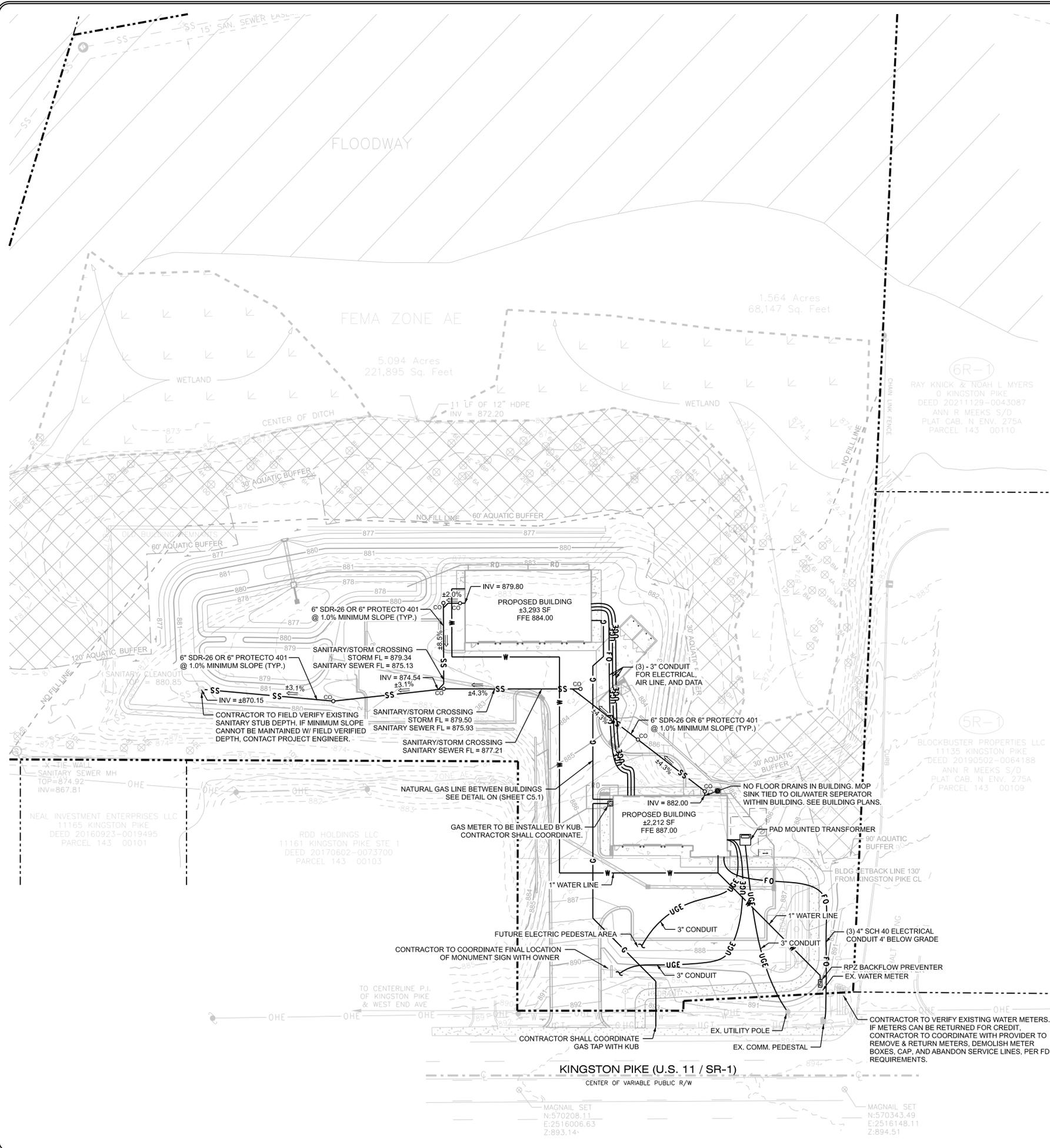
**OVERALL LAYOUT PLAN**  
 EXPRESS OIL CHANGE  
 FARRAGUT, TENNESSEE  
 FOR  
 EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE: 02/27/2025  
 PROJECT: EXP0009  
 DRAWN BY: SAR  
 CHECKED BY: NJO  
 BY: SAR  
 NJO  
 FOR PERMIT: 0  
 NO. DESCRIPTION: 0

SCALE: 1" = 30'

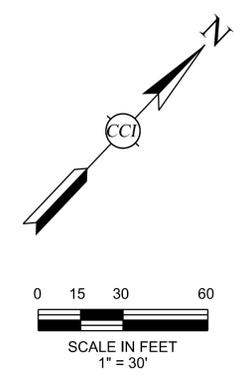
DRAWING NO. **C1.0**





**LEGEND**

- SS SANITARY SEWER LINE
- CO SANITARY CLEANOUT
- 2% SANITARY LATERAL SLOPE & FLOW DIRECTION
- W DOMESTIC WATER SERVICE LINE
- Z RPZ BACKFLOW PREVENTER
- G NATURAL GAS LINE
- M GAS METER
- FO FIBER OPTIC / UG COMMUNICATIONS
- UGE UNDERGROUND ELECTRIC
- ☐ PAD MOUNTED TRANSFORMER



**GENERAL UTILITY NOTES:**

- CONTRACTOR SHALL FIELD VERIFY (REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS) ACTUAL (FINAL) LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF TRENCHES/CONNECTIONS TO THEIR FACILITIES.
- PRIOR TO INSTALLING ANY UTILITIES OR STORM DRAINAGE, THE CONTRACTOR SHALL EVALUATE ALL UTILITY CROSSING ELEVATIONS IN ORDER TO DETERMINE THE CROSSING REQUIREMENTS. UTILITIES THAT REQUIRE LOWERING IN ORDER TO MAINTAIN MINIMUM COVERING REQUIREMENTS SHALL BE INSTALLED PRIOR TO THE SHALLOWER UTILITY BEING INSTALLED. CONTRACTOR SHALL INCLUDE ALL MATERIALS AND INSTALLATION COSTS ASSOCIATED WITH ANY AND ALL REQUIRED LOWERINGS IN THE PRICE FOR THE RESPECTIVE UTILITY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FARRAGUT SPECIFICATIONS.

**WATER NOTES:**

- REFERENCE GENERAL NOTES, SHEET C1.0.
- ALL DOMESTIC LEADS TO BUILDING SHALL END 5 FT. OUTSIDE THE FACE OF BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
- THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSPECTIONS WITH THE GOVERNING AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION.
- SITE CONTRACTOR SHALL COORDINATE TAPS WITH FIRST UTILITY DISTRICT (FUD).
- PIPE SIZES 3" AND SMALLER SHALL BE TYPE-K COPPER. FITTINGS SHALL BE BRONZE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FUD.

**SANITARY SEWER NOTES:**

- REFERENCE GENERAL NOTES AND ARCHITECTURAL/PLUMBING PLANS.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH FIRST UTILITY DISTRICT (FUD) REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY FUD A MINIMUM OF 48 HOURS PRIOR TO COMMENCING SEWER CONSTRUCTION.
- ALL CLEANOUTS SHALL BE FLUSH WITH PROPOSED GRADE ELEVATIONS.
- POTABLE WATER PIPING SHALL BE LAID AT LEAST FIVE FEET HORIZONTALLY FROM SANITARY SEWER LINES. THE DISTANCE SHALL BE MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. WHERE CROSSINGS ARE NECESSARY, CASE ONE OF THE PIPES WITH A CONTINUOUS PIPE OF SUFFICIENT LENGTH, LOCATED SUCH THAT A MINIMUM FIVE (5)-FOOT SEPARATION EXISTS BETWEEN EACH END OF THE CASING PIPE AND THE UNCASED PIPE. POTABLE WATER PIPING CROSSING SANITARY SEWER LINES SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE POTABLE WATER PIPING AND THE OUTSIDE OF THE SEWER LINE. THE 18 INCH SEPARATION SHALL APPLY WHETHER THE POTABLE WATER PIPING IS OVER OR UNDER THE SEWER LINE. LAY POTABLE WATER PIPING AT CROSSINGS OF SEWER LINES SO A FULL LENGTH OF PIPE IS CENTERED ON THE SEWER LINE WHENEVER POSSIBLE.
- SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH FUD REQUIREMENTS.
- MAXIMUM DISTANCE BETWEEN SERVICE LINE CLEANOUTS IS 75 FT.
- FOR LINES 6" AND LARGER, BUILDING SEWERS SHALL BE CONSTRUCTED ONLY OF POLYVINYL CHLORIDE PIPE SDR-26 (ASTM D3304) OR CERAMIC-EPOXY COATED (PROTECTO 401) DUCTILE IRON (ASTM A746 OR ASTM A 377). USE OF 8" LINES SHALL REQUIRE THE USE OF MANHOLES RATHER THAN CLEANOUTS. FOR 4" LINES AND SMALLER, BUILDING SEWERS SHALL BE CONSTRUCTED ONLY OF SCHEDULE 40 PVC PIPE WITH SOLVENT WELD JOINTS (ASTM D 2241) OR CERAMIC-EPOXY COATED (PROTECTO 401) DUCTILE IRON (ASTM A746 OR ASTM A 377).
- MINIMUM SLOPE FROM BUILDING IS AS FOLLOWS: 4" PIPE AT 2% MIN. SLOPE, 6" PIPE AT 1% MIN. SLOPE, 8" PIPE AT 1% MIN. SLOPE.

**POWER NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL UNDERGROUND CONDUIT ASSOCIATED WITH POWER DISTRIBUTION AND SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING TRANSFORMER PAD TO LENOIR CITY UTILITIES BOARD STANDARD DIMENSIONS, AND ENSURING THAT THE PROPER CLEARANCES ARE PROVIDED ON ALL SIDES AND ABOVE THE TRANSFORMER.
- ALL BENDS FOR POWER AND COMMUNICATIONS CONDUITS (HORIZONTAL AND VERTICAL) SHALL BE LONG SWEEPING ELLS.
- POWER CONDUITS SHALL BE INSTALLED WITH A MINIMUM OF 4 FEET OF COVER FROM FINISHED GRADE TO TOP OF THE CONDUIT.
- ALL CONDUITS SHALL BE PROVIDED WITH PULL STRING.
- THE SITE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PULLING ALL SECONDARY CONDUCTORS AS WELL AS MAKING THE ASSOCIATED SECONDARY TERMINATIONS WITHIN THE TRANSFORMER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR SECONDARY SERVICE ROUTING AND CONNECTIONS.

**NATURAL GAS NOTES**

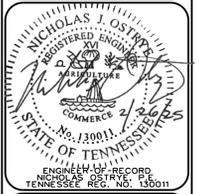
- ALL ONSITE NATURAL GAS MAINS AND SERVICE LINES UP TO AND INCLUDING THE GAS METER SET SHALL BE DESIGNED AND INSTALLED BY KNOXVILLE UTILITIES BOARD (KUB).
- CONTRACTOR SHALL STAKE CENTERLINE OF GAS SERVICE LINE FOR GAS COMPANY CONTRACTOR.

**CAUTION NOTICE TO CONTRACTOR:**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.ccope.com



**UTILITY PLAN**

**EXPRESS OIL CHANGE**  
FARRAGUT, TENNESSEE

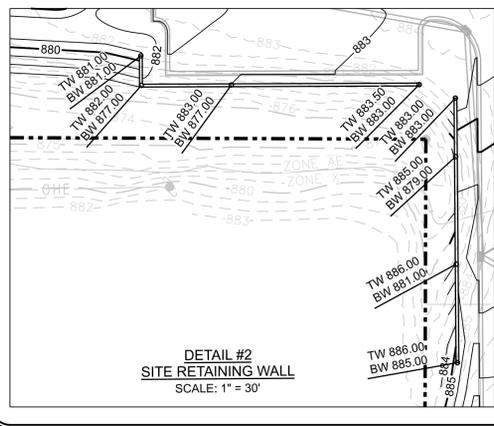
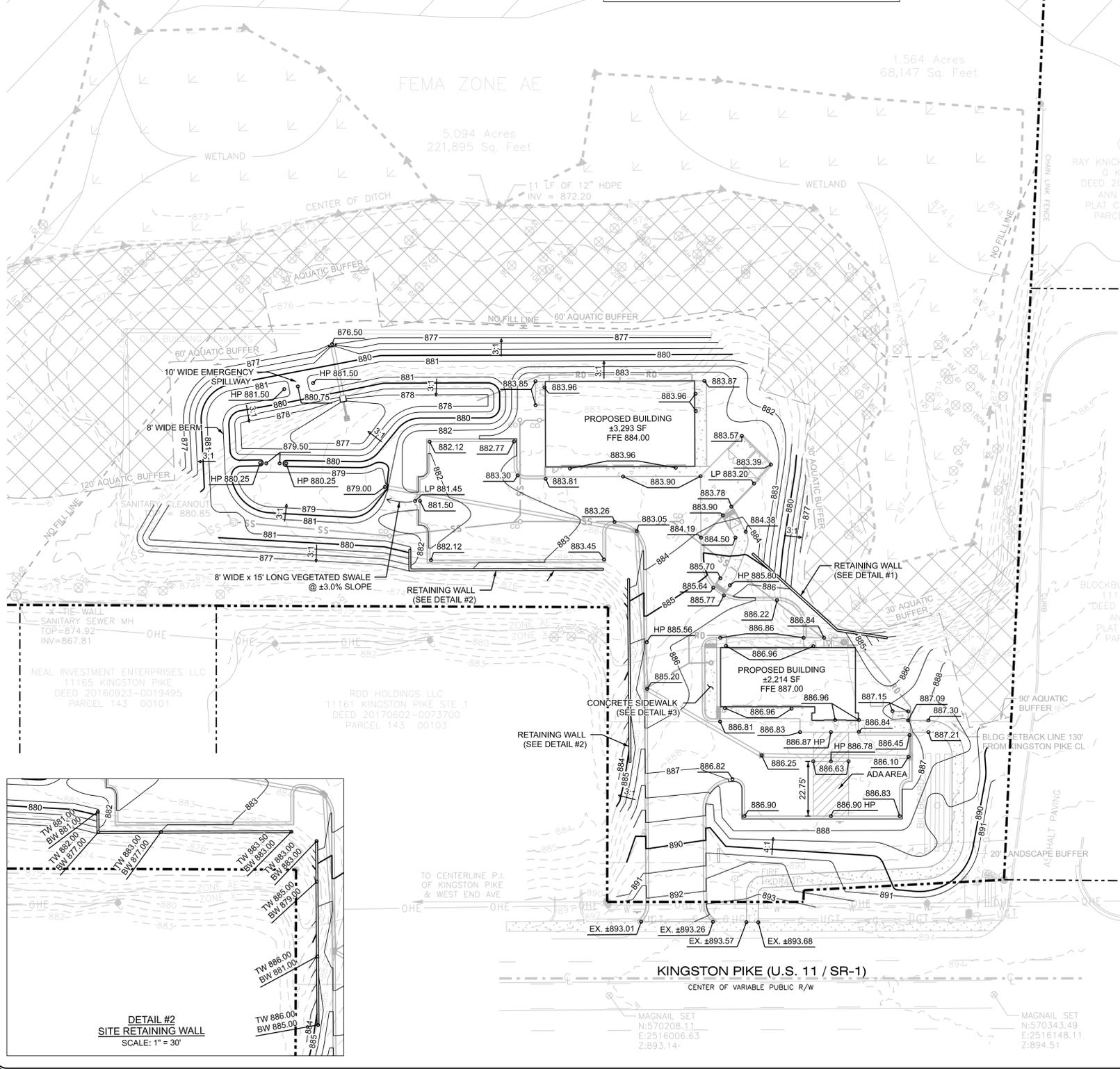
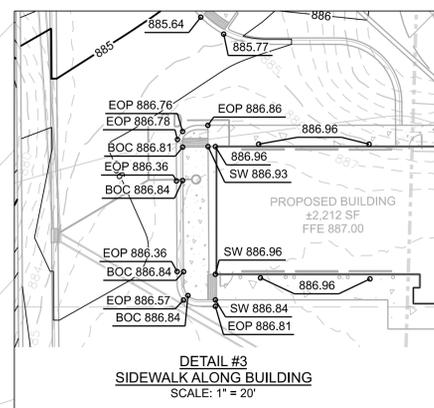
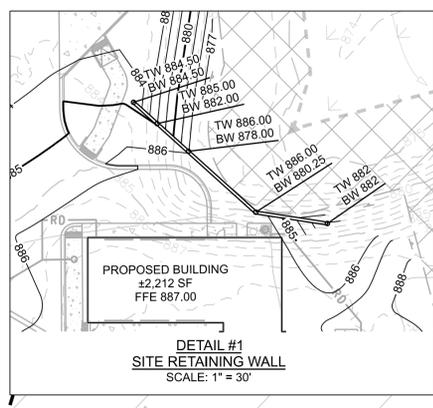
**FOR**

**EXPRESS OIL CHANGE & TIRE ENGINEERS**

DATE: 02/27/2025  
PROJECT: EXP0009  
DRAWN BY: SAR  
CHECKED BY: NJO  
SCALE: 1" = 30'

NO.	DESCRIPTION	BY	DATE
0	FOR PERMIT	SAR	02/27/2025

DRAWING NO. **C2.0**



**LEGEND**

	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	SLOPE IDENTIFIER
	EXISTING
	GRADE ADJACENT TO TOP OF WALL
	GRADE ADJACENT TO BOTTOM OF WALL
	HIGH POINT
	SIDEWALK
	BACK OF CURB
	EDGE OF PAVEMENT
	ADA PARKING / CROSSING AREA (DOES NOT EXCEED 2% IN ANY DIRECTION)

**SPECIAL NOTE:**  
ALL GRADING ACTIVITIES ARE TO REMAIN OUTSIDE OF THE AQUATIC BUFFER.

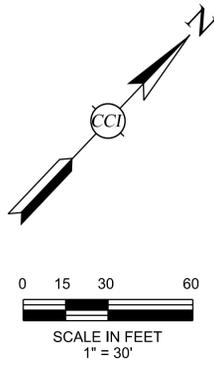
**GRADING AND EARTHWORK NOTES**

1. REFERENCE GENERAL NOTES AND GEOTECHNICAL REPORT.
2. EARTHWORK SHALL BE PERFORMED ON AN UNCLASSIFIED BASIS.
3. ALL PROPOSED SPOT ELEVATIONS SHOWN ADJACENT TO CURB ARE TO EDGE OF PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
4. GRADES SHOWN ARE FINISH GRADES. FOR SUBGRADE ELEVATIONS IN PAVED AREAS, REFERENCE SECTIONS AND DETAILS.
5. THE LOCATION AND ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, SHOULD NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND UTILITIES PRIOR TO CONSTRUCTION. ANY DEVIATIONS FROM PLAN INFORMATION SHOULD BE DISCUSSED WITH ENGINEER AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.
6. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
7. THE SUBGRADE PREPARATION SHOULD CONSIST OF STRIPPING APPROXIMATELY 6 INCHES OF TOPSOIL, VEGETATION, ROOTMAT, AND SOFT OR YIELDING MATERIALS FROM THE 10-FOOT EXPANDED BUILDING AND 5-FOOT EXPANDED PAVEMENT LIMITS, AND 5 FEET BEYOND THE TOE OF STRUCTURAL FILLS, DEEPER TOPSOIL OR ORGANIC LADEN SOILS MAY BE PRESENT IN WET, LOW-LYING, AND POORLY DRAINED AREAS. IN WOODED AREAS, THE ROOT BALLS MAY EXTEND AS DEEP AS ABOUT 2 FEET AND WILL REQUIRE ADDITIONAL LOCALIZED STRIPPING DEPTH TO COMPLETELY REMOVE THE ORGANICS.
8. FILL SLOPES SHALL BE OVERFILLED AND THEN CUT BACK TO REQUIRED GEOMETRY.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE FINISHED GRADING INCLUDING PLACEMENT OF SOILS AS NECESSARY TO ACHIEVE THE FINISHED GRADES INDICATED ON THE GRADING PLANS. ALL SURFACES SHALL BE SMOOTH WITH PROPER TRANSITIONS BETWEEN GRADIENTS. ALL FINISHED TOPSOIL ELEVATIONS SHALL BE A MINIMUM OF 1" BELOW THE FINISHED ELEVATION OF ADJACENT WALKS AND BACK OF CURB UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL CAREFULLY ESTABLISH PROPER FINISHED GRADE ELEVATIONS IN THE FIELD SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND EXTERIOR MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT AND ANY OTHER MOISTURE SENSITIVE AREAS.
11. THE EXPANDED LIMITS OF THE PROPOSED CONSTRUCTION AREAS SHOULD BE WELL DEFINED, INCLUDING THE LIMITS OF THE FILL ZONES FOR BUILDINGS, PAVEMENTS, AND SLOPES, ETC., AT THE TIME OF FILL PLACEMENT. GRADE CONTROLS SHOULD BE MAINTAINED THROUGHOUT THE FILLING OPERATIONS.
12. AT THE END OF EACH WORK DAY, ALL FILL AREAS SHOULD BE GRADED TO FACILITATE DRAINAGE OF ANY PRECIPITATION AND THE SURFACE SHOULD BE SEALED BY USE OF A SMOOTH-DRUM ROLLER TO LIMIT INFILTRATION OF SURFACE WATER. DURING PLACEMENT AND COMPACTION OF NEW FILL AT THE BEGINNING OF EACH WORKDAY, THE CONTRACTOR MAY NEED TO SCARIFY EXISTING SUBGRADES TO A DEPTH ON THE ORDER OF 4 INCHES SO THAT A WEAK PLANE WILL NOT BE FORMED BETWEEN THE NEW FILL AND THE EXISTING SUBGRADE SOILS.
13. POSITIVE SITE DRAINAGE SHOULD BE MAINTAINED DURING EARTHWORK OPERATIONS IN AN EFFORT TO MAINTAIN THE INTEGRITY OF THE SITE SURFACE SOIL. WHEN WET, THE SITE SOILS MAY DEGRADE QUICKLY WITH DISTURBANCE FROM CONTRACTOR OPERATIONS AND WILL BE EXTREMELY DIFFICULT TO STABILIZE FOR FILL PLACEMENT. CONSEQUENTLY, THE CONTRACTOR SHOULD BE PREPARED TO IMPLEMENT AGGRESSIVE MECHANICAL OR CHEMICAL DRYING, DEPENDING UPON THE ACTUAL SITE CONDITIONS. IF POSSIBLE MASS GRADING FOR THE PROJECT SHOULD BE PERFORMED DURING THE DRIER SUMMER MONTHS TO HELP FACILITATE FAVORABLE MOISTURE CONDITIONS FOR THE SITE SOILS. IF WATER MUST BE ADDED TO RAISE THE MOISTURE CONTENT OF THE SOIL, IT SHOULD BE UNIFORMITY APPLIED AND THOROUGHLY MIXED INTO THE SOIL.
14. PRIOR TO FILL PLACEMENT OR OTHER CONSTRUCTION ON SUBGRADES, THE SUBGRADES SHOULD BE EVALUATED BY AN ON-SITE GEOTECHNICAL REPRESENTATIVE. THE EXPOSED SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR CONSTRUCTION EQUIPMENT WEIGHING A MINIMUM OF 40 TONS. PROOFROLLING SHOULD BE TRAVERSED IN TWO PERPENDICULAR DIRECTIONS WITH OVERLAPPING PASSES OF THE VEHICLE UNDER THE OBSERVATION OF AN ON-SITE GEOTECHNICAL REPRESENTATIVE. THIS PROCEDURE IS INTENDED TO ASSIST IN IDENTIFYING ANY LOCALIZED YIELDING MATERIALS.
15. WHERE PROOFROLLING IDENTIFIES AREAS THAT ARE YIELDING OR PUMPING SUBGRADE THOSE AREAS SHOULD BE REPAIRED PRIOR TO THE PLACEMENT OF ANY SUBSEQUENT STRUCTURAL FILL OR OTHER CONSTRUCTION MATERIALS. METHODS OF STABILIZATION INCLUDE UNDERCUTTING, MOISTURE CONDITIONING, OR CHEMICAL STABILIZATION. THE SITUATION SHOULD BE DISCUSSED WITH THE OWNER'S GEOTECHNICAL REPRESENTATIVE TO EVALUATE THE APPROPRIATE PROCEDURE. TEST PITS MAY BE EXCAVATED TO EXPLORE THE SHALLOW SUBSURFACE MATERIALS TO HELP IN DETERMINING THE CAUSE OF THE OBSERVED UNSTABLE MATERIALS, AND TO ASSIST IN THE EVALUATION OF APPROPRIATE REMEDIAL ACTIONS TO STABILIZE THE SUBGRADE.

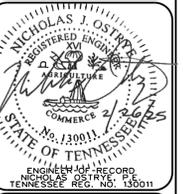
**DESIGN BUILD RETAINING WALL NOTES:**

1. DESIGN/BUILD RETAINING WALL SYSTEMS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. THIS INDIVIDUAL SHALL ROUTINELY PRACTICE ENGINEERING OF THESE TYPES AND MAGNITUDE INDICATED. DOCUMENTS RELATED TO THE CONSTRUCTION OF THESE SYSTEMS SHALL BEAR THE SEAL AND SIGNATURE OF THE DESIGNER.
2. DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR A COMPLETE RETAINING WALL SYSTEM DESIGN. DESIGN INCLUDES ANY AND ALL RELATED DESIGNS FOR REQUIRED TEMPORARY AND/OR PERMANENT SUBGRADE DRAINAGE. DESIGN/BUILD PLANS INCLUDING RETAINING WALL DETAIL AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER. REVIEWS BY THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER DO NOT RELIEVE THE DESIGN/BUILD CONTRACTOR OF ANY DESIGN RESPONSIBILITY. FURTHERMORE, THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER ASSUMES NO LIABILITY FOR THE DESIGN OF AND/OR SUBSEQUENT PERFORMANCE OF THE RETAINING WALL SYSTEMS.
3. ALL EXPOSED CONSTRUCTION MATERIALS SHALL BE SUBMITTED TO THE DEVELOPER FOR SELECTION OF COLOR, TEXTURE AND PROFILES.
4. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE INDICATED.
5. ALL RETAINING WALLS SHALL BE PROVIDED WITH FALL PROTECTION MEETING LIFE SAFETY CODE.
6. DESIGN/BUILD CONTRACTOR SHALL ESTABLISH THE LOCATION OF THE WALL IN THE FIELD AND OBTAIN SOIL BORINGS ALONG WALL LINE IN ORDER TO DETERMINE ALL APPLICABLE RETAINING WALL DESIGN PARAMETERS.
7. TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS REPRESENT FINISH GRADE AT TOP AND BOTTOM OF WALL.
8. HOLD TOP OF WALL AT LOCATION SHOWN. WALL BATTER SHALL PROJECT OUT TOWARD THE BOTTOM OF THE WALL.
9. THE APPEARANCE OF THE BLOCK SELECTED SHALL MATCH THE APPEARANCE OF THE BUILDING EXTERIOR AS SHOWN ON THE ARCHITECTURAL PLANS.

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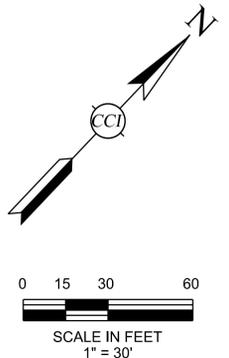
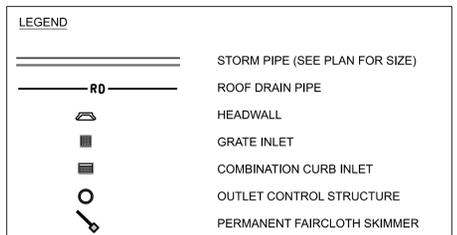
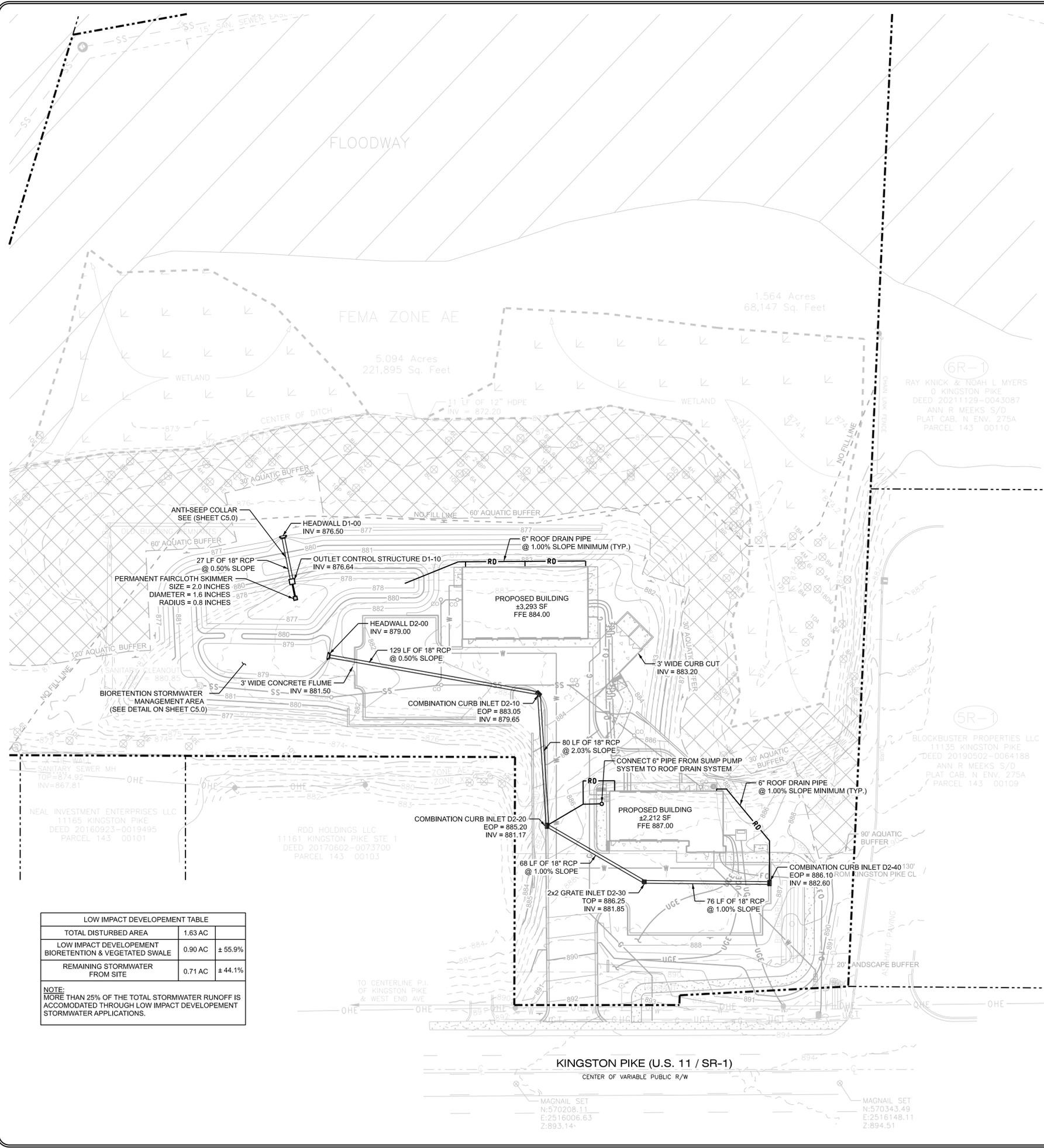
3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.ccope.com



**GRADING PLAN**  
EXPRESS OIL CHANGE  
FARRAGUT, TENNESSEE  
FOR  
EXPRESS OIL CHANGE & TIRE ENGINEERS

NO.	DESCRIPTION	DATE	BY	CHECKED BY	SCALE
0	FOR PERMIT	02/27/2025	SAR	NJO	1" = 30'

DRAWING NO. **C3.0**

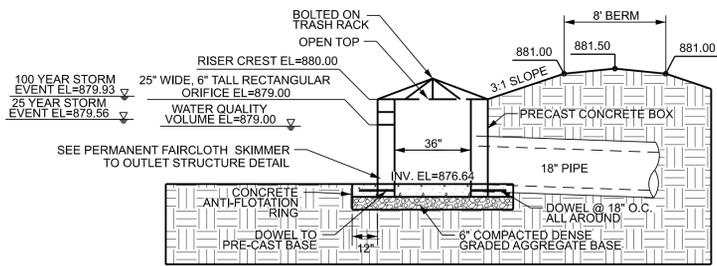


**STORM DRAINAGE NOTES**

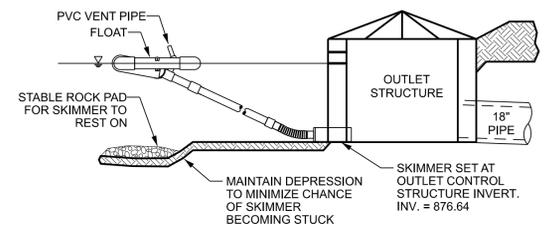
- REFERENCE GENERAL AND LAYOUT NOTES.
- ALL STORM PIPE SHALL BE EITHER:
  - REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, B OR C WALL. CLASS OF PIPE SHALL BE A MINIMUM OF CLASS III. CIRCULAR PIPE JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT, WHICH MUST BE SEALED WITH WATER-TIGHT RUBBER GASKETS CONFORMING TO ASTM C443.
  - HIGH DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS, AND MEET THE REQUIREMENTS OF AASHTO M294 TYPE S AND AASHTO M252 TYPE S (SMOOTH INTERIOR, CORRUGATED EXTERIOR). PIPE SHALL BE INSTALLED PER THE REQUIREMENTS OF ASTM D2321 AND AASHTO SECTION 30.
- ALL PIPE ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION AT THE STRUCTURE IS WATER TIGHT.
- ALL STORM SEWER MANHOLES AND RISERS SHALL BE PRECAST AND MEET THE SPECIFICATIONS OF ASTM C76.
- ALL STORM SEWER MANHOLE LIDS OR GRATE INLETS IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE H-20 TRAFFIC BEARING LIDS.
- ALL STORM SEWER MANHOLE LIDS SHALL BE LABELED "STORM SEWER".
- ALL STORM DRAINAGE PIPE AND STRUCTURES SHALL BE CLEANED OF SILT, TRASH AND DEBRIS PRIOR TO DEMOBILIZATION FROM THE SITE. NO OBJECTS LARGER THAN 1/2 INCH, OR SEDIMENT ACCUMULATION GREATER THAN 1/2 INCH SHALL BE IN ANY STORM PIPE OR STRUCTURE AT TURNOVER TO OWNER.
- CONTRACTOR IS TO BEGIN STORM DRAINAGE CONSTRUCTION FROM THE MOST DOWN STREAM POINT OF THE SYSTEM.
- THE TOP RING OF ALL MANHOLE SECTIONS FOR CURB INLETS, YARD INLETS OR GRATE INLETS SHALL HAVE # 57 STONE, FILTER FABRIC, AND WEEP HOLES.
- GRATE INLET SHALL BE EJ V5622-80 OR EQUIVALENT UNLESS OTHERWISE NOTED.
- COMBINATION GRATE INLETS SHALL BE EJ 703021 | 7030T1 | 7030M2 ASSEMBLY OR APPROVED EQUAL.

**EMBANKMENT NOTES:**

- THE CONTRACTOR SHALL CONSTRUCT THE EMBANKMENT WITH LEAN CLAY SOIL (SCS-CL) IN 8" LIFTS @ 100% STANDARD PROCTOR DENSITY WITH ±2% OPTIMUM MOISTURE CONTENT, PI > 7, LL < 50.
- THE CONTRACTOR SHALL IMPORT SOIL WITH THE SPECIFIED CLASSIFICATION ABOVE IF NOT AVAILABLE ON SITE.
- THE FILL USED TO CONSTRUCT THE EMBANKMENT SHALL EXTEND 1' BELOW THE POND BOTTOM ELEVATION.
- THE OWNER'S GEOTECHNICAL ENGINEER SHALL OBSERVE AND MONITOR EMBANKMENT CONSTRUCTION.



**OUTLET CONTROL STRUCTURE D1-10 DETAIL**  
N.T.S.



**PERMANENT FAIRCLOTH SKIMMER TO OUTLET STRUCTURE**  
N.T.S.

- NOTES:**
- POND DESIGN AND SKIMMER SIZING ARE DEPENDANT ON EACH OTHER TO FACILITATE PROPER DRAINAGE. IF FIELD CONDITIONS REQUIRE EITHER TO BE MODIFIED FROM THE PLAN, CONTACT THE ENGINEER FOR GUIDANCE.
  - INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
  - SEE PLAN FOR SKIMMER SIZE.

**CAUTION NOTICE TO CONTRACTOR:**

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LOW IMPACT DEVELOPEMENT TABLE	
TOTAL DISTURBED AREA	1.63 AC
LOW IMPACT DEVELOPEMENT BIORETENTION & VEGETATED SWALE	0.90 AC ± 55.9%
REMAINING STORMWATER FROM SITE	0.71 AC ± 44.1%

**NOTE:**  
MORE THAN 25% OF THE TOTAL STORMWATER RUNOFF IS ACCOMMODATED THROUGH LOW IMPACT DEVELOPEMENT STORMWATER APPLICATIONS.

3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 665-1991  
www.ccope.com

**DRAINAGE PLAN**

**EXPRESS OIL CHANGE**  
FARRAGUT, TENNESSEE

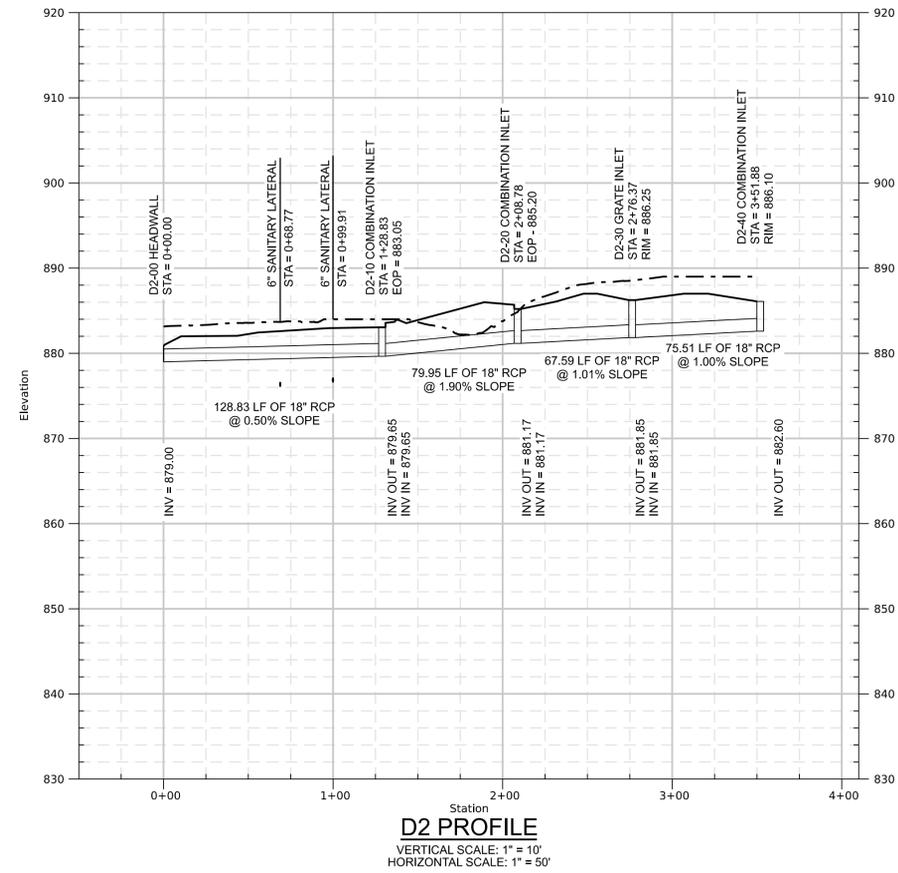
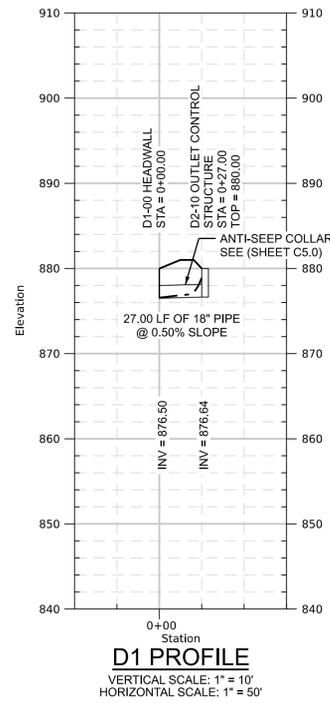
FOR  
**EXPRESS OIL CHANGE & TIRE ENGINEERS**

DATE	02/27/2025	DRAWN BY	SAR	CHECKED BY	NJO	SCALE	1" = 30'
PROJECT NO.	EXP0009	NO.					
REV.		DESCRIPTION					
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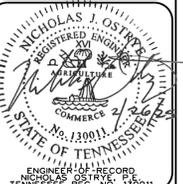
811  
Know what's below.  
Call before you dig.

**C3.1**

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**CAUTION NOTICE TO CONTRACTOR:**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**CCI**  
 PLANNING  
 & ENGINEERING

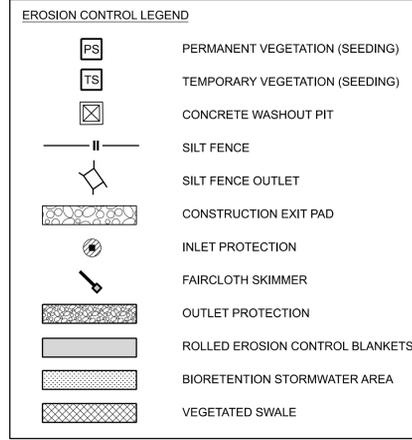
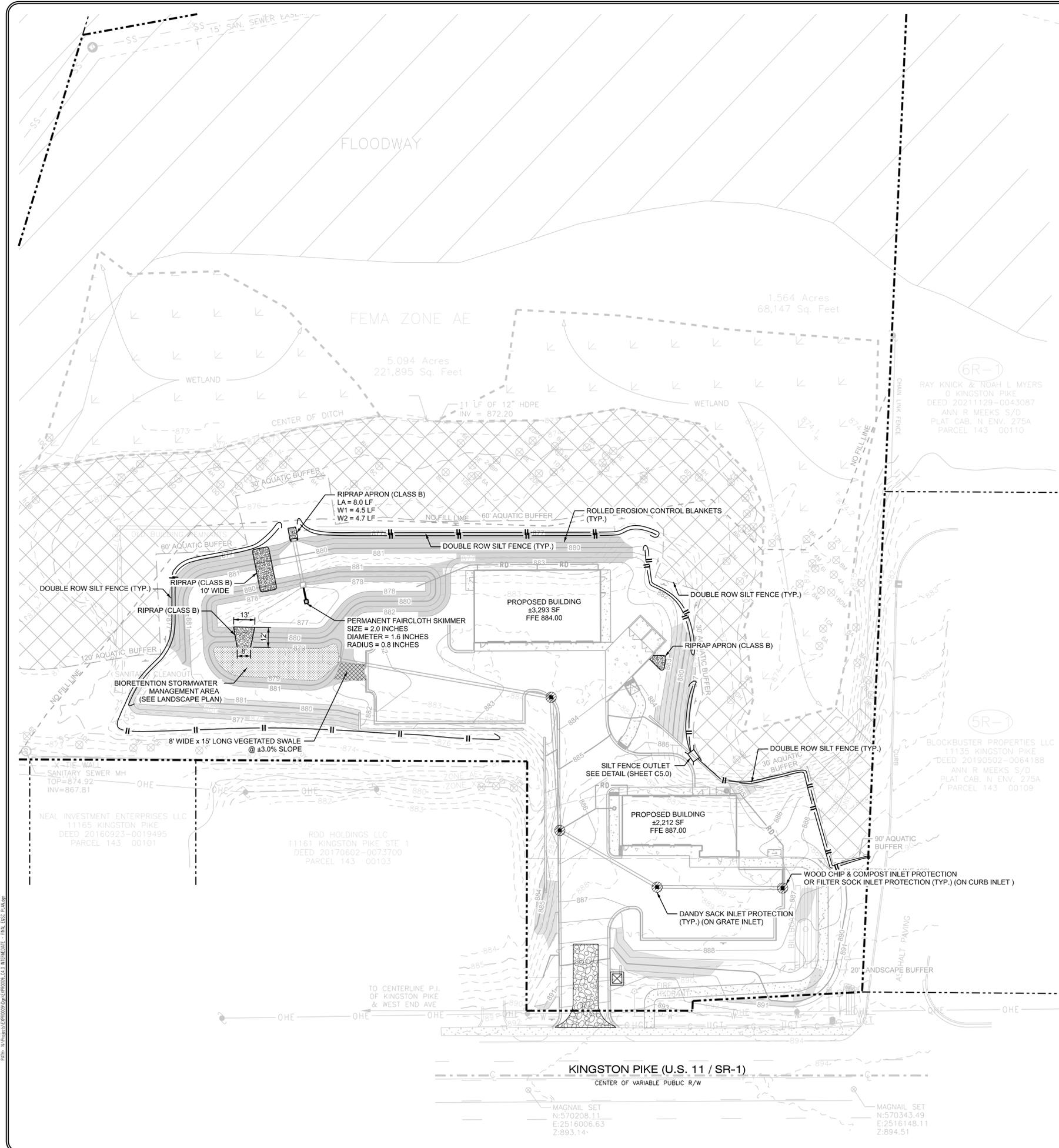
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**DRAINAGE PROFILES**  
 EXPRESS OIL CHANGE  
 FARRAGUT, TENNESSEE  
 FOR  
 EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE: 02/27/2025  
 PROJECT NO: EXP009  
 DRAWN BY: BSS  
 CHECKED BY: NJO  
 SCALE: AS SHOWN

NO.	DESCRIPTION	BY	CHKD BY	REV. DATE
0	FOR PERMIT	SAR	NJO	02/27/2025

DRAWING NO.  
**C3.2**



**SPECIAL NOTE:**  
TRUCKS AND EQUIPMENT SHOULD UTILIZE WASHPAD OR CONSTRUCTION EXIT PAD WHILE SOILS ARE EXPOSED. THE LOCATION OF THE PAD/PADS IS TO NOT CONFLICT OR PROHIBIT NORMAL BUSINESS OPERATIONS OF ANY ADJACENT BUSINESS OR RESIDENCE. ANY SEDIMENT TRACKED ONTO KINGSTON PIKE SHALL BE CLEANED PRIOR TO END OF DAY.

**GENERAL EROSION & SEDIMENT CONTROL NOTES**

- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) GENERAL CONSTRUCTION STORM WATER NPDES PERMIT, INCLUDING, BUT NOT LIMITED TO INSTALLATION OF BMPs, MONITORING OF BMP PERFORMANCE, REPORT PREPARATION, REPORT FILING, AND PERMIT RENEWAL OR TERMINATION. CONTRACTOR SHALL SUBMIT MONITORING REPORTS TO OWNER AND SITE ENGINEER WITHIN 72 HOURS OF THE MONITORING EVENT.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT OR SEDIMENT FROM LEAVING THE SITE. SILT OR SEDIMENT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SILT OR SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES IN ADDITION TO THOSE SHOWN ON PLANS AS NECESSARY AND CONDUCTING PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY TO PREVENT SILT OR SEDIMENT FROM ESCAPING THE SITE AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AND PERFORM NECESSARY REPAIRS AND MAINTENANCE. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION AND SEDIMENT CONTROL DEVICES WHICH BECOME INEFFECTIVE. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADDITIONAL EROSION CONTROL DEVICES OR MEASURES AS DEEMED NECESSARY BY THE ENGINEER, OWNER OR REGULATORY AUTHORITIES TO COMPLY WITH CONSTRUCTION DOCUMENTS OR GOVERNING AUTHORITY.
- CONTRACTOR SHALL REMOVE THE BUILD UP OF SILT AND SEDIMENT FROM BEHIND SILT FENCE AND INLET FILTERS WHEN SILT AND SEDIMENT HAS REACHED 1/3 THE TOTAL HEIGHT OF THE EROSION AND SEDIMENT CONTROL DEVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS AND PERMITS.
- ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH IN THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION", PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
- CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT ALL EROSION AND SEDIMENT DEVICES AND MEASURES IN ACCORDANCE WITH THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION", PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
- THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE OUTSIDE THE LIMITS OF CONSTRUCTION CAUSED BY THE CONTRACTOR OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED TO ITS ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS, AND CITY OF FARRAGUT REPRESENTATIVE. SILTATION CONTROL MEASURE SHALL BE INSPECTED MONTHLY AS WELL AS AFTER EACH RAIN EVENT. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED TO THE CITY OF FARRAGUT OR ENGINEER'S APPROVAL.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- IF SEDIMENT ESCAPES THE SITE IT SHALL BE RECOVERED, RETURNED TO THE SITE, AND SPREAD IN LANDSCAPE AREAS AND SEEDING.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

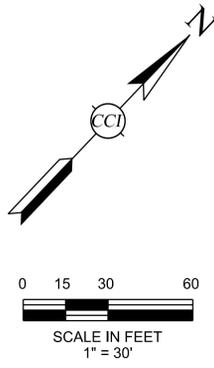
**INTERMEDIATE EROSION & SEDIMENT CONTROL SEQUENCE**

- REMOVE SOFT, YIELDING OR UNSUITABLE MATERIAL.
- BEGIN GRADING FOR ROADWAYS AND PADS, MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
- PROVIDE INLET PROTECTION IMMEDIATELY FOLLOWING INLET INSTALLATION AND MAINTAIN WHILE SOIL SUBGRADE IS EXPOSED.

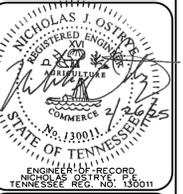
**FINAL EROSION & SEDIMENT CONTROL SEQUENCE**

- PROVIDE SODDING OF NON PAVED DISTURBED AREAS ON SITE. (SEE LANDSCAPE PLAN FOR SODDING AREA)
- AFTER ALL AREAS ARE STABILIZED, REMOVE CONSTRUCTION ENTRANCES, SILT BARRIERS, AND OTHER TEMPORARY SEDIMENT CONTROL DEVICES.

**CAUTION NOTICE TO CONTRACTOR:**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.ccope.com



INTERMEDIATE - FINAL EROSION & SEDIMENT CONTROL PLAN  
EXPRESS OIL CHANGE  
FARRAGUT, TENNESSEE  
FOR  
EXPRESS OIL CHANGE & TIRE ENGINEERS  
DATE: 02/27/2025  
PROJECT: EXP0009  
DRAWN BY: SAR  
CHECKED BY: NJO  
SCALE: 1" = 30'

NO.	DESCRIPTION	DATE	BY	CHKD BY	REV. DATE
0	FOR PERMIT				

DRAWING NO. **C4.0**

Species	Rate (lb/acre)
Oats	30
Winter wheat	30

Seeding dates	Rate (lb/acre)
East	Aug 15 - Dec 15
Middle	Aug 15 - Dec 30
West	Aug 15 - Dec 30

**Soil amendments**  
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

**Mulch**  
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**  
Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage. If necessary to extend temporary cover beyond June 15, overseed with 50 lb/ac crimson clover in late February or early March.

Figure 7.8-3 Temporary Seeding Recommendations for Fall

Species	Rate (lb/acre)
Oats	60
Brown top millet	30

Seeding dates	Rate (lb/acre)
East	May 15 - Aug 15
Middle	May 1 - Aug 15
West	Apr. 15 - Aug. 15

**Soil amendments**  
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

**Mulch**  
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**  
Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage.

Figure 7.8-2 Temporary Seeding Recommendation for Summer

Species	Rate (lb/acre)
Rye	120

Seeding dates	Rate (lb/acre)
East	Above 2500 feet: Feb. 15 - May 15
Middle	Below 2500 feet: Feb. 1 - May 1
West	Jan. 1 - May 1
West	Dec. 1 - Apr. 15

**Soil amendments**  
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

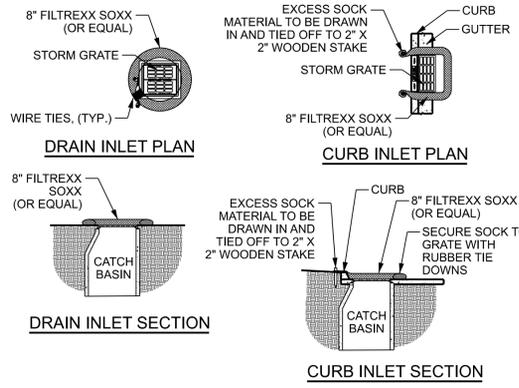
**Mulch**  
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**  
Referitize if growth is not fully adequate. Reseed, referitize and mulch immediately following erosion or other damage.

Figure 7.8-1 Temporary Seeding Recommendation for Late Winter and Early Spring

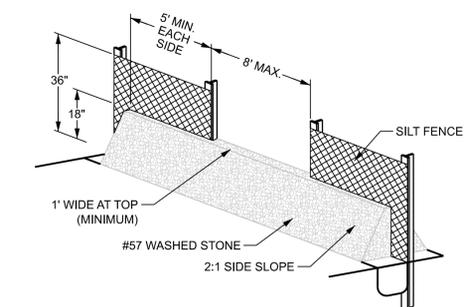
**NOTES:**

- PLANTINGS SHOULD BE MADE DURING THE SPECIFIED PLANTING PERIOD IF POSSIBLE.
- GRADE AND LOOSEN HARD, CRUSTED, OR COMPACTED SOIL TO A DEPTH OF 6" TO 8" WITH APPROPRIATE TILLAGE EQUIPMENT.
- AVOID PREPARING THE SEEDBED UNDER EXCESSIVELY WET CONDITIONS.
- INCORPORATE LIME AND FERTILIZER DURING SEEDBED PREPARATION. FOLLOW THE DESIGN PLAN OR SOIL TEST RECOMMENDATION. IF NEITHER ARE AVAILABLE USE:
  - GROUND AGRICULTURAL LIME: 2 TONS/ACRE ON CLAYEY SOILS (APPROX. 90 LBS/1,000 FT<sup>2</sup>)
  - 1 TON/ACRE SANDY SOILS (APPROX. 45 LBS/FT<sup>2</sup>)
  - COMPLETE FERTILIZER: (8-24-24 OR EQUIVALENT - APPLY 400 LBS/ACRE (APPROX. 9 LBS/1,000 FT<sup>2</sup>))
  - NITROGEN FERTILIZER: (WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, 30-40 LBS/ACRE (APPROX. 0.5 LBS/1,000 FT<sup>2</sup>))
- INCORPORATE LIME AND FERTILIZER TO A DEPTH OF AT LEAST 6" WITH A DISK OR ROTARY TILLER ON SLOPES OF UP TO 3:1.
- FERTILIZER SHOULD NOT BE ADDED TO THE SEED MIXTURE DURING HYDROSEEDING.
- WHEN USING A DRILL SEEDER, PLANT SEED 1/4" - 1/2" DEEP.
- SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1" DEEP AND GRASSES AND LEGUME SEED NO MORE THAN 1/2" DEEP.
- UNIFORMLY SPREAD ORGANIC MULCHES TO PROVIDE AT LEAST 75% GROUND COVER.
- USE EROSION CONTROL BLANKETS RATHER THAN MULCH ON SLOPES GREATER THAN 5:1 AND VERTICAL HEIGHTS OF 2 FEET OR GREATER.
- TEMPORARY STABILIZATION REQUIRED WHEN PROJECT IS INACTIVE FOR 7 OR MORE DAYS.

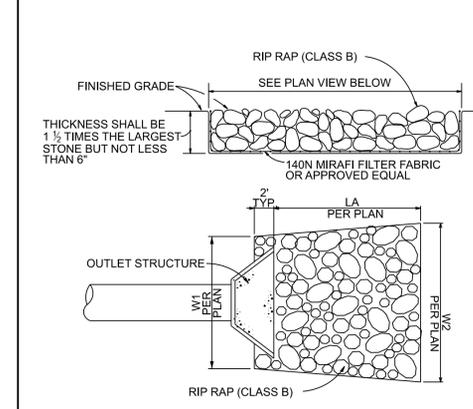


FILTER SOCK INLET PROTECTION AND WOOD CHIP & COMPOST INLET PROTECTION  
N.T.S.

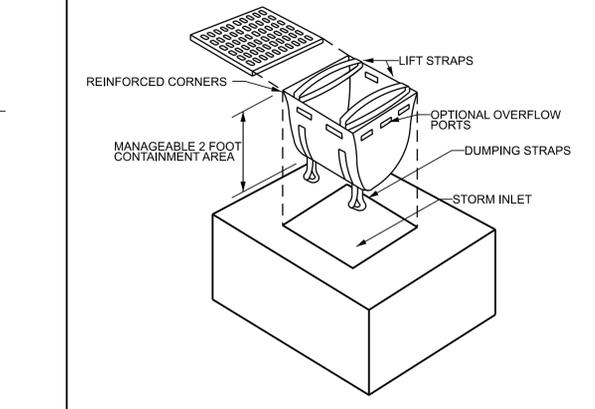
**TEMPORARY SEEDING**  
N.T.S.



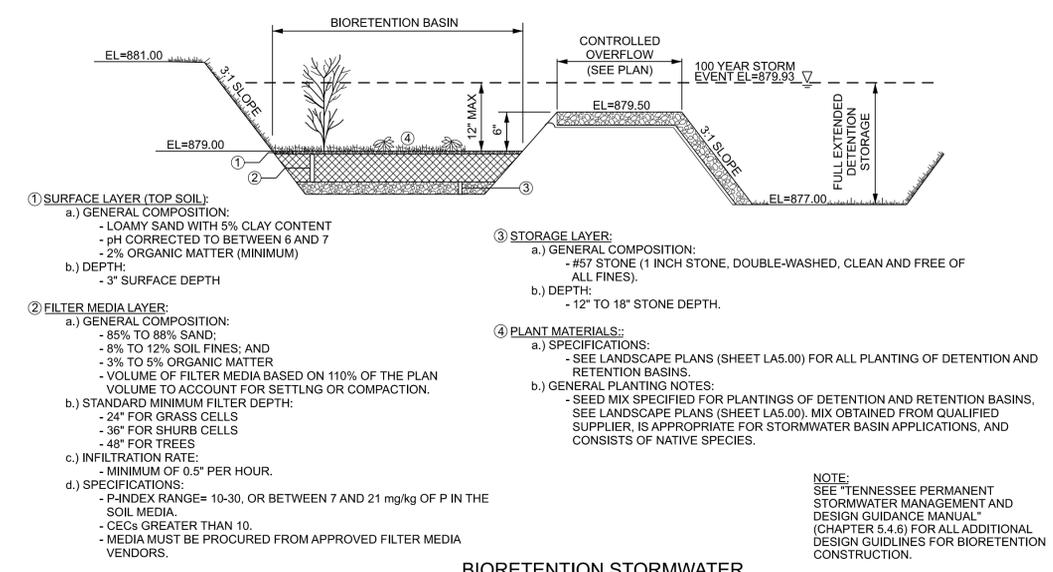
SILT FENCE OUTLET  
N.T.S.



RIPRAP END TREATMENT DETAIL  
N.T.S.



DANDY SACK DETAIL  
N.T.S.

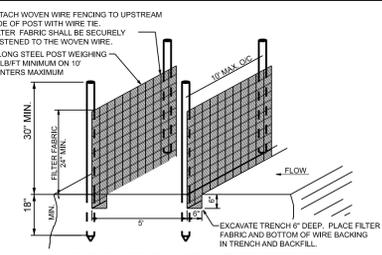


BIORETENTION STORMWATER MANAGEMENT AREA DETAIL  
N.T.S.

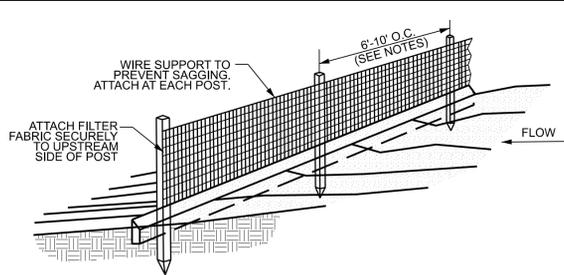
- NOTES:**
- STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE SILT FENCE OR EVERY 300 FEET IF THERE IS NO APPEARANT LOW POINT.
  - INSPECT THE BARRIER AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL AND MAKE REPAIRS AS NEEDED.

- 1 SURFACE LAYER (TOP SOIL):**
- GENERAL COMPOSITION:
    - LOAMY SAND WITH 5% CLAY CONTENT
    - pH CORRECTED TO BETWEEN 6 AND 7
    - 2% ORGANIC MATTER (MINIMUM)
  - DEPTH:
    - 3" SURFACE DEPTH
- 2 FILTER MEDIA LAYER:**
- GENERAL COMPOSITION:
    - 85% TO 88% SAND
    - 8% TO 12% SOIL FINES; AND
    - 3% TO 5% ORGANIC MATTER
    - VOLUME OF FILTER MEDIA BASED ON 110% OF THE PLAN VOLUME TO ACCOUNT FOR SETTLING OR COMPACTION.
  - STANDARD MINIMUM FILTER DEPTH:
    - 24" FOR GRASS CELLS
    - 36" FOR SHRUB CELLS
    - 48" FOR TREES
  - INFILTRATION RATE:
    - MINIMUM OF 0.5" PER HOUR.
  - SPECIFICATIONS:
    - P-INDEX RANGE= 10-30, OR BETWEEN 7 AND 21 mg/kg OF P IN THE SOIL MEDIA.
    - CECs GREATER THAN 10.
    - MEDIA MUST BE PROCURED FROM APPROVED FILTER MEDIA VENDORS.

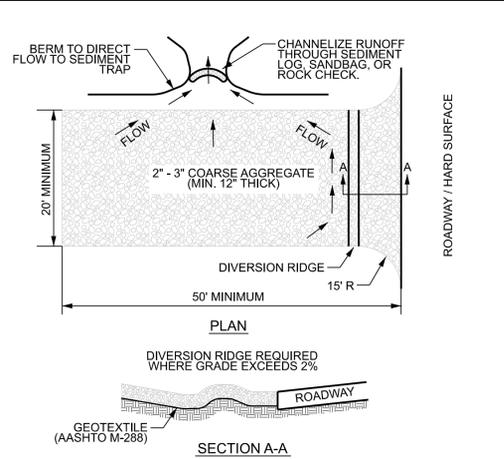
**NOTE:**  
SEE "TENNESSEE PERMANENT STORMWATER MANAGEMENT AND DESIGN GUIDANCE MANUAL" (CHAPTER 5.4.6) FOR ALL ADDITIONAL DESIGN GUIDELINES FOR BIORETENTION CONSTRUCTION.



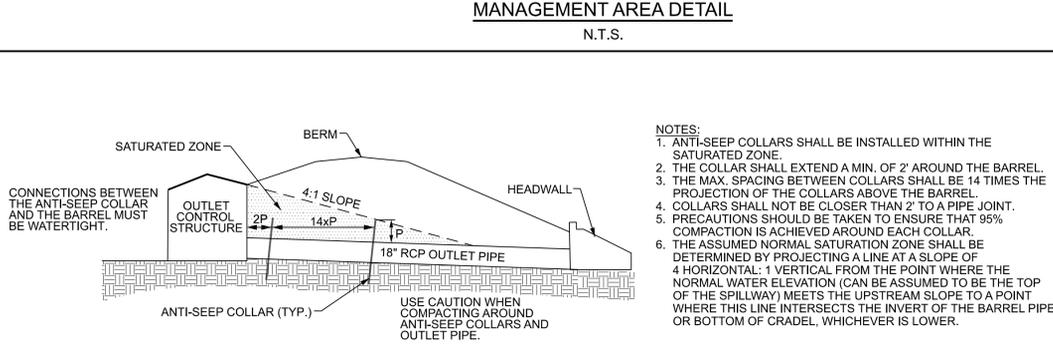
DOUBLE ROW OF SILT FENCE DETAIL  
N.T.S.



- NOTES:**
- SILT FENCE SHALL BE PLACED ALONG SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  - REMOVED SEDIMENT SHALL BE PLACED IN AREAS THAT IT CAN BE PROPERLY STABILIZED.
  - TYPE A FENCE SHALL BE 14 GAUGE, 6" X 6" LOOP GEOTEXTILE FABRIC OVER POSTS AND WIRE.
  - THE BACKS SHOULD BE USED AT POINTS OF POSSIBLE CONCENTRATION.
  - TYPE A SILT FENCE SHALL UTILIZE 10" MAX O.C. POST SPACING. TYPE B SILT FENCE SHALL UTILIZE 6" MAX O.C. POST SPACING.
- INSPECTION AND MAINTENANCE:**
- CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY.
  - REMOVE TRAPPED SEDIMENT ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
  - REMOVE ALL SILT FENCES WITHIN 30 DAYS AFTER THE FINAL STABILIZATION OF THE SITE.

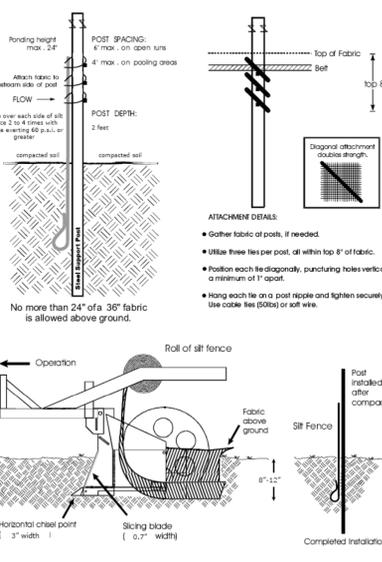


CONSTRUCTION EXIT PAD  
N.T.S.



ANTI-SEEP COLLAR  
N.T.S.

- NOTES:**
- ANTI-SEEP COLLARS SHALL BE INSTALLED WITHIN THE SATURATED ZONE.
  - THE COLLAR SHALL EXTEND A MIN. OF 2' AROUND THE BARREL.
  - THE MAX. SPACING BETWEEN COLLARS SHALL BE 14 TIMES THE PROJECTION OF THE COLLARS ABOVE THE BARREL.
  - COLLARS SHALL NOT BE CLOSER THAN 2' TO A PIPE JOINT.
  - PRECAUTIONS SHOULD BE TAKEN TO ENSURE THAT 95% COMPACTION IS ACHIEVED AROUND EACH COLLAR.
  - THE ASSUMED NORMAL SATURATION ZONE SHALL BE DETERMINED BY PROJECTING A LINE AT A SLOPE OF 4 HORIZONTAL: 1 VERTICAL FROM THE POINT WHERE THE NORMAL WATER ELEVATION (CAN BE ASSUMED TO BE THE TOP OF THE SPILLWAY) MEETS THE UPSTREAM SLOPE TO A POINT WHERE THIS LINE INTERSECTS THE INVERT OF THE BARREL PIPE OR BOTTOM OF CRADLE, WHICHEVER IS LOWER.



SILT FENCE DETAIL  
N.T.S.

Table 7.34-1 Silt Fence Fabric Specifications

Geotextile fabric type	Test Material	Without backing	With backing
Apparent opening size	ASTM D4751	#30 to #70 standard sieve	#70 to #100 standard sieve
Water flux	ASTM D4491	≥ 4 gpm/ft <sup>2</sup>	≥ 18 gpm/ft <sup>2</sup>
Tensile strength	ASTM D4632	≥ 120 lb. (warp direction) 100 lb. (fill direction)	≥ 310 lb. (warp direction) 200 lb. (fill direction)
UV Stability (after 500 hrs)	ASTM D4355	≥ 70%	≥ 90%
Elongation	ASTM D4632	≤ 20% max.	---
Burst strength	ASTM D3786	≥ 250 PSI	≥ 400 psi
Puncture strength	ASTM D4833	≥ 60 lb.	≥ 105 lb.
Trapezoidal tear	ASTM D4533	≥ 50 lb (warp direction) 40 lb (fill direction)	≥ 100 lb (warp direction) 60 lb (fill direction)

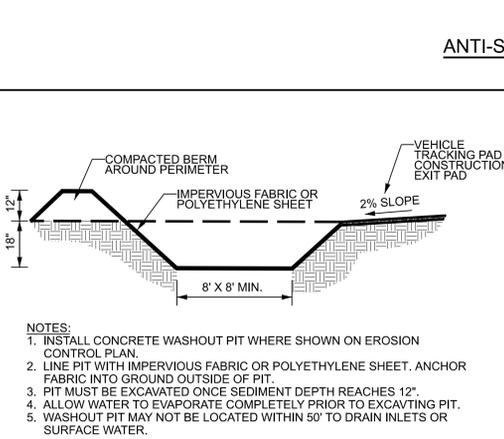
SLOPE LIMITATIONS FOR SILT FENCE

LAND SLOPE	MAX. SLOPE LENGTH ABOVE FENCE
< 2%	100
2% - 5%	75
5% - 10%	50
10% - 20%	25
> 20%	15

**\*IN AREAS WHERE THE SLOPE IS GREATER THAN 10% A FLAT AREA LENGTH OF 10 FEET BETWEEN THE TOE OF THE SLOPE TO THE FENCE SHOULD BE PROVIDED.**

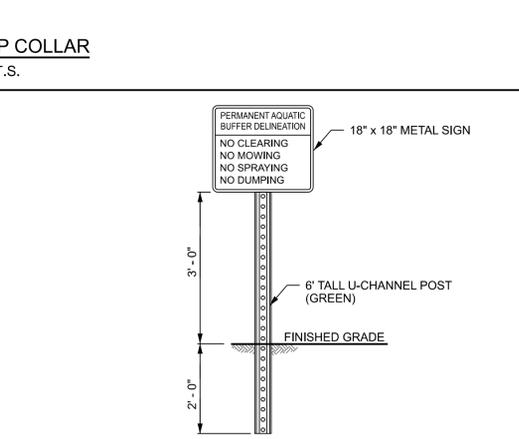
- NOTES:**
- EXCAVATE AREAS WHERE CONSTRUCTION EXITS ARE TO BE CONSTRUCTED TO A DEPTH OF AT LEAST 3 INCHES AND CLEAR THE AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
  - INSTALL A GEOTEXTILE UNDERLINER ACROSS THE FULL WIDTH AND DEPTH OF THE CONSTRUCTION EXIT TO SEPARATE THE ROCK FROM UNDERLYING SOIL. THE AREA WHERE THE PAD IS TO BE INSTALLED MUST BE UNDERCUT AND THEN THE GEOTEXTILE FABRIC SHOULD BE INSTALLED BEFORE PLACING THE STONE.
  - PROVIDE CLEAN, WASHED STONE TO A DEPTH OF 8 INCHES. STONE SHOULD VARY IN SIZE FROM 2 TO 4 INCHES. ROCK MUST BE CLEAN ROCK WITH NO FINES. CRUSHER RUN AND ROAD BASE ARE NOT ACCEPTABLE MATERIALS FOR A CONSTRUCTION EXIT, AS THE FINES CAN BE TRACKED OUT ONTO THE ROAD.
- INSPECTION AND MAINTENANCE:**  
THE EXIT MUST BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MATERIAL ONTO PUBLIC RIGHTS-OF-WAY OR INTO THE STORM DRAIN SYSTEM. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH FRESH STONE OR FULL REPLACEMENT OF STONE AS CONDITIONS DEMAND. AND REPAIR AND/OR CLEANOUT OF ANY RELATED DIVERSIONS AND SEDIMENT TRAPS. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.

CONSTRUCTION EXIT PAD  
N.T.S.



CONCRETE WASHOUT PIT  
N.T.S.

- NOTES:**
- INSTALL CONCRETE WASHOUT PIT WHERE SHOWN ON EROSION CONTROL PLAN.
  - LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE OF PIT.
  - PIT MUST BE EXCAVATED ONCE SEDIMENT DEPTH REACHES 12".
  - ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING PIT.
  - WASHOUT PIT MAY NOT BE LOCATED WITHIN 50' TO DRAIN INLETS OR SURFACE WATER.



AQUATIC BUFFER SIGNAGE  
N.T.S.

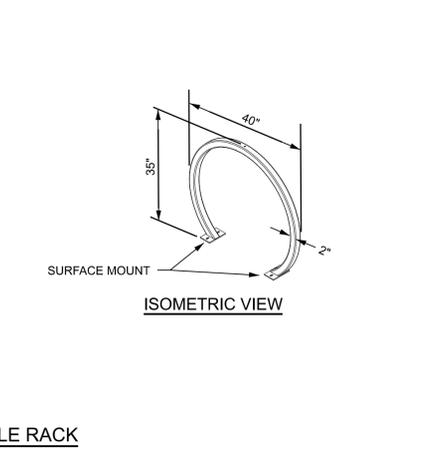
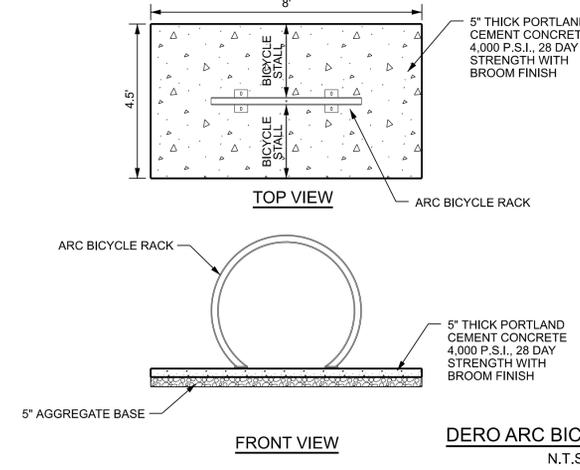
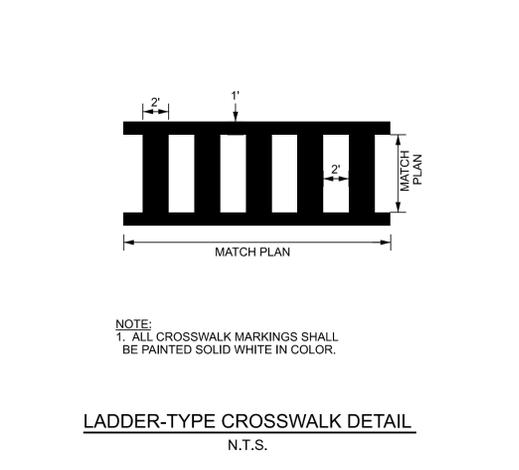
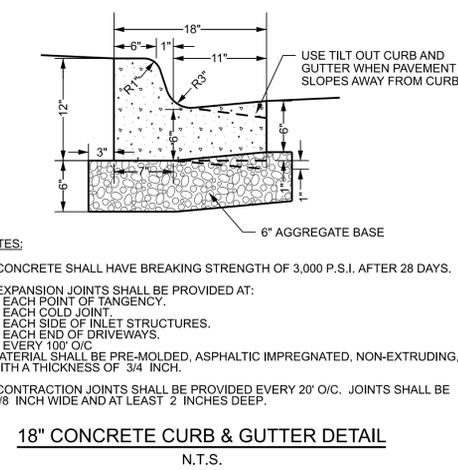
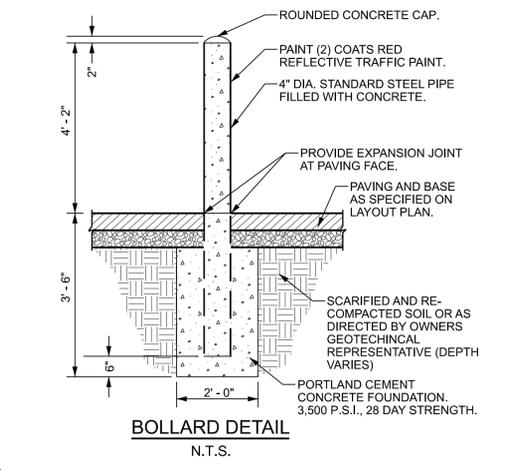
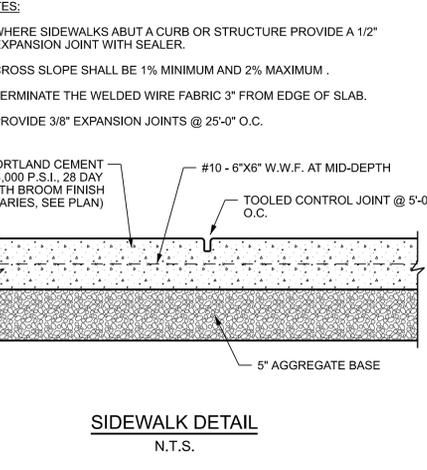
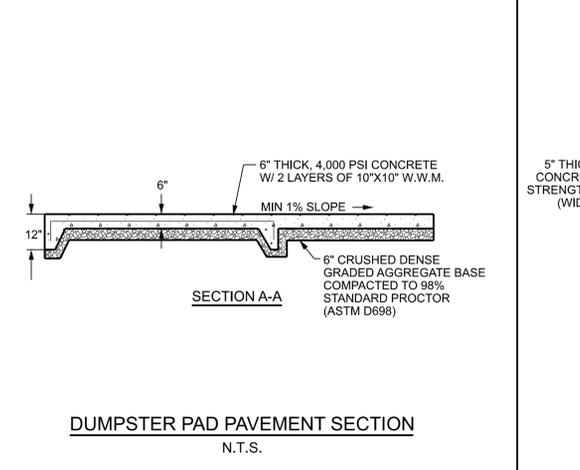
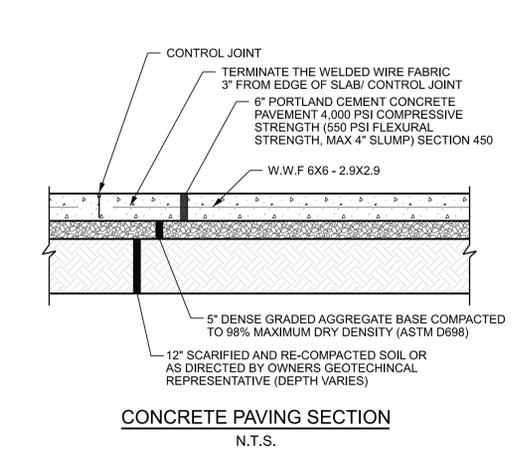
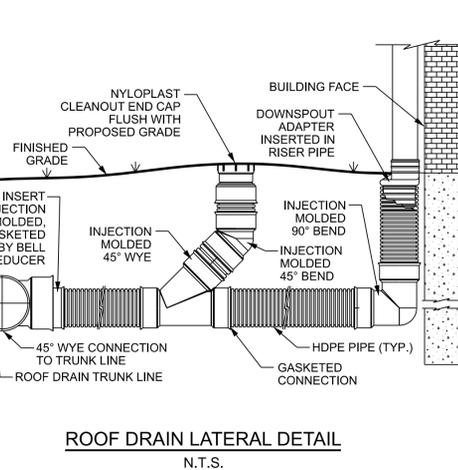
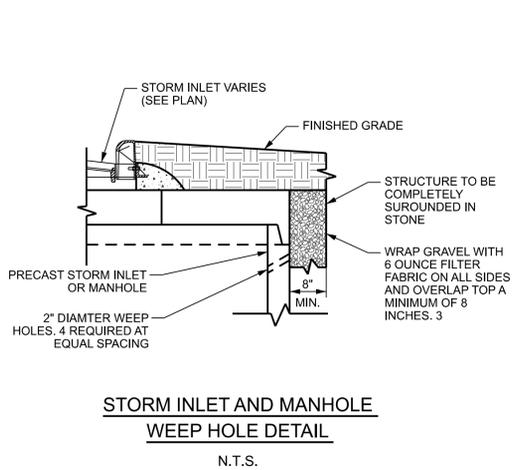
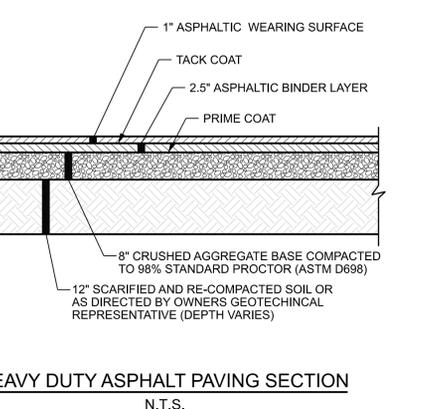
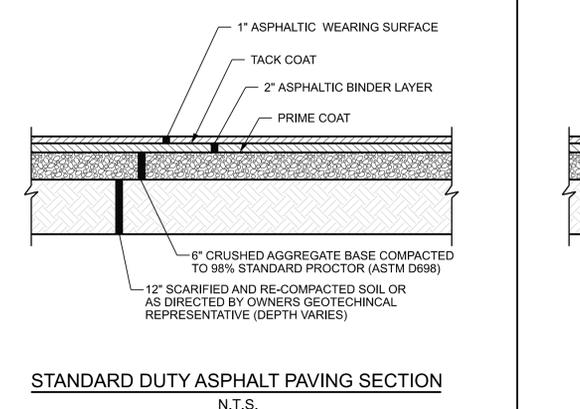
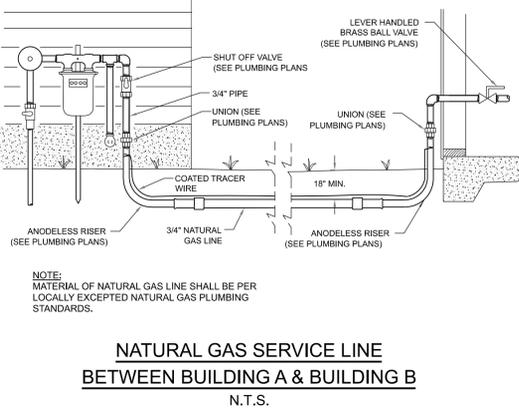
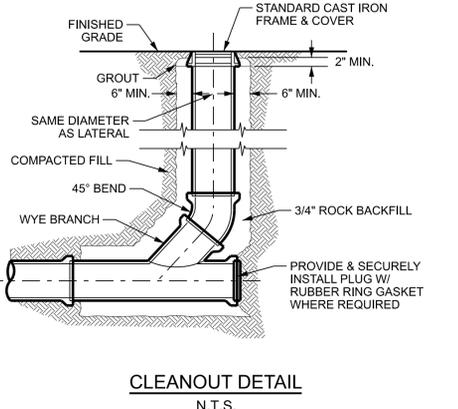
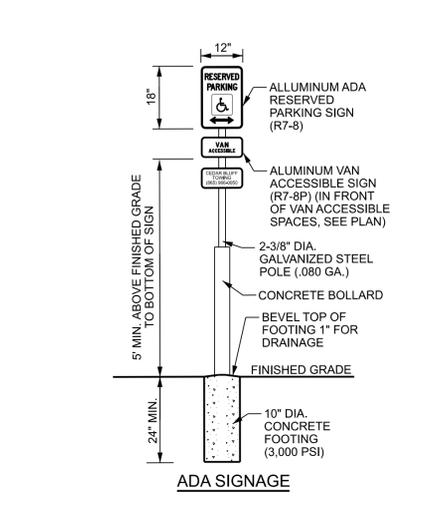
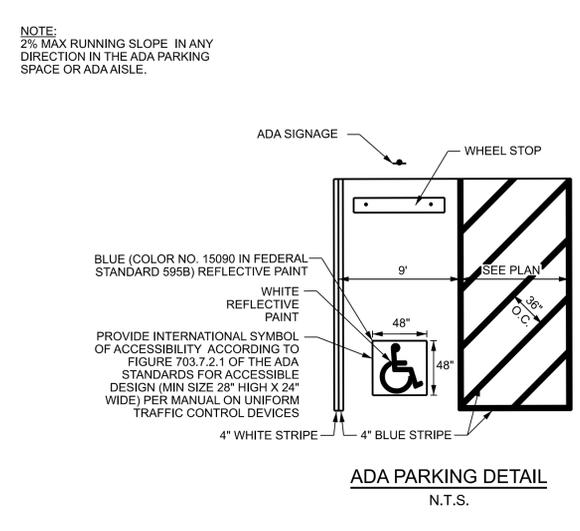
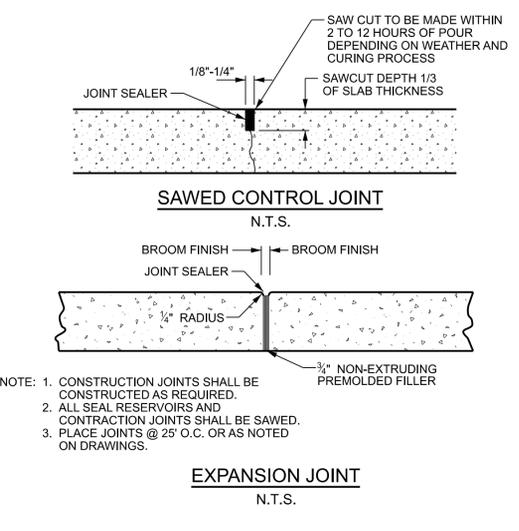
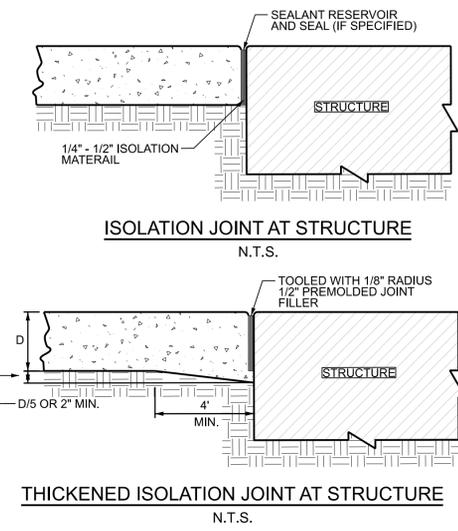
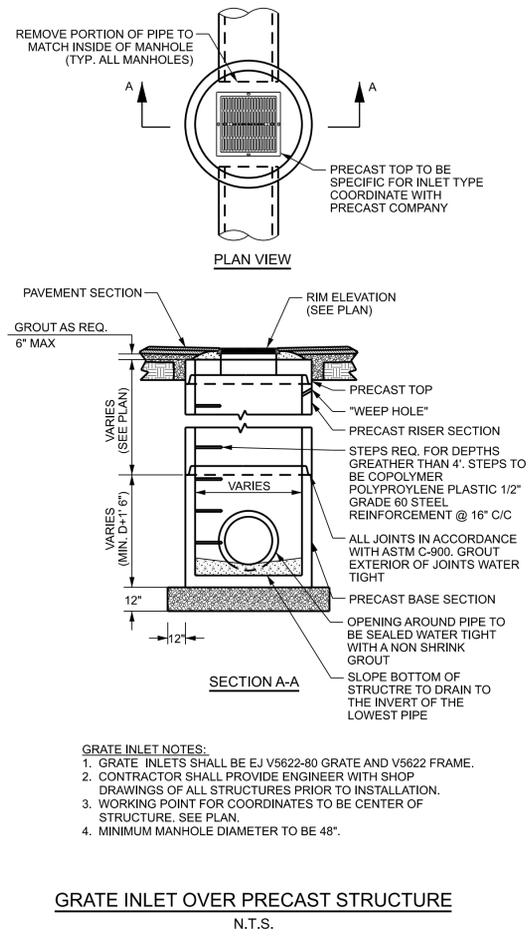
3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 665-1991  
www.ccope.com



CONSTRUCTION DETAILS & SECTIONS I  
EXPRESS OIL CHANGE  
FARRAGUT, TENNESSEE  
FOR  
EXPRESS OIL CHANGE & TIRE ENGINEERS

NO.	DESCRIPTION	DATE	BY	CHECKED BY	REV. DATE
0	FOR PERMIT	02/27/2025	SAR	NJO	

DRAWING NO. **C5.0**



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Suite 105  
Birmingham, AL 35235  
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www.ccope.com

**CCI**  
PLANNING  
& ENGINEERING

NICHOLAS J. OSTREPP  
REGISTERED ENGINEER  
No. 130011  
COMMISSION 2  
STATE OF TENNESSEE  
ENGINEER OF RECORD  
PROJECT EXP0009  
TENNESSEE REG. NO. 130011

**CONSTRUCTION DETAILS & SECTIONS II**

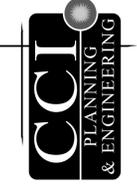
EXPRESS OIL CHANGE  
FARRAGUT, TENNESSEE

FOR  
EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE: 02/27/2025  
DRAWN BY: SAR  
CHECKED BY: NJO  
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
0	FOR PERMIT	02/27/2025

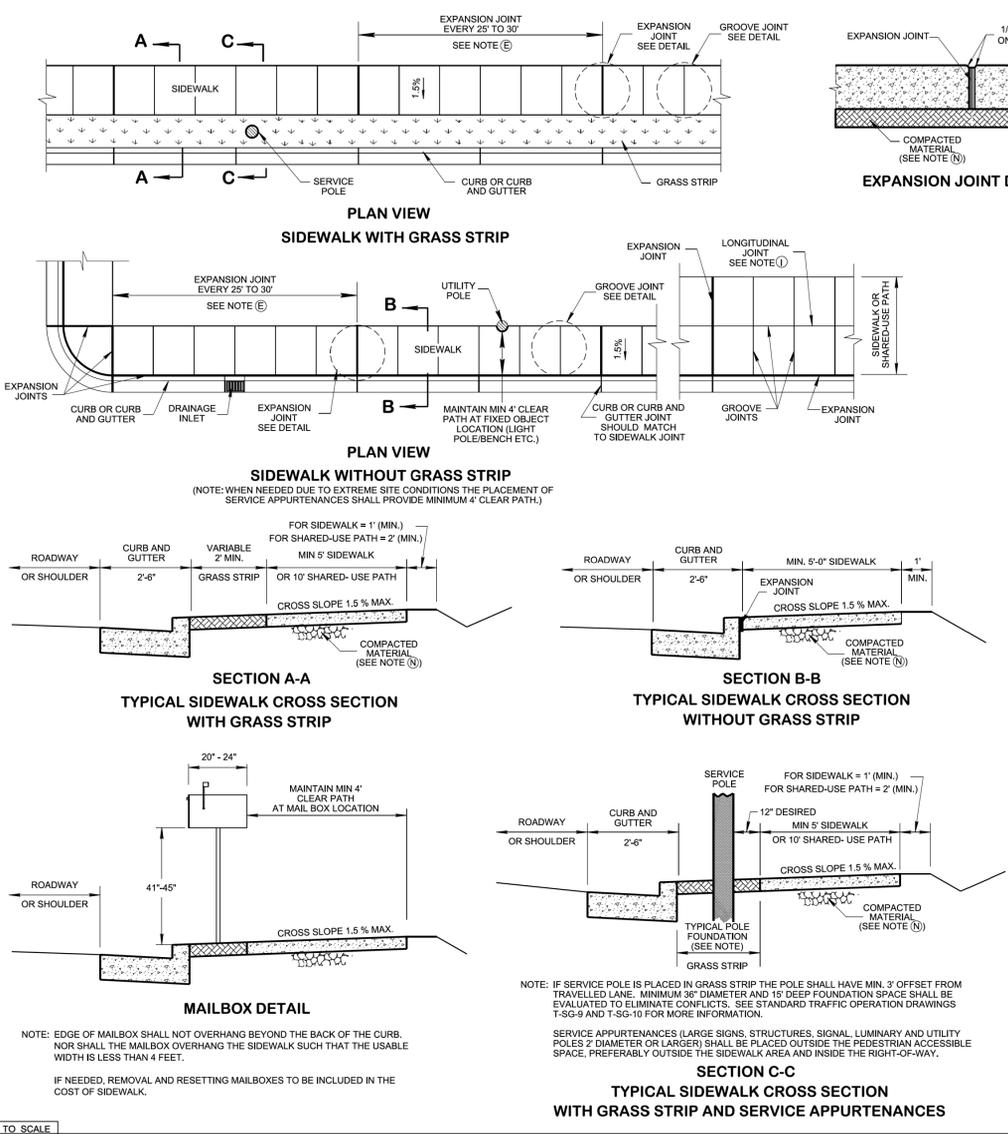
DRAWING NO. **C5.1**



**CONSTRUCTION DETAILS & SECTIONS III**  
 EXPRESS OIL CHANGE  
 FARRAGUT, TENNESSEE  
 FOR  
 EXPRESS OIL CHANGE & TIRE ENGINEERS  
 PROJECT: EXP0009  
 DATE: 02/27/2025  
 DRAWN BY: SAR  
 CHECKED BY: NJO  
 SCALE: AS SHOWN

NO.	DESCRIPTION	DATE	BY	REV.
0	FOR PERMIT	02/27/2025	SAR	NJO

DRAWING NO. **C5.2**



**REFERENCED STANDARD DRAWINGS**

- SEE T-M-4, FOR CROSS WALK MARKING
- SEE MM-CR SERIES FOR CURB RAMP DETAILS
- SEE MM-BPR-1, FOR PEDESTRIAN RAIL REQUIREMENTS & S-PL-6, FOR GUARDRAIL PLACEMENT
- SEE MM-SW-2, FOR ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION)
- SEE RP-SC-1, FOR 6" SLOPING CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS
- SEE RP-VC-10 OR 11, FOR VERTICAL CONCRETE CURB AND CONCRETE CURBS AND GUTTER DETAILS
- SEE MM-PM-1 THRU MM-PM-5, FOR BIKE LANE/ROUTE PAVEMENT MARKINGS
- SEE RP-D-15 & 16 FOR CONCRETE DRIVEWAYS
- SEE MM-TS-2 FOR PEDESTRIAN FACILITY LATERAL OFFSETS/ BUFFER GUIDANCE.
- SEE MM-TS-3 FOR SHARED USE TYPICAL SECTIONS

- GENERAL NOTES**
- ALWAYS PLACE SIDEWALK AS FAR AS AWAY FROM THE TRAVELLED WAY WHEN POSSIBLE. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
  - WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEXT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
  - SIDEWALK WIDTHS DO NOT INCLUDE THE SIX INCH CURB WIDTH OF PROPOSED TOP OF CURB.
  - MAXIMUM SIDEWALK CROSS SLOPE IS 1.5%. ALL SIDEWALKS SHALL HAVE A BROOM FINISH AND SHALL BE 4" THICK UNLESS THE PLANS CALL FOR 6" THICKNESS. THE CONCRETE SHALL BE CLASS "X" AT 3000 P.S.I. ALL COST TO BE INCLUDED IN ITEM NO. 701-01.01, CONCRETE SIDEWALK (4"), S.F. OR 701-01.02, CONCRETE SIDEWALK (6"), S.F.
  - EXPANSION JOINTS ARE TO BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND AT OTHER LOCATIONS WHERE STRESSES MAY DEVELOP. THE COST OF ALL EXPANSION JOINTS IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE PROPOSED SIDEWALK.
  - CONCRETE JOINT MATERIAL TO BE FLUSH WITH THE SIDEWALK SURFACE. ONE INCH PREFORMED FILLER IN ACCORDANCE WITH SECTION 701.06 OF THE STANDARD SPECIFICATIONS.
  - ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.
  - HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
  - LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 5 FEET OR LESS IN WIDTH. ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 5 FEET BUT LESS THAN 9 FEET IN WIDTH. TWO LONGITUDINAL JOINT MARKINGS WILL BE REQUIRED ON SIDEWALKS OVER 9 FEET BUT LESS THAN 12 FEET IN WIDTH.
  - TRANSVERSE JOINT MARKERS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL.
  - WHEN LEAVING A SQUARE OPENING IN THE SIDEWALK, THE LENGTH OF THE SIDE OF THE SQUARE OPENING SHOULD BE EQUAL TO THE DIAMETER OF THE FIXED OBJECT PLUS SIXTEEN INCHES. IT WILL BE BORDERED BY HALF INCH EXPANSION JOINT.
  - WHEN NEW SIDEWALK IS PLACED ADJACENT TO EXISTING SIDEWALK THE CONTRACTOR SHALL CORRECT ALL ABRUPT CHANGES AND SLOPES TO PROVIDE A SMOOTH TRANSITION FROM THE LIMIT OF CONSTRUCTION TO EXISTING PEDESTRIAN FACILITY.
  - DIVIDE THE SURFACE OF SIDEWALKS INTO BLOCKS USING A GROOVING TOOL. SPACE THE GROOVES APPROXIMATELY 5 FEET APART TO PRODUCE SQUARE BLOCKS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
  - SHAPE AND COMPACT THE SUBGRADE TO A FIRM, EVEN SURFACE IN REASONABLY CLOSE CONFORMITY WITH THE GRADE AND CROSS-SECTION SHOWN ON THE PLANS. REMOVE ALL SOFT AND YIELDING MATERIAL. REPLACE IT WITH ACCEPTABLE MATERIAL, AND COMPACT IT AS DIRECTED BY THE ENGINEER.

REV. 06-28-19: REVISED GENERAL NOTES (B), (C), (E) & (F) ALONG WITH DETAIL NOTES FOR TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP AND SERVICE APPURTENANCES AND "SIDEWALK CONSTRUCTION DETAILS WITHOUT GRASS STRIP". ADDED NOTE TO MAILBOX DETAIL.

REV. 03-01-2023: SIDEWALK PLAN VIEWS AND GROOVE JOINT DETAIL WERE ADDED. REMOVED GENERAL NOTE (E) AND ADDED GENERAL NOTES (B) AND (C). SIDEWALK CONSTRUCTION DETAIL WAS REMOVED. SECTION C-C NOTE WAS REVISED.

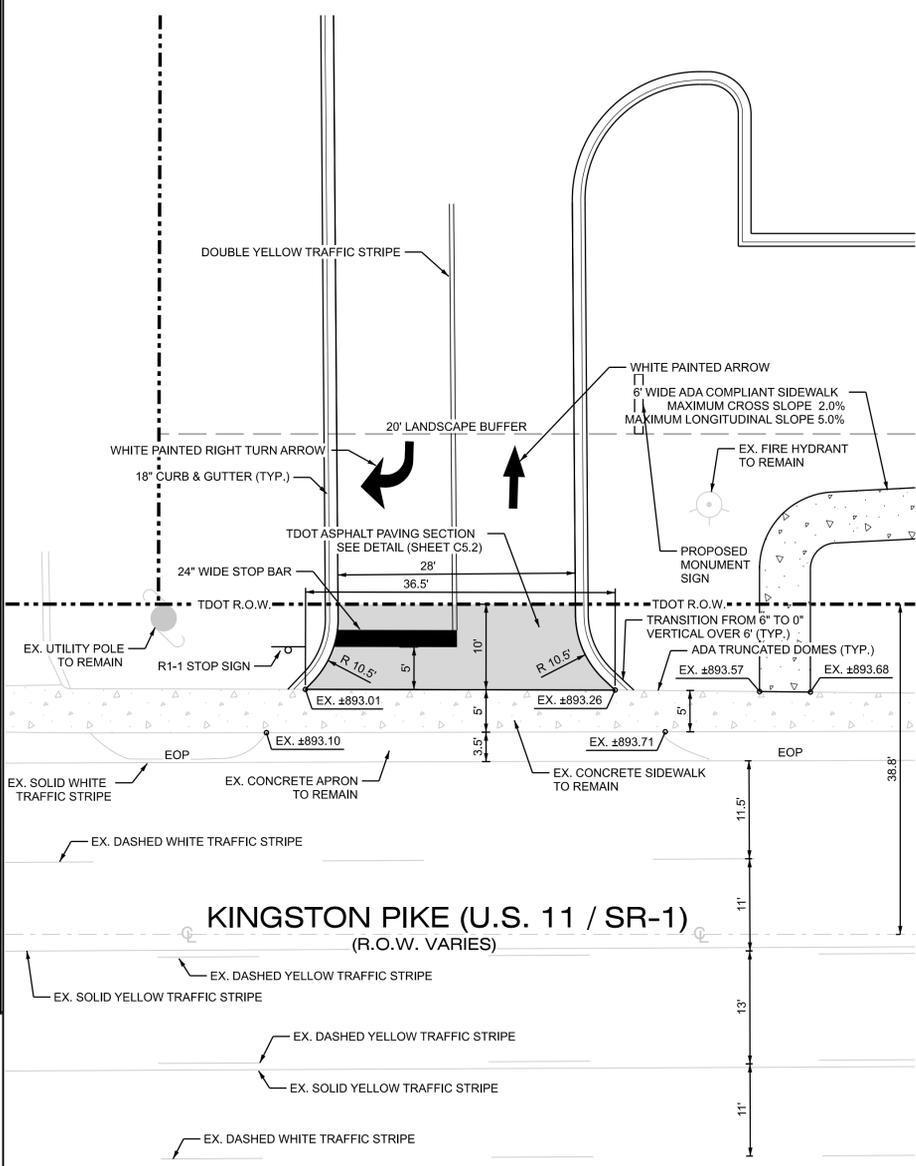
REV. 07-07-2023: REVISED MAILBOX DETAIL AND NOTE.

(Replaced Std Dwg RP-S-7)

STATE OF TENNESSEE  
STANDARD DRAWING  
DEPARTMENT OF TRANSPORTATION

**DETAILS FOR CONCRETE SIDEWALK**

01-07-2019 MM-SW-1



(Replaced Std Dwg RP-NC-10)

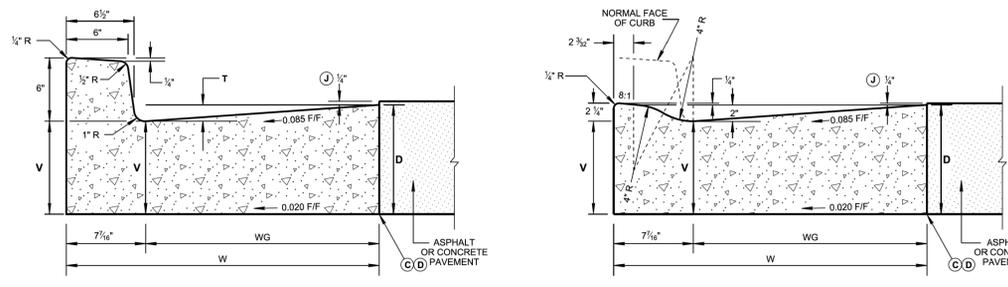
STATE OF TENNESSEE  
STANDARD DRAWING  
DEPARTMENT OF TRANSPORTATION

**VERTICAL CONCRETE CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH)**

05-15-2018 RP-VC-10

- GENERAL NOTES**
- FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
  - THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.
  - CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-FORMED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
  - EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
    - AT TANGENT POINTS OF CIRCULAR CURBS.
    - BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
    - AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
    - TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
    - THE MAXIMUM SPACING IS TO BE 100 FEET.
    - BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.
  - CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
  - EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.
  - ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.
  - THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.
  - PAYMENT WILL BE AS FOLLOWS:
 

ITEM NO. 702-01, CONCRETE CURB,	PER C.Y.
ITEM NO. 702-03, CONCRETE COMBINED CURB AND GUTTER,	PER C.Y.
  - THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.
  - LOWERED CONCRETE CURB NOTES**
  - TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
  - FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.
  - TO BE USED FOR PROPOSED RAMP OPENINGS.



**CONCRETE CURB AND GUTTER TABLE**

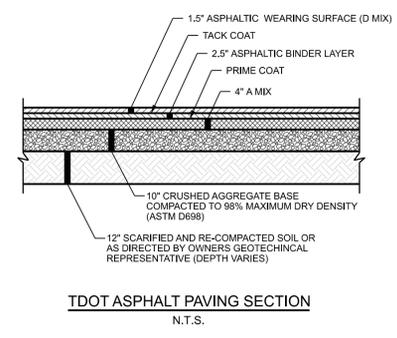
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER AT FLOW LINE
6-30	30	22 3/8"	2	D - 1 1/32"
6-36	36	28 3/8"	2 1/2	D - 1 1/8"

**QUANTITIES FOR CURB AND GUTTER**

DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.06409	0.05711
	36	0.07780	0.07085
9	30	0.07181	0.06483
	36	0.08706	0.08011
10	30	0.07953	0.07254
	36	0.09632	0.08934
11	30	0.08724	0.08026
	36	0.10558	0.09860
12	30	0.09496	0.08799
	36	0.11484	0.10786

**QUANTITIES FOR DETACHED CURB**

HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534



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**ABBREVIATIONS USED**

APPROX. - APPROXIMATE  
A - ARC DISTANCE  
B - BEARING  
BFE - BASE FLOOD ELEVATION  
C - CHORD DISTANCE  
CONC. - CONCRETE  
INST. - INSTRUMENT  
IPC - IRON PIN & CAP  
K.G.I.S. - KNOXVILLE GEOGRAPHIC INFORMATION SYSTEM  
NAD - NORTH AMERICAN DATUM  
NAVDB83 - NORTH AMERICAN VERTICAL DATUM, 1988  
P.C. - PLAT CABINET  
R - RADIUS OF CURVE  
RLS - REGISTERED LAND SURVEYOR  
R/W - RIGHT-OF-WAY  
S/W - SIDEWALK

**PROPERTY DESCRIPTION**

**TRACT I:**

SITUATE IN KNOX COUNTY, TENNESSEE, WITHIN THE CITY OF FARRAGUT, TENNESSEE, BEING TRACT OR PARCEL OF LAND LYING ON THE NORTHWEST SIDE OF KINGSTON PIKE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWEST CORNER TO PROPERTY OF LARRY E. TRAGESSER AS SET FORTH IN DEED BOOK 2012, PAGE 637; THENCE FROM SAID BEGINNING IRON PIN AND ALONG THE RIGHT-OF-WAY OF SAID PIKE, SOUTH 46 DEGREES 36 MINUTES WEST, 102.04 FEET TO AN IRON PIN CORNER TO PROPERTY OF FLOYD CALVIN DAVIS, SR., AS SET FORTH IN DEED BOOK 2004, PAGE 1111; THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE DAVIS BOUNDARY, NORTH 40 DEGREES 00 MINUTES WEST, CROSSING AT IRON PIN AT 224.97 FEET FOR A TOTAL DISTANCE OF 646.36 TO AN IRON PIN IN THE BANK OF TURKEY CREEK; THENCE NORTH 58 DEGREES 54 MINUTES EAST, 112.86 FEET TO AN IRON PIN CORNER TO PROPERTY OF RRR R. PARROTT AS SET FORTH IN DEED BOOK 1927, PAGE 732; THENCE, ALONG THE PARROTT BOUNDARY, SOUTH 39 DEGREES 04 MINUTES EAST, 423.09 FEET TO AN IRON PIN CORNER TO PROPERTY OF TRAGESSER; THENCE, ALONG THE TRAGESSER BOUNDARY, SOUTH 39 DEGREES 12 MINUTES EAST, 199.83 FEET TO AN IRON PIN IN THE SOUTHWEST CORNER TO PROPERTY OF KINGSTON PIKE, ACCORDING TO SURVEY OF WADE B. NANCE, SURVEYOR, KNOXVILLE, TENNESSEE, DATED 12 MARCH 1992, DRAWING NO. A-10567, CONTAINING 1.55 ACRES.

BEING THE SAME PROPERTY CONVEYED TO REGENCY ASSOCIATES, G.P. BY DEED OF RECORD IN INSTRUMENT NO. 20240220040623, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

**TRACT II:**

SITUATED IN DISTRICT SIX (6) OF KNOX COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 8 OF THE RUSSELL PROPERTY, AS SHOWN ON THE SURVEY OF EDWARD P. BALES, SURVEYOR, DATED JULY 30, 1986, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWEST CORNER TO TRACT 7 OF THE RUSSELL PROPERTY, THENCE FROM SAID BEGINNING POINT WITH THE COMMON DIVIDING LINE BETWEEN TRACTS 7 AND 8, NORTH 40 DEG. 00 MIN. WEST, 646.36 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID LINE, SOUTH 39 DEG. 20 MIN. WEST, 210.10 FEET TO AN IRON PIN, CORNER TO TRACT 9; THENCE CONTINUING AND WITH THE LINE OF TRACT 9, SOUTH 39 DEG. 20 MIN. WEST, 183.20 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE LINE OF TRACT 9, SOUTH 25 DEG. 00 MIN. EAST, 454.08 FEET TO AN IRON PIN; THENCE NORTH 48 DEG. 18 MIN. EAST, 399.70 FEET TO AN IRON PIN; THENCE SOUTH 41 DEG. 42 MIN. EAST, 150.00 FEET TO AN IRON PIN IN THE NORTHWEST CORNER TO TRACT 10; THENCE WITH THE NORTHWESTERN RIGHT OF WAY OF KINGSTON PIKE; THENCE WITH THE NORTHWESTERN RIGHT OF WAY LINE OF KINGSTON PIKE, NORTH 48 DEG. 13 MIN. EAST, 100.19 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO REGENCY ASSOCIATES, G.P. BY DEED OF RECORD IN INSTRUMENT NO. 20150510061040, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

**SCHEDULE B, SECTION 2 NOTES**

- Subject to rights of ingress and egress to spring reserved by John R. Boring, et al of record in Deed Book 508, Page 131, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED WITH CERTAINTY FROM THE INFORMATION GIVEN, BUT IT DOES NOT APPEAR TO AFFECT THE SUBJECT PARCEL, AS IT GRANTS EASEMENT RIGHTS ACROSS PROPERTY LOCATED WELL NORTH OF THE SUBJECT TRACT.]
- Easement in favor of the First Utility District of Knox County, Tennessee of record in Deed Book 1527, Page 930, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [APPLIES AND IS PLOTTED.]
- Easement in favor of the First Utility District of Knox County, Tennessee of record in Deed Book 1542, Page 904, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [DOES NOT APPLY TO THE SUBJECT PROPERTY.]
- Easement in favor of the First Utility District of Knox County, Tennessee of record in Deed Book 1564, Page 116, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [DOES NOT APPLY TO THE SUBJECT PROPERTY.]
- Lease agreement with Lamar Corporation dated March 9, 1988 of record in Trust Book 2355, Page 92, in the Register's Office for Knox County, Tennessee. (Tract I) [APPLIES TO THE PROPERTY BUT THE LEASED BOUNDARY IS NOT DESCRIBED, HOWEVER, THE BILLBOARD TO WHICH THE LEASE APPLIES IS SHOWN.]
- Grant of Easement of record in Instrument Number 20050922027175, in the Register's Office for Knox County, Tennessee. (Tract I) [APPLIES AND IS BLANKET IN NATURE.]
- Utility Easement in favor of the First Utility District of Knox County, Tennessee of record in Instrument Number 201009220018232, in the Register's Office for Knox County, Tennessee. (Tract I) [APPLIES AND IS PLOTTED.]
- Utility Easement in favor of the First Utility District of Knox County, Tennessee of record in Instrument Number 20101030028061, in the Register's Office for Knox County, Tennessee. (Tract II) [APPLIES AND IS PLOTTED.]
- Subject to the flow of any creeks, streams, or branches across subject property. [SAID WATER FEATURES EXIST AND ARE PLOTTED.]

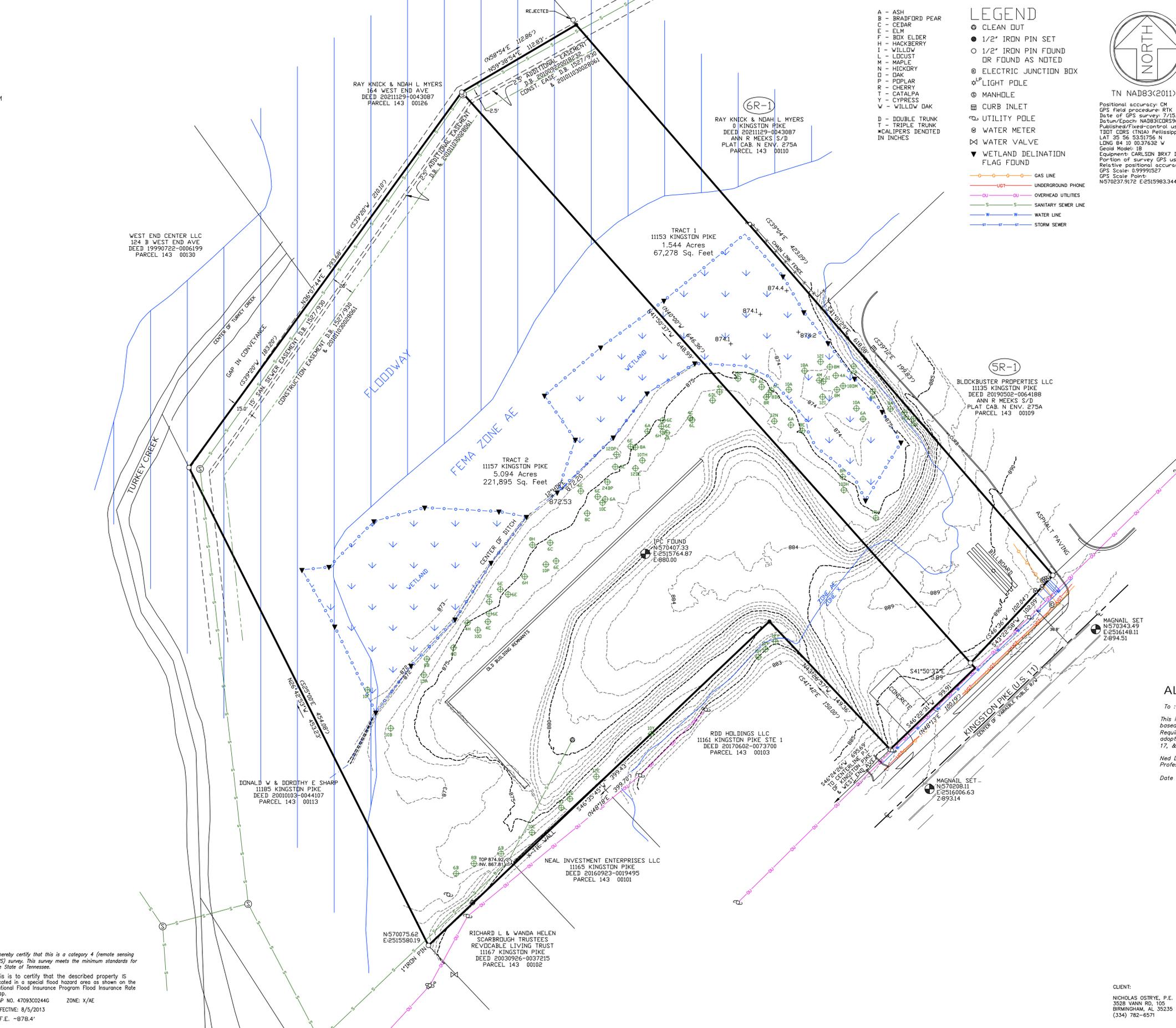
**811** Call Before You Dig! 1-800-331-1111

Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0820-3--06.)

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

MAP NO. 47093002446 ZONE: X/AE  
EFFECTIVE: 8/5/2013  
B.F.E. -878.4'



**LOCATION MAP-NTS**

0 30 60 90

NOTES:

- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TITLE COMMITMENT NO. 202417330TN DATED AUGUST 12, 2024 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS USED TO PROMOTE THIS SURVEY.
- DEED 20150511-0061040, 20240222-0040623, 3. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE KNOWN.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PARTY WALLS EXIST WITH RESPECT TO ADJOINING PROPERTIES.
- NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE OBSERVED DURING THE SURVEY.
- A 1-FOOT CONTOUR INTERVAL IS SHOWN, THE ELEVATION DATUM IS NAVD83.
- WETLANDS SHOWN AS DELINEATED BY SPECTRUM ENVIRONMENTAL SERVICES, INC., 5/31/2024, PROJECT 2139-021-30, (615) 469-4941.

Positional accuracy: CM  
GPS field procedure: RTK  
Date of GPS survey: 7/15/2024  
Datum/EPOCH: NAVD83GDA96/2002  
Published/Fixed-control use:  
TDT CORS (TN)A Phillipsippi  
LAT 35 56 53.51756 N  
LONG 84 10 00.37632 W  
Geoid Model: 18  
Equipment: CARLSON BRX7 DUAL BAND  
Portion of survey GPS used: ALL  
Relative positional accuracy < 0.1  
GPS Scale: 0.99991527  
GPS Scale Points:  
N570237.9172 E2515983.3444

TN NAD83(2011)

**LEGEND**

- GAS LINE
- UNDERGROUND PHONE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER

**ALTA/NSPS LAND TITLE SURVEY**

To : FIDELITY NATIONAL TITLE INSURANCE COMPANY; EXPRESS OIL CHANGE, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 8, 11, 13, 14, and 16, 17, & 19 of Table A thereof. The fieldwork was completed on 7/23/24.

Ned D. Ferguson, TN R.L.S. #1643  
Professional Land Systems

Date of last drawing revision: 8/19/2024

**BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY**  
11153 & 11157 KINGSTON PIKE  
FARRAGUT, TN 37934

PLAT REF: N/A SCALE: 1"=30'  
PARCEL(S): 143 00102, 115  
COUNTY/DISTRICT: KNOX/6  
CITY: FARRAGUT WARD/BLCK: N DATE: 7/26/2024

Ned D. Ferguson, R.L.S.  
205 Lamar Avenue  
Clinton, TN 37716  
Phone: (865) 689-6169  
Fax: (888) 232-8718 Toll Free  
www.PLSurvey.com

CLIENT:  
NICHOLAS OSTRYE, P.E.  
3528 VANN RD, 105  
BIRMINGHAM, AL 35235  
(334) 782-6571

Professional Land Systems

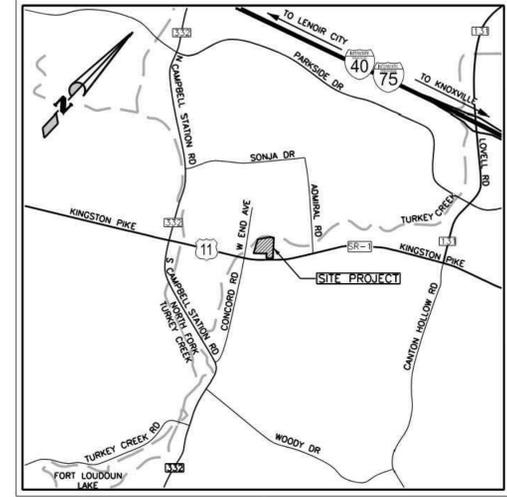
When you need to know, knowing is our business.

# EXPRESS OIL CHANGE

LANDSCAPE PLAN  
ISSUE FOR PERMIT

PREPARED FOR:  
EXPRESS OIL CHANGE & TIRE ENGINEERS

FEBRUARY 13, 2025



VICINITY MAP



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

**EXPRESS OIL CHANGE**

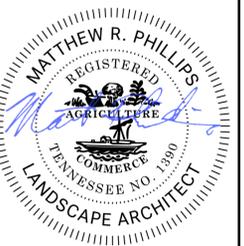
**EXPRESS OIL CHANGE & TIRE ENGINEERS**

DEVELOPER ADDRESS: 1880 SOUTHPARK DR. BIRMINGHAM, AL 35244

PROPERTY ADDRESS: 11155 / 11157 KINGSTON PIKE FARRAGUT, TN 37934

DATE: 02/13/2025  
 DRAWN BY: GH  
 REVIEWED BY: MP  
 JOB NUMBER: 24018  
 PARCEL NUMBER: 143 00115  
 SHEET TITLE:

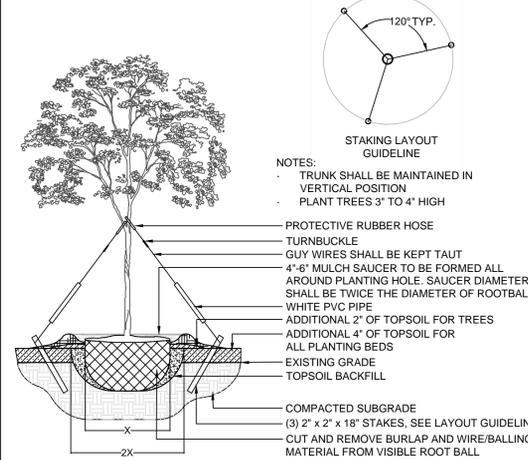
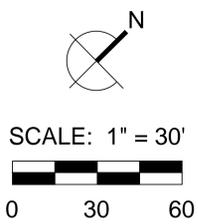
LANDSCAPE PLAN  
ISSUE FOR PERMIT



TITLE

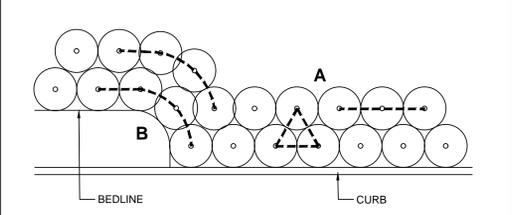
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
<b>CANOPY TREES</b>						
	QA	Quercus alba / White Oak	2" Cal.	B&B	7	Min. 5' clear trunk and 6' ht. at time of planting. Intended for use as shade tree.
	QS	Quercus shumardii / Shumard Oak	2" Cal.	B&B	4	Min. 5' clear trunk and 6' ht. at time of planting. Intended for use as shade tree.
	TD	Taxodium distichum / Bald Cypress	2" Cal.	B&B	6	Min. 5' clear trunk and 6' ht. at time of planting. Intended for use as storm water basin.
<b>FLOWERING TREES</b>						
	AG	Amelanchier x Grandiflora / Autumn Brilliance / Autumn Brilliance Serviceberry	2" Cal.	B&B	2	Min. 5' clear trunk and 8' ht. at time of planting. Intended for use as storm water basin.
	CV	Crataegus viridis / Winterking STD / Winterking Hawthorne STD	2" Cal.	B&B	2	Min. 5' clear trunk and 8' ht. at time of planting. Intended for use as buffer strip.
<b>SHRUBS</b>						
	ML	Muhlenbergia capillaris / Lenca / Regal Mst® Pink Muhly Grass	1 gal.	Pot	123	12-18" ht., 12-18" sprd., full and healthy.
	PV	Panicum virgatum / Switch Grass	1 gal.	Pot	72	12-18" ht., 12-18" sprd., full and healthy.
<b>EVERGREEN</b>						
	IC	Ilex comuta / Burfordii Nans / Dwarf Burford Holly	3 gal.	Pot	34	Min. 3' ht. at time of planting. Full and healthy.
<b>FLOWERING</b>						
	AP	Aesculus parviflora / Bottlebrush Buckeye	3 gal.	Pot	35	Min. 3' ht. at time of planting. Full and healthy.
	CA	Clethra alnifolia / Sweet Pepperbush	3 gal.	Pot	28	Min. 3' ht. at time of planting. Full and healthy.
	IV	Itea virginica / Henry's Garnet / Henry's Garnet Sweetspire	3 gal.	Pot	22	18" Ht., Full and Healthy
	VD	Viburnum dentatum / Arrowwood / Arrowwood Viburnum	3 gal.	Pot	23	Min. 3' ht. at time of planting. Full and healthy.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
<b>GROUND COVERS</b>						
	AC	Annual Color	flat	Square Foot	62 sf	Planting provided by owner.
	TB	Bouleoua gracilis / Blue Grama	seed	Square Foot	33,450 sf	Turf seed.
	TS	Cynodon dactylon / Bermuda Grass	sod	Square Foot	13,990 sf	Turf sod- full pieces, weed free.
	DB	Detention Basin Seed Mix / Catalog Code DET	seed	Square Foot	5,207 sf	Native plant seed mix, follow Prairie Moon Nursery planting instructions.
	MU	Mulch / Pinestraw	6" Depth	Square Foot	815 sf	Pinestraw mulch, free of contaminants and debris. 6" depth/3" wet depth.

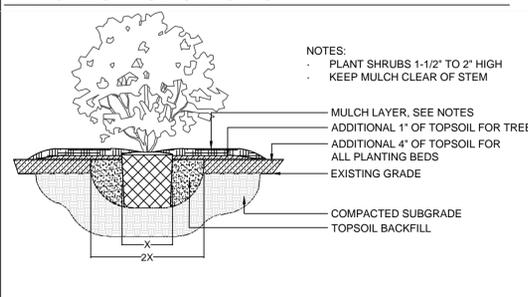


TYPICAL TREE PLANTING - SECTION

- A. SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULARLY SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE
- B. SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE. CURVED EDGES TO BE VERY SMOOTH RADII.

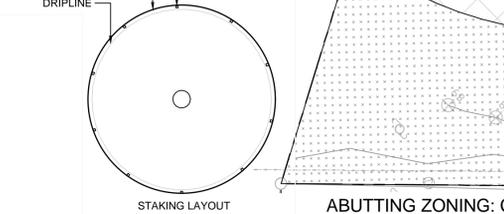


TYPICAL SHRUB SPACING

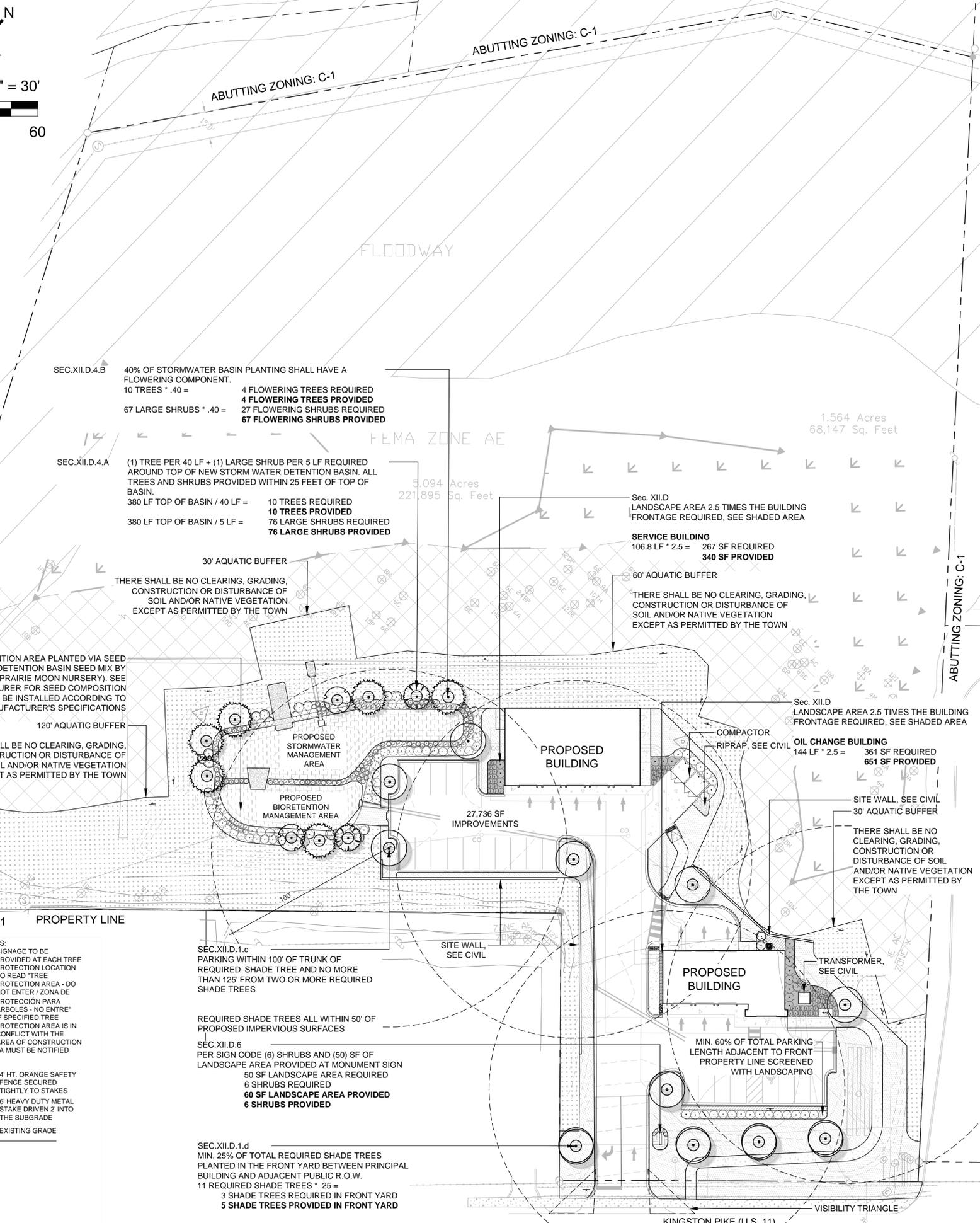
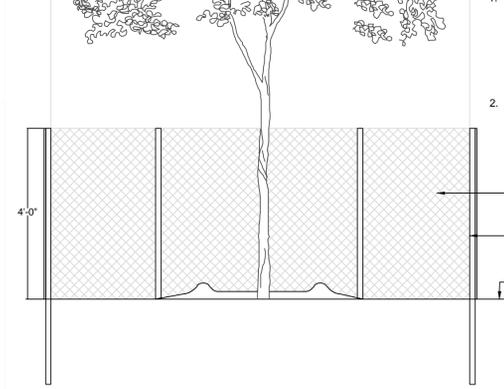


TYPICAL SHRUB PLANTING

TYPICAL TREE PLANTING - SECTION



EXISTING TREE PROTECTION - FENCING



204 MAIN ST, STE 125  
TRUSSVILLE, AL 35173  
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

**EXPRESS OIL CHANGE**

**EXPRESS OIL CHANGE & TIRE ENGINEERS**

DEVELOPER ADDRESS  
1880 SOUTHPARK DR.  
BIRMINGHAM, AL 35244

PROPERTY ADDRESS  
11155 / 11157 KINGSTON PIKE  
FARRAGUT, TN 37934

DATE: 02/13/2025  
DRAWN BY: GH  
REVIEWED BY: MP  
JOB NUMBER: 24018  
PARCEL NUMBER: 143 00115

SHEET TITLE:  
LANDSCAPE PLAN



LA5.00

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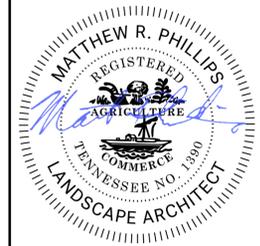
**EXPRESS OIL CHANGE**

**EXPRESS OIL CHANGE & TIRE ENGINEERS**

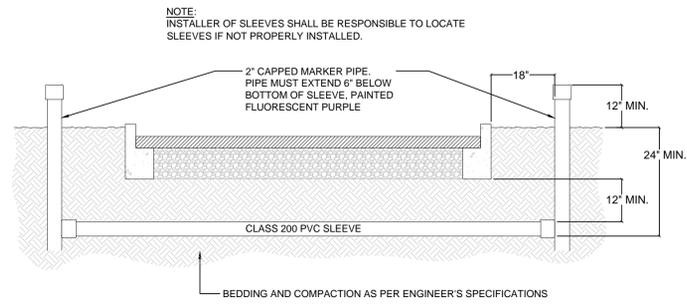
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PROPERTY ADDRESS  
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FARRAGUT, TN 37934

DATE: 02/13/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24018
PARCEL NUMBER: 143 00115
SHEET TITLE: IRRIGATION COVERAGE PLAN
LANDSCAPE PLAN
ISSUE FOR PERMIT

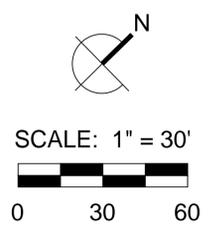
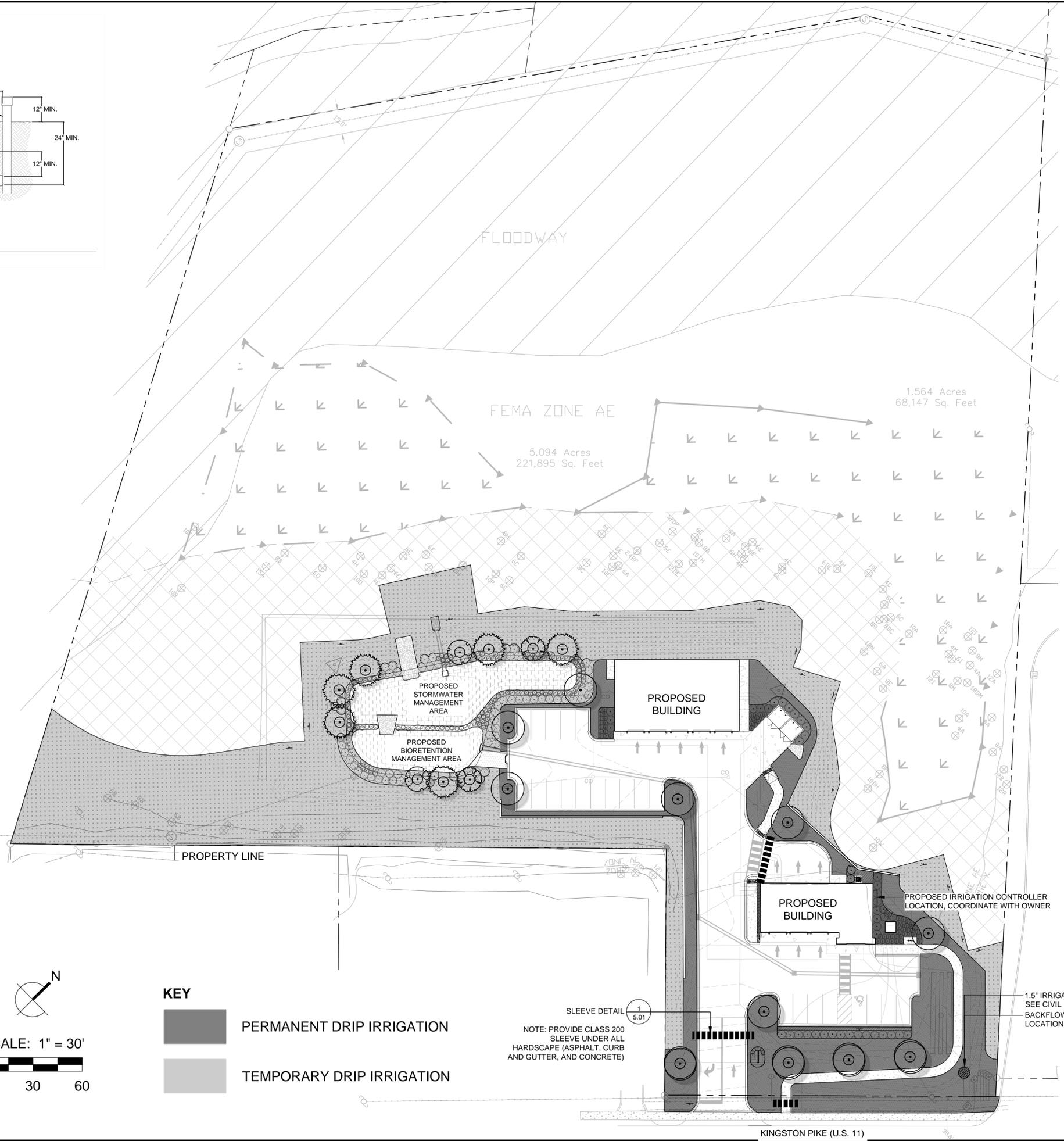


LA5.01



**1 IRRIGATION SLEEVING**  
3/4" = 1'-0"

- IRRIGATION NOTES:**
- ALL MAINLINES MUST HAVE A MINIMUM OF 18" OF COVER. PROVIDE CLASS 200 PVC PIPE.
  - ALL LATERAL AND SUB-MAIN PIPES MUST HAVE A MINIMUM OF 12" OF COVER. PROVIDE CLASS 200 PVC PIPE.
  - TRENCHES MAY NOT BE BACKFILLED WITH ROCKS, BOULDERS, OR OTHER EXTRANEIOUS MATERIALS.
  - INSTALL ALL PIPES PER MANUFACTURER'S SPECIFICATIONS.
  - COAT ALL THREADED JOINTS IN TEFLON TAPE OR LIQUID TEFLON.
  - FLUSH ALL LINES THOROUGHLY PRIOR TO INSTALLATION OF SPRINKLER HEADS.
  - INSTALL ALL SPRINKLERS AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
  - ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS.
  - ALL EQUIPMENT TO BE FURNISHED BY CONTRACTOR.
  - TWO-WIRE CONTROL WIRES SHALL BE #14-2 MAXI CABLE, INSTALLED IN 1" SCH 40 PVC ELECTRICAL CONDUIT.
  - CONTRACTOR RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED.
  - CONTRACTOR RESPONSIBLE FOR KEEPING SPRINKLER EQUIPMENT AND ACCESSORIES FROM INTERFERING WITH PLANTING, SEE LANDSCAPE PLAN AND REFERENCE ROOT BALL SIZES, ETC.
  - PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
  - UTILIZE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
  - UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
  - COLOR CODE SEPARATE RUNS OF 24 VOLT WIRES.
  - INSTALL GROUNDING EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS FOR POWER SUPPLY AND VALVE OUTPUT WITH PAIGE WIRE GROUND PLATE ASSEMBLY.
  - INSTALL FAULT GROUND AND LIGHTING PROTECTION PER MANUFACTURER'S RECOMMENDATIONS.
  - CONTROL GROUNDING PER RAIN BIRD WIRE GROUNDING REQUIREMENTS.
  - MATERIALS TO BE SUPPLIED TO OWNER BY CONTRACTOR:
    - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED
    - TWO KEYS FOR ALL AUTOMATIC CONTROLLERS
    - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS
  - ALL MAINLINE PIPING, ELECTRIC VALVES, AND WIRING TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR TO REFERENCE LANDSCAPE PLANS PRIOR TO INSTALLATION TO AVOID CONTACT WITH EXISTING OR PROPOSED PLANT MATERIALS.
  - EXTENSION RISERS TO BE ADDED TO POP-UP HEADS WHERE NEEDED TO PROVIDE PROPER COVERAGE.
  - INSTALL SPRINKLER EQUIPMENT MIN. 12" FROM FOUNDATIONS AND MIN. 4" FROM CURBS OR WALKS.
  - CONTRACTOR TO VERIFY R.O.W. AND BACKFLOW REQUIREMENTS PRIOR TO BID. LANDSCAPE ARCHITECT TO BE NOTIFIED A MINIMUM OF FIVE DAYS BEFORE BID OF ANY CHANGES TO PLANS.
  - CONTRACTOR TO PROVIDE OWNER AND LANDSCAPE ARCHITECT AS-BUILT DRAWINGS OF IRRIGATION SYSTEM TO BE INSTALLED IN AUTOCAD 2010 FORMAT OR NEWER BEFORE FINAL ACCEPTANCE.
  - CONTRACTOR TO PROVIDE A 1-YEAR WARRANTY FOR SYSTEM, TO START AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTMENT OF SYSTEM IN SPRING TO BE INCLUDED IN WARRANTY.
  - CONTRACTOR TO VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS, AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES PRIOR TO BID. NO LATER THAN FIVE DAYS PRIOR TO BID THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES.
  - THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE. BOTH TESTS MUST SHOW NO DROP IN PRESSURE DURING THE DURATION OF THE TEST.
    - 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
    - 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
  - CONTRACTOR TO PROVIDE OWNER COLOR CODED ZONE DIAGRAM PLAN, 8-1/2" X 11" LAMINATED SHEET(S), IDENTIFY CONTROLLER STATION AND CONNECTED CONTROL VALVE NUMBERS. PLAN TO BE PLACED IN ADHESIVE POUCH ATTACHED TO INSIDE OF CONTROLLER.



- KEY**
- PERMANENT DRIP IRRIGATION
  - TEMPORARY DRIP IRRIGATION

PLOTSTUDIO1570293 Thursday, February 13, 2025 C:\USERS\PILOT\STUDIO\1570293\PILOT\_STUDIO\_DROP\PROJ\PILOT\_STUDIO\_DROP\PROJ\PILOT\_PROJECTS\24018 - COI - FARRAGUT EOWORKING\AUTOCAD\LANDSCAPE.DWG