



Regional Planning Commission Agenda

October 27, 2025 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 09 22 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Scott Cantrell - 4 Lot Subdivide - Located off Highway 11-E
 - b. Scott Cantrell - 4 Lot Subdivide - Located off Lakewood Dr.
 - c. Tanner Drinnen - Performance Bond Submittal for Subdivision - Located off Black Oak Rd.
 - d. Kenneth Wicker - Site Plan Approval for Additional Parking Spaces - Located off N. Highway 92 and Kildare Dr.
 - e. Frank Leonard - Preliminary Site Plan Approval for 58 - Lot Subdivision - Located off Crooke Rd.
 - f. Brittany Youngblood - Site Plan Review/ Approval for an Express Oil - Located off Broadway Blvd.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

September 22nd, 2025

5:30 P.M.

Members' Present

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kyle Cutshaw

Scott McMinn

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Ekem Amonoo-Lartsen, ETDD Planner

Mark Brown, The Standard Banner

Anthony Johnston

Matt McQueen

Eugene Coleman

Timothy Kuykendall

Esther Heredia

Minutes

Acting Chairman Cain called the meeting to order at 5:30 P.M. Motion by Mr. Cutshaw, second by Mr. Chitwood to approve July 28th, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Matt McQueen - Final Plat Approval Battle Ridge Phase II - Located off Old A.J. Highway

After a brief discussion about all the infrastructure and its approval from the departments, it was pointed out that lots 50 and 51 were originally common areas due to them primarily being drainage areas. On the final plat they were incorporated into lots which would leave the maintenance responsibility on the property owner and not the HOA. It was discussed that lot 51 could be further subdivided and still leave enough room for a buildable lot size and still list the drainage area as common area. Mr. McQueen agreed that this should be the case, and this was just an oversight. After the issues were discussed the remainder of the final plat was found to be in compliance with all Jefferson City subdivision regulations. The final Plat was approved with the contingency that lot 51 be subdivided and the drainage area be labeled as Common Area and that lot 50 be labeled as common area so that the upkeep and maintenance of the drainage areas will remain the responsibility of the homeowner's association. The motion for approval with contingencies was made by Mr. Chitwood and seconded by Mr. McMinn. The item was approved with contingencies unanimously.

Anthony Johnston - Rezoning Request Inside Growth Boundary - Recommendation for County - Located Off Old A.J. Highway and Rocktown Rd.

After a Brief Discussion about the ingress and egress points to the portion of the property that is requested for rezoning. The rezoning request to allow for storage area and buildings along the railroad side of the property was found to be consistent with Jefferson City zoning regulations. The Jefferson City Regional Planning Commission voted unanimously in favor to recommend the rezoning to the Jefferson County Commission on a Motion by Mr. Chitwood, and a second by Mr. McMinn.

Esther Heredia - Site Plan Review/ Approval for a General Store - Located Off Broadway Blvd.

The primary discussion was concerning the ingress and egress points for the existing building with the change of use. Ms. Heredia intends to remove the steel bollards that currently restrict the ingress/ egress to one side of the parking lot. It was discussed that this could cause

confusion for citizens attempting to enter the lot and the recommendation was made to allow one connection to remain an ingress/ egress but the second connection to Broadway Blvd. should be an exit only to reduce confusion. Ms. Heredia agreed to this. The remainder of the plan was found to comply with the Jefferson City Zoning Ordinance. The site plan was approved unanimously contingent upon the reconfiguring of the ingress and egress connections to Broadway Blvd. on a motion by Mr. Chitwood, and a second by Mr. McMinn.

Eugene Coleman - Site Plan Review/ Approval for a New Food City - Located off Broadway Blvd. and Highway 92

The primary discussion centered on the plan reconfiguration and the Ingress point off Broadway Blvd. Mr. Coleman explained that the plan revision would only allow for ingress to food city via Broadway Blvd. requiring no alteration to Broadway Blvd from TDOT. After a brief discussion on stormwater and parking the revised plan was found to comply with the Jefferson City zoning ordinance and was approved unanimously on a motion by Mr. McMinn and a second by Mr. Chitwood.

Other Items for Discussion

Jeff Houston - Updating Planning Commission Fee Schedule

An updated Planning commission fee schedule was presented to the Commission. The primary purposes for this updated are to bring the Jefferson City Commission fees more in line with other Municipalities of similar size in Tennessee and to help prevent substandard plans from being submitted along with repeated rezoning requests that don't meet the standards of the Jefferson City Land use Plan and Zoning Ordinance. After a review of the proposed update the Jefferson City Regional Planning Commission volunteered to cast a vote and recommendation to City Council in favor of the amended fee schedule. The amended fee schedule was voted in favor of unanimously on a motion by Mr. Chitwood and a second by Mr. Cutshaw.

Adjourn

Having no further business, the meeting was adjourned at 6:00 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 10/27/25

Date of Application 10/14/2025

Name & Phone Number SLOTT LANTRELL

- ☒ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

4 LOT SUBDIVISION PLAT

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Scott A. Thrett

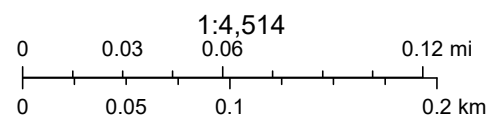
Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning



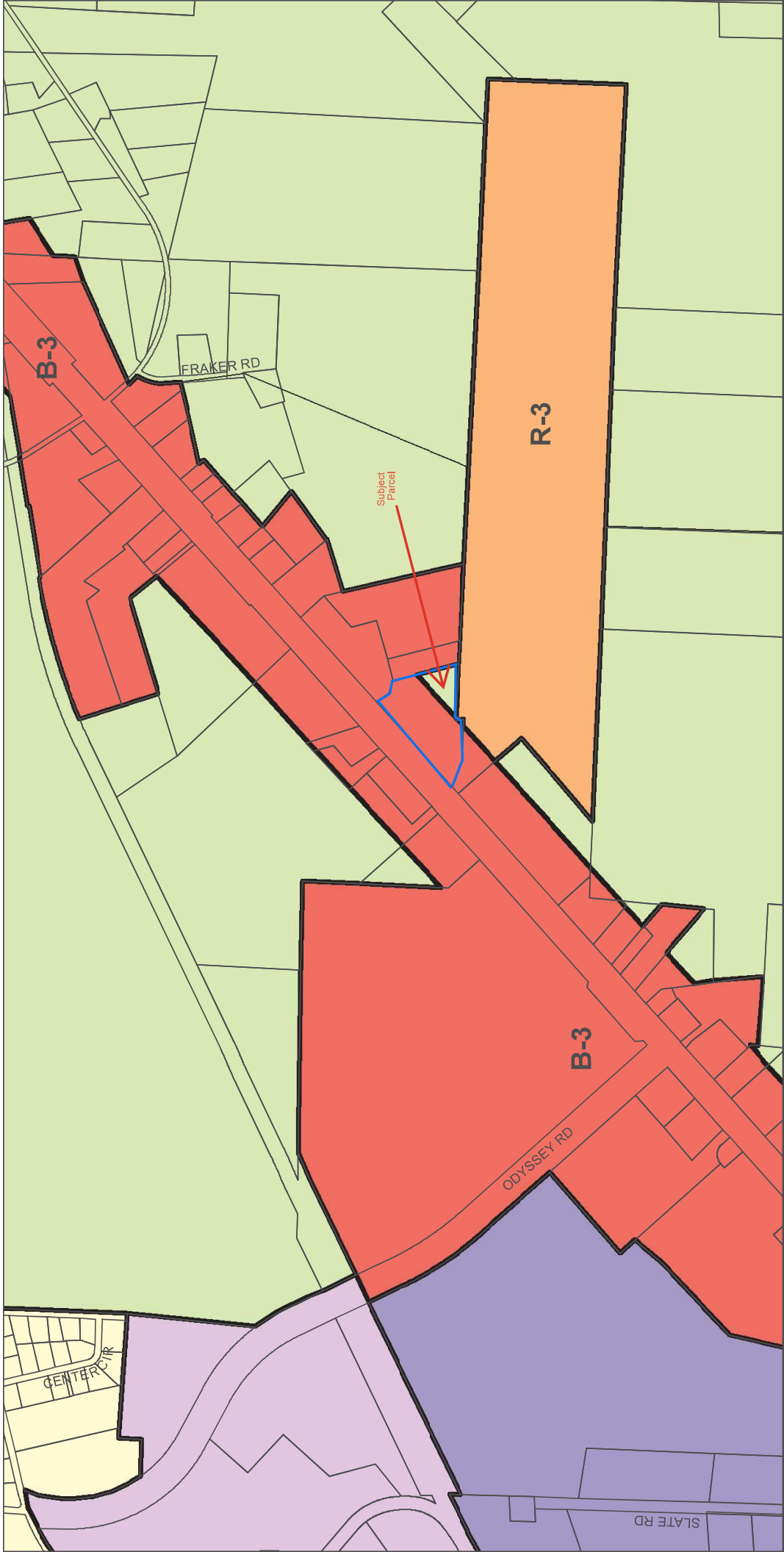
Date: October 17, 2025

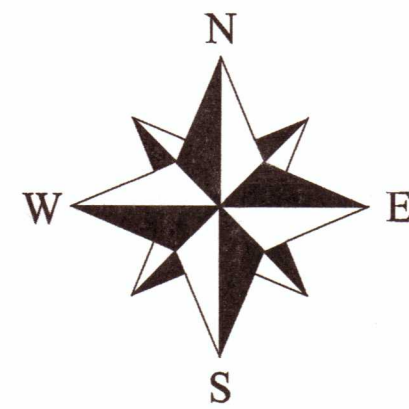
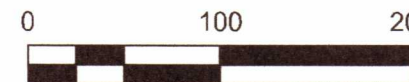
County: JEFFERSON
 Owner: ALLEGIANT PROPERTIES LLC
 Address: BROADWAY BLVD E 803
 Parcel ID: 015 079.00
 Deeded Acreage: 0
 Calculated Acreage: 3.6
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Bearing Base: Tennessee Grid
NAD83/NGVD29

SURVEY REQUESTED BY:

Allegiant Properties, LLC
222 Murph Rd
Jefferson, City, TN 37760
Contact: Kevin Lamb
Phone: 231-972-4777
Email:
kevinmlamb20@gmail.com

LEGEND

	Property line
	Adjoiners property line
	Iron Pin found
	Wood Fence Post
	T-post
	Other monument
	Iron pin set
	Calc. Point
	Power pole
	Overhead power line
	Electric meter
	HVAC
	Water meter
	Water valve
	Fire hydrant
	Sanitary Sewer manhole
	Sanitary Sewer cleanout
	Mailbox

NOTES:

- Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
- The purpose of this plat is to combine three tracts into five parcels.
- Parcel numbers pertain to Jefferson County tax maps.
- Monumentation is noted on drawing.
- Property is subject to all notation in Deed Book 1470, Page 507, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.

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Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid. NAD83/NAVD88. The survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Minimum Standards of Practice.

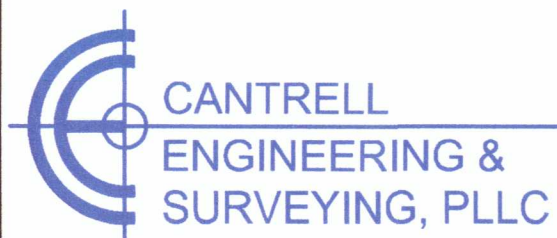
For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed between 9/18/2025 to 10/7/2025, utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed does not exceed: H0.049', V0.066'.

Date of Field Survey: _____

Registered Land Surveyor: _____

TN License No. _____ Date: _____



Scott A. Cantrell, RLS
TN RLS # 3113
Cell: 865-696-6643
Email: scantrellces@gmail.com
Office: 801 Bell Rd.
Gatlinburg, TN 37738

Plot Size: 18" x 24"



CERTIFICATION OF ACCURACY

I certify that this plat shown and described hereon, is a true and correct survey to the accuracy required by the Jefferson City Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the commission.

Surveyor _____

Date _____

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X, JEFFERSON CITY, TN of the Flood Insurance Rate Map, Community Panel No. 47089C0064D effective date of 12/16/2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner _____

Date _____

CERTIFICATION OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted in the minutes of the planning commission. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the Register of Deeds Office.

Date _____

SUBDIVISION PLAT OF:
**ALLEGiant PROPERTIES
SUBDIVISION
LOTS 1 -4 &
TRACT A**
±204.38 ACRES TOTAL
ADDRESS: E BROADWAY BLVD
OWNERS: ALLEGiant PROPERTIES, LLC
DEED BOOK 1470, PAGE 507
TAX MAP 15, PARCELS 79, 80.01, 89 & 90
DISTRICT 4, JEFFERSON CITY
JEFFERSON COUNTY, TENNESSEE

SCALE: 1" = 100' OCTOBER 14, 2025



Jefferson City Tennessee
Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date ~~09/22/2025~~ 10/27/2025

Date of Application 09/04/2025

Name & Phone Number Scott Cantrell

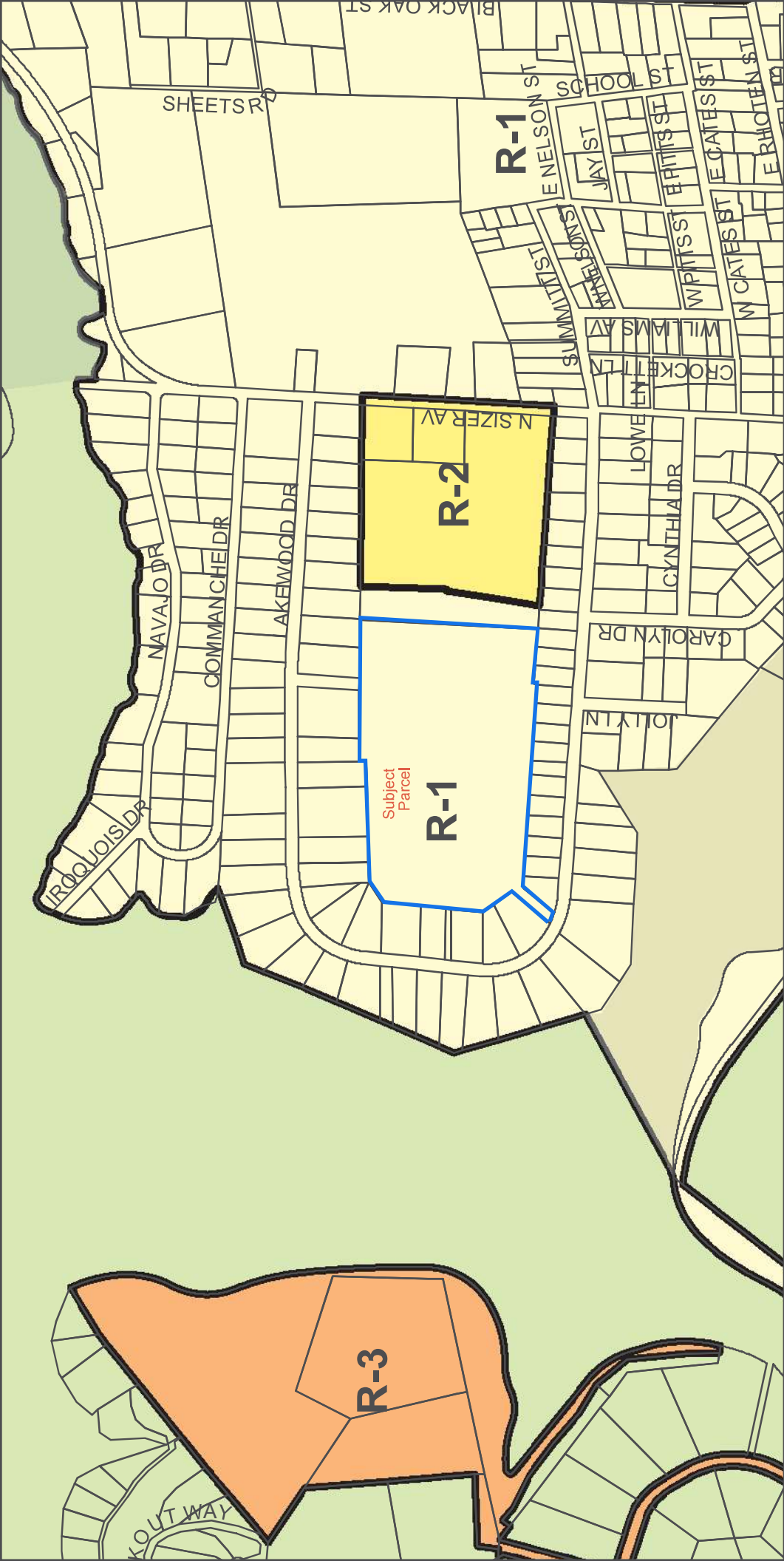
- ☒ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :
2 lot subdivision plat with two tracts greater than 5 acres from a 17.36 acre parent tract

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Scott A. Cantrell
Applicant Signature

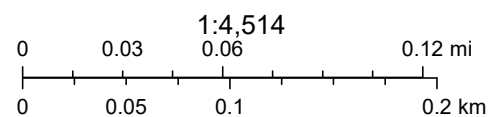
Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning





Date: October 17, 2025

County: JEFFERSON
 Owner: DISTINCTIVE ADVENTURES LLC
 Address: LAKEWOOD DR
 Parcel ID: 014K A 014.00
 Deeded Acreage: 0
 Calculated Acreage: 18
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



SURVEY REQUESTED BY:
Distinctive Adventures, LLC
 825 Lakewood Drive
 Jefferson, City, TN 37760
 Contact: Steve Lamb
 Phone: 1-909-645-1102
 Email:
 stevelambdrda@icloud.com

CERTIFICATION OF OWNERSHIP AND DEDICATION

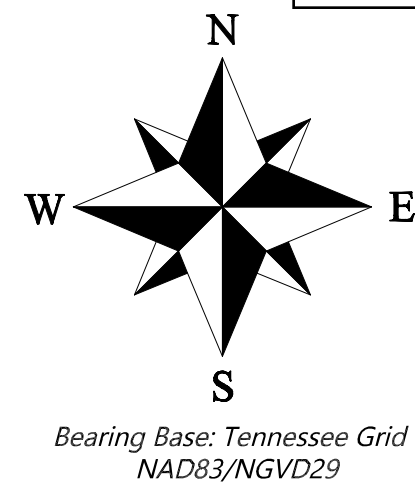
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner _____ Date _____

CERTIFICATION OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted in the minutes of the planning commission. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the Register of Deeds Office.

_____ Date _____



NOTES:

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- Monumentation is noted on drawing.
- Property is subject to all notation in Deed Book 1779, Page 728, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.

LEGEND

- Property line
- Adjoiners property line
- Iron Pin found
- Iron pin set
- Calc. Point
- Power pole
- Overhead power line
- Electric meter
- Underground Electric
- Water meter
- Water valve
- Fire hydrant
- Water line
- Water faucet
- Well
- Sanitary Sewer manhole
- Sanitary Sewer cleanout
- Natural Gas line
- Underground Cable line
- Underground Telephone line
- Mailbox
- Fence

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid. NAD83/NAVD88. The survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Minimum Standards of Practice.

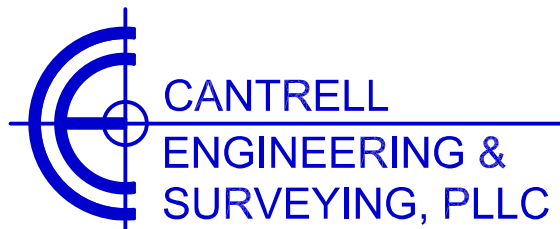
For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed between 6/20/2025 to 7/25/2025, utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed does not exceed: H:0.049", V:0.066".

Date of Field Survey: _____

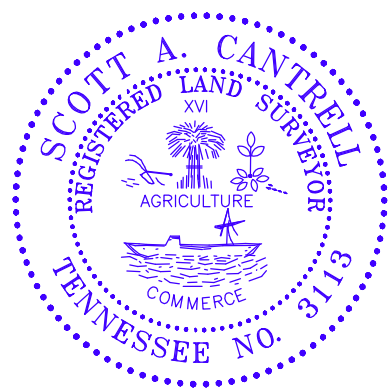
Registered Land Surveyor: _____

TN License No. _____ Date: _____



Scott A. Cantrell, RLS
 TN RLS # 3113
 Cell: 865-696-6643
 Email: scantrellces@gmail.com
 Office: 801 Bell Rd.
 Gatlinburg, TN 37738

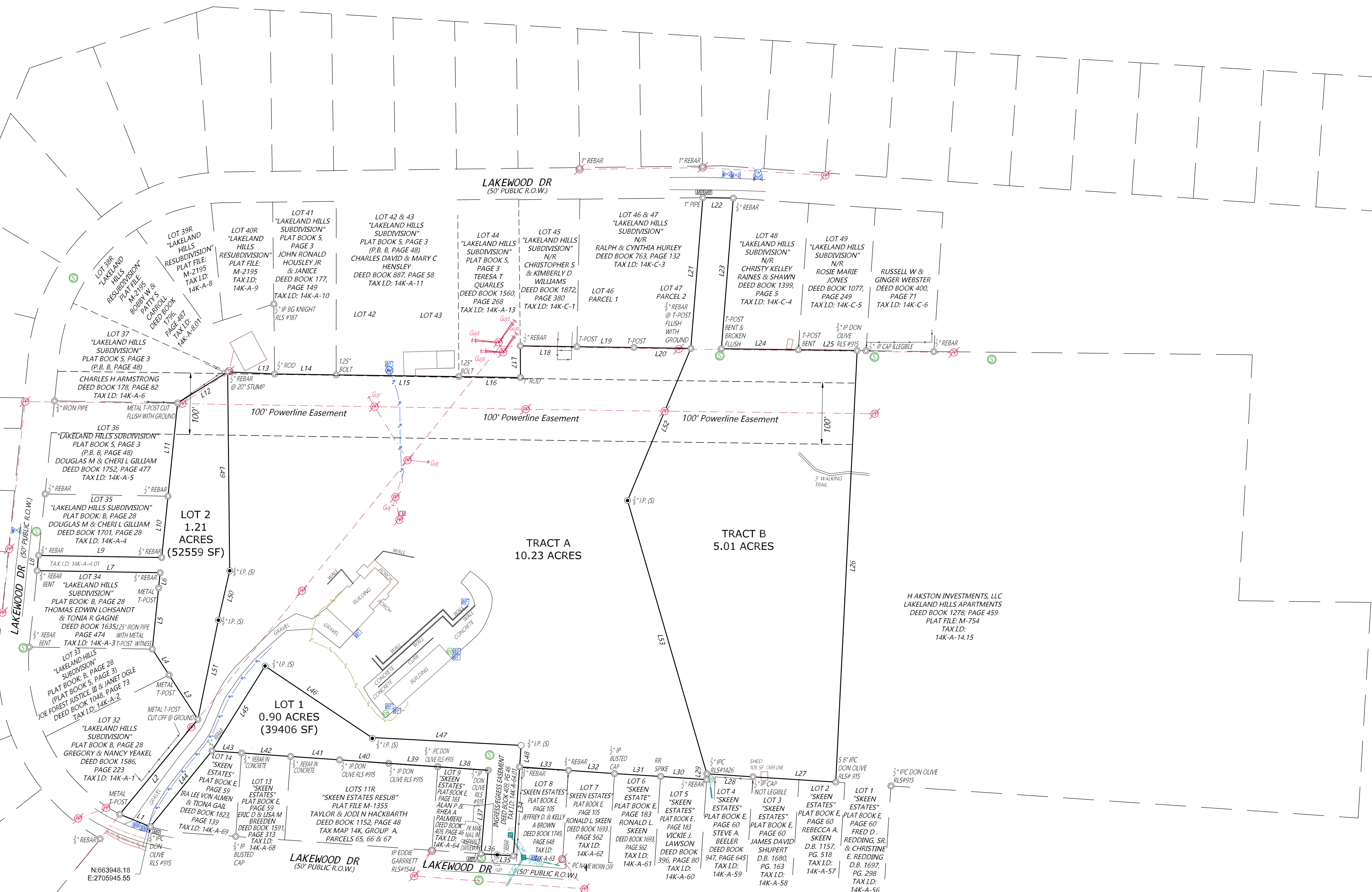
Plot Size: 24" x 36"



CERTIFICATION OF ACCURACY

I certify that this plat shown and described hereon, is a true and correct survey to the accuracy required by the Jefferson City Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the commission.

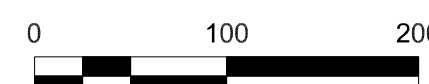
Surveyor _____ Date _____



LINE	BEARING	DISTANCE
L1	N 58°02'25" W	53.84'
L2	N 39°02'26" E	199.99'
L3	N 33°04'07" W	85.98'
L4	N 32°51'49" W	50.07'
L5	N 05°54'08" E	100.01'
L6	N 05°35'20" E	24.91'
L7	N 89°02'08" W	200.03'
L8	N 05°01'39" E	24.86'
L9	S 89°01'23" E	200.33'
L10	N 05°56'27" E	100.20'
L11	N 05°50'14" E	152.39'
L12	N 58°09'56" E	95.97'
L13	S 87°50'40" E	76.43'
L14	S 89°09'07" E	100.14'
L15	S 89°11'03" E	199.63'
L16	S 89°07'51" E	100.14'
L17	N 00°20'28" W	51.39'
L18	S 89°13'09" E	92.23'
L19	S 89°11'42" E	92.54'
L20	S 89°03'33" E	92.58'
L21	N 04°36'21" E	246.01'
L22	S 89°06'20" E	49.52'
L23	S 04°32'35" W	245.68'
L24	S 89°13'46" E	125.17'
L25	S 89°14'30" E	95.67'
L26	S 02°50'06" W	702.67'
L27	N 86°20'17" W	135.03'
L28	N 86°14'46" W	75.06'
L29	S 02°32'13" W	9.53'
L30	N 86°01'35" W	75.07'
L31	N 86°25'30" W	75.09'
L32	N 86°03'38" W	74.89'
L33	N 85°50'41" W	79.85'
L34	S 03°58'29" W	145.25'
L35	N 86°05'50" W	26.43'
L36	N 86°05'50" W	26.43'
L37	N 04°57'33" E	136.21'
L38	N 85°58'57" W	62.31'
L39	N 86°03'34" W	79.96'
L40	N 85°56'17" W	80.13'
L41	N 86°01'59" W	79.98'
L42	N 85°58'39" W	79.89'
L43	N 86°00'38" W	48.18'
L44	S 39°07'56" W	158.70'
L45	N 32°00'48" E	162.84'
L46	S 56°11'12" E	208.75'
L47	S 86°58'02" E	243.38'
L48	S 03°58'29" W	34.94'
L49	S 00°34'43" E	323.44'
L50	S 12°55'30" W	82.44'
L51	S 11°41'05" W	164.62'
L52	S 2°52'00" W	267.90'
L53	S 16°11'58" E	462.70'

SUBDIVISION PLAT OF:
LAKEWOOD DRIVE
SUBDIVISION
TRACTS A & B
LOTS 1 & 2
±17.36 ACRES TOTAL
ADDRESS: LAKEWOOD DRIVE
OWNERS: DISTINCTIVE ADVENTURES, LLC
DEED BOOK 1779, PAGE 728
TAX MAP 14K, GROUP A
PARCELS 4.01, 14.00 & 64.01
DISTRICT 4
JEFFERSON CITY
JEFFERSON COUNTY, TENNESSEE

SCALE: 1" = 100' AUGUST 27, 2025



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE _X_ JEFFERSON CITY, TN, of the Flood Insurance Rate Map, Community Panel No. 47089C0044D effective date of 12/16/2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.



Jefferson City Tennessee

Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 10/27/25

Date of Application 10/10/25

Name & Phone Number Tanner Drinnen

- ☒ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

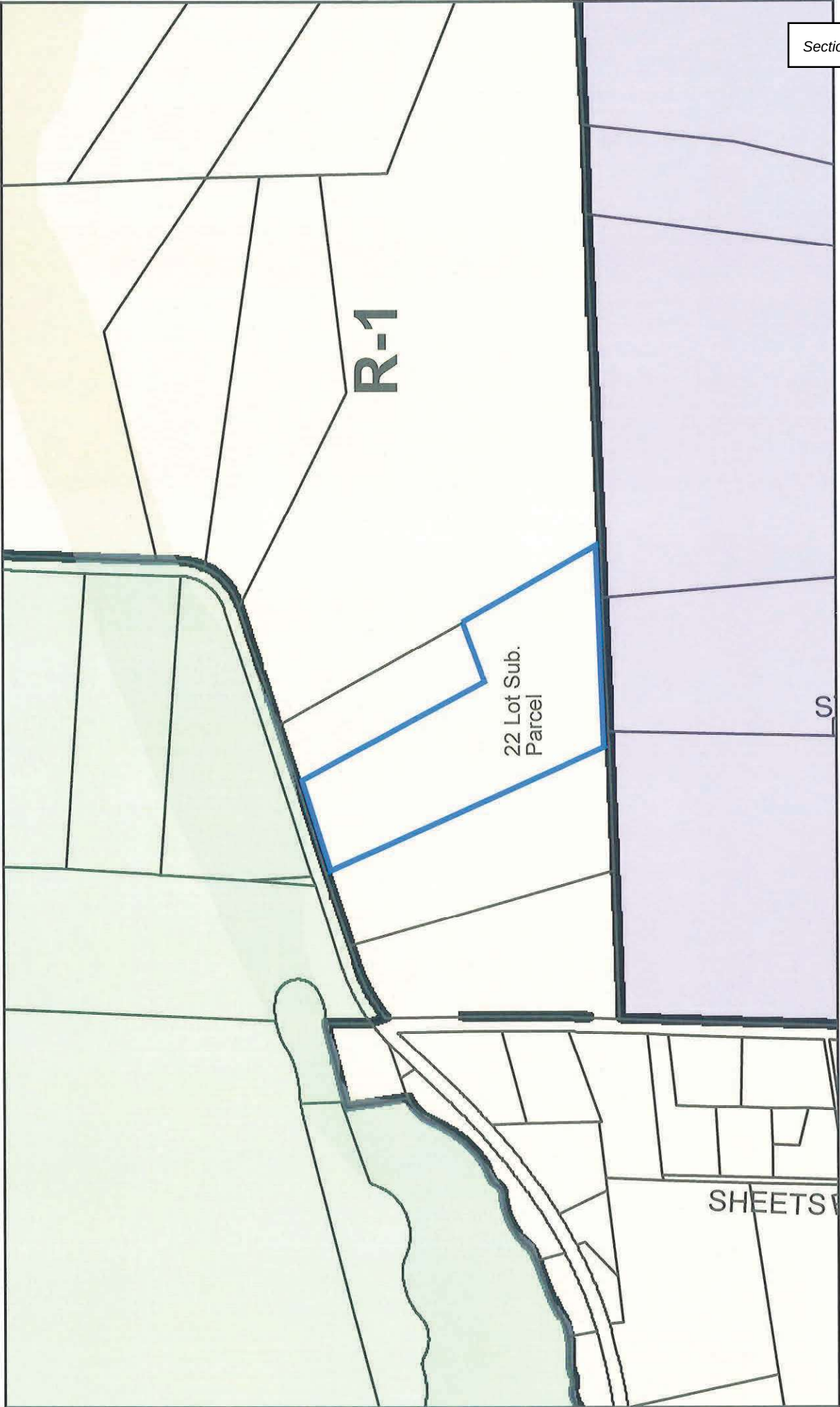
Bond approval on Utilities and roadway for Drinnen Subdivision
located on Black Oak Rd.

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

A handwritten signature in black ink, appearing to read "Tanner Drinnen", is written over a horizontal line.

Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning



Section 5, Item c.





Jefferson City Tennessee

Application to Appear - Planning Commission ,

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date OCTOBER 27, 2025

Date of Application OCTOBER 7, 2025

Name & Phone Number KENNETH WICKER , 000-000-0000

- ☒ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

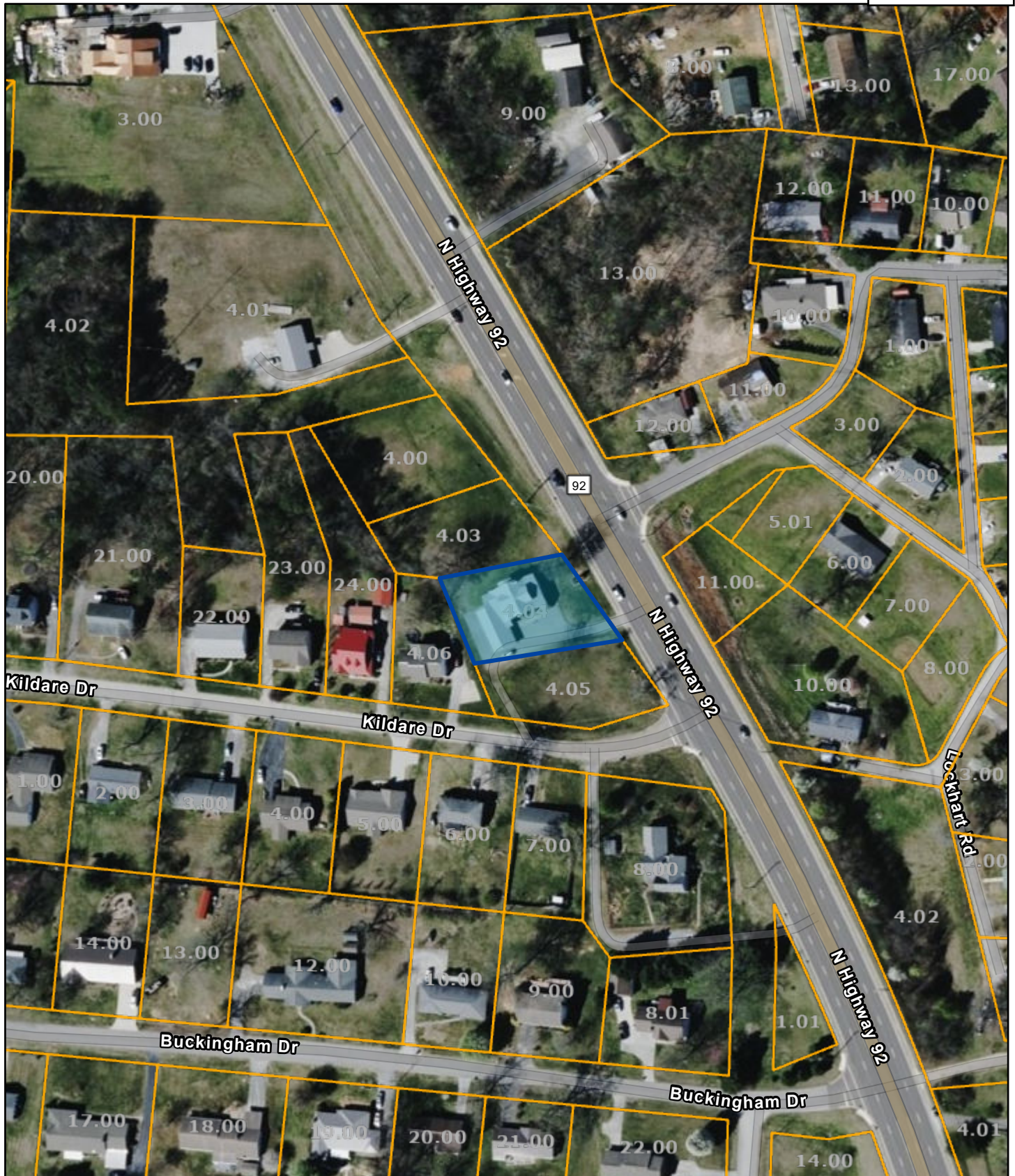
LIFE OUTREACH CENTER, INC. REQUESTS APPROVAL FOR EIGHTT (8)
ADDITIONAL PARKING SPACES TO BE ADDED TO THE EXISTING
LOT LOCATED AT 1179 HWY 92 N AND WILL USE EXISTING-
DRIVE.

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Kenneth Wicker

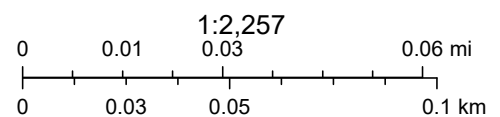
Applicant Signature

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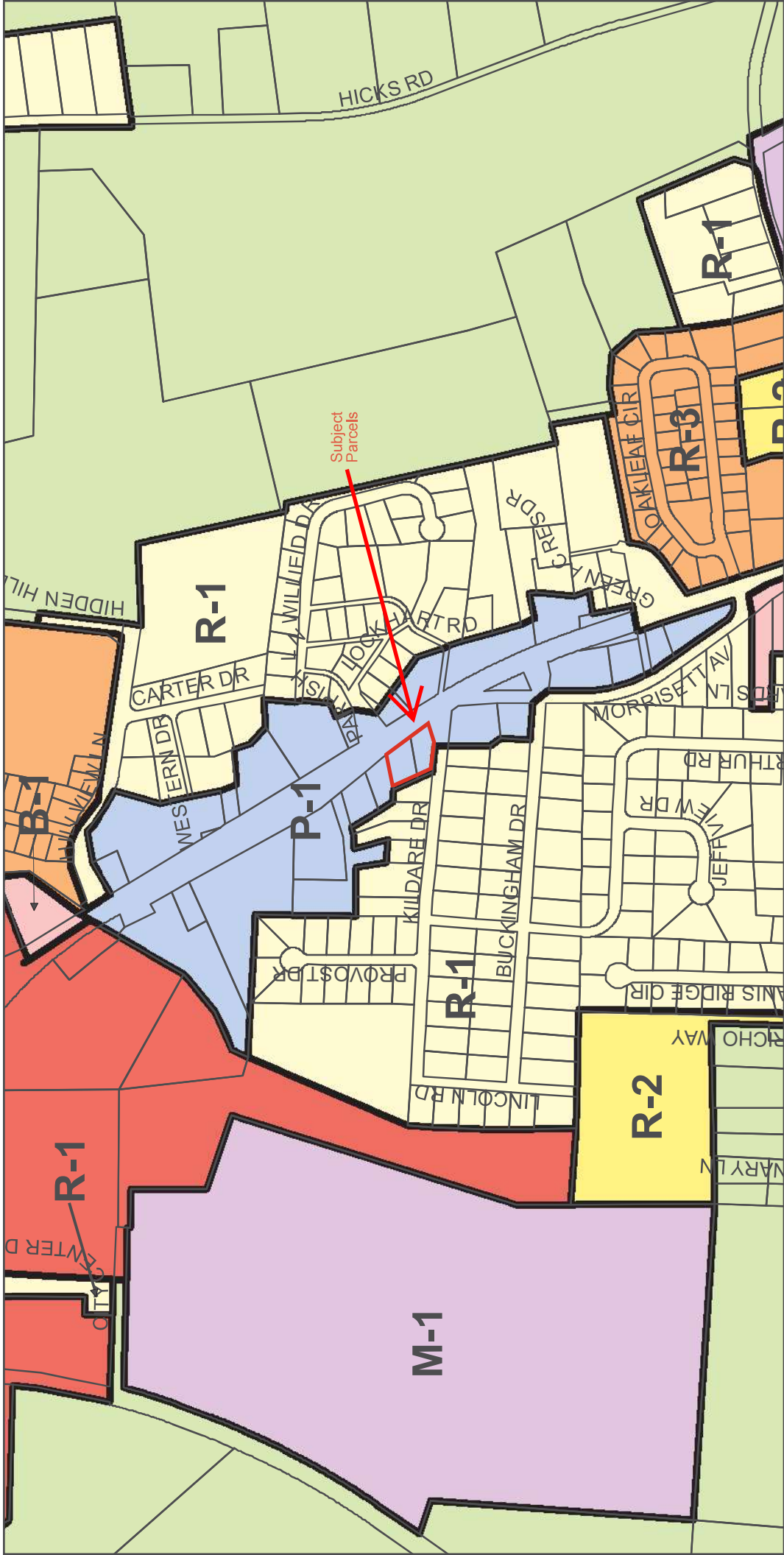
Date: October 17, 2025

County: JEFFERSON
 Owner: MCDONALD JOHN T & SHOCKLEY WILLIAM & GINGER
 Address: HWY 92 N 1179
 Parcel ID: 024I A 004.04
 Deeded Acreage: 0
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



SITE PLAN FOR LIFE OUTREACH CENTER, INC.

LOCATED IN THE 4TH CIVIL DISTRICT OF JEFFERSON COUNTY, TENNESSEE

SCALE : 1" = 20'

DATE : JULY 11, 2025

SIZE : N/A

RECORD : B. 1865, PG. 526 & 528, R.O.J.C.T.

MAP : MAP 24-I, GROUP A, PARCEL 4.04 & 4.05, P.A.O.J.C.T.

SUBD. : SWANNS WOODS II; E-358

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS A CATEGORY 1 SURVEY AND THAT THE PRECISION RATIO OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 OR MEETS THE REQUIREMENTS FOR SMALL LOTS WITH A MAXIMUM ERROR IN POSITIONAL ACCURACY OF 0.10 OF A FOOT FOR EACH CORNER AS SHOWN HEREON, IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



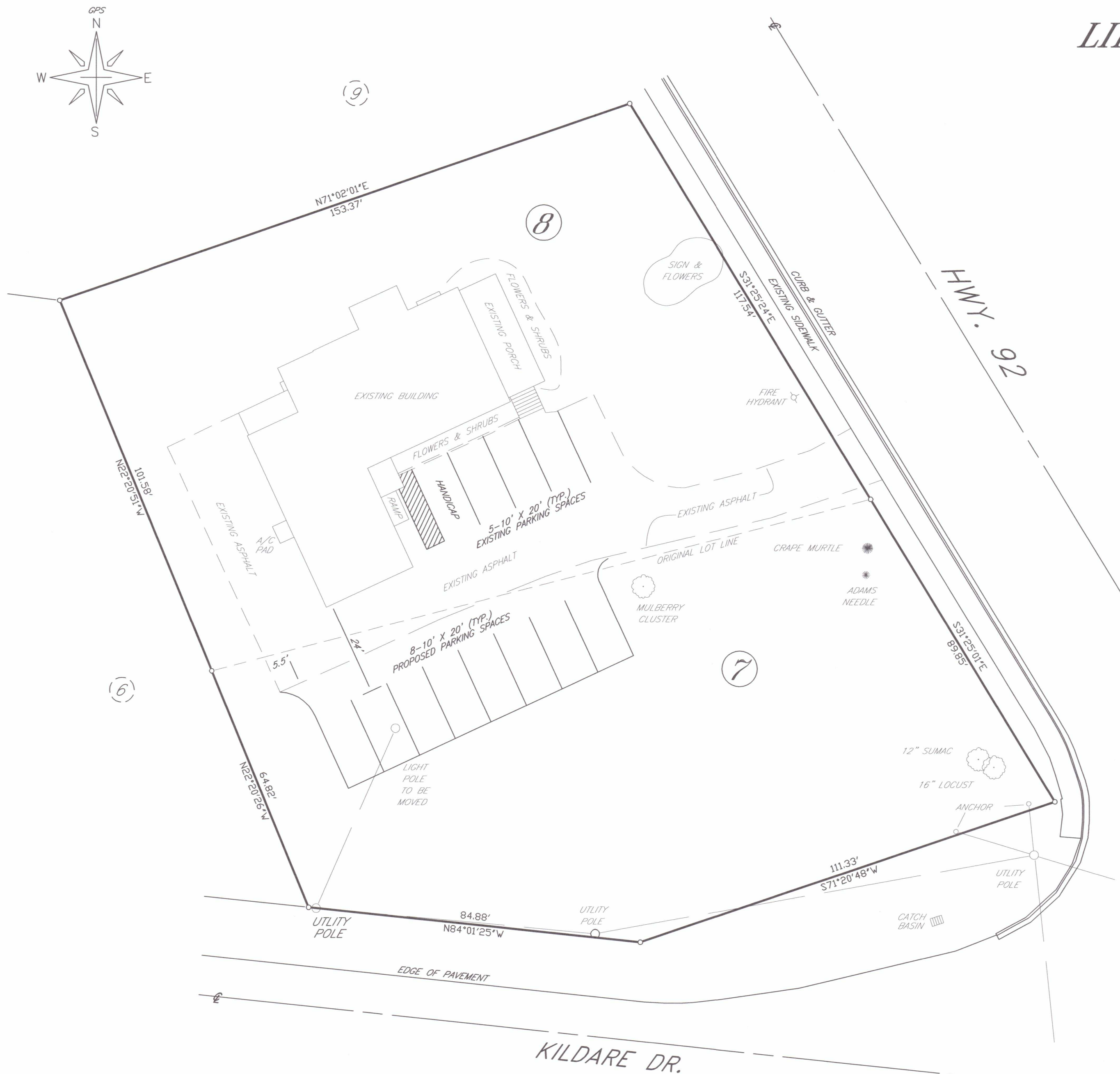
RODNEY MARTIN, SURVEYOR

357 HINCHEY HOLLOW RD.

JEFFERSON CITY, TENN. 37760

PHONE: (865) 924-4570

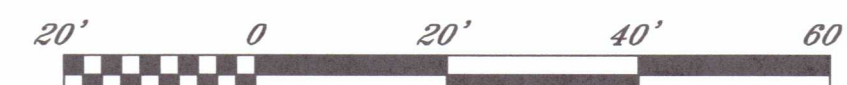
rodneymartin@gmail.com



NOTES:
SUBJECT TO THE FINDINGS OF A TITLE SEARCH, EXISTING UTILITIES, RECORDED EASEMENTS & PERTINENT ITEMS ON PLAT E-358. CORNERS MARKED WITH IRON RODS (FOUND)

GPS EQUIPMENT USED: CARLSON MODEL BRX-7 RTK BASE & ROVER, DATUM/EPOCH: HORIZONTAL-NAD 83, VERTICAL-NADV 88, SCALE FACTOR USED: 1.00000, POSITIONAL ACCURACY OF GPS VECTORS DOES NOT EXCEED: H 0.060, V 0.105

GRAPHIC SCALE





Jefferson City Tennessee

Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date October 27, 2025

Date of Application 10/10/2025

Name & Phone Number Leonard Development LLC, Frank Leonard C

- ☒ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Preliminary Plan Approval for subdivision located at 0 Crooke Rd.

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

A handwritten signature in blue ink, appearing to read "Frank Leonard C.", is written over a horizontal line.

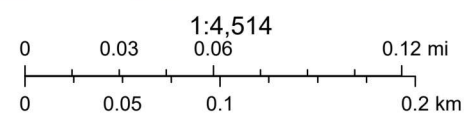
Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning



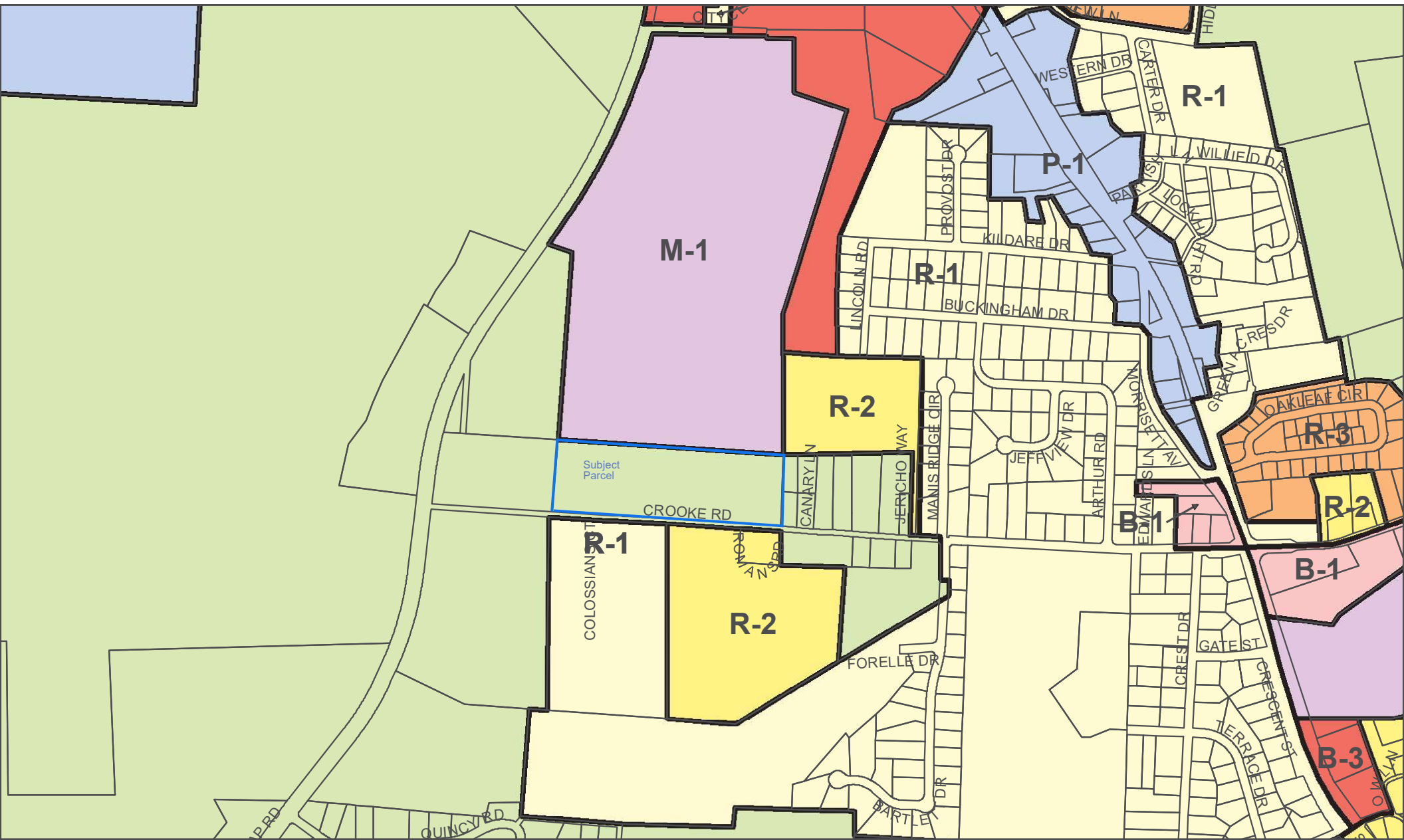
Date: April 30, 2025

County: JEFFERSON
 Owner: MOSSY CREEK FARMS LLC
 Address: CROOKE RD
 Parcel ID: 023 049.00
 Deeded Acreage: 11.54
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



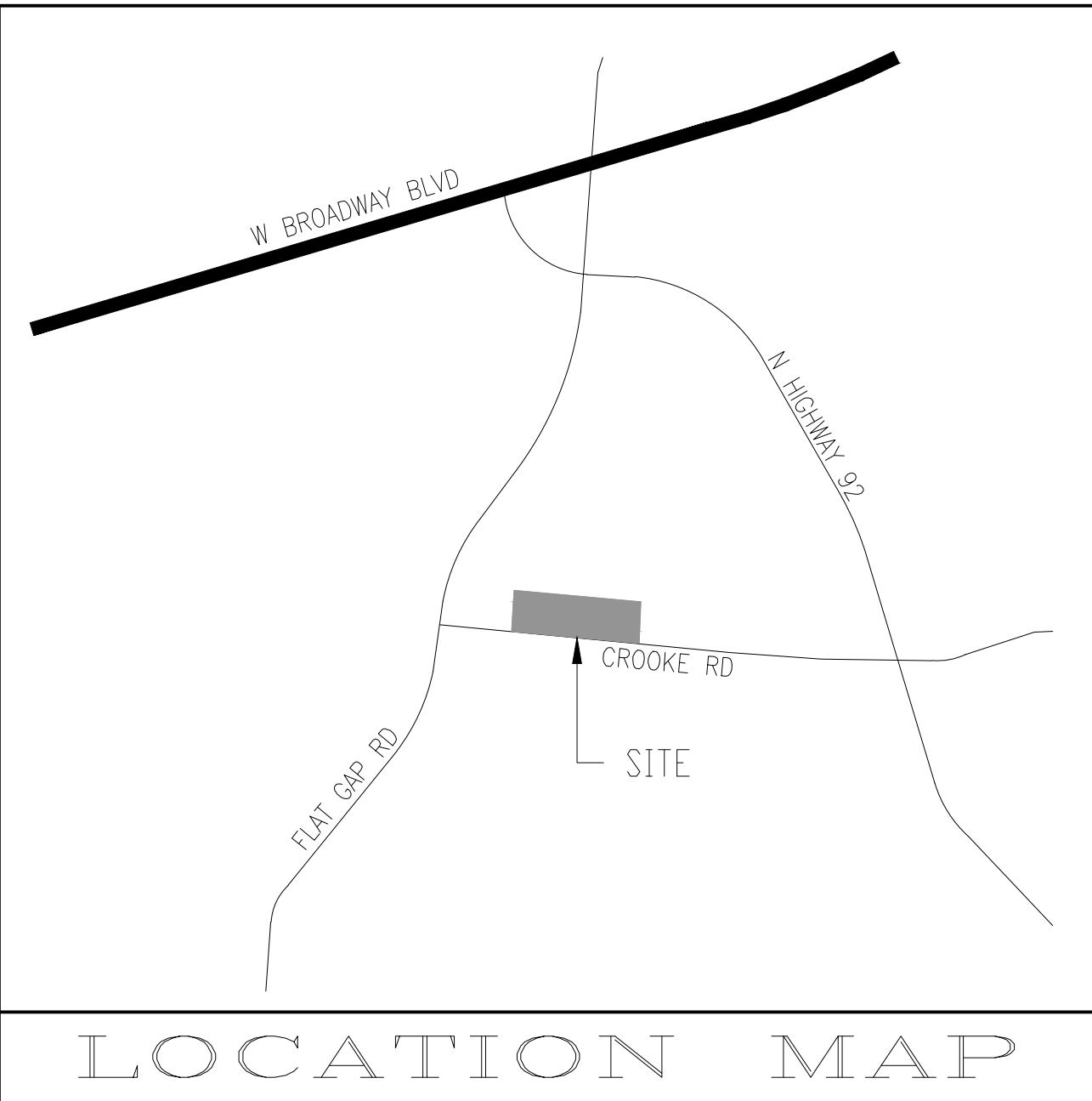
DESIGN PLAN
FOR

LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	ROAD PROFILES
5	GRADING & DRAINAGE
6-8	EROSION & SEDIMENT CONTROL PLAN
9	DETAILS



OWNER/DEVELOPER

LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473



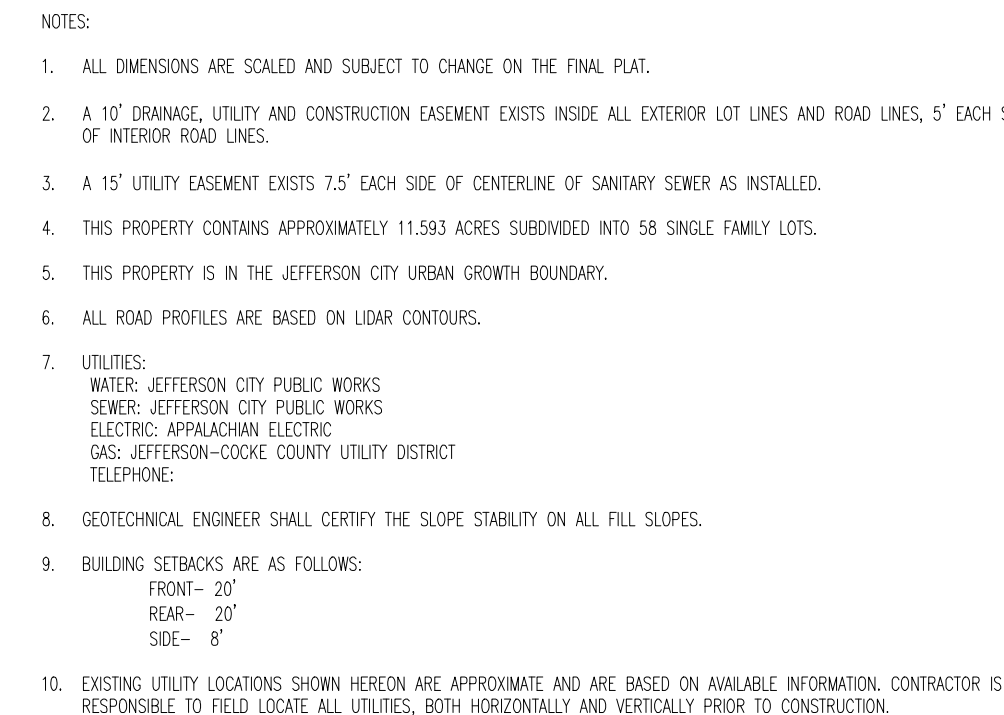
OCTOBER 8, 2025

SHEET 1 OF 9 SHEETS
25730-TS

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH
SAFETY

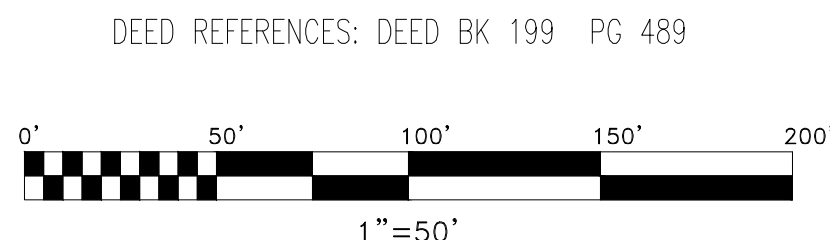
OSHA RULES SHALL BE ABIDED BY



TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

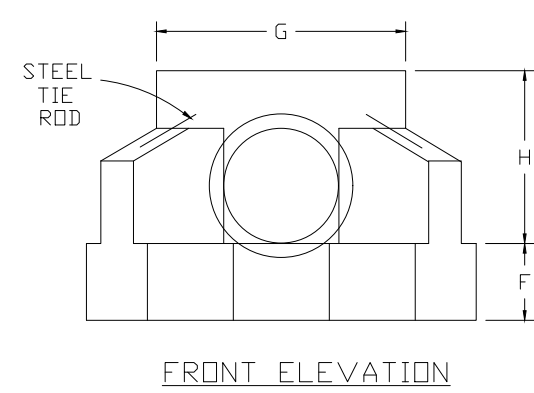
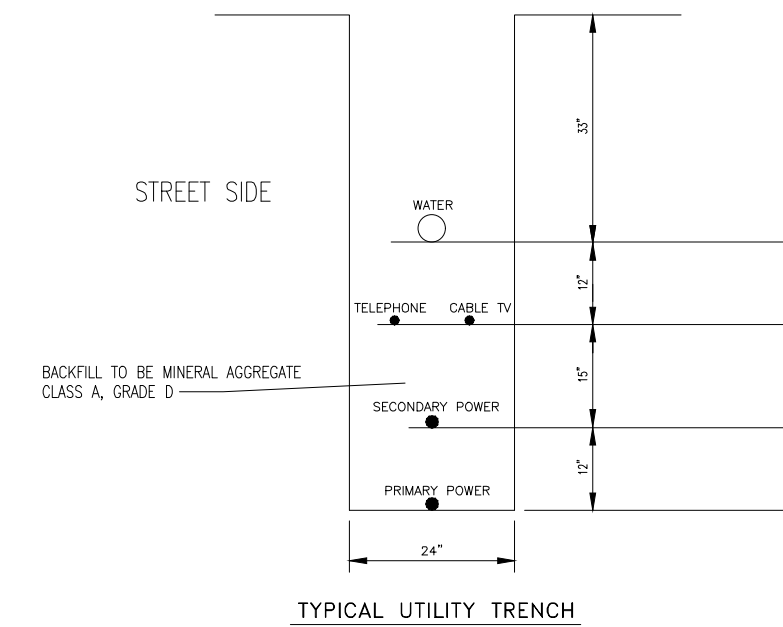
SHEET 2 OF 9 SHEET(S)

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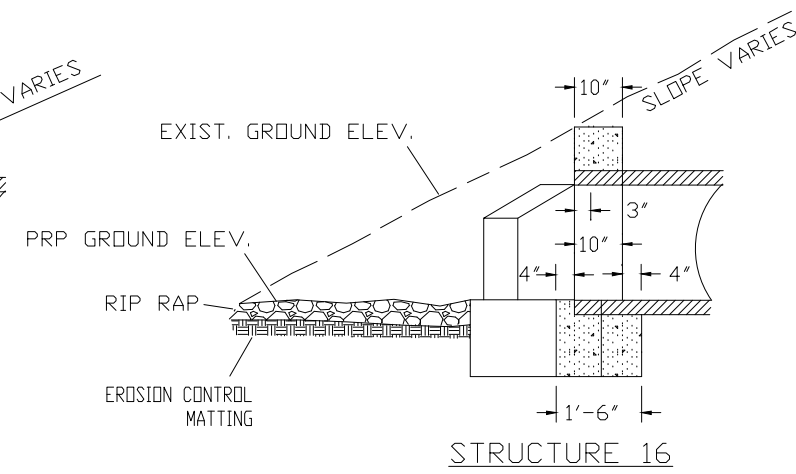
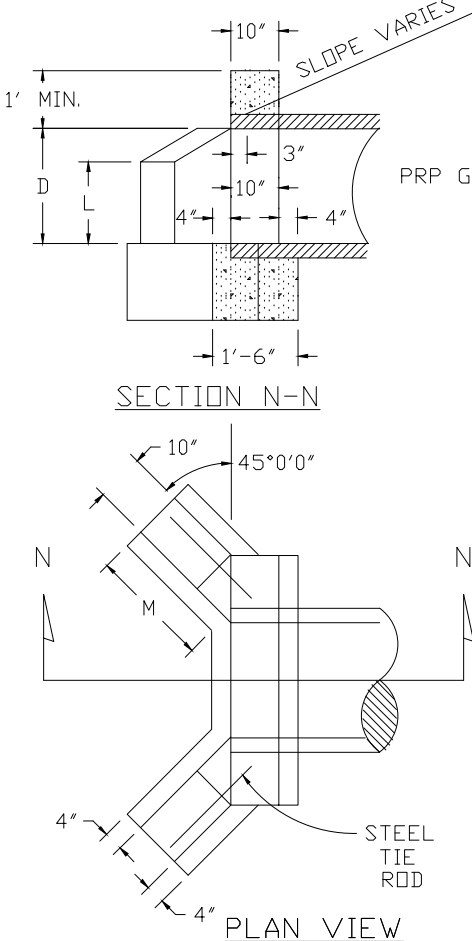


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1. CHAMFER ALL EXPOSED EDGES 3/4" MIN. BEARING CAPACITY 2000 P.S.I.
2. WHERE TIE RODS ARE REQUIRED, THE COST OF SAME SHALL BE INCLUDED IN THE UNIT BID PRICE BID.
3. CONCRETE DESIGN STRENGTH 3000 P.S.I.



DIMENSIONS							QUANTITIES IN ONE ENDWALL			
OPENING		WALL			FOOTING		CONCRETE 3,000 P.S.I.			STEEL
D	AREA SQ.F.T.	H	G	L	M	F	TOTAL CU. YARDS			TIE RODS
							CONC.PIE	C.M.PIE	C.I.PIE	
15"	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.58	0.61	0.61	NONE
18"	1.8	2'-6"	3'-10"	1'-2"	1'-7"	1'-3"	0.76	0.79	0.79	NONE
24"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	1.03	1.08	1.08	2-3/4" x 2'-0"
30"	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.34	1.42	1.41	2-3/4" x 2'-0"
36"	7.1	4'-0"	5'-4"	2'-0"	2'-11"	1'-8"	1.74	1.85	1.84	2-3/4" x 3'-0"
42"	9.6	4'-6"	5'-10"	2'-3"	3'-5"	2'-0"	2.36	2.49	2.49	2-3/4" x 3'-0"
48"	12.6	5'-0"	6'-4"	2'-6"	4'-0"	2'-0"	2.76	2.92	2.92	2-3/4" x 3'-0"

CONCRETE HEADWALL DETAIL
WITH 45° WINGS FOR PIPE CULVERTS

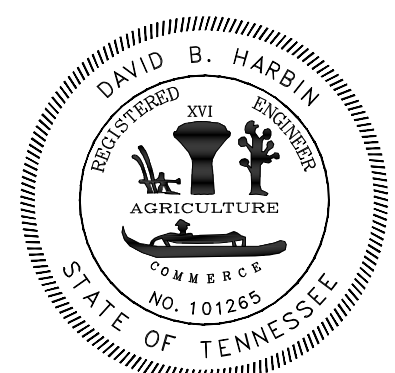


1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF EXTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 11.593 ACRES SUBDIVIDED INTO 58 SINGLE FAMILY LOTS.
5. THIS PROPERTY IS IN THE JEFFERSON CITY URBAN GROWTH BOUNDARY.
6. ALL ROAD PROFILES ARE BASED ON LEADAR CONTOURS.
7. UTILITIES:
 - WATER: JEFFERSON CITY PUBLIC WORKS
 - SEWER: JEFFERSON CITY PUBLIC WORKS
 - ELECTRIC: APPALACHIAN ELECTRIC
 - GAS: JEFFERSON-COCKE COUNTY UTILITY DISTRICTTELEPHONE:
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
 - FRONT- 20'
 - REAR- 20'
 - SIDE- 8'
10. EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
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OWNER/DEVELOPER
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25730-SP

SHEET 3 OF 9 SHEET(S)

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KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED BY:

DRAWN SEW

CHECKED DBH

NO.	DATE
-----	------

NO.	DATE
-----	------

REVISION

APPR.	NO
-------	----

NO.	DATE
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REVISION

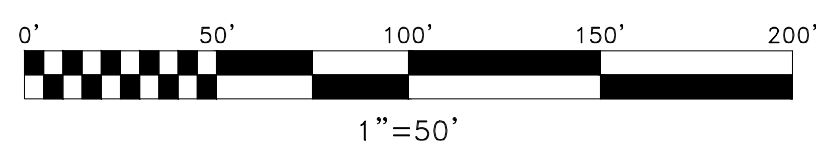
REVISION

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE _____

10/8/25

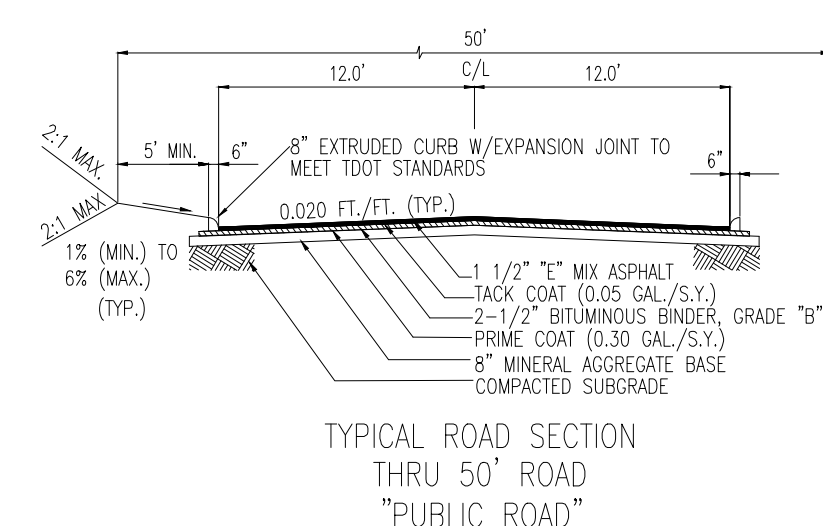
DEED REFERENCES: DEED BK 199 PG 489



SITE PLAN FOR
LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

OSHA RULES SHALL BE ABIDED BY.



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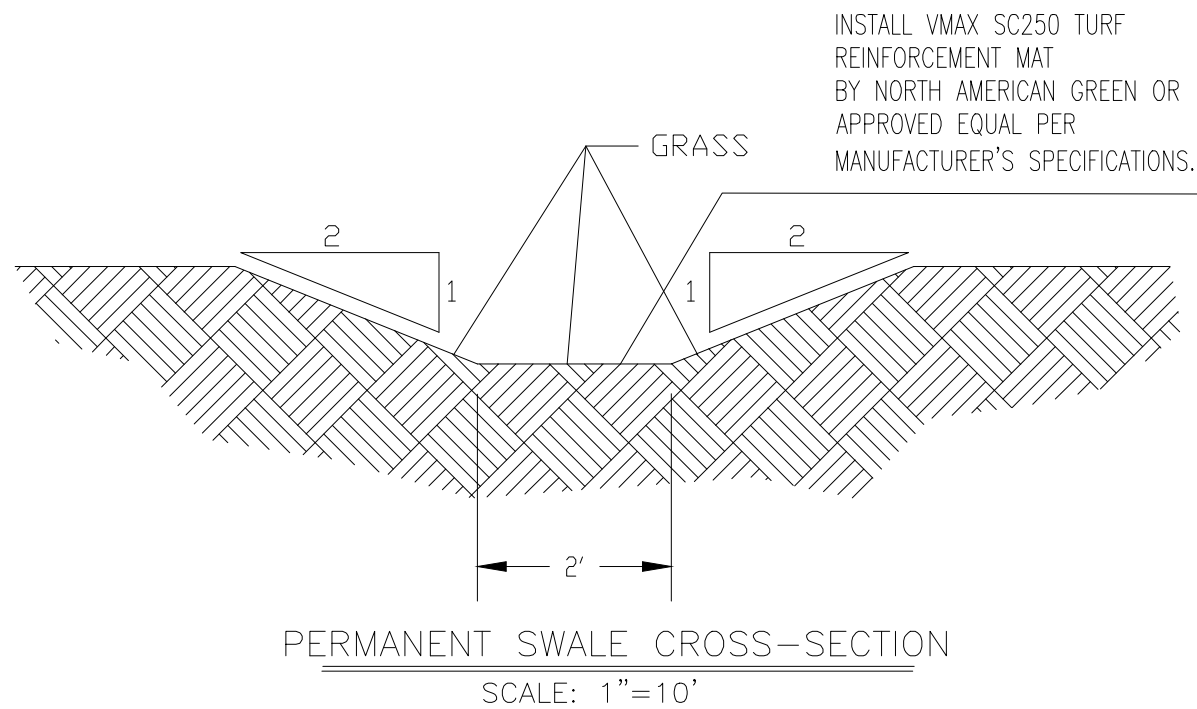
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DATE
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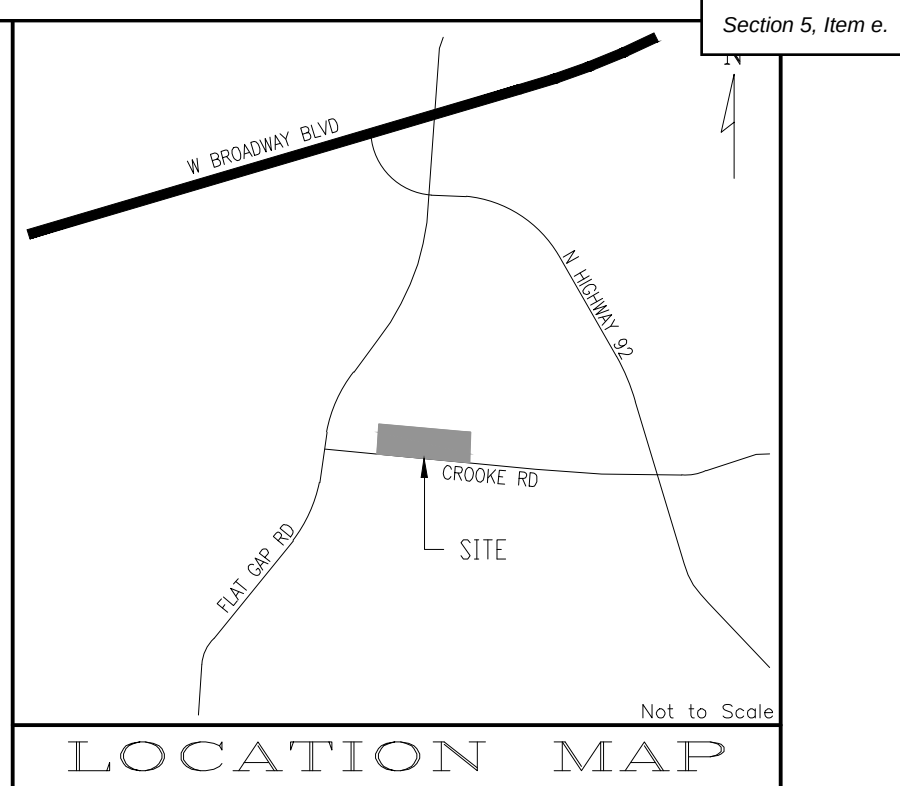
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH
SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN
CUT TRENCHES AS REQUIRED BY STATE AND
FEDERAL LAWS AND LOCAL ORDINANCES, TO
CONFORM WITH RECOMMENDATIONS SET FORTH IN
ASCE MANUAL OF ACCIDENT PREVENTION IN
CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR
WORK; TO AVOID EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



Pipe Schedule and Capacity Chart - Post Development

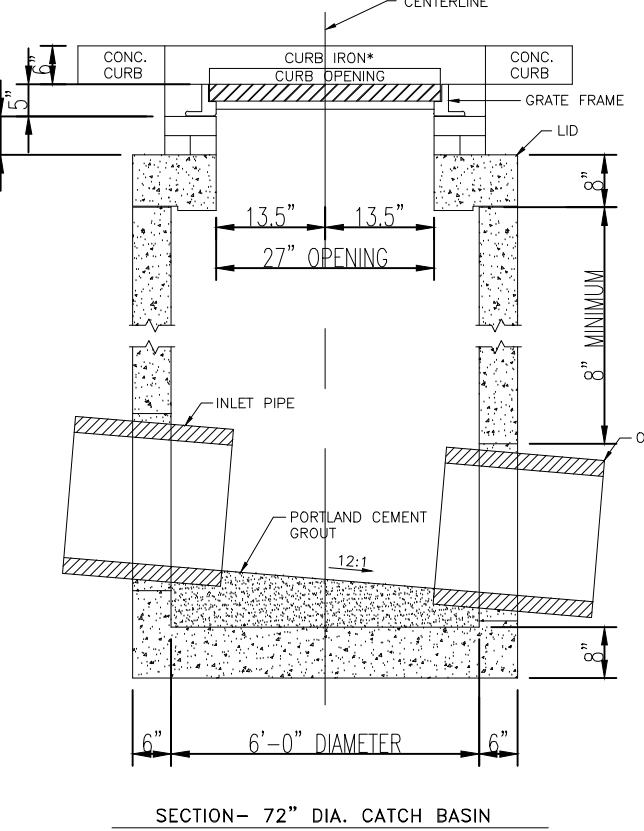
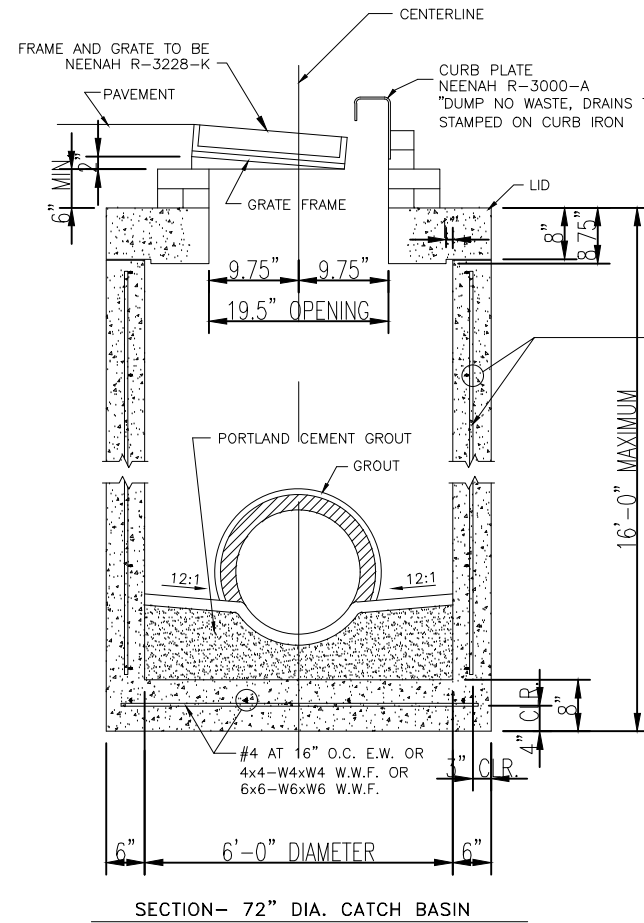
PIPE NO. #	UPSTREAM T.O.G. EL.	INV. EL.	DOWNSIDE T.O.G. EL.	INV. EL.	LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN.)	PIPE MATERIAL	MANNING N	VELOCITY FPS	PIPE CAPACITY PROVIDED (CFS)
P1	1295.20	1289.30	1300.00	1286.10	320.00	0.0100	24	HDPE	0.009	10.43	32.76
P2	1300.00	1286.10	1301.50	1284.20	190.00	0.0100	24	HDPE	0.009	10.43	32.76
P3	1301.50	1284.20	1301.50	1282.00	144.00	0.0153	24	HDPE	0.009	12.89	40.50
P4	POND 1	1258.50	HW	1258.00	32.00	0.0156	15	RCP	0.013	6.60	8.10
P5	1277.60	1274.60	1278.00	1273.10	146.00	0.0103	15	HDPE	0.009	7.73	9.48
P6	1278.00	1273.10	1267.60	1264.60	128.00	0.0084	15	HDPE	0.009	19.65	24.11
P7	1267.60	1264.60	HW	1262.00	45.00	0.0533	15	HDPE	0.009	17.61	21.61
P8	1267.30	1264.30	1267.30	1264.00	24.00	0.0106	15	HDPE	0.009	6.52	10.46
P9	1267.30	1264.00	1264.45	1261.45	181.00	0.0141	15	HDPE	0.009	9.05	11.10
P10	1264.45	1261.45	1262.00	1256.75	106.00	0.0255	15	HDPE	0.009	12.17	14.93
P11	1262.00	1258.75	HW	1256.00	64.00	0.0117	24	HDPE	0.009	11.29	35.47
P12	1262.00	1259.00	1262.00	1256.75	24.00	0.0104	15	HDPE	0.009	7.78	9.55
P13	POND 2	1254.60	HW	1254.00	28.00	0.0214	15	RCP	0.013	7.73	9.48
P14	1276.00	1273.00	1271.80	1268.80	220.00	0.0191	15	HDPE	0.009	10.53	12.93
P15	1271.80	1268.80	1267.90	1264.90	224.00	0.0174	15	HDPE	0.009	10.06	12.34
P16	1267.90	1264.90	1264.45	1261.45	105.00	0.0329	15	HDPE	0.009	13.82	16.98

ALL HDPE PIPE TO BE DUAL WALLED WITH SMOOTH INTERIOR WALLS.

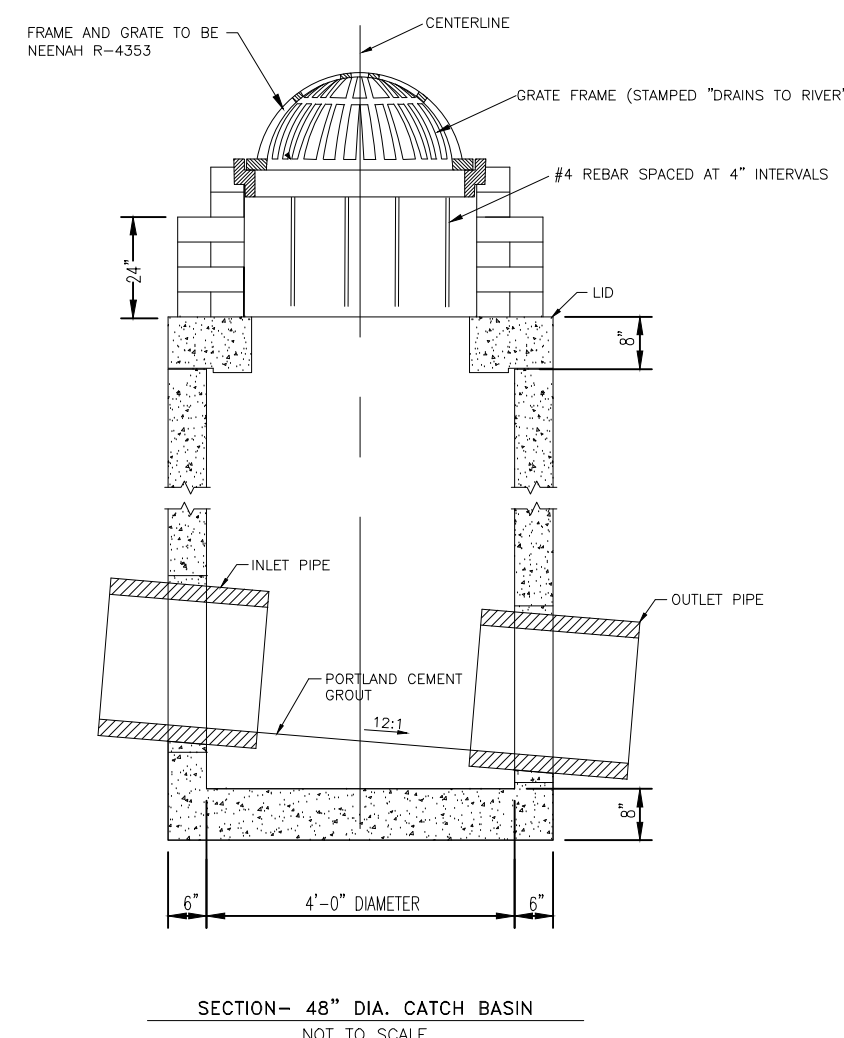
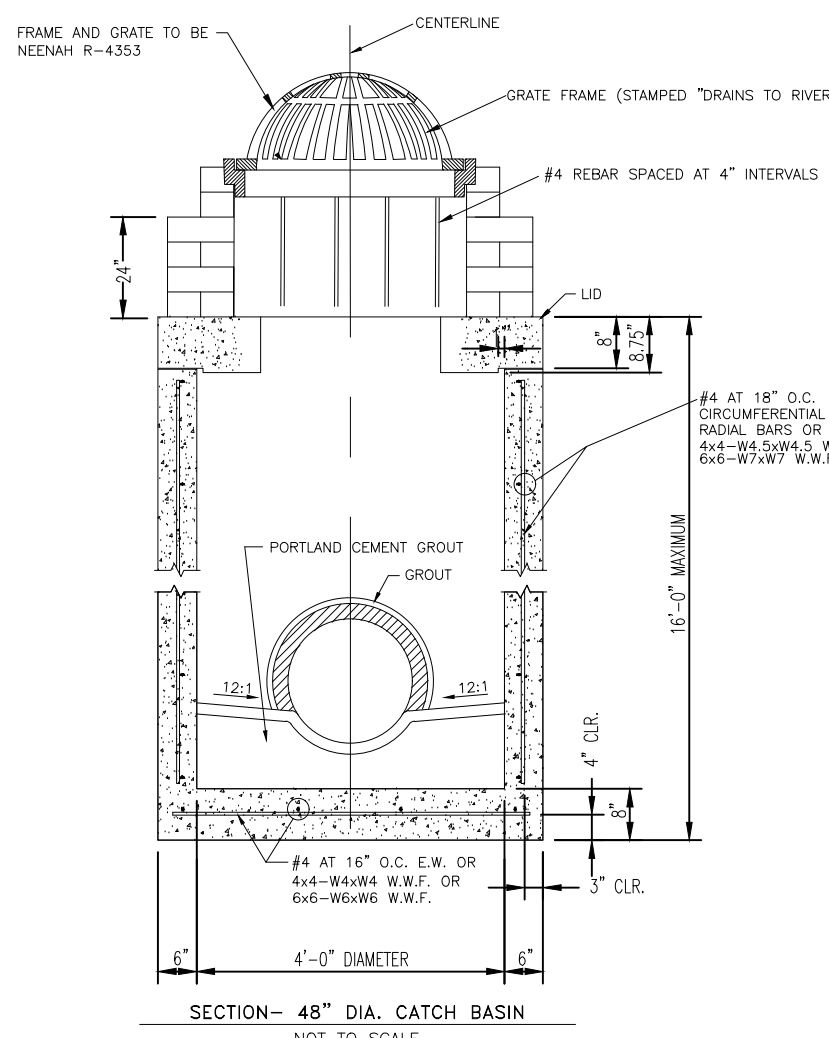


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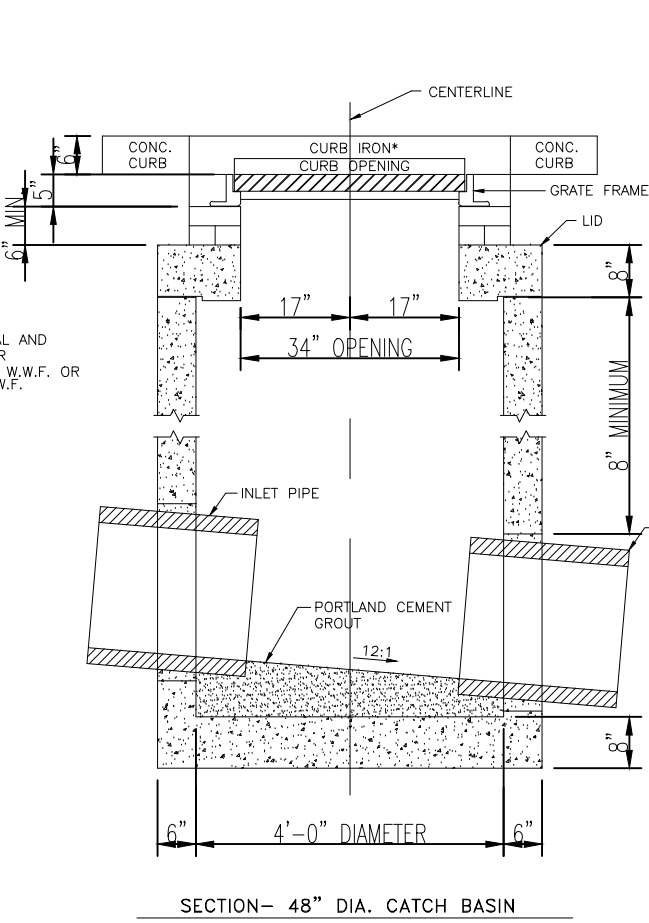
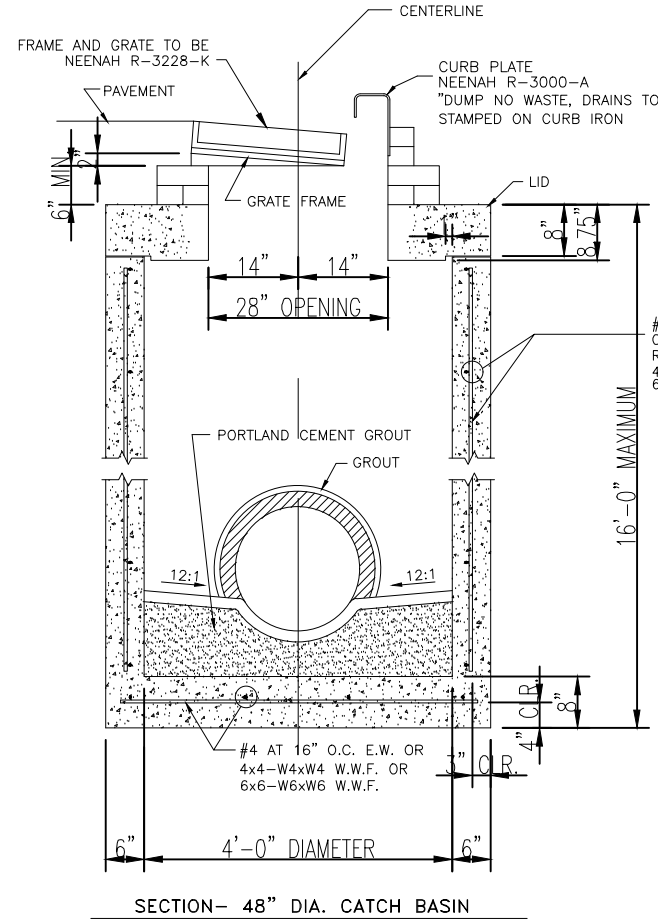
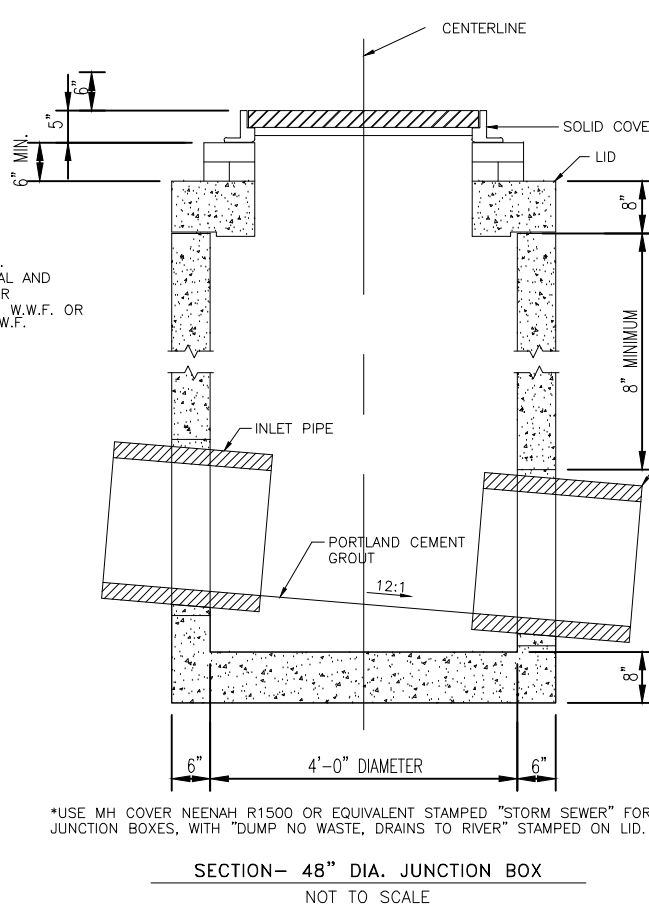
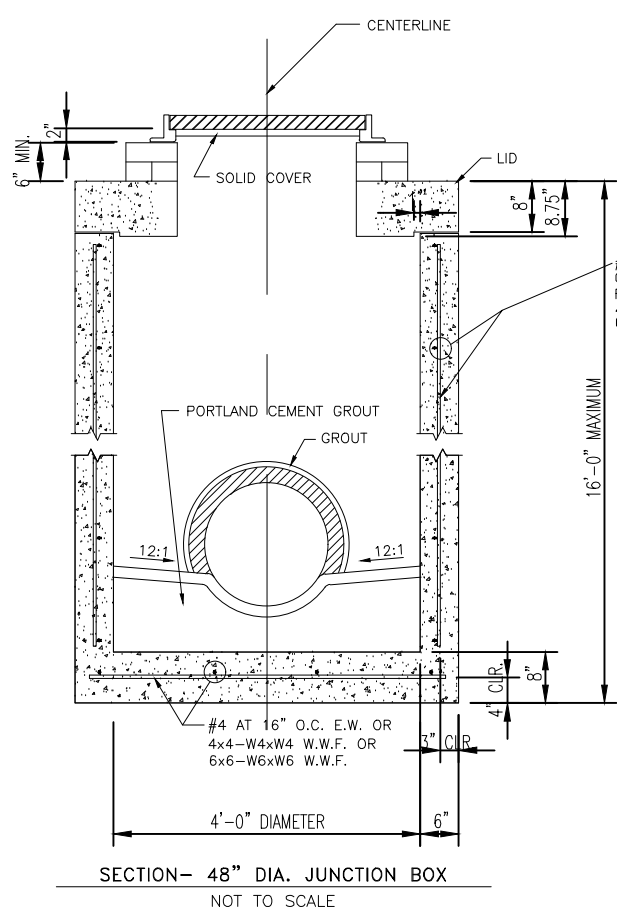
SEE PIPE SCHEDULE FOR INVERTS



SEE PIPE SCHEDULE FOR INVERTS



SEE PIPE SCHEDULE FOR INVERTS



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DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO. DATE

REVISION

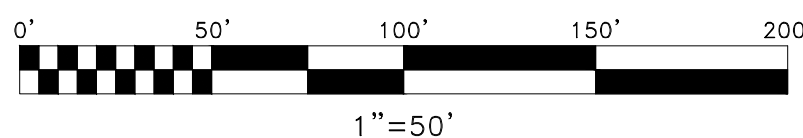
APPR. NO. DATE

REVISION

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SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2" INTERVAL
DATE
10/8/25

DEED REFERENCES: DEED BK 199 PG 489



GRADING & DRAINAGE PLAN FOR
LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

25730-GP

SHEET 5 OF 9 SHEET(S)

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1. THIS IS A PROHIBITION CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL, MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTLET INVOLVING DRAINAGE TOTALING TO OR MORE ACRES, OR ONE TO FIVE MORE ACRES IF DRAINAGE TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT SHALL BE COMPLETED AT EACH OUTLET WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CDC APP. 31.2 FOR ASSESSMENT LANGUAGE)
4. FUGITIVE DUST THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION POND, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN EXCEEDED BY 50%.
6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO INTERFERING WITH THE FLOW OF WATER. DEBRIS PICKED UP BY THE WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISBURSMENT.
7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR COVERED WITH TEMPORARY COVER AS DESCRIBED IN THE PERMIT.
8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>35%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
11. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL, MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 11.35 ACRES.

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

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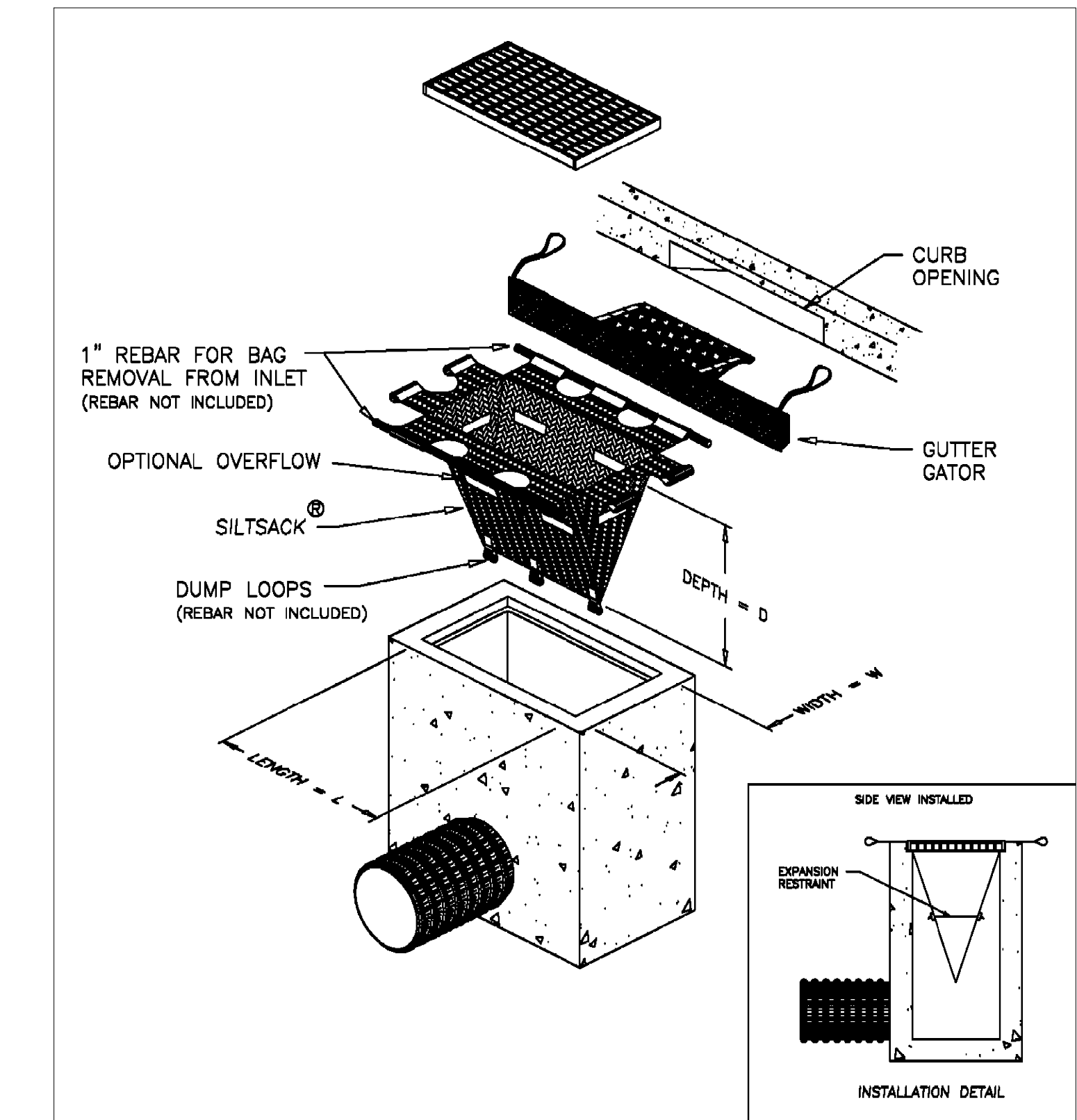
NOTE:
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SHEET 7

9 SHEET(S.

Q:\25730\25730.D



INSTALL VMAX SC250 TURF
REINFORCEMENT MAT
BY NORTH AMERICAN GREEN OR
APPROVED EQUAL PER
MANUFACTURER'S SPECIFICATIONS

The diagram illustrates a cross-section of a riprap apron. It shows a concrete curb on the left, followed by a riprap apron of length L_A . The apron is composed of layers of riprap (represented by a diamond pattern) and heavy geotextile fabric (represented by a cross-hatch pattern). The width of the culvert is W_C , and the length of the riprap apron is $L_A = 6 \times W_C$. The median riprap size is D_{50} , the maximum size of the riprap is D_{MAX} , and the depth of the riprap apron is D_A . The geotextile fabric is anchored into the riprap layers.

W_C = width of culvert
 L_A = length of riprap apron
 W_A = width of culvert
 D_{50} = median riprap size
 D_{MAX} = maximum size of riprap = $1.5 D_{50}$
 D_A = depth of riprap apron = $1.5 D_{MAX}$

HEAVY GEOTEXTILE FABRIC, ANCHORED

The diagram illustrates a typical stormwater pollution prevention plan for individual lots. It shows a rectangular lot with a house in the center. A vegetative buffer is located along the top and right boundaries of the lot. A temporary 4" plastic drain is installed at each corner of the lot, with one drain specifically labeled at the bottom-left corner. A fence is placed along the left boundary of the lot, with a note indicating it must be placed at least 10 feet from the street. A construction entrance, marked with an 'X' and labeled as 4" stone, is located on the bottom boundary of the lot. A temporary 4" plastic drain is also installed at this construction entrance, with a note indicating it should drain to the street at each corner point. The street is shown at the bottom of the diagram.

OP	Q	LA	D50
---	CFS	FT	IN
1	15	16	7
2	10	12	5
3	35	20	8.5
4	10	12	5
5	35	20	8.5

Diagram illustrating the cross-section of a trapezoidal apron. The top width is labeled "MINIMUM APRON WIDTH=3 W_c". The top thickness is labeled "W_c". The bottom thickness is labeled "W_c + L_o". The side slopes are indicated by a cross-hatched pattern.

2 X 4" WOOD FRAME

1.5" MAX.

5" MIN.

DROP INLET WITH GRATE

FRAME

GATHER EXCESS AT CORNERS

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

ELEVATION OF STAKE AND
FABRIC ORIENTATION

BEFORE PAVING
TEMPORARY INLET PROTECTION
NOT TO SCALE

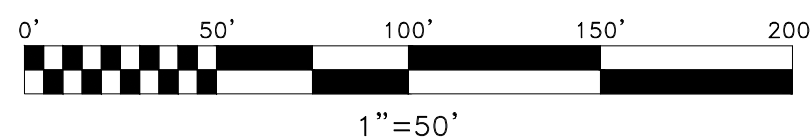
DETAIL A

DETAIL A

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DEED REFERENCES: DEED BK 199 PG 489



TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH
DRAWN	SEW
CHECKED	DBH

NO.	DATE
-----	------

REVISION

APPR.	N
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DATE	
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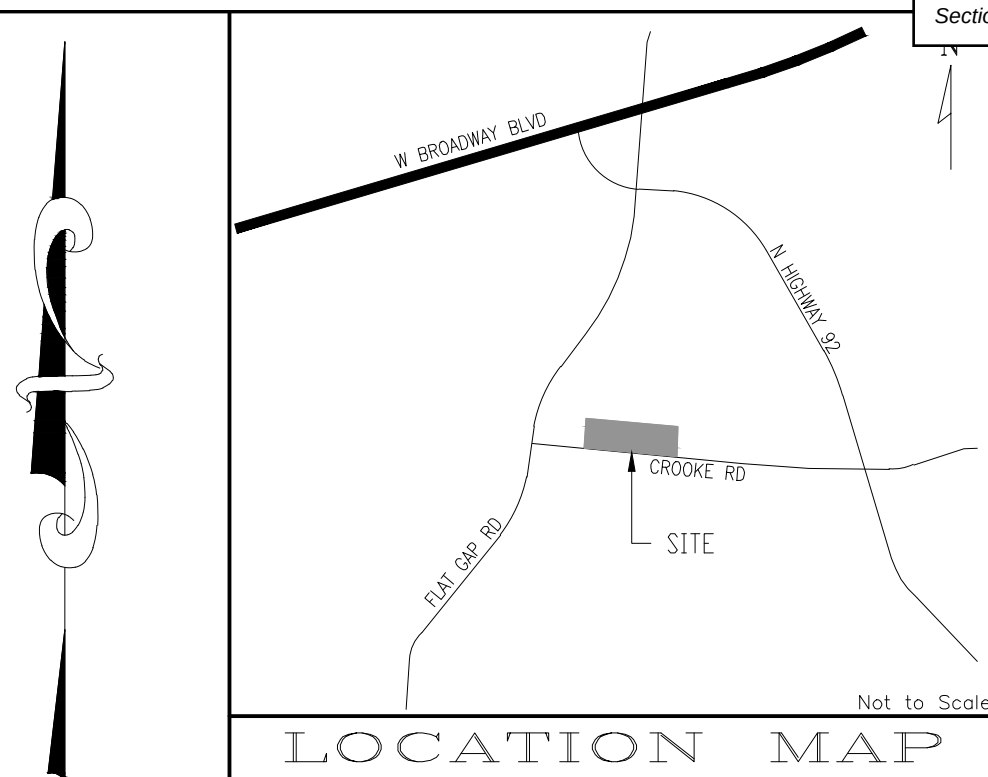
REVISION

APPR.

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE _____

10/8/25



2. THIS IS A PROPERTY CONSTRUCTION ACTIVITY.
3. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY OR THE CONSTRUCTION SITE CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR OR THE PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
4. THE PREVENTION OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAURED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE APPENDIX 1 FOR ASSESSMENT CHECKLIST)
5. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJACING LAND OWNER.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENT PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REACHED BY 50%.
7. PREVENTION OF EROSION AND SEDIMENT DAMAGE TO ADJACENT PROPERTY BY THE CONTRACTOR SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF BY THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
8. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
9. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
10. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS BEGUN OR IS TEMPORARILY OR TEMPORARILY CANCELED. STEEP SLOPES (>30%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
11. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 2 HOURS APART ON ALL UNSTABILIZED SITES.
12. NO BURN OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR THE PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 11.35 ACRES.

1. ALL DISTURBED AREAS WITH A SLOPE GREATER THAN 3:1 WILL BE STABILIZED WITH A 100% BIODEGRADABLE EROSION CONTROL MATTING. (SEE ATTACHED DETAIL)

Temporary Cover Seeding Mixtures

Table 1

EROSION CONTROL MATTING

BIODEGRADABLE STAKES

DETAIL
EROSION CONTROL MATTING

NOT TO SCALE

1. STABILIZE SITE WITH SOD AND SEED.
2. ONCE GRASS IS ESTABLISHED CONVERT SEDIMENT BASINS INTO DETENTION PONDS.

VEGETATIVE PRACTICES

NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH
SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

801.05—Preparing the Seedbed. The seedbed shall be prepared in the following manner and sequence:
Each area to be seeded shall be scarified, disced, harrowed, raked, or otherwise worked until it has been loosened and pulverized to a depth as directed by the Engineer.

This operation shall be performed only when the soil is in a tillable and workable condition. Fertilizer, at the rate of not less than 20 lbs. (10 kgs.) of grade 10-10-10 or equivalent, per unit (1,000 sq. ft./100 m²), and agricultural limestone, at the rate of not less than 100 lbs. per unit (50 kgs per 100 m²), shall be uniformly incorporated into the soil for a depth of approximately 1/2 inch (13 millimeters). When soil ph is below 5.5, liquid lime shall be applied at a rate of 7.5 gallons/acre (2.2oz./1000 sq. ft.) in addition to the required agricultural lime. The liquid lime product shall be from the Department's OPL. Fertilizer need not be incorporated in the soil as specified above when mixed with seed in water and applied with power sprayer equipment.

The seed group mixture shall be as specified under Subsection 918.14.

00106—Seeding. The Engineer will specify which seed group shall be used. The seed shall be sown as soon as preparation of the seeded has been completed. It shall be sown uniformly by means of a rotary seeder, hydraulic equipment, or other satisfactory means. Seed shall be sown at the rate of 2.5 lbs./unit, (1,000 st./1.25 kgs./unit) for Groups "A", "B" and "C", 0.6 lbs./unit (0.25 kg./unit) for Group "B1" and at a rate of 1.5 lbs./unit (75 kgs/100 m2) for all other Groups listed in Subsection 918.14, unless otherwise specified or ordered.

Group "C" seed and seeds of legumes when sown alone shall be inoculated before sowing in accordance with the recommendations of the manufacturer of the inoculant and as directed by the Engineer.

No seeding shall be done during heavy weather, or when the ground surface is frozen, wet or otherwise unsuitable. No seeding shall be performed during December and January unless otherwise permitted.

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
	Kentucky 31 Fescue	70%
August 1 to December 1	English Rye	20%
	White Clover	10%
	Kentucky 31 Fescue	70%
February 1 to December 1	Crown Vetch	25%
	English Rye	5%

Source: TDOT Standard Specifications

Table

LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919



25730-E&SC

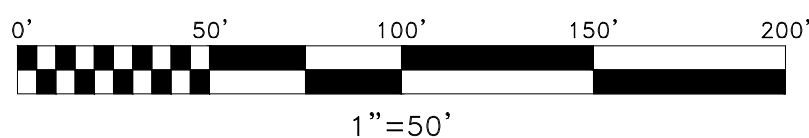
9 SHEET(S)

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BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DEED REFERENCES: DEED BK 199 PG 489



EROSION & SEDIMENT CONTROL PLAN FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

DATE
0/8/25

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

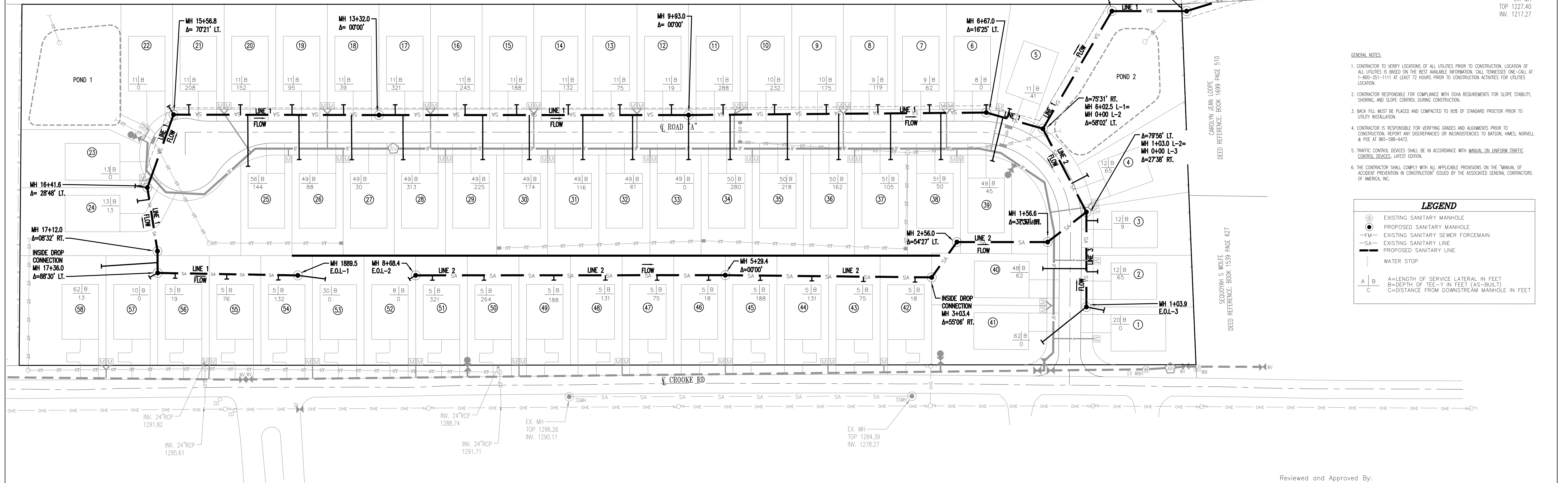
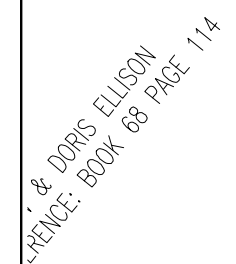
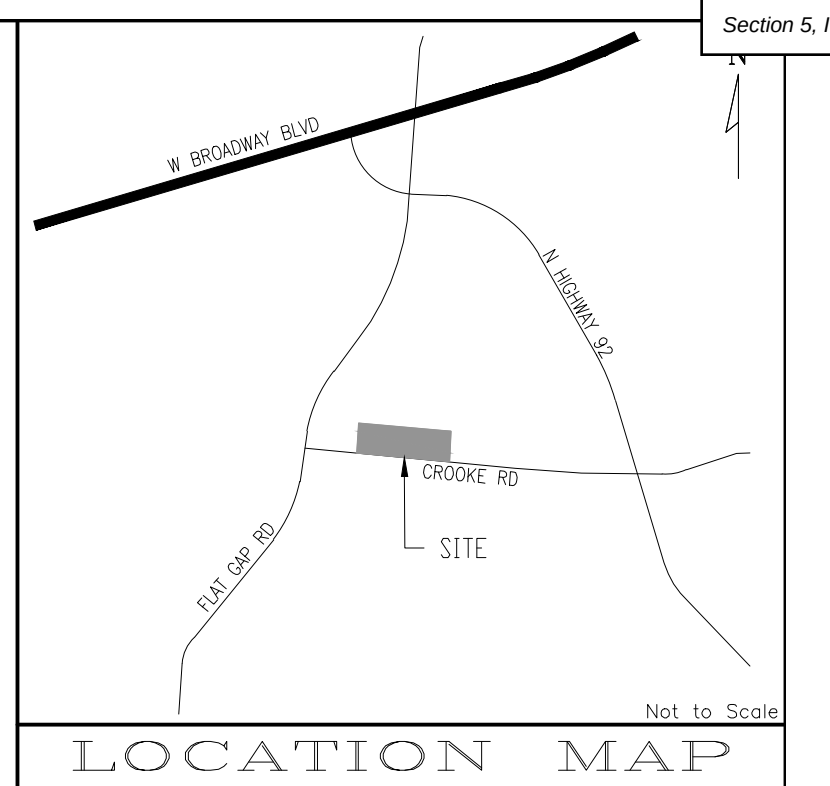
OSHA RULES SHALL BE ABIDED BY.

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE JEFFERSON CITY PUBLIC WORKS.

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

ALL UTILITIES SHALL BE INSTALLED WITH CONSIDERATION OF PROPER COVER OVER UTILITY LINES WHEN CROSSING FUTURE DRIVEWAYS IN CUT.

HUB ELEVATIONS ARE NOT FINAL
TOP OF MANHOLES. CONTRACTOR IS
RESPONSIBLE FOR ADJUSTING THE
MANHOLE TO MATCH THE PROPOSED
FINISHED GRADES.

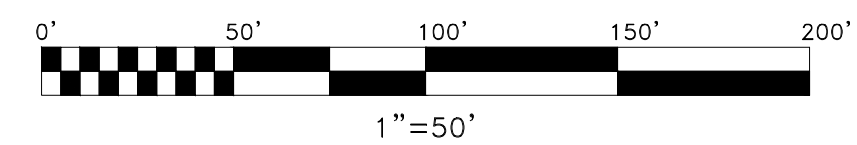


3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF ALL UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
4. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
5. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO BATSON, HIMES, NOVELL & PDE AT 860-588-6472.
7. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS ON THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

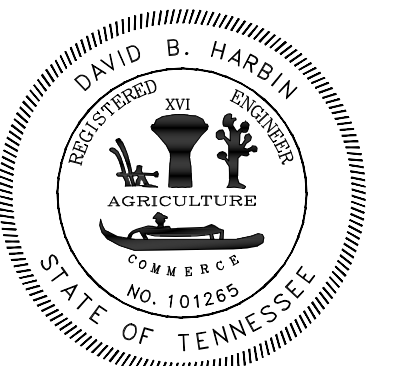
(S) EXISTING SANITARY MANHOLE
 (●) PROPOSED SANITARY MANHOLE
 —FM— EXISTING SANITARY SEWER FORCEMAIN
 —SA— EXISTING SANITARY LINE
 ——— PROPOSED SANITARY LINE
 |
 | WATER STOP
 A | B
 C

A=LENGTH OF SERVICE LATERAL IN FEET
 B=DEPTH OF TEE-Y IN FEET (AS-BUILT)
 C=DISTANCE FROM DOWSTREAM MANHOLE IN FEET

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919



TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

SHEET(S)

:\25730\25730.DWG



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

[illegible]

DATE
10/8/25

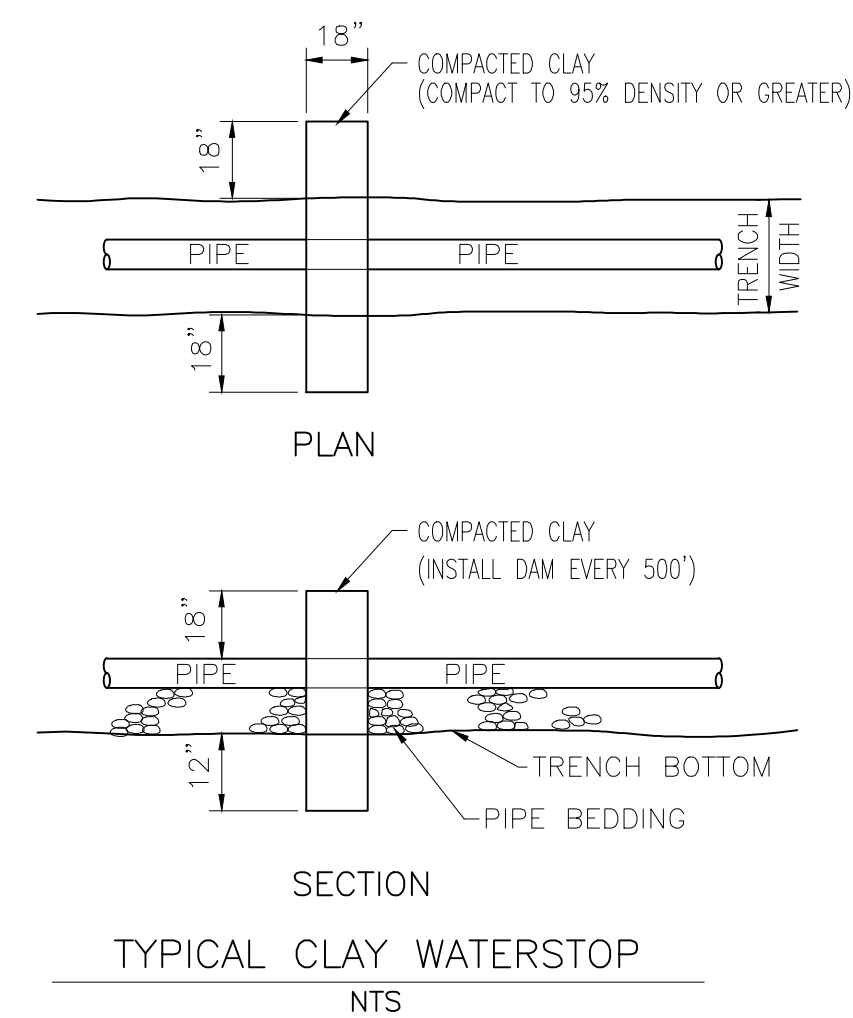
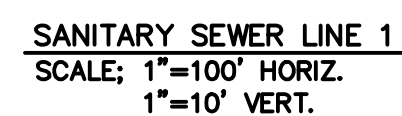
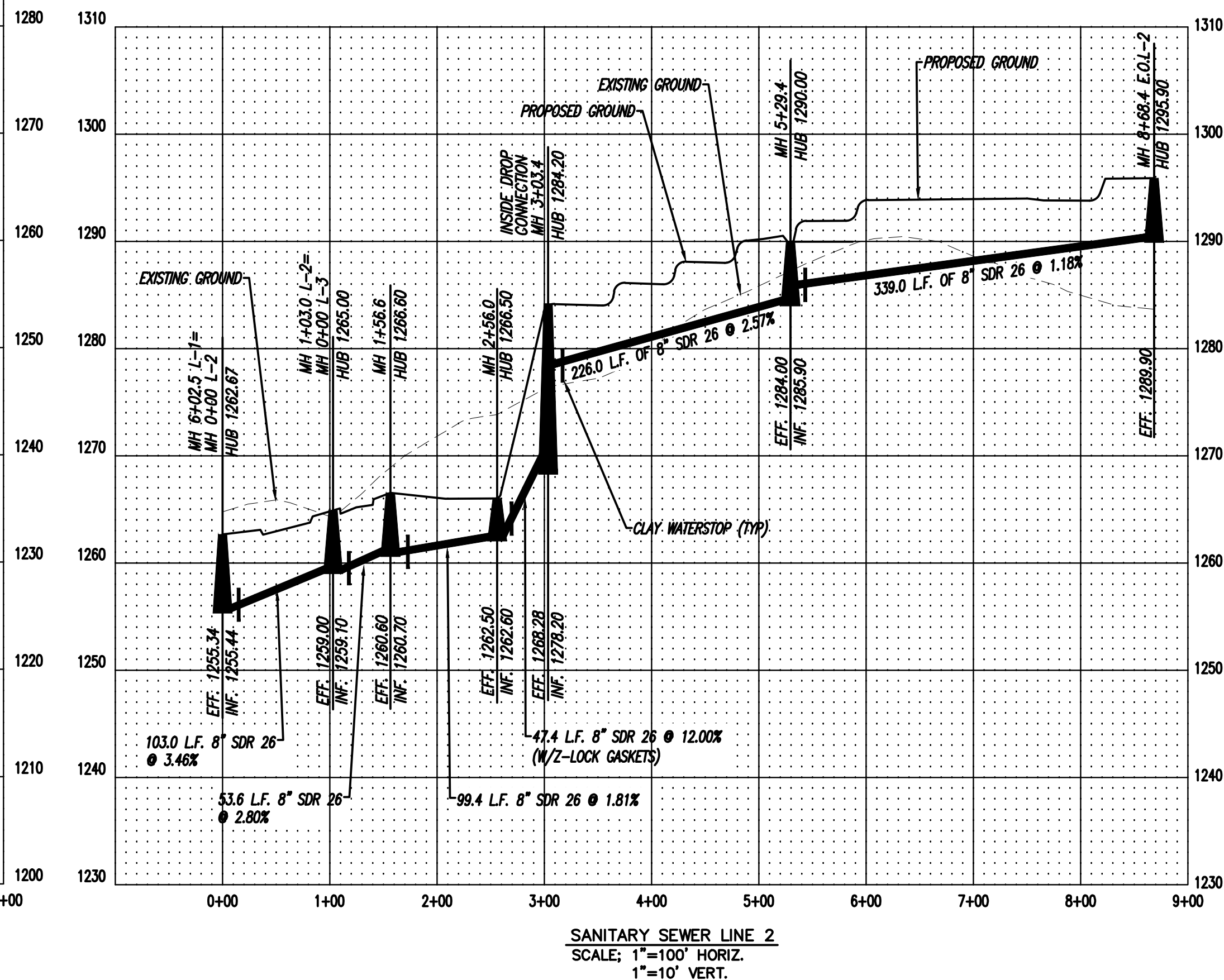
JEFFERSON CITY PUBLIC WORKS

NOTE:

HUB ELEVATIONS ARE NOT FINAL
TOP OF MANHOLES. CONTRACTOR IS
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MANHOLE TO MATCH THE PROPOSED
FINISHED GRADES.

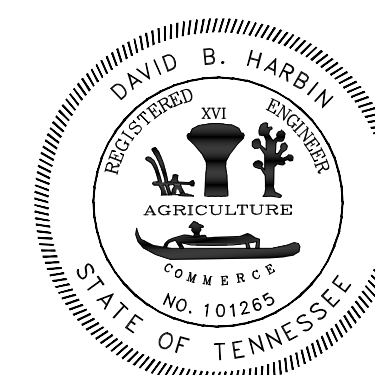
NOTE:
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CONSIDERATION OF PROPER COVER OVER UTILITY
LINES WHEN CROSSING FUTURE DRIVEWAYS
IN CUT.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE—CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 10/27/2025

Date of Application 10/7/2025

Name & Phone Number Brittany Youngblood ;

- ☒ Planning Commission - \$10.00 Fee
- ☐ Board of Zoning Appeals - \$10.00 Fee
- ☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Submittal for site plan review for a proposed Express Oil Development located off E Broadway Blvd.

LOT 3 JESSIE SWANN RANKIN FARM RESUB

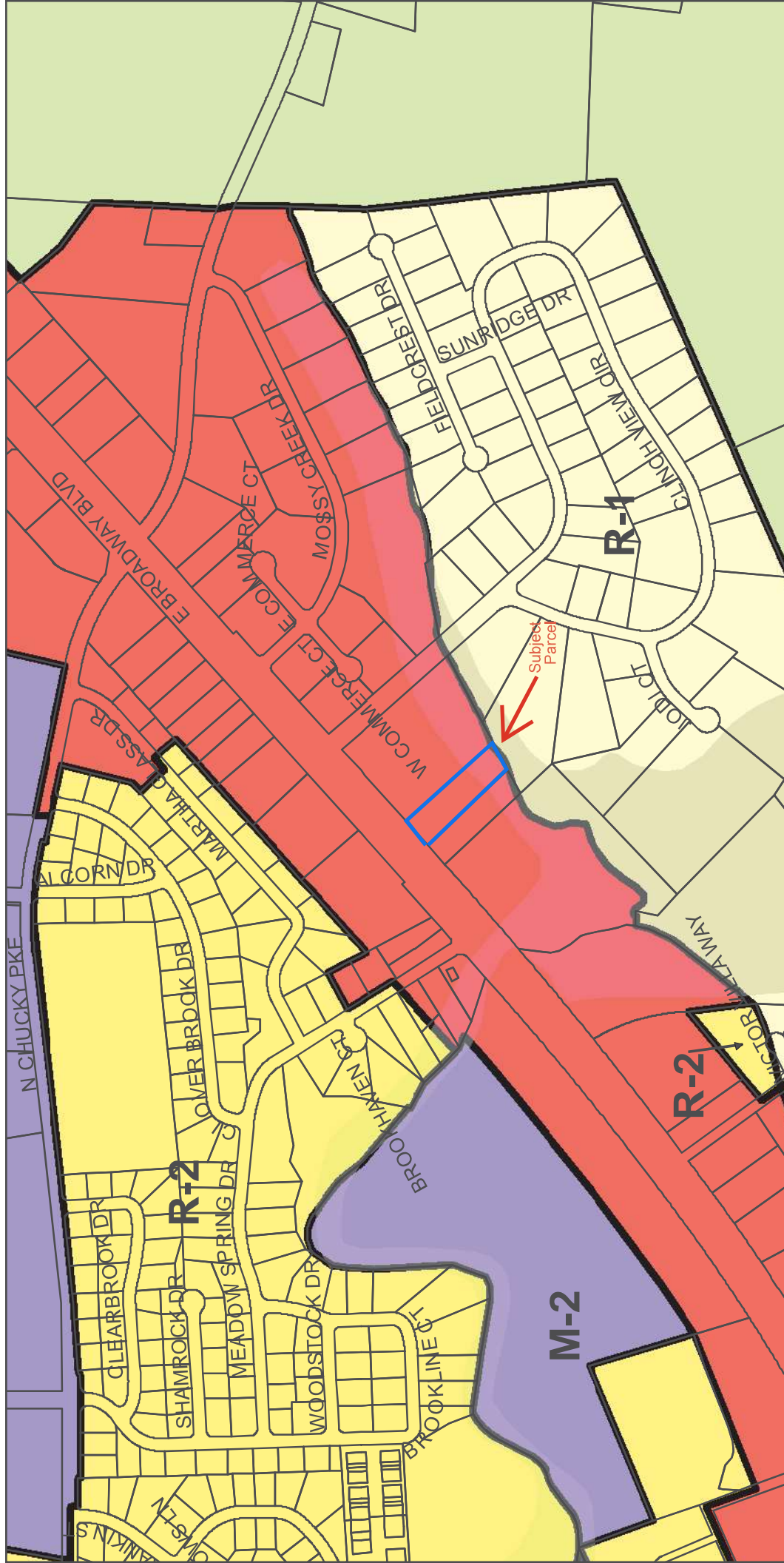
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

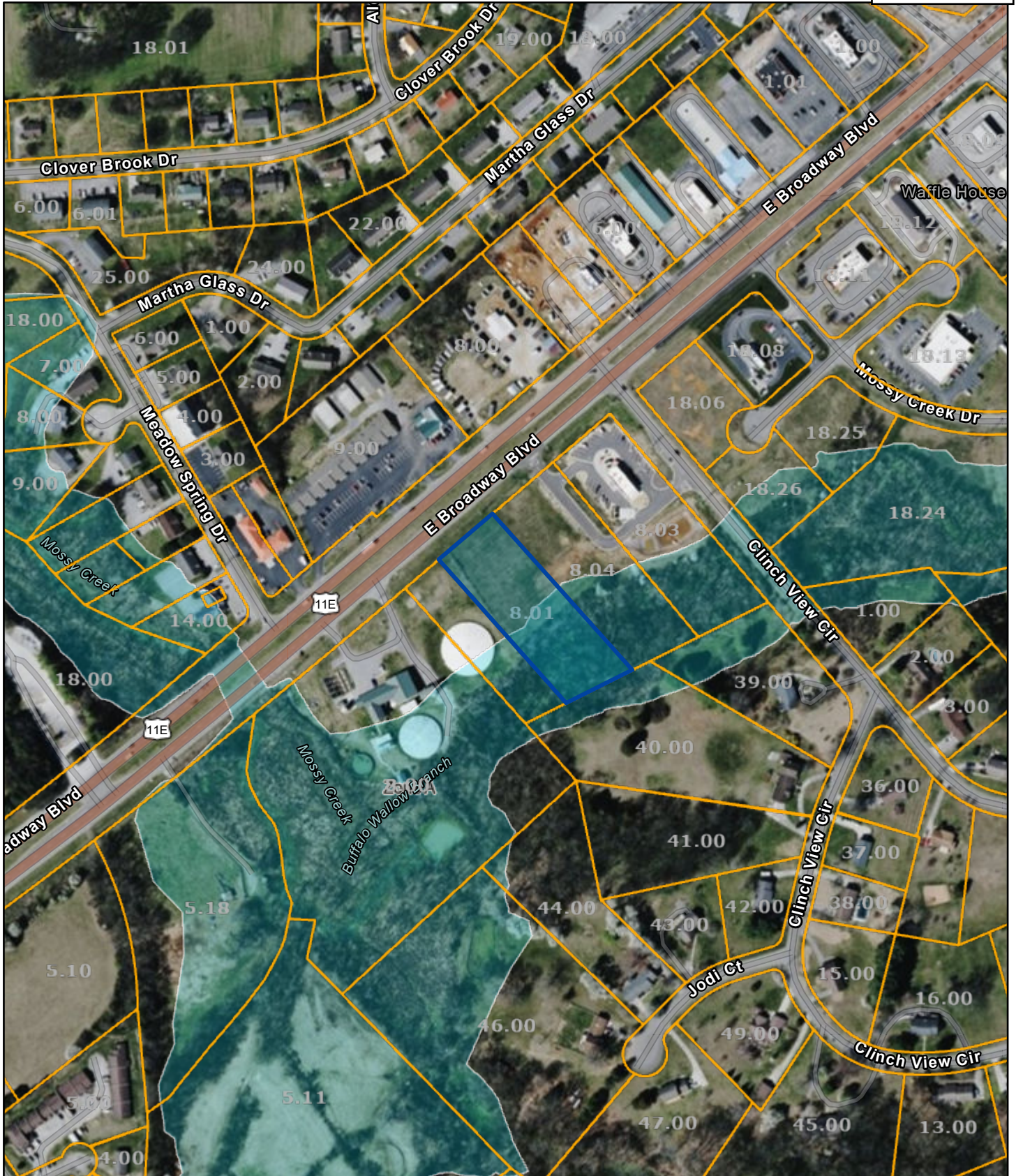
Brittany Youngblood

Digitally signed by Brittany Youngblood
DN: C=US, E=bryoungblood@mcadamsco.com, O=McAdams,
CN=Brittany Youngblood
Date: 2025.10.07 11:04:43-0500

Applicant Signature

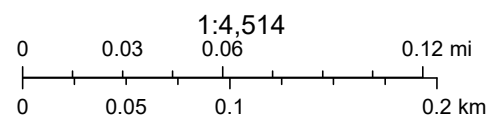
Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning





Date: October 17, 2025

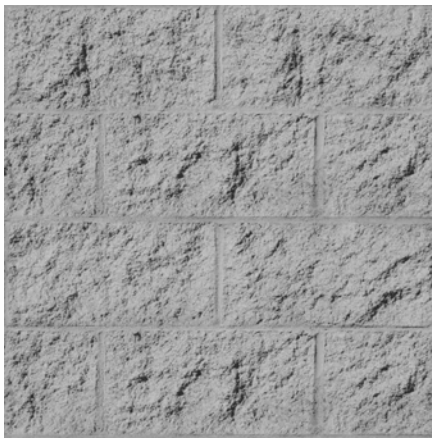
County: JEFFERSON
 Owner: RUGEL PATRICIA B TTE & BETTY CATLETT
 Address: BROADWAY BLVD E
 Parcel ID: 024 008.01
 Deeded Acreage: 3.46
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

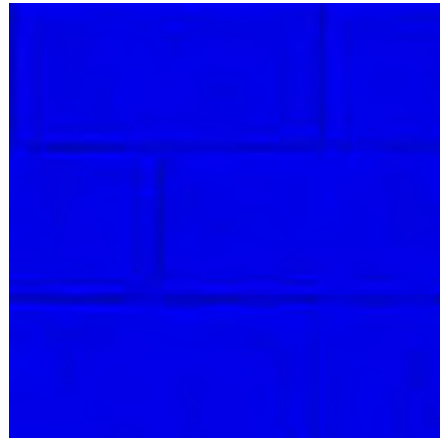
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

EXTERIOR FINISH MATERIAL LEGEND



PAINTED SPLIT-FACE CMU

Color: SW7669 Summit Gray
Manuf: Sherwin Williams
Keynote: 19



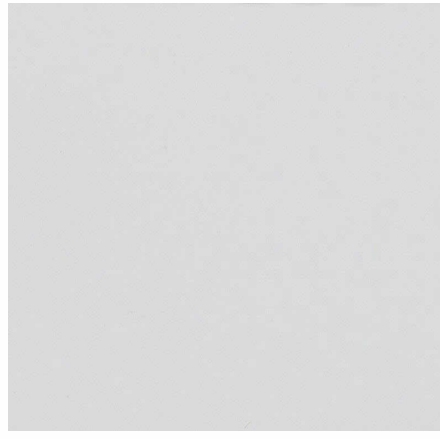
PAINTED SMOOTH-FACE CMU

Color: SW6966 Blueblood
Manuf: Sherwin Williams
Keynote: 16



PAINTED SMOOTH-FACE CMU

Color: SW7075 Web Gray
Manuf: Sherwin Williams
Keynote: 18



HM DOORS

Color: SW7669 Summit Gray
Manuf: Sherwin Williams



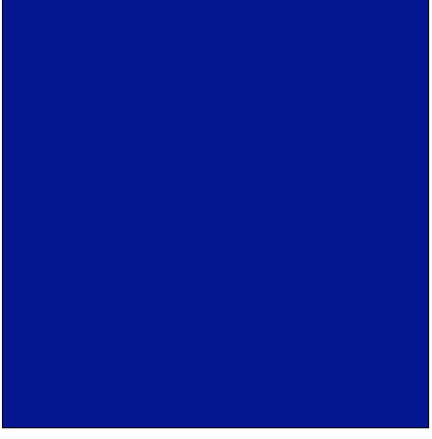
STOREFRONT DOORS/WINDOWS

Color: Clear Anodized Aluminum
Manuf: YKK



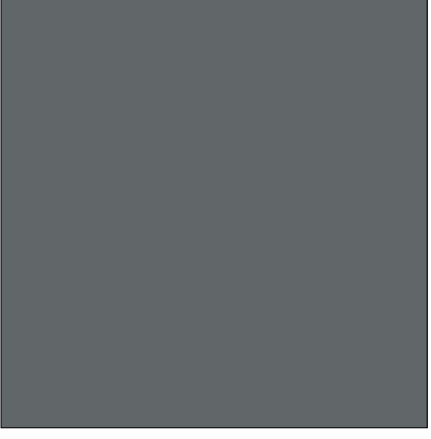
BOLLARDS

Color: Safety Red
Manuf: Sherwin Williams



STANDING SEAM METAL ROOF

Color: Royal Blue
Manuf: Berridge



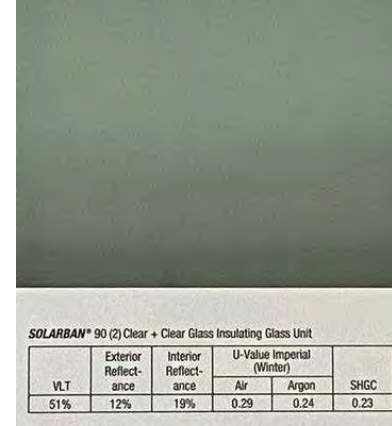
CONDUCTOR HEADS / DOWNSPOUTS

Color: SW7075 Web Gray
Manuf: Sherwin Williams



OVERHEAD DOORS

Color: White
Manuf: Raynor



TINTED GLAZING

Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass

MATERIAL PERCENTAGE CALCULATIONS		
WALL ELEVATION (NOT INCLUDING DOORS/ROOF)	1,875 S.F.	100%
PAINTED SMOOTH-FACE CMU (KEYNOTE #16)	465 S.F.	25% OF TOTAL
PAINTED SMOOTH-FACE CMU (KEYNOTE #18)	534 S.F.	28% OF TOTAL
PAINTED SPLIT-FACE CMU (KEYNOTE #19)	560 S.F.	30% OF TOTAL
PAINTED EIFS COPING/TRIM (KEYNOTE #318)	230 S.F.	12% OF TOTAL
GLAZING	86 S.F.	5% OF TOTAL

Keynote Schedule	
Tag	Text
1	Wall Pack / Electrical Fixture. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12	Pre-finished metal conductor head with built-in overflow and downspout. Drainage to discharge on grade, unless indicated on drawings that drainage is to be piped to storm.(See Civil). Provide a pre-finished elbow and concrete splash block. See Specification 077100 Roof Specialties.
12a	Emergency roof drain scupper. Locate adjacent to conductor head and 2 inches higher than downspout scupper location. See Specification 077100 Roof Specialties.
12c	Prefinished metal downspout. Discharge on TPO roof below.
16	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
18	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
19	Painted split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
23	Wall scone (By Others). See Electrical. Locate junction box for scones 5'-0" a.f.f. vertically and 4" from center horizontally. Verify with sign company prior to rough-in.
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
47	Provide address identification as directed by the Local Fire Marshal or AHJ, but letter size shall not be less than 4 inches high.
56	Metal louver or vent. Color to match adjacent surface. See Mechanical.
59	Gas meter. See Plumbing.
144	Electrical meter. See Electrical.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).
318	Painted preformed EIFS cornice and trim, See Specification Section 072400 EIFS Exterior Insulation and Finish System.



01_ Exterior Elevation_Front (North)
3/16" = 1'-0"



NOT FOR
CONSTRUCTION

Express Oil Change & Tire Engineers
Single Building / Right Hand Oil Change / Front Enter / Side Tire Storage
Jefferson City, TN

CONCEPTUAL

No.	Description	Date

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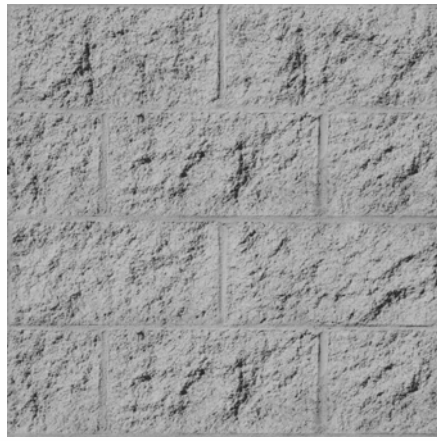
Exterior Elevation -
Front (North)

Project number	25029
Date	09/29/2025
Drawn by	ARC
Checked by	N/A

A200

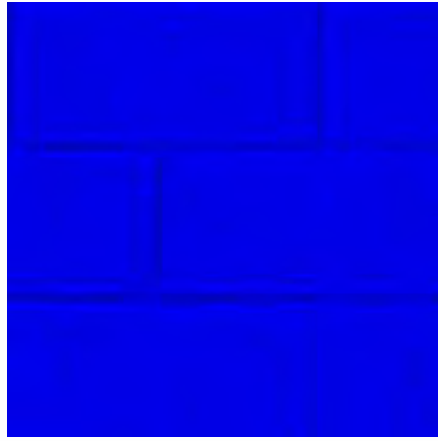
Scale 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND



PAINTED SPLIT-FACE CMU

Color: SW7669 Summit Gray
Manuf: Sherwin Williams
Keynote: 19



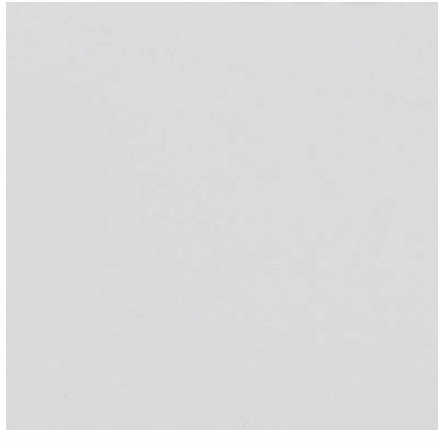
PAINTED SMOOTH-FACE CMU

Color: SW6966 Blueblood
Manuf: Sherwin Williams
Keynote: 16



PAINTED SMOOTH-FACE CMU

Color: SW7075 Web Gray
Manuf: Sherwin Williams
Keynote: 18



HM DOORS

Color: SW7669 Summit Gray
Manuf: Sherwin Williams



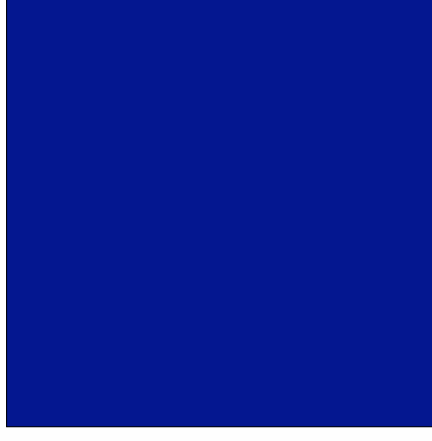
STOREFRONT DOORS/WINDOWS

Color: Clear Anodized Aluminum
Manuf: YKK



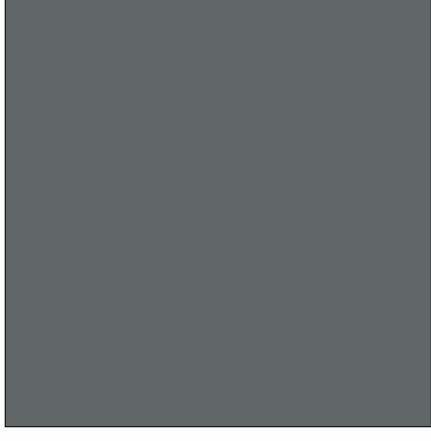
BOLLARDS

Color: Safety Red
Manuf: Sherwin Williams



STANDING SEAM METAL ROOF

Color: Royal Blue
Manuf: Berridge



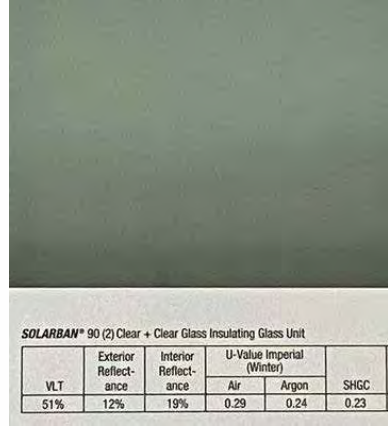
CONDUCTOR HEADS / DOWNSPOUTS

Color: SW7075 Web Gray
Manuf: Sherwin Williams



OVERHEAD DOORS

Color: White
Manuf: Raynor

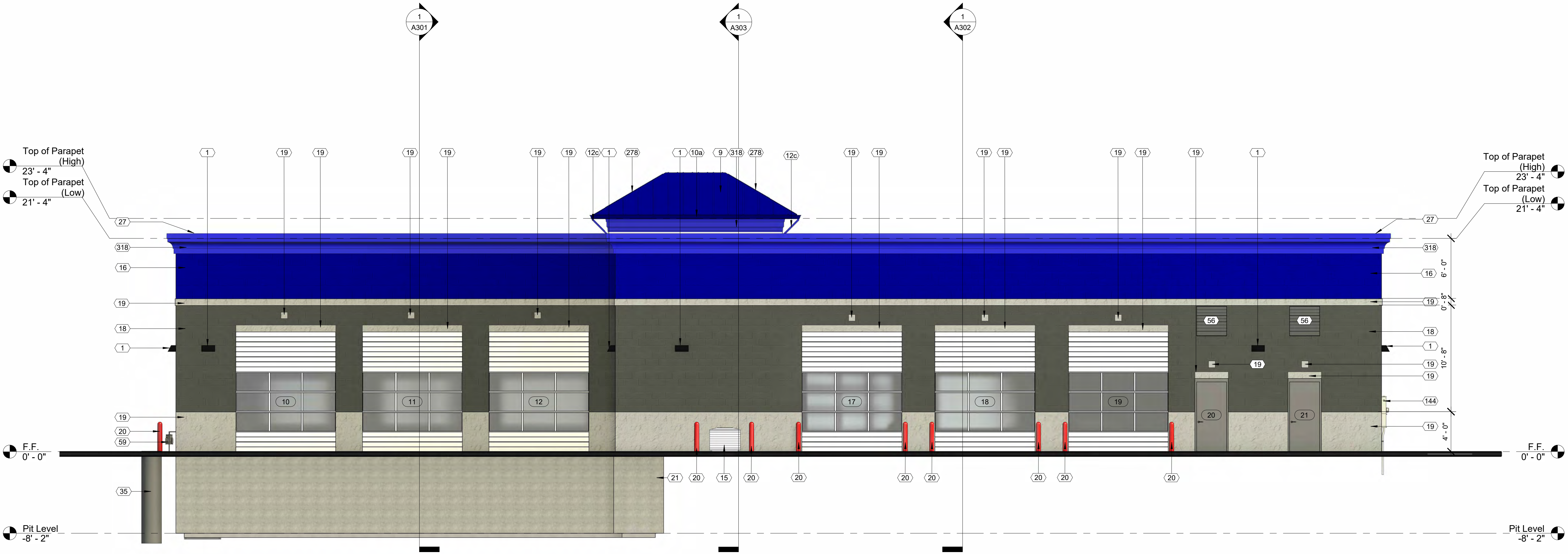


TINTED GLAZING

Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass

MATERIAL PERCENTAGE CALCULATIONS		
WALL ELEVATION (NOT INCLUDING DOORS/ROOF)	1,847 S.F.	100%
PAINTED SMOOTH-FACE CMU (KEYNOTE #16)	543 S.F.	29% OF TOTAL
PAINTED SMOOTH-FACE CMU (KEYNOTE #18)	719 S.F.	39% OF TOTAL
PAINTED SPLIT-FACE CMU (KEYNOTE #19)	344 S.F.	19% OF TOTAL
PAINTED EIFS COPING/TRIM (KEYNOTE #318)	241 S.F.	13% OF TOTAL

Keynote Schedule	
Tag	Text
1	Wall Pack / Electrical Fixture. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
12c	Prefinished metal downspout. Discharge on TPO roof below.
15	HVAC condensing unit. See Mechanical.
16	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
18	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
19	Painted split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
56	Metal louver or vent. Color to match adjacent surface. See Mechanical.
59	Gas meter. See Plumbing.
144	Electrical meter. See Electrical.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).
318	Painted preformed EIFS cornice and trim. See Specification Section 072400 EIFS Exterior Insulation and Finish System.



02_ Exterior Elevation_ Rear (South)
3/16" = 1'-0"



NOT FOR
CONSTRUCTION

Express Oil Change & Tire Engineers
Single Building / Right Hand Oil Change / Front Enter / Side Tire Storage
Jefferson City, TN

CONCEPTUAL

No.	Description	Date

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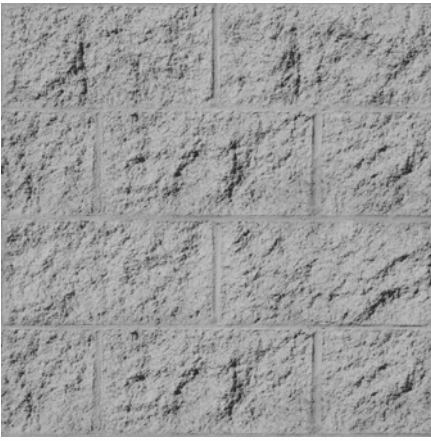
Exterior Elevation -
Rear (South)

Project number	25029
Date	09/29/2025
Drawn by	ARC
Checked by	N/A

A201

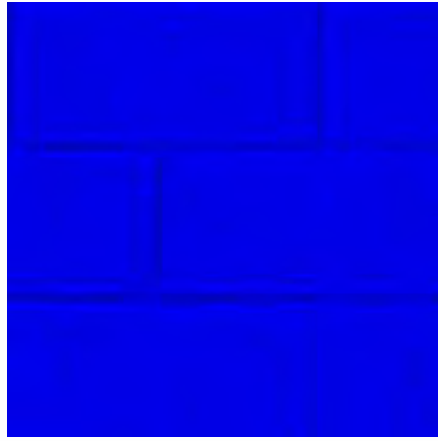
Scale 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND



PAINTED SPLIT-FACE CMU

Color: SW7669 Summit Gray
Manuf: Sherwin Williams
Keynote: 19



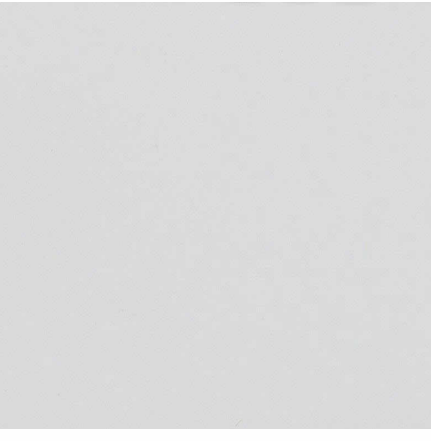
PAINTED SMOOTH-FACE CMU

Color: SW6966 Blueblood
Manuf: Sherwin Williams
Keynote: 16



PAINTED SMOOTH-FACE CMU

Color: SW7075 Web Gray
Manuf: Sherwin Williams
Keynote: 18



HM DOORS

Color: SW7669 Summit Gray
Manuf: Sherwin Williams



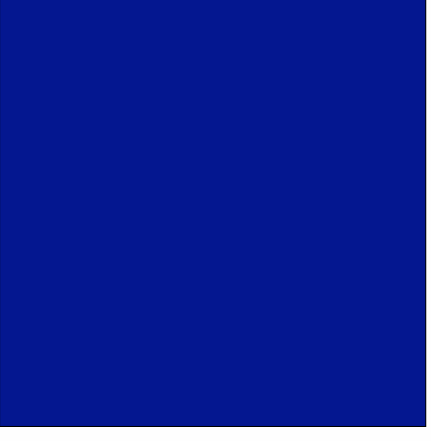
STOREFRONT DOORS/WINDOWS

Color: Clear Anodized Aluminum
Manuf: YKK



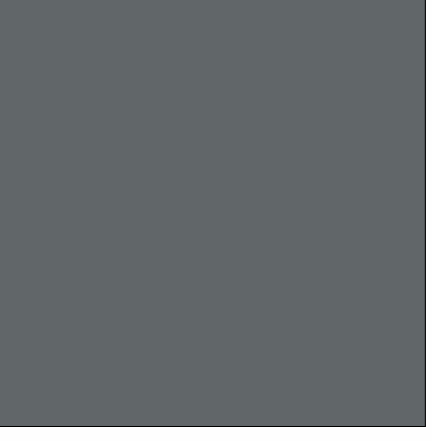
BOLLARDS

Color: Safety Red
Manuf: Sherwin Williams



STANDING SEAM METAL ROOF

Color: Royal Blue
Manuf: Berridge



CONDUCTOR HEADS / DOWNSPOUTS

Color: SW7075 Web Gray
Manuf: Sherwin Williams



OVERHEAD DOORS

Color: White
Manuf: Raynor

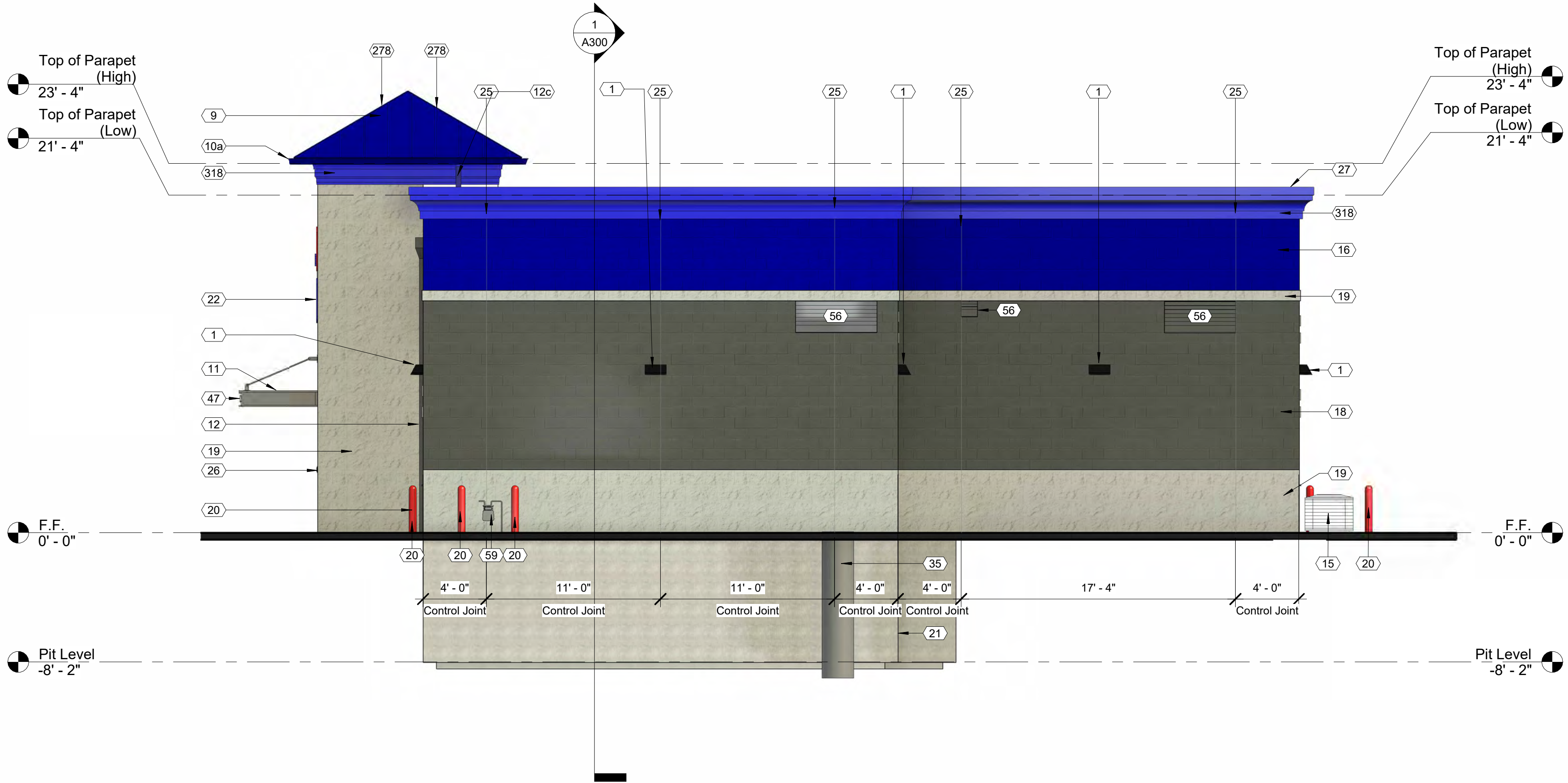


TINTED GLAZING

Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass

MATERIAL PERCENTAGE CALCULATIONS		
WALL ELEVATION (NOT INCLUDING DOORS/ROOF)	1,350 S.F.	100%
PAINTED SMOOTH-FACE CMU (KEYNOTE #16)	249 S.F.	19% OF TOTAL
PAINTED SMOOTH-FACE CMU (KEYNOTE #18)	570 S.F.	42% OF TOTAL
PAINTED SPLIT-FACE CMU (KEYNOTE #19)	405 S.F.	30% OF TOTAL
PAINTED EIFS COPING/TRIM (KEYNOTE #318)	126 S.F.	9% OF TOTAL

Keynote Schedule	
Tag	Text
1	Wall Pack / Electrical Fixture. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12	Pre-finished metal conductor head with built-in overflow and downspout. Drainage to discharge on grade, unless indicated on drawings that drainage is to be piped to storm.(See Civil). Provide a pre-finished elbow and concrete splash block. See Specification 077100 Roof Specialties.
12c	Prefinished metal downspout. Discharge on TPO roof below.
15	HVAC condensing unit. See Mechanical.
16	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
18	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
19	Painted split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
47	Provide address identification as directed by the Local Fire Marshal or AHJ, but letter size shall not be less than 4 inches high.
56	Metal louver or vent. Color to match adjacent surface. See Mechanical.
59	Gas meter. See Plumbing.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).
318	Painted preformed EIFS cornice and trim, See Specification Section 072400 EIFS Exterior Insulation and Finish System.



1 03 Exterior Elevation_Right (West)
3/16" = 1'-0"



NOT FOR
CONSTRUCTION

Express Oil Change & Tire Engineers
Single Building / Right Hand Oil Change / Front Enter / Side Tire Storage
Jefferson City, TN

CONCEPTUAL

No.	Description	Date

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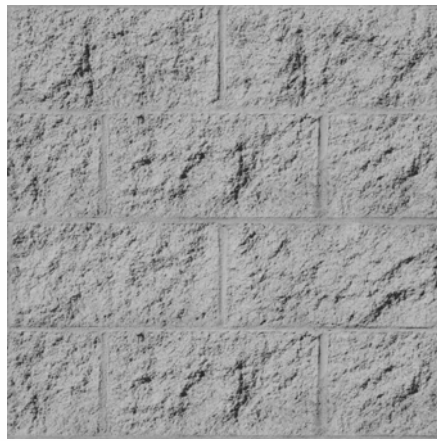
Exterior Elevation -
Right (West)

Project number	25029
Date	09/29/2025
Drawn by	ARC
Checked by	N/A

A202

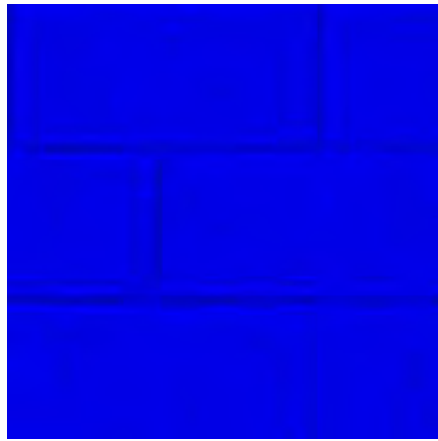
Scale 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND



PAINTED SPLIT-FACE CMU

Color: SW7669 Summit Gray
Manuf: Sherwin Williams
Keynote: 19



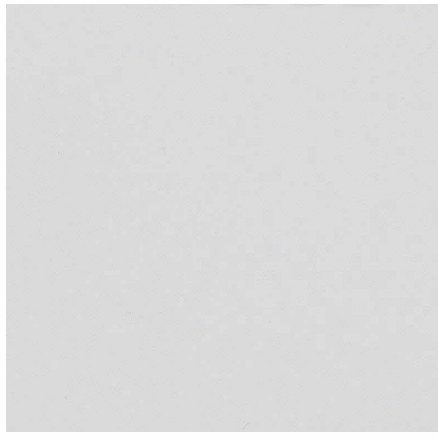
PAINTED SMOOTH-FACE CMU

Color: SW6966 Blueblood
Manuf: Sherwin Williams
Keynote: 16



PAINTED SMOOTH-FACE CMU

Color: SW7075 Web Gray
Manuf: Sherwin Williams
Keynote: 18



HM DOORS

Color: SW7669 Summit Gray
Manuf: Sherwin Williams



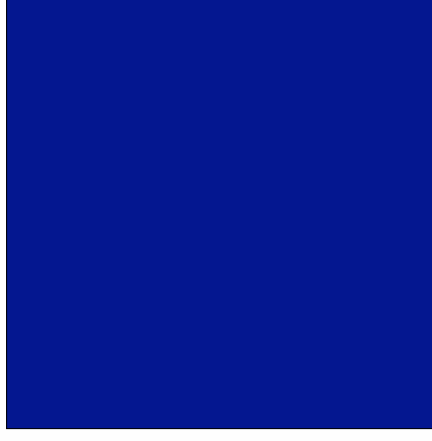
STOREFRONT DOORS/WINDOWS

Color: Clear Anodized Aluminum
Manuf: YKK



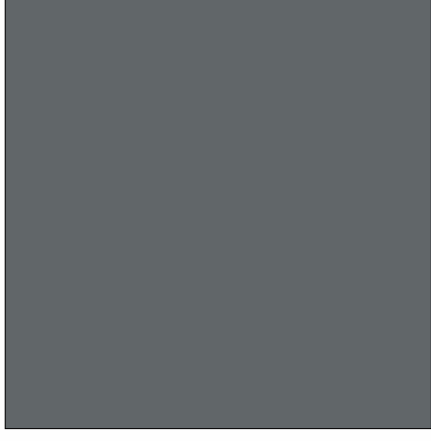
BOLLARDS

Color: Safety Red
Manuf: Sherwin Williams



STANDING SEAM METAL ROOF

Color: Royal Blue
Manuf: Berridge



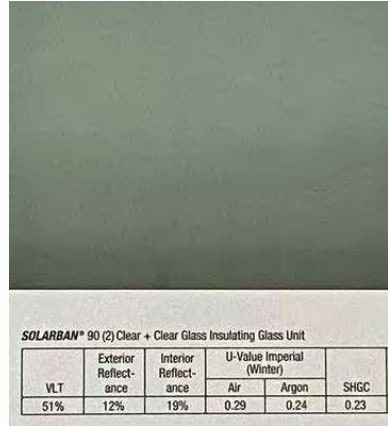
CONDUCTOR HEADS / DOWNSPOUTS

Color: SW7075 Web Gray
Manuf: Sherwin Williams



OVERHEAD DOORS

Color: White
Manuf: Raynor

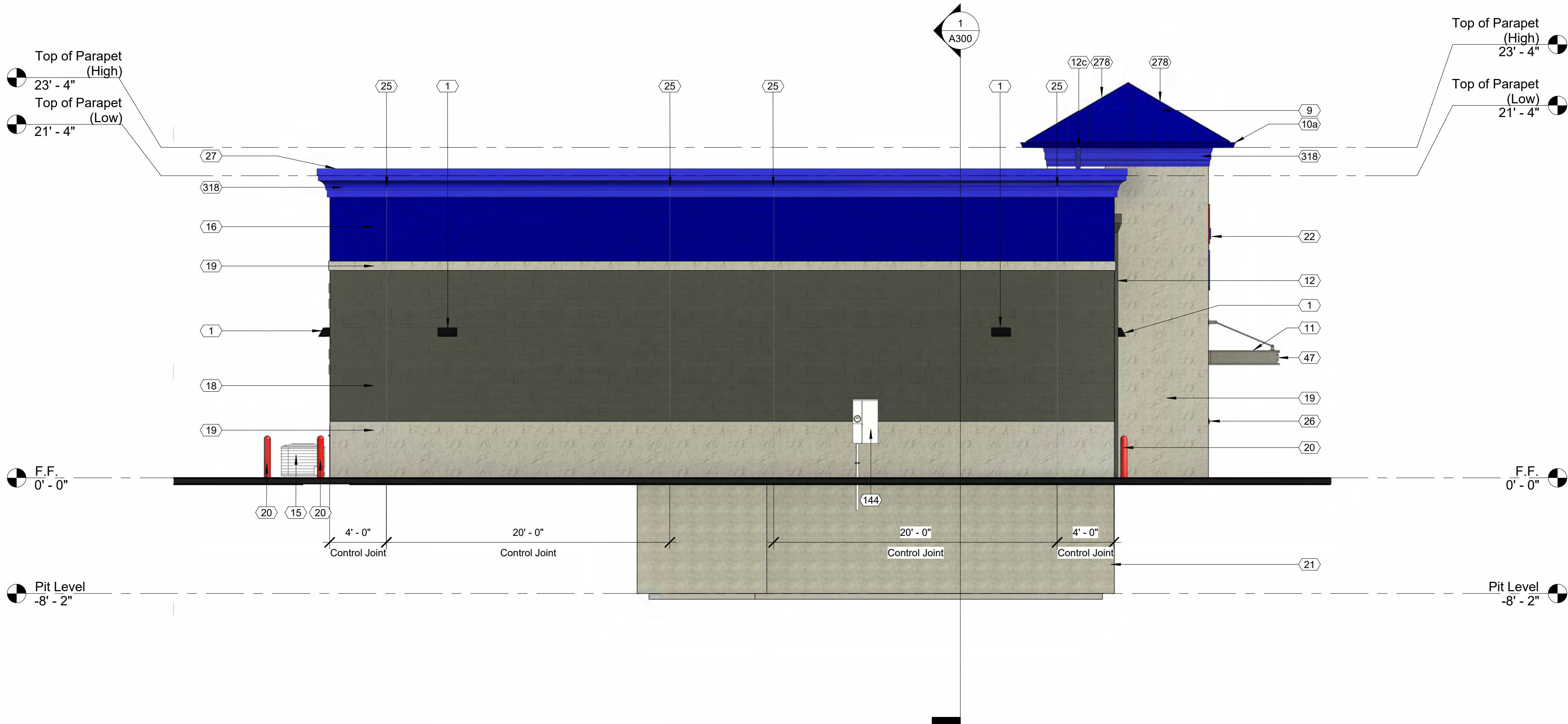


TINTED GLAZING

Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass

MATERIAL PERCENTAGE CALCULATIONS		
WALL ELEVATION (NOT INCLUDING DOORS/ROOF)	1,370 S.F.	100%
PAINTED SMOOTH-FACE CMU (KEYNOTE #16)	249 S.F.	18% OF TOTAL
PAINTED SMOOTH-FACE CMU (KEYNOTE #18)	590 S.F.	43% OF TOTAL
PAINTED SPLIT-FACE CMU (KEYNOTE #19)	406 S.F.	30% OF TOTAL
PAINTED EIFS COPING/TRIM (KEYNOTE #318)	125 S.F.	9% OF TOTAL

Keynote Schedule	
Tag	Text
1	Wall Pack / Electrical Fixture. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12	Pre-finished metal conductor head with built-in overflow and downspout. Drainage to discharge on grade, unless indicated on drawings that drainage is to be piped to storm.(See Civil). Provide a pre-finished elbow and concrete splash block. See Specification 077100 Roof Specialties.
12c	Prefinished metal downspout. Discharge on TPO roof below.
15	HVAC condensing unit. See Mechanical.
16	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
18	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
19	Painted split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cash-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
47	Provide address identification as directed by the Local Fire Marshal or AHJ, but letter size shall not be less than 4 inches high.
144	Electrical meter. See Electrical.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).
318	Painted preformed EIFS cornice and trim. See Specification Section 072400 EIFS Exterior Insulation and Finish System.



04 Exterior Elevation Left (East)
3/16" = 1'-0"



NOT FOR
CONSTRUCTION

Express Oil Change & Tire Engineers
Single Building / Right Hand Oil Change / Front Enter / Side Tire Storage
Jefferson City, TN

CONCEPTUAL

No.	Description	Date

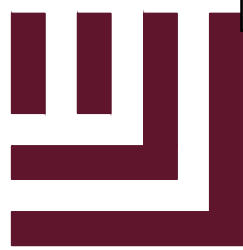
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Exterior Elevation -
Left (East)

Project number	25029
Date	09/29/2025
Drawn by	ARC
Checked by	N/A

A203

Scale 3/16" = 1'-0"



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440
SC license number: 552, 402
www.mcadamsco.com

CONTACT

BRITTANY YOUNGBLOOD
BYOUNGBLOOD@MCADAMSCO.COM
PHONE: 501.840.0001

CLIENT

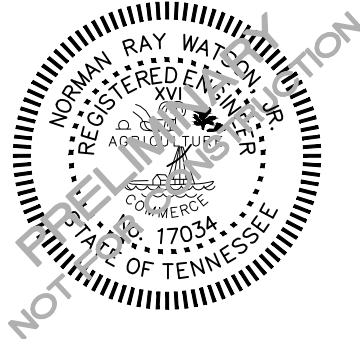
JUSTIN DUCK
1880 SOUTHPARK DRIVE
BIRMINGHAM, AL 35244
PHONE: 205.906.2006



PROJECT DIRECTORY

GEOTECHNICAL
ECS SOUTHWEST, LLC
318 SEABOARD LANE
FRANKLIN, TN 37067
PHONE: 615.885.4983

ENGINEER OF RECORD MCADAMS
RAY WATSON
621 HILLSBOROUGH STREET, SUITE 500
RALEIGH, NC 27603
PHONE: 919.418.4715



REVISIONS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

CONSTRUCTION PLANS FOR:

EXPRESS OIL - JEFFERSON CITY, TN
JEFFERSON CITY, TENNESSEE 37760
PROJECT NUMBER: EXO25004

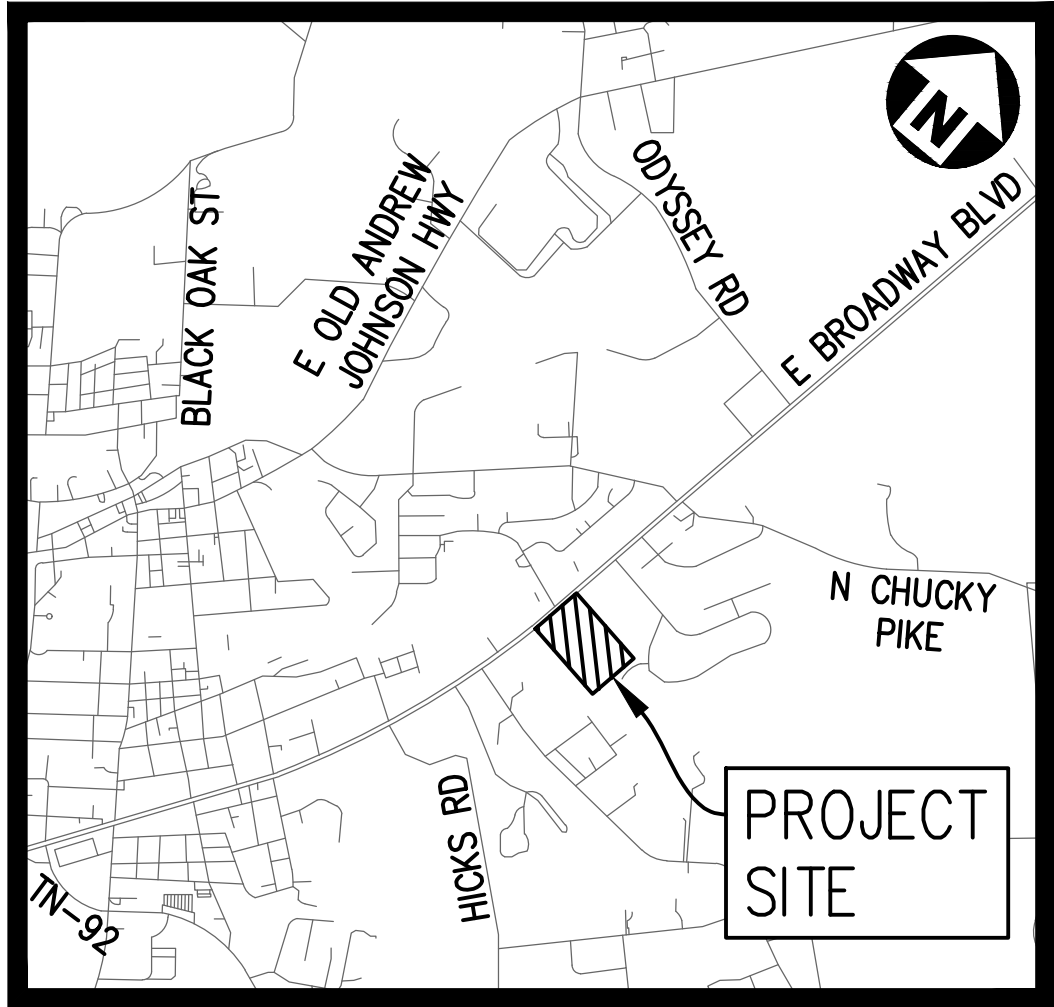
EXPRESS OIL - JEFFERSON CITY, TN

E. BROADWAY BLVD
JEFFERSON CITY
JEFFERSON COUNTY, TENNESSEE
LOT 3 JESSIE SWANN RANKIN FARM RESUB
1.65 ACRES
ZONING: COMMERCIAL CORRIDOR (CC)

CONSTRUCTION PLANS

PROJECT NUMBER: EXO25004

DATE: OCTOBER 6, 2025



VICINITY MAP
N.T.S.

MITCH CAIN
MAYOR

KEVIN BUNCH
VICE MAYOR

AILENE COMBS
COUNCIL MEMBER

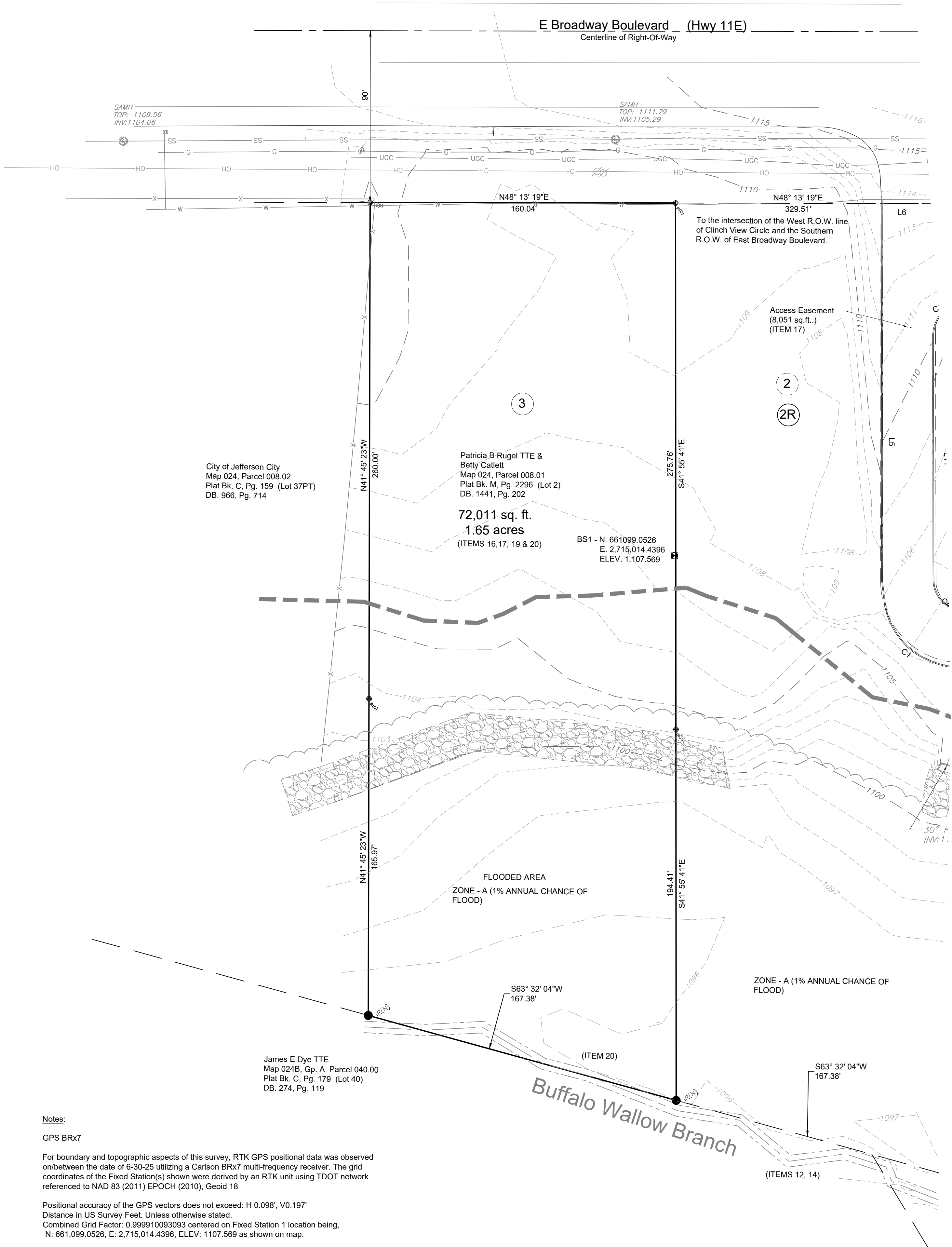
SHEALA PURKEY
COUNCIL MEMBER

ROCKY MELTON
COUNCIL MEMBER

THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING PUBLIC WORKS DEPARTMENT APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE PUBLIC WORKS ENGINEER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE PUBLIC WORKS ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS-BUILT RECORD DRAWINGS.

NO SUBSURFACE UTILITY SURVEY (SUE) HAS BEEN PERFORMED FOR THE PREPARATION OF THESE PLANS. ADDITIONAL UNDERGROUND UTILITIES MAY BE IN THE AREA. CONTRACTOR SHALL NOTIFY "TN811" (811) OR 1-800-351-1111 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "TN811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.





Notes:

GPS BRx7

For boundary and topographic aspects of this survey, RTK GPS positional data was observed on/between the date of 6-30-25 utilizing a Carlson BRx7 multi-frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived by an RTK unit using TDOT network referenced to NAD 83 (2011) EPOCH (2010), Geoid 18

Positional accuracy of the GPS vectors does not exceed: H 0.098', V 0.197'
Distance in US Survey Feet. Unless otherwise stated.
Combined Grid Factor: 0.999910093093 centered on Fixed Station 1 location being,
N: 661,099.0526, E: 2,715,014.4396, ELEV: 1,107.569 as shown on map.

Note: Underground utilities located by (Projects R&F USA, Inc)

- Sewer Line (5.58' Depth)
- Water Line (3.00' Depth)
- Communication Line (2.25' Depth)
- Gas Line (5.58' Depth)

ALTA/NSPS Land Title Survey

This survey is made for the benefit of, Express Oil Change LLC a Delaware limited liability company and Fidelity National Title Insurance Company and Tennessee Valley Title Insurance Co.

Commitment Date: July 23, 2025 at 08:00 AM.
Commitment No: 20251712CTN

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 1,2,3,4,5,6(a),7(a)(1),8,11,13,14,16,17,18 of Table A thereof. The fieldwork was completed on 6-27-25
Date of Plat or Map: 7-14-25

Surveyor:

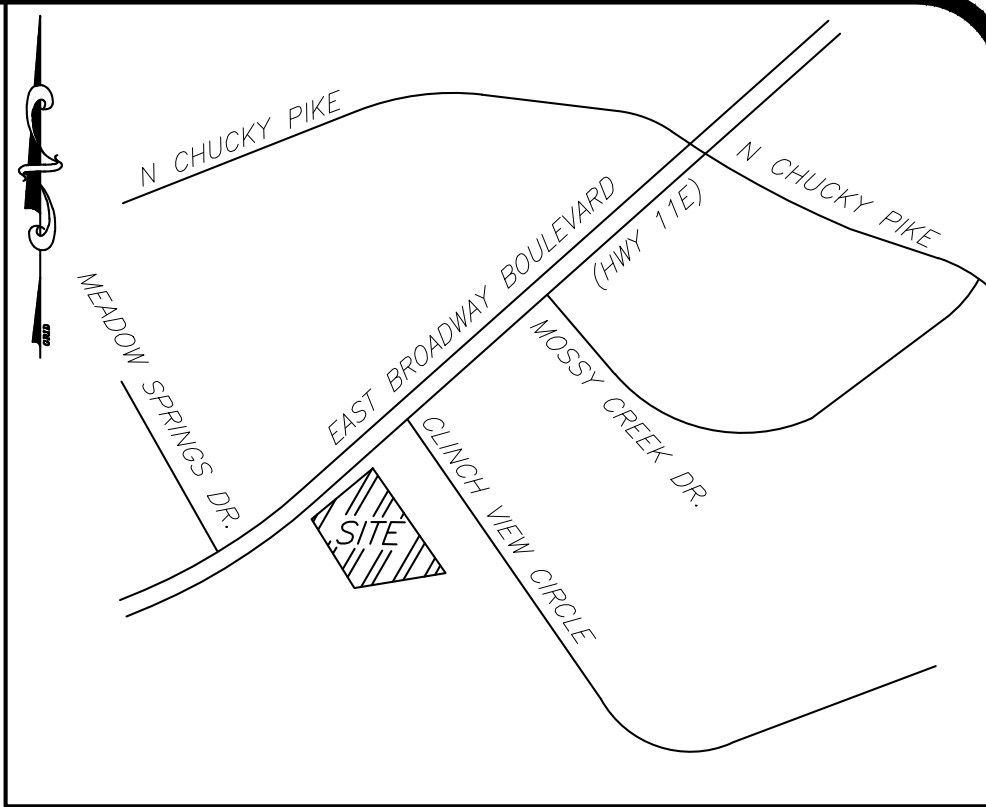
Eddie D Miller TN RLS # 2033 Date

Exceptions

- Subject to all matters shown on the Plan of record in Plat Book 7, Page 29; Plat Cabinet M, Slide 2296 and Plat Cabinet M, Slide 2515, Register's Office for Jefferson County, Tennessee. (affects the property)
- Mineral and mining rights and interests contained in the Deed of record in Deed Book 162, Page 377, Register's Office, Jefferson County, Tennessee. (affects the property)
- Sewer line for installation, use and maintenance of a sewer line on, over and Under Tract 35 for the use and benefit of Tract 40 as contained in the Deed of record in Book 1441, page 202 Register's Office for Jefferson County, Tennessee. (does not affect the property)
- Reciprocal Easement Agreement of record in Book 1892, Page 355 and Book 1801, page 278, in the Register's Office for Jefferson County, Tennessee. (affects the property)
- Subject to the flow of any creeks, streams, or branches across subject property. (affects the property)
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. (affects the property)

LEGEND

- IRON ROD (OLD)
- 1/2" IRON ROD (NEW)
- PK NAIL
- PROPERTY LINE
- ADJOINING PROPERTY CENTER LINE
- EXIST. WATERLINE
- EXIST. WATER VALVE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. TRANSFORMER PAD
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- EXIST. POWER POLE-TEL POLE
- EXIST. LIGHT POLE
- EXIST. SANITARY SEWER LINE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. SEWER-STORM CLEAN-OUT
- EXIST. STORM MANHOLE
- EXIST. STORM LINE
- SIZE (HIGH-DENSITY POLYETHYLENE PIPE
- EXIST. CURB INLET OR STORM DRAIN
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. GAS LINE
- LOT NO. (NEW)
- LOT NO. (OLD)



LOCATION MAP
N.T.S.

Table A Items

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (see "Legend of Symbols & Abbreviations").
- Site Address: Lot 2R E Broadway Blvd., Jefferson City TN. 37760.
- Portions of the property is located in a flood plain, Being located in Zone "A" shaded Reference FIRM Community 47089C0151D, eff. 12/16/2008, Jefferson City Town of (470430)
- Property contains: Parcel 008.01, CLT Map 024, (1.82 acres)
- 1 foot contours, NAD 83 datum, (2011).
- (a) Property zoning: (Highway Business District)
- (a) No Buildings found on property.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features and features required pursuant to Section 5 above (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse, etc). (shown on drawing).
- Striping number and type (e.g. handicapped, motorcycle, regular, etc.) of no parking found on property.
- N/A
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence together with evidence from plans obtained from utility companies or provided by client, and marking by utility companies and other appropriate sources (shown on drawing).
- N/A
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (shown on survey)
- Distance to the nearest intersection or street. (shown on drawing)
- N/A
- Evidence of recent earth moving work, building construction or building additions. (None Found)
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (none found)
- Any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (none found)

Property Description

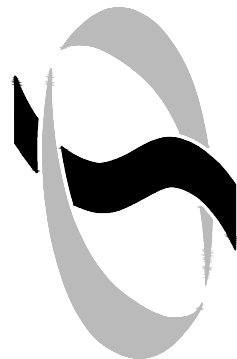
SITUATED in the 4th Civil District of Jefferson County, Tennessee. The following subdivided lot (3) being more particularly described below.

Lot 3:

THE POINT OF BEGINNING being South 48 deg. 13 min. 19 sec. West 329.51 feet from the intersection of the southern right-of-way line of E Broadway Boulevard (Hwy 11E) and the western right-of-way line of Clinch View Circle.
THENCE: From said POINT OF BEGINNING and with the boundary line between Lot 2R and Lot 3, South 41 deg. 55 min. 41 sec. East 275.76 feet to an iron rod.
THENCE: continuing South 41 deg. 55 min. 41 sec. East 194.41 feet to a point on the northern bank of Buffalo Wallow Branch.
THENCE: along the northern bank of Buffalo Wallow Branch, South 63 deg. 32 min. 04 sec. West 167.38 feet to a point.
THENCE: leaving said Buffalo Wallow Branch North 41 deg. 45 min. 23 sec. West 165.97 feet to an iron rod.
THENCE: North 41 deg. 45 min. 23 sec. West 260.00 feet to an iron rod being on the southern right-of-way line of E Broadway Boulevard (Hwy 11E).
THENCE: continuing along the southern right of way of E Broadway Boulevard (Hwy 11E) North 48 deg. 13 min. 19 sec. East 160.04 feet to the POINT OF BEGINNING. Containing 72,011 SQ. FT., 1.65 Acres. The above-described lot is shown on the plat created by Land Development Solutions, Knoxville, TN, (865)671-2281, Job no. 2024111, Eddie Miller R.L.S., 2033 12-09-2024.
Coordinates were obtained using Carlson BRx7 multi-frequency receivers, as base and rover. The grid coordinates are referenced to NAD83(2011), Epoch (2010), Geoid 18, with a combined grid factor; 0.99991009093. Positional accuracy of the GPS vectors does not exceed: H 0.098', V 0.197'.

Map 024, Parcel 008.01
Broadway Boulevard E
Express Oil

LAND
DEVELOPMENT
SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

ALTA/NSPS
SURVEY

Drawing Description:

Revision	Date	No.

Drawn By	
Checked	
Approved	
Job No.	2025045
1"=30'	6-27-25
Scale	Date

ALTA-1
Sheet No. 43

Z:\Drive\Projects\BXO\BXO25004\04-Production\Engineering\Sheets\BXO25004-GN1.dwg, 10/3/2025, Nicolas Hadert

GENERAL NOTES:

- THE TERM MUNICIPALITY REFERS TO THE CITY OF JEFFERSON CITY, TENNESSEE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS (CMCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TENNESSEE LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
- ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
- THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
- THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
- AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TENNESSEE. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
- WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
- ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
- ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
- THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TENNESSEE HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
- ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012

ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.

- ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
- THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
- THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
- THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
- THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
- ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
- THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

GENERAL NOTES FOR PAVING IMPROVEMENTS

- THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
- INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
- MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
- THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
- THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

AMERICAN WITH DISABILITIES ACT REQUIREMENTS

- THE MAXIMUM ALLOWED CROSS SLOPE ON ANY PROPOSED SIDEWALK OR TRAIL IS 2%.
- THE MAXIMUM ALLOWED PATH OF TRAVEL SLOPE IS 5%, UNLESS OTHERWISE NOTED ON THESE PLANS. ANY SLOPE GREATER THEN 5%, AND LESS THAN 8.25%, MUST HAVE HANDRAILS. NO SLOPE GREATER THAN 8.25% SHALL BE ALLOWED.
- SLOPES BETWEEN 5% AND 8.25% ARE CONSIDERED RAMPS. NO RAMP CAN EXCEED 30' IN LENGTH AND NO RAMP CAN EXCEED A GRADE CHANGE OF MORE THAN 2'-6". LANDINGS ARE REQUIRED IF EITHER OF THESE ARE EXCEEDED.
- LANDINGS MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- RAILINGS, IF REQUIRED, ARE TO EXTEND A MINIMUM OF 1' INTO THE LANDING AREA.
- CURB RAMPS ARE REQUIRED AT THE END AT ALL CROSSWALKS. ALL CURB RAMPS ARE TO HAVE A MAXIMUM OF 6" OF RISE OVER THE 6' LENGTH OF THE RAMP. THE MAXIMUM ALLOWED CROSS SLOPE IS 2%.
- TRUNCATED DOMES ARE TO BE INSTALLED AT THE BOTTOM OF EACH RAMP. THE DOMES ARE TO EXTEND THE FULL WIDTH OF THE PROPOSED RAMP AND MUST BE OF A CONTRASTING COLOR TO THE RAMP PAVEMENT, SIMILAR COLORS WILL NOT BE ACCEPTED.
- ANY WALKWAY, SIDEWALK OR TRAIL, LESS THAN 5' IN WIDTH MUST HAVE A 5'X5' PASSING ZONE EVERY 200', OR LESS.
- A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
 - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
 - A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE SPACE. THE SIGN MUST:
 - AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - BE MOUNTED ON A POLE, POST, WALL OR FREE STANDING BOARD;
 - BE NO MORE THAT EIGHT INCHES BELOW A SIGN REQUIRED BY THE TENNESSEE ACCESSIBILITY STANDARDS, 502.6; AND
 - BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.



McAdams

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4400 State Highway 121, Suite 800
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TBPE: F-19762 TBPLS: F-10194440
SC license number: 552, 402
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CONTACT

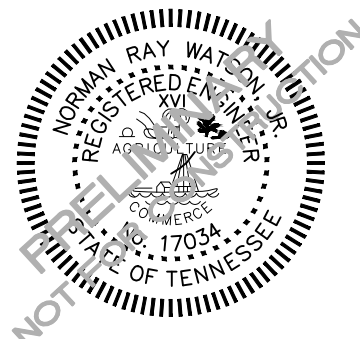
BRITTANY YOUNGBLOOD
BYOUNGBLOOD@MCADAMSCO.COM
PHONE: 501.840.0001

CLIENT

JUSTIN DUCK
1880 SOUTHPARK DRIVE
BIRMINGHAM, AL 35244
PHONE: 205.906.2006



EXPRESS OIL - JEFFERSON CITY, TN
CONSTRUCTION PLANS
E. BROADWAY BLVD
JEFFERSON CITY, TENNESSEE 37760



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

PLAN INFORMATION

PROJECT NO.	EXO25004
FILENAME	EXO25004-GN1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	N.T.S.
DATE	10.06.2025

SHEET

GENERAL NOTES

C0.01



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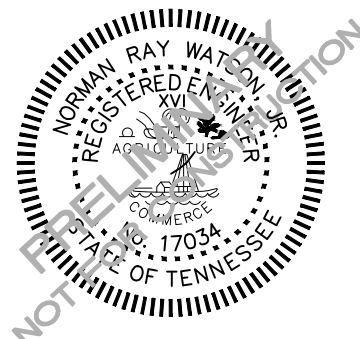
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CONSTRUCTION PLANS
E. BROADWAY BLVD
JEFFERSON CITY, TENNESSEE 37760



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

PLAN INFORMATION

PROJECT NO.	EXO25004
FILENAME	EXO25004-XC1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	1" = 20'
DATE	10.06.2025

SHEET

EXISTING CONDITIONS
& DEMOLITION PLAN

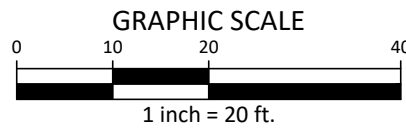
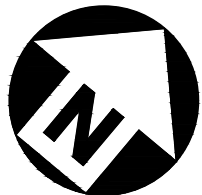
C1.00

BENCHMARKS:

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

EXISTING CONDITIONS AND DEMOLITION PLAN NOTES:

- THIS IS AN EXISTING CONDITIONS PLAN PREPARED TO MEET ENTITLEMENTS AND PERMITTING REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND USED TO INFORM PRELIMINARY SITE DESIGN. IT IS NOT A TOPOGRAPHIC OR BOUNDARY SURVEY PREPARED AND SEALED BY A LICENSED PROFESSIONAL, UNLESS OTHERWISE INDICATED.
- EXISTING CONDITIONS WERE COMPILED FROM A SURVEY OF THE SITE PREPARED BY LAND DEVELOPMENT SOLUTIONS, DATED 06/27/2025. ALTHOUGH EFFORT HAS BEEN MADE TO ACCURATELY LOCATE EXISTING CONDITIONS, ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL CONDITIONS AS THEY EXIST ON SITE.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREIN, THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ACTUAL LOCATION, SIZE AND DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THIS PROJECT.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE A AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 47089C0151D DATED 12/16/2008.
- SUE NOT PERFORMED OR VERIFIED BY MCADAMS.
- SIDEWALK RAMPS ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH THE ADA AND TENNESSEE ACCESSIBILITY STANDARDS.
- CONSTRUCTION SITE SHALL ADHERE TO THE CITY OF JEFFERSON CITY REQUIREMENTS.
- CONTRACTOR TO CONFIRM STOCKPILE AND OTHER CONSTRUCTION ITEMS FROM SHERWIN WILLIAMS HAVE BEEN REMOVED FROM THE EXPRESS OIL SITE PRIOR TO CONSTRUCTION AND NOTIFY DEVELOPER, IN WRITING, IF ANY ITEMS REMAIN THAT WOULD IMPACT CONSTRUCTION.



LINETYPE LEGEND

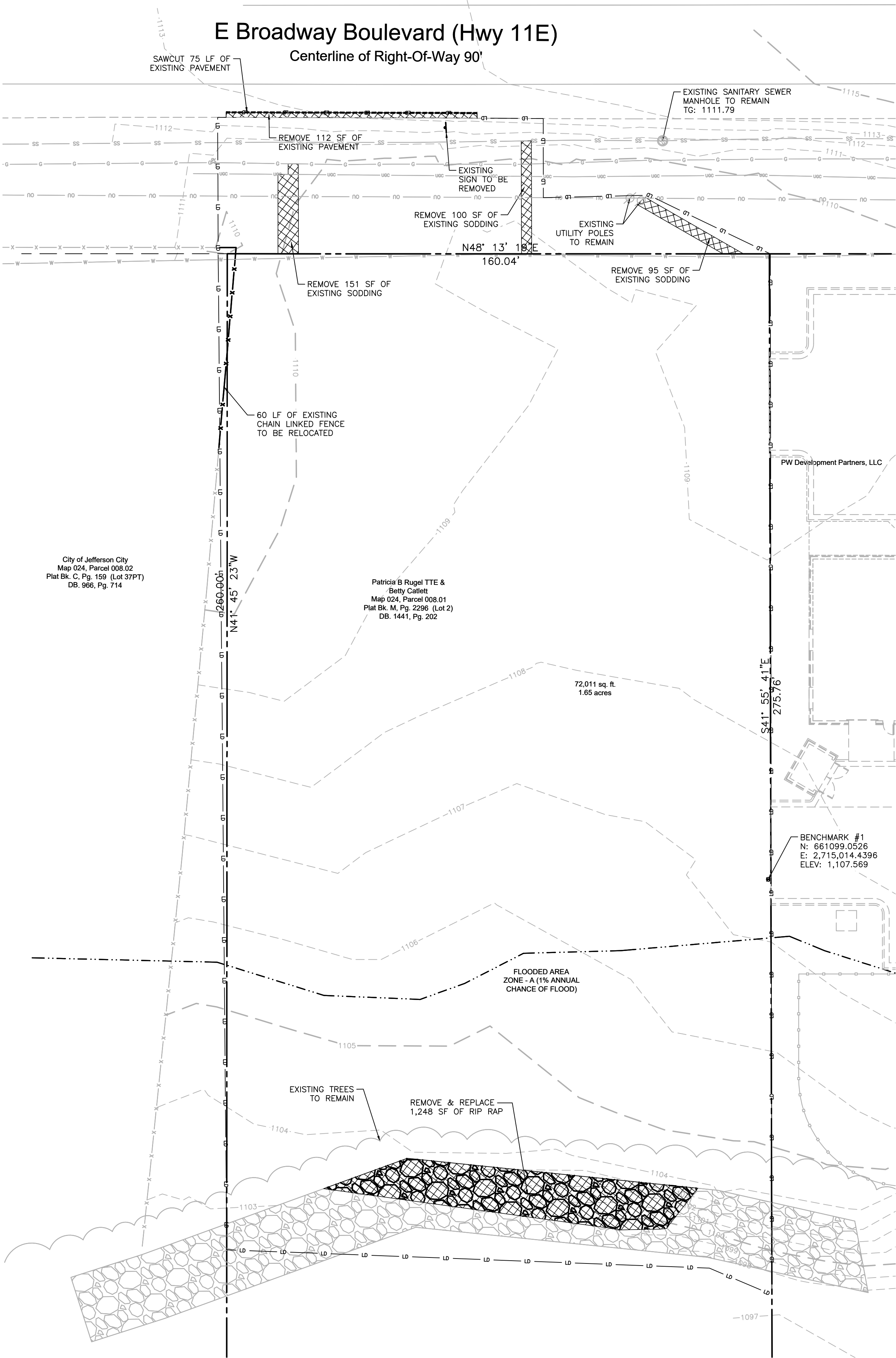
---	PROPERTY LINE
- - - - -	SETBACK AND BUFFER LINES
LD LD	LIMITS OF DISTURBANCE
----	FLOODPLAIN LIMITS
----	WATER AND SANITARY SEWER EASEMENT
----	EXISTING CREEK
----	SAWCUT LINE
----	EXISTING CONTOUR
SS SS SS	EXISTING SANITARY SEWER LINE
W W W	EXISTING WATER LINE
SD SD	EXISTING STORM SEWER LINE
G G G	EXISTING GAS LINE
OU OU	EXISTING OVERHEAD ELECTRIC LINE
X X X X	EXISTING CHAIN LINKED FENCE
----	EXISTING EDGE OF PAVEMENT
~~~~~	EXISTING TREES
XXXX	SAWCUT AND REMOVAL HATCH
●	BENCHMARK LOCATION

SYMBOL LEGEND

●	= EXISTING SANITARY SEWER MANHOLE
GV	= EXISTING GAS VALVE
⚡	= EXISTING POWER POLE
+	= EXISTING SIGN
XXXX	= EXISTING RIP-RAP
□	= EXISTING CURB INLET

ABBREVIATION LEGEND

R.O.W. OR R/W = RIGHT OF WAY





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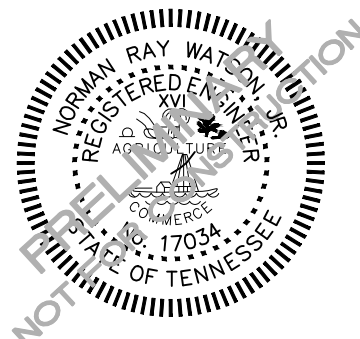
1880 SOUTHPARK DRIVE

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**EXPRESS OIL - JEFFERSON CITY, TN****CONSTRUCTION PLANS****E. BROADWAY BLVD**

JEFFERSON CITY, TENNESSEE 37760

**REVISIONS**

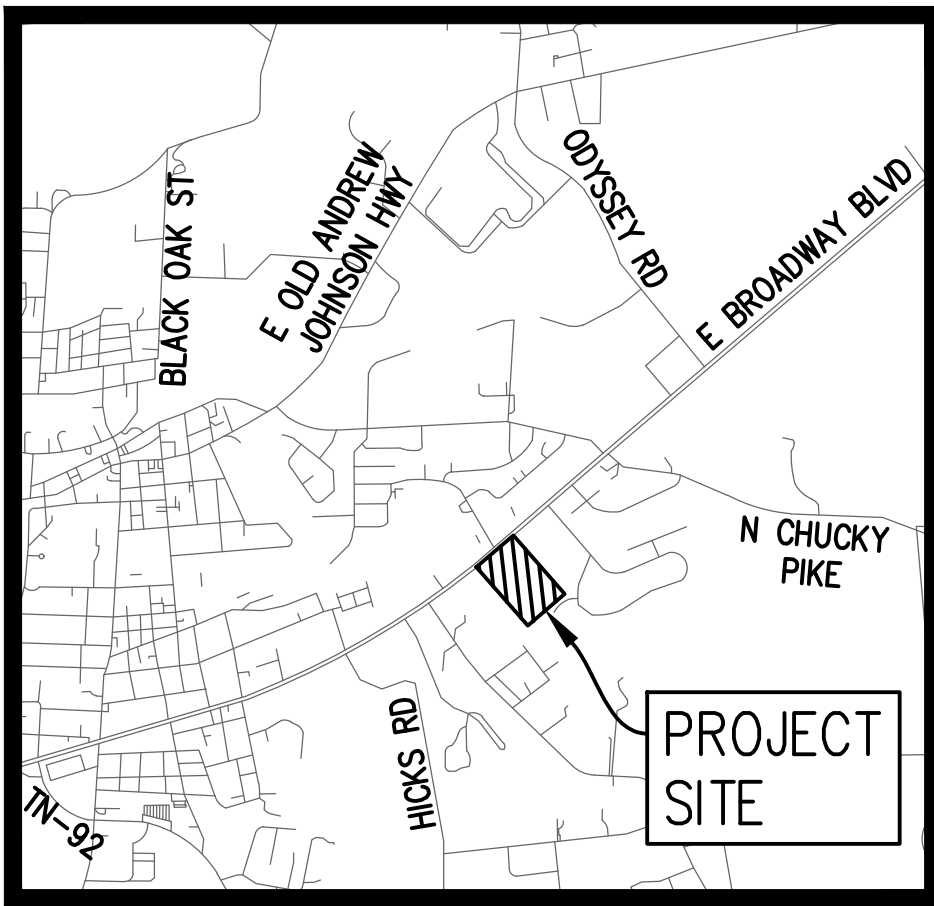
NO.	DATE	DESCRIPTION
1		
2		
3		

**PLAN INFORMATION**

PROJECT NO.	EXO25004
FILENAME	EXO25004-S1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	1" = 20'
DATE	10.06.2025

**SHEET****SITE PLAN****C2.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**VICINITY MAP**

N.T.S.

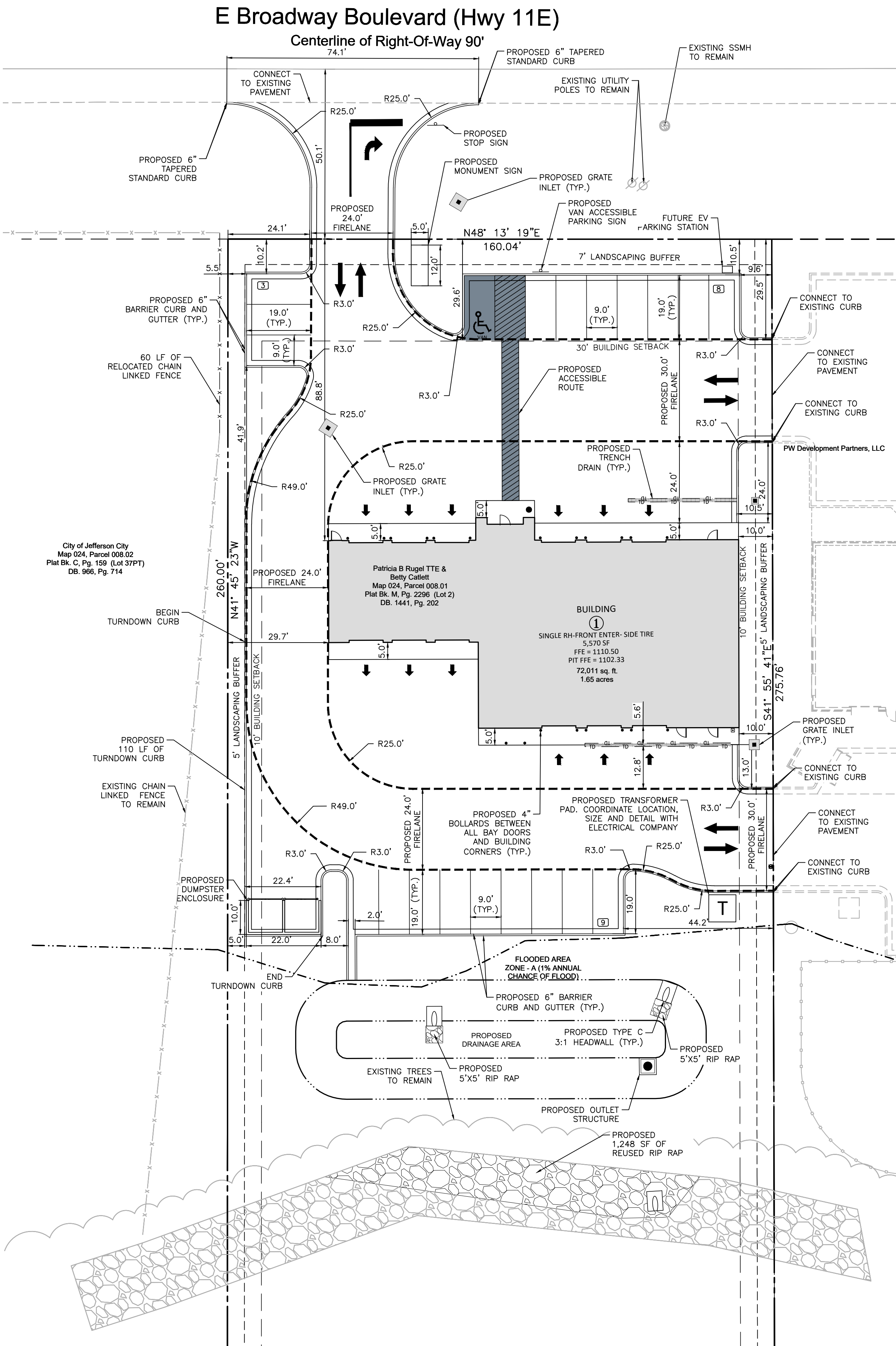
SITE DATA TABLE		
PHYSICAL ADDRESS		LOT 3 ON E. BROADWAY BLVD JEFFERSON CITY, TN
LEGAL DESCRIPTION		MAP 024, PARCEL 008.01 PLAT BK. M, PG. 2296 (LOT 2) DB. 1141, PG 202
GROSS SITE AREA		1.65 ACRES
NET SITE AREA		1.65 ACRES
ZONING		HIGHWAY BUSINESS DISTRICT (B3)
CURRENT USE		NONE – UNDEVELOPED
PROPOSED USED		AUTO REPAIR SERVICE
FRONT SETBACK		30'
REAR SETBACK		25'
SIDE SETBACK		10'
LANDSCAPE BUFFER		7' FRONT 5' SIDE
LOT COVERAGE DATA		
BUILDING COVERAGE	0.128 AC	7.8%
IMPERVIOUS AREA	0.710 AC	43.0%
PERVIOUS AREA	0.940 AC	57.0%
PARKING SUMMARY		
REQUIRED PARKING – 6 EMPLOYEES (1 SPACE PER EACH REGULAR EMPLOYEE)		6 SPACES
REQUIRED PARKING – 4,434 SF (1 SPACE PER 250 SQUARE FEET OF REPAIR WORK FLOOR SPACE)		18 SPACES
TOTAL REQUIRED PARKING		24 SPACES
STANDARD SPACES PROVIDED		19 SPACES
ACCESSIBLE SPACES PROVIDED		1 SPACE
TOTAL PROVIDED PARKING		20 SPACES
BUILDING DATA		
TOTAL BUILDING SQUARE FOOTAGE		5,570 SF
NUMBER OF BUILDING STORIES		1 STORY
MAXIMUM BUILDING HEIGHT		24 FT

**BENCHMARKS:**

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

**SITE PLAN NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST JEFFERSON COUNTY AND/OR TDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "TN811" (811) OR 1-888-351-1111 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "TN811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE JEFFERSON COUNTY PUBLIC WORKS DEPARTMENT AND A REPRESENTATIVE OF THE ENGINEER AND OWNER IF REQUIRED. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF JEFFERSON COUNTY AND TENNESSEE SPECIFICATIONS AND STANDARDS
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- SIGNS TO BE PERMITTED SEPARATELY.







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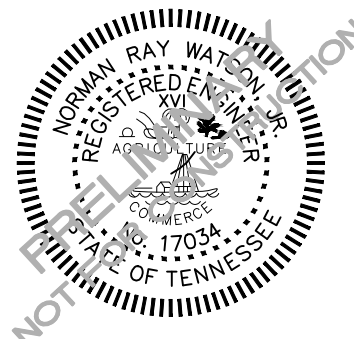
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EXPRESS OIL - JEFFERSON CITY, TN  
CONSTRUCTION PLANS  
E. BROADWAY BLVD  
JEFFERSON CITY, TENNESSEE 37760



REVISIONS

NO.	DATE	DESCRIPTION
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2		
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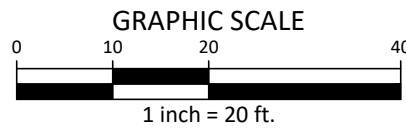
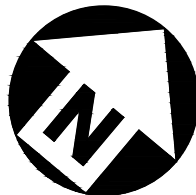
PLAN INFORMATION

PROJECT NO. EXO25004  
FILENAME EXO25004-G1.DWG  
CHECKED BY BY  
DRAWN BY JE  
SCALE 1" = 20'  
DATE 10.06.2025

SHEET

GRADING AND  
DRAINAGE PLAN

C3.00



GRADING LEGEND

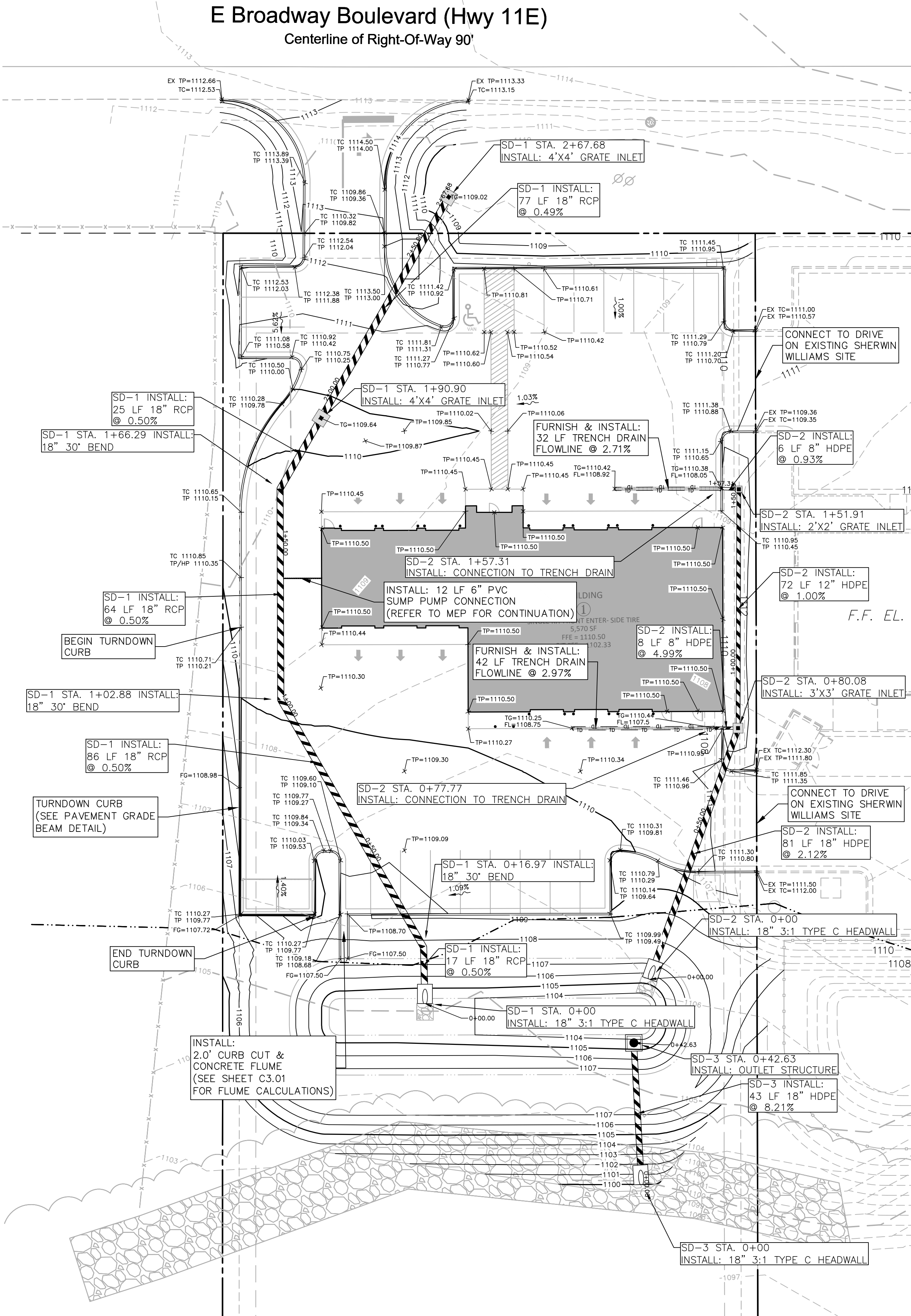
	BENCHMARK LOCATIONS
	GRATE INLET
	OUTLET STRUCTURE
	TYPE C 3:1 HEADWALL
	RIP RAP
	TRENCH DRAIN
	DRAINAGE FLOW ARROW
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
	TOP OF PAVEMENT ELEVATION
	TOP OF GRATE ELEVATION
	TOP OF CURB ELEVATION
	FINISHED GRADE ELEVATION
	SPOT ELEVATION
	STORM DRAINAGE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

BENCHMARKS:

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

GRADING NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- PRIOR TO BEGINNING GRADING ACTIVITIES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STORMWATER AND EROSION CONTROL DEPARTMENT, A REPRESENTATIVE OF THE ENGINEER, AND A REPRESENTATIVE OF THE OWNER.
- AT CRITICAL LOCATIONS WHERE PROPOSED ELEMENTS TIE INTO EXISTING CONDITIONS, CONTRACTOR SHALL FIELD VERIFY THAT THE FIELD SURVEY MATCHES THE DESIGN SURVEY, REPORTING DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. TIE-IN LOCATIONS TO FIELD VERIFY ARE INDICATED ON THE PLANS AND MAY INCLUDE BUT ARE NOT LIMITED TO UTILITY CONNECTIONS, PAVEMENT, WALLS, OR FOUNDATIONS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS. ANY DEVIATION FROM THE GRADING PLAN THAT WAS NOT APPROVED BY OWNER'S REPRESENTATIVE THROUGH RFI'S, FIELD CHANGES, BULLETIN DRAWINGS, OR THROUGH OWNER REQUESTED CHANGES, THAT CAUSES WATER TO DRAIN TOWARDS THE BUILDING SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN COST.
- CONTRACTOR SHALL PROVIDE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND NON-PERVIOUS PAVED AREAS.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). RAMP CONDITIONS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (1:12) AND A MAXIMUM CROSS SLOPE OF 2% (1:48). ON CURVED SIDEWALKS AND RAMPS, MAXIMUM LONGITUDINAL SLOPE SHALL BE MEASURED USING THE INSIDE/MOST STRINGENT PART OF THE CURVE AND MAXIMUM LONGITUDINAL RUNS ON RAMPS SHALL BE MEASURED USING THE OUTSIDE PART OF THE CURVE. MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
  - 5'X5' LANDING WITH A MAXIMUM OF 2% SLOPE IN ANY DIRECTION AT ALL DOORS.
  - ALL ADA CROSSWALK TO BE A MAXIMUM OF 5% SLOPE LONGITUDINAL AND 2% SLOPE CROSS SECTION
- PROVIDE A MINIMUM OF [0.5%] CROSS SLOPE AND [1.75%] MAXIMUM CROSS SLOPE ON WALKWAYS, LANDINGS, AND TRAILS IN A MANNER THAT ENSURES POSITIVE DRAINAGE AND AVOIDS POOLING ON, OR ADJACENT TO, THESE SURFACES.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, WRITTEN PERMISSION AND TEMPORARY CONSTRUCTION EASEMENT MUST BE OBTAINED IN WRITING FROM THE AFFECTED PROPERTY OWNERS.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
- TRANSFORMER POLES SHALL BE PROTECTED SUCH THAT NO GRADING OPERATIONS SHALL BE PERFORMED WITHIN [25'] OF A TRANSMISSION POLE AND CLEARANCE REQUIREMENTS ARE MET.
- CONTRACTOR TO FOLLOW DRAINAGE PATTERNS AND INSTALL SPILL CURB WHERE APPROPRIATE.
- ALL UNDERGROUND UTILITIES REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AHJ ON AS-BUILT REQUIREMENTS.
- SEE SHEET C4.01 FOR STORM SEWER INFORMATION.
- SEE SHEET C4.02 FOR STORM CONTROL INFORMATION.
- A PERMIT FROM TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) IS REQUIRED FOR THE POND, SINCE IT IS LOCATED WITHIN A FLOODPLAIN. ADDITIONALLY, SWPPP MUST BE IMPLEMENTED TO ENSURE COMPLIANCE WITH TDEC STORMWATER REGULATIONS.
- STORMWATER SYSTEM AS-BUILT SURVEY REQUIREMENT.
  - AN AS-BUILT SURVEY SHALL BE PROVIDED BY THE CONTRACTOR.
  - SURVEY SHALL BE PREPARED AND SEALED BY A TENNESSEE LICENSED SURVEYOR.
  - PROVIDE A FULL POND AS-BUILT DRAWING AND ALL ON-SITE DRAINAGE STRUCTURES, PIPES INCLUDING TOP/INLET ELEVATIONS, PIPE SIZES, MATERIAL, LENGTHS, SLOPES AND DIAMETERS.





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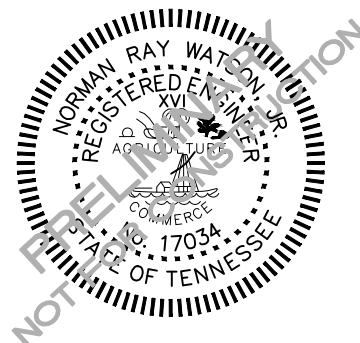
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CONSTRUCTION PLANS  
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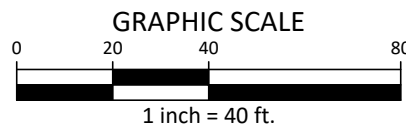
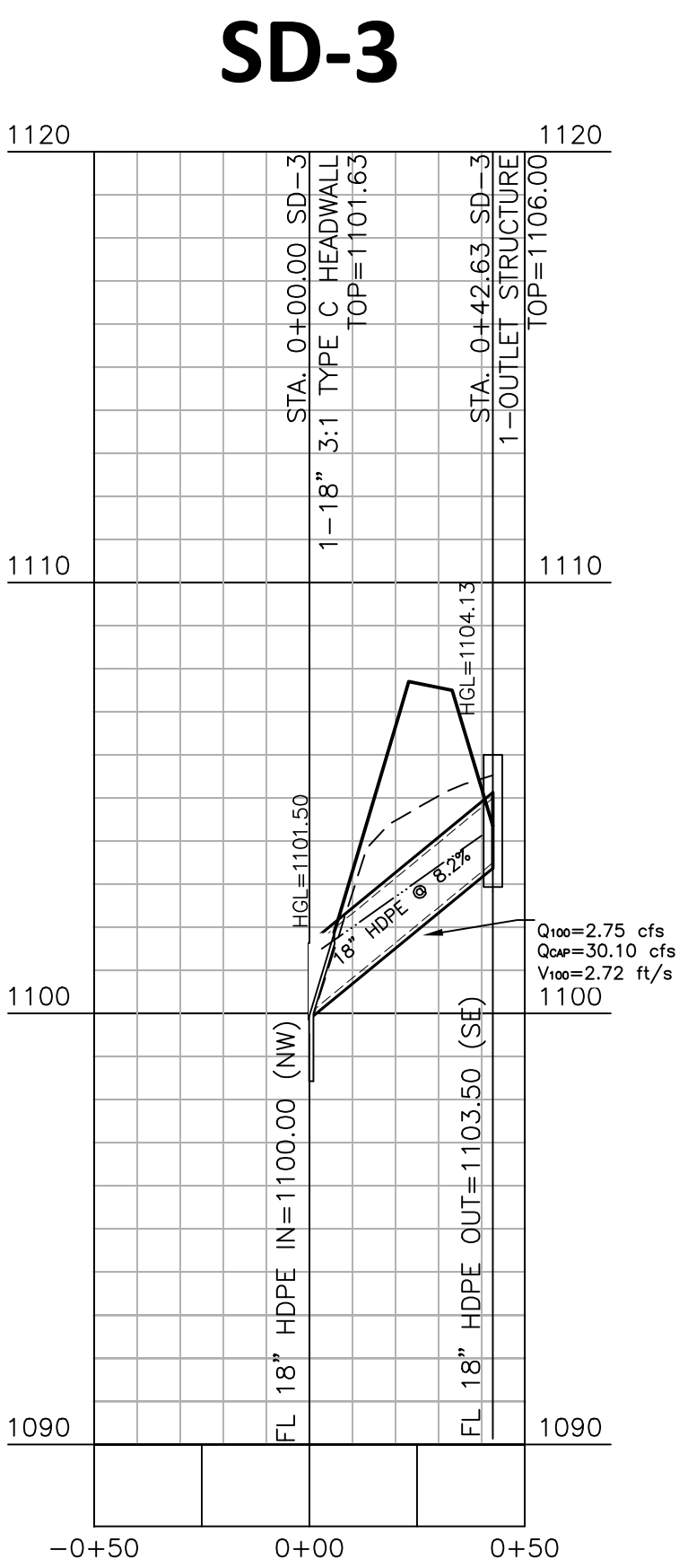
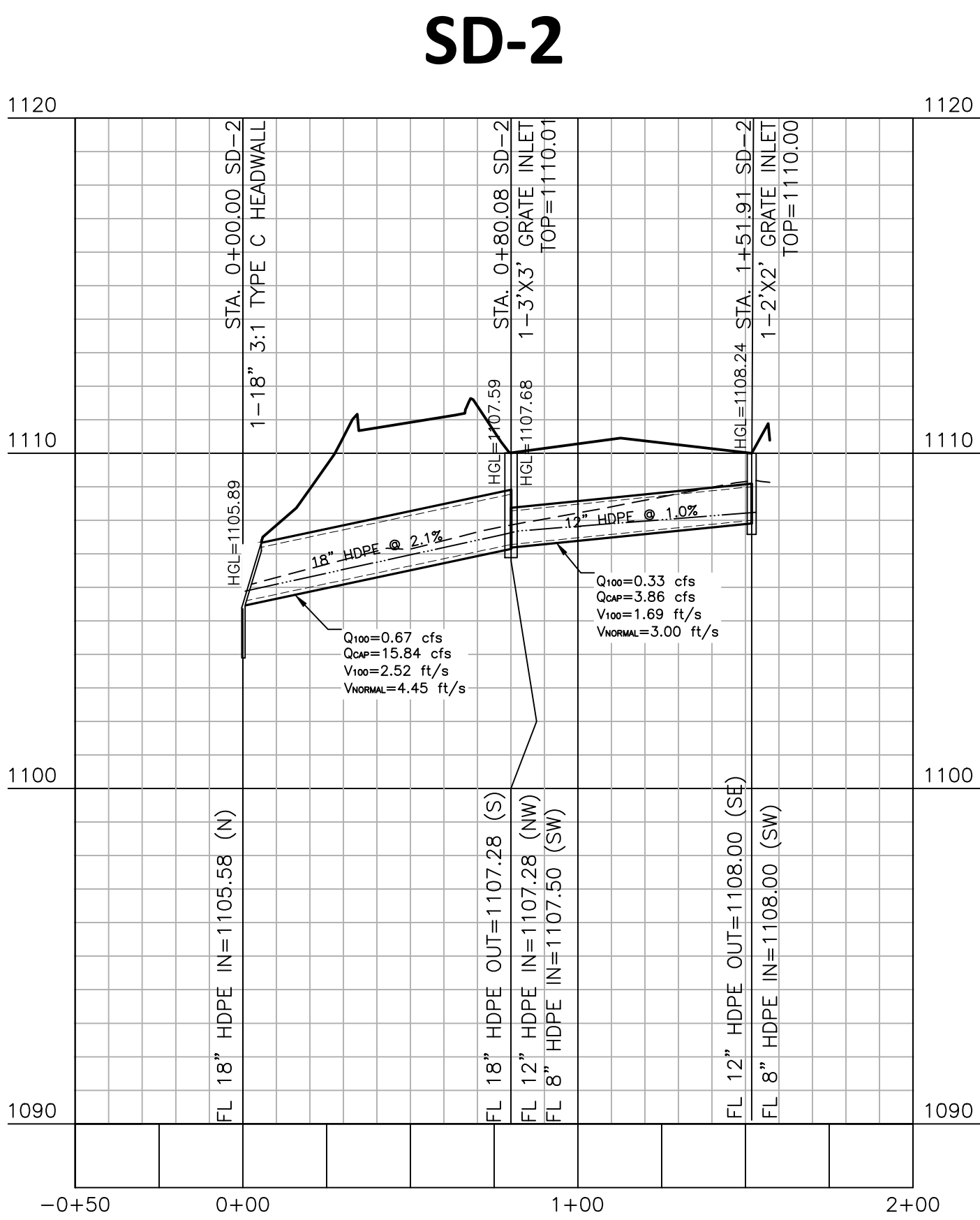


N0.	DATE	DESCRIPTION
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PROJECT NO.	EX025004
FILENAME	EX025004-G1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	1" = 40'
DATE	10.06.2025

## STORM PROFILES AND CALCULATIONS

# C3.01



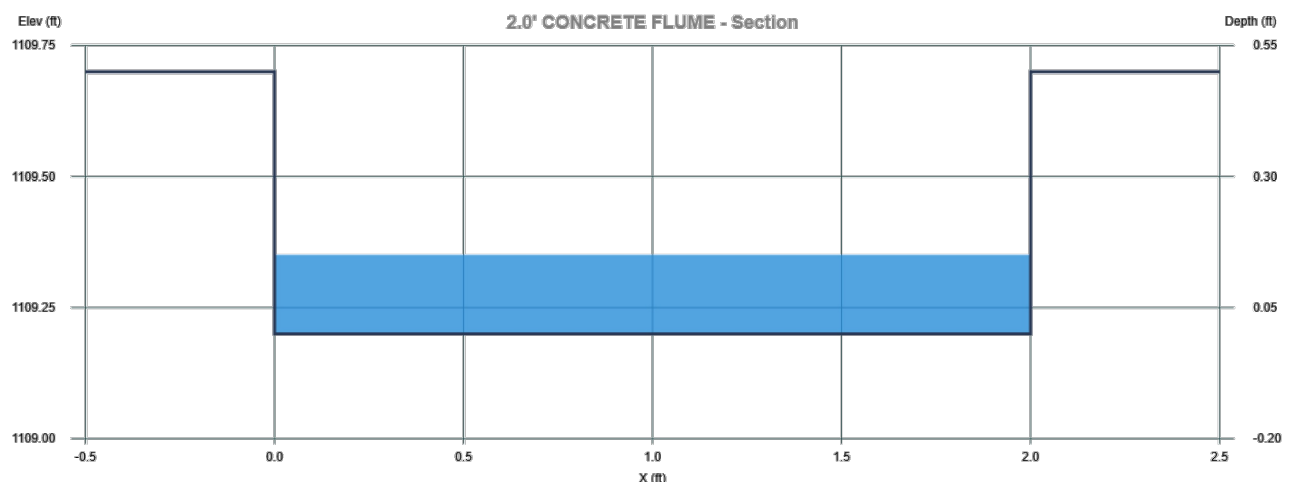
Studio Express by Hydrology Studio v 1.0.0.20

Project Name: New Project

10-02-2025

RECTANGULAR		DISCHARGE	
Bottom Width	= 2.00 ft	Method	= Known Q
Total Depth	= 0.50 ft	Known Q	= 2.55 cfs
Invert Elevation	= 1109.20 ft		
Channel Slope	= 9.110 %		
Manning's n	= 0.013		

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
2.55	0.15	0.30	8.50	2.30	0.013	0.37	1109.35	1110.47	0.85	2.00







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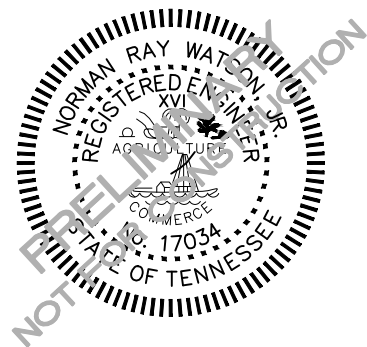
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EXPRESS OIL - JEFFERSON CITY, TN  
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E. BROADWAY BLVD  
JEFFERSON CITY, TENNESSEE 37760



REVISIONS

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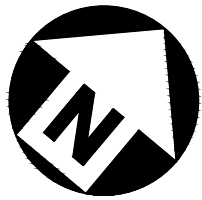
PLAN INFORMATION

PROJECT NO. EXO25004  
FILENAME EXO25004-EDAM.DWG  
CHECKED BY BY  
DRAWN BY JE  
SCALE 1" = 30'  
DATE 10.06.2025

SHEET

EXISTING DRAINAGE  
AREA MAP

C3.02



GRAPHIC SCALE  
0 15 30 60  
1 inch = 30 ft.

BENCHMARKS:

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

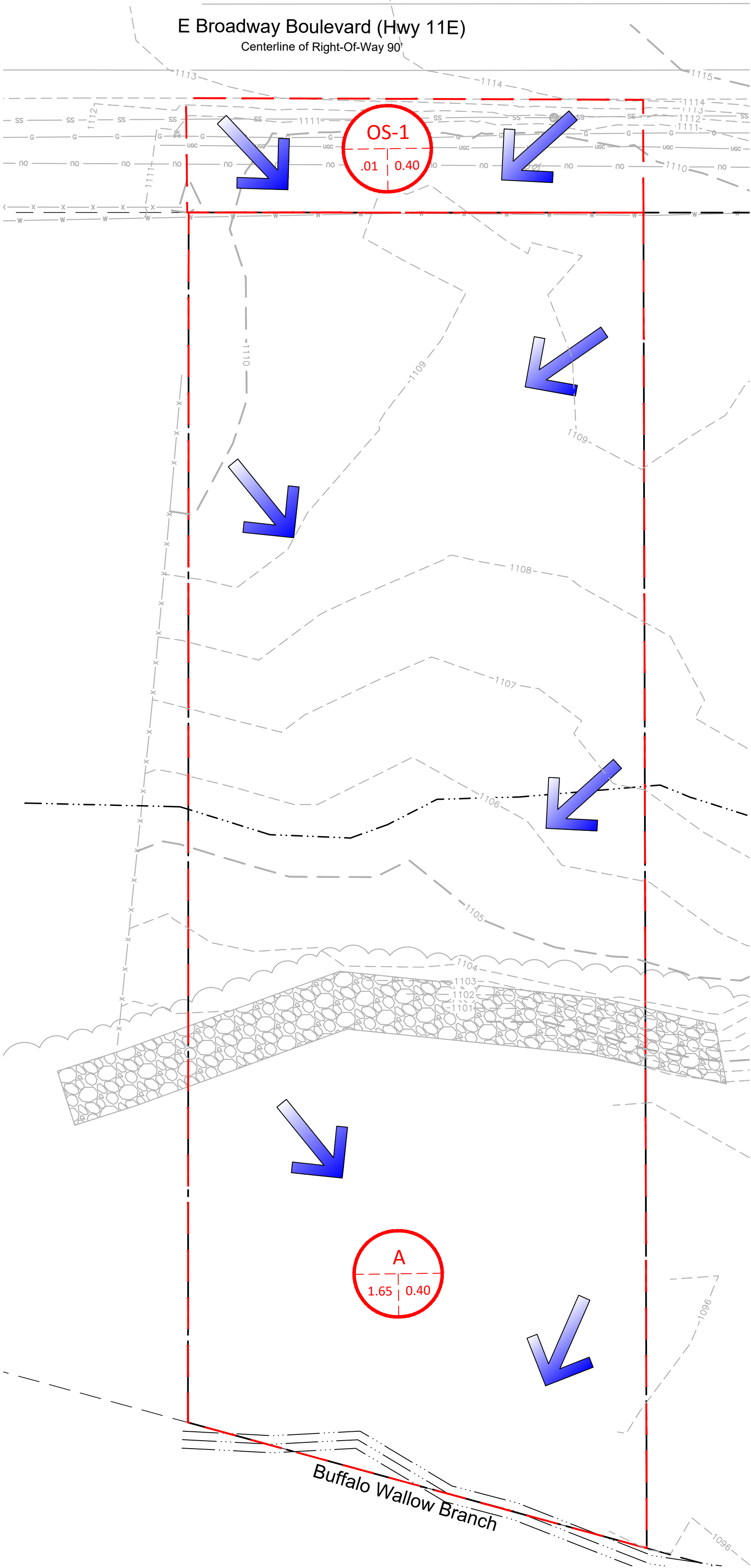
LEGEND

DRAINAGE AREA ID  
COMPOSITE C VALUE

EXISTING DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	Comments
OS-1	0.01	0.40	10	6.83	0.03	SHEET FLOW TO AREA A
A	1.65	0.40	10	6.83	4.52	SHEET FLOW TO MOSSY CREEK
TOTAL	1.66				4.54	

Weighted C Values					
Drainage Area	Grass (sf)	Building (sf)	Pavement (sf)	Total Area (sf)	Weighted C Value
OS-1	401.40	0.00	0.00	401.40	0.40
A	72011.32	0.00	0.00	72011.32	0.40

Formula: (Grass SF*0.40)+(Building SF*1.00)+(Pavement SF*0.90)  
Total Area SF







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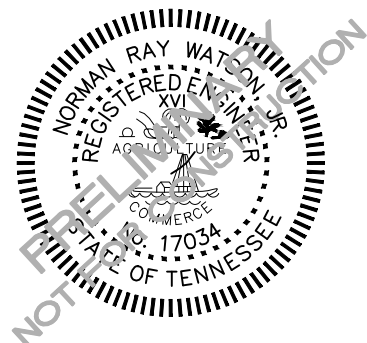
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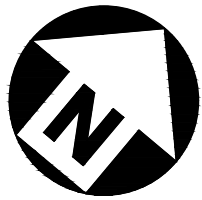
PLAN INFORMATION

PROJECT NO. EXO25004  
FILENAME EXO25004-PDAM.DWG  
CHECKED BY BY  
DRAWN BY JE  
SCALE 1" = 30'  
DATE 10.06.2025

SHEET

PROPOSED DRAINAGE  
AREA MAP

C3.03



GRAPHIC SCALE  
0 15 30 60  
1 inch = 30 ft.

BENCHMARKS:

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

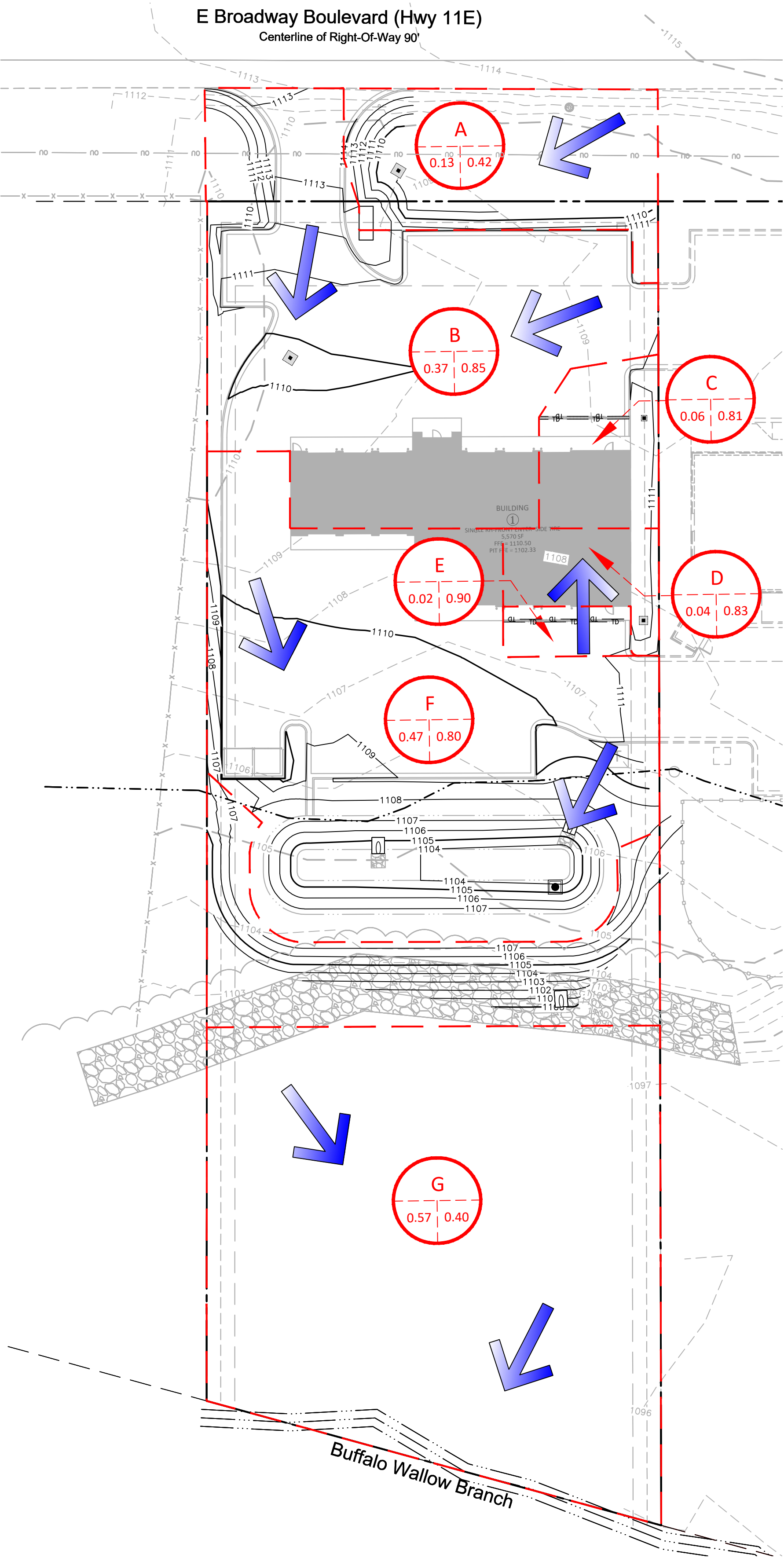
LEGEND

A4  
DRAINAGE AREA ID  
COMPOSITE C VALUE  
DRAINAGE AREA IN ACRES

PROPOSED DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	1100 (in/hr)	Q100 (cfs)	Comments
A	0.13	0.42	10	6.83	0.37	SHEET FLOW TO GRATE INLET
B	0.37	0.85	10	6.83	2.16	SHEET FLOW TO GRATE INLET
C	0.06	0.81	10	6.83	0.31	SHEET FLOW TO TRENCH DRAIN
D	0.04	0.83	10	6.83	0.22	SHEET FLOW TO GRATE INLET
E	0.02	0.90	10	6.83	0.11	SHEET FLOW TO TRENCH DRAIN
F	0.47	0.80	10	6.83	2.55	SHEET FLOW TO DETENTION POND
G	0.57	0.40	10	6.83	1.57	SHEET FLOW TO MATCH EXISTING
TOTAL	1.65				2.66	

Weighted C Values					
Drainage Area	Grass (sf) 0.40	Building/Pond (sf) 1.00	Pavement (sf) 0.90	Total Area (sf)	Weighted C Value
A	5487.96	0.00	173.77	5661.73	0.42
B	2081.05	2537.12	11539.73	16157.90	0.85
C	598.20	892.57	923.1	2413.87	0.81
D	464.16	1207.35	35.1837	1706.69	0.83
E	0.00	0.00	806.57	806.57	0.90
F	5102.59	4977.04	10254.04	20333.67	0.80
G	24990.72	0.00	0.00	24990.72	0.40

Formula: (Grass SF*0.40)+(Building SF*1.00)+(Pavement SF*0.90)  
Total Area SF





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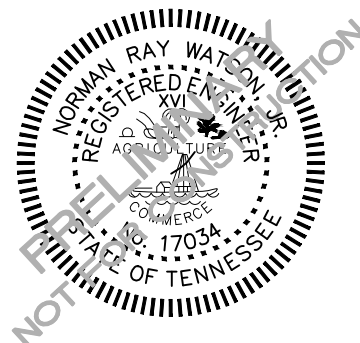
**CLIENT**

JUSTIN DUCK

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**EXPRESS OIL - JEFFERSON CITY, TN**  
CONSTRUCTION PLANS  
E. BROADWAY BLVD  
JEFFERSON CITY, TENNESSEE 37760**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		

**PLAN INFORMATION**

PROJECT NO.	EXO25004
FILENAME	EXO25004-U2.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	1" = 20'
DATE	10.06.2025

**SHEET****WATER AND  
SEWER PLAN****C4.00**

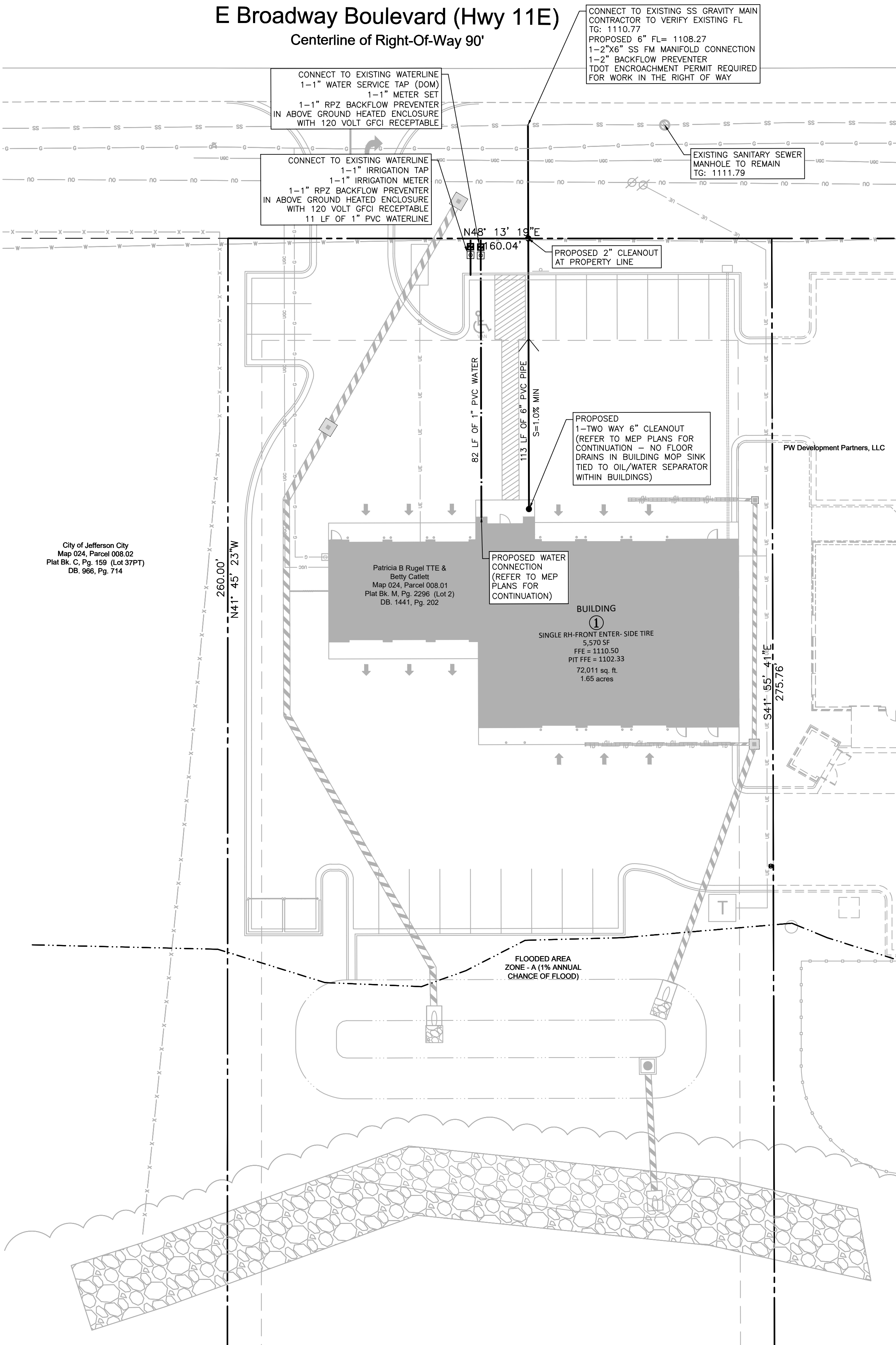
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**BENCHMARKS:**

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

**FRANCHISE UTILITY NOTES:**

- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET LOCAL AND STATE STANDARDS AND SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES INSTALLED SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE LOCAL AND STATE MUNICIPALITIES PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTIFY TDOT (811) OR 1-800-351-1111 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF TDOT. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.
- RESTRAINED FITTINGS TO BE USED AT ALL BENDS. ADDITIONAL JOINTS UPSTREAM AND DOWNSTREAM OF FITTINGS ACCORDING TO CALCULATIONS DONE BY A LICENSED ENGINEER.
- ALL PAVEMENTS CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO THE STANDARD DETAILS OR AS REQUIRED BY CITY REQUIREMENTS.
- CONTRACTOR TO VERIFY THE SIZES AND LOCATIONS OF THE IRRIGATION TAP, METER AND BACKFLOW WITH THE IRRIGATION PLANS PROVIDED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.







McAdams

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phone 972. 436. 9712  
fax 972. 436. 9715

TBPE: F-19762 TBPLS: F-10194440  
SC license number: 552, 402  
www.mcadamsco.com

CONTACT

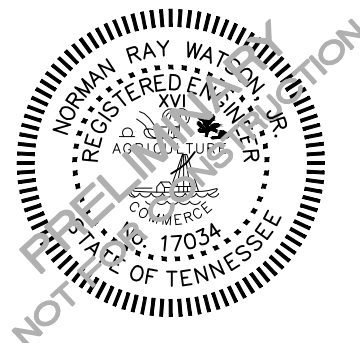
BRITTANY YOUNGBLOOD  
BYOUNGBLOOD@MCADAMSCO.COM  
PHONE: 501.840.0001

CLIENT

JUSTIN DUCK  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
PHONE: 205.906.2006



EXPRESS OIL - JEFFERSON CITY, TN  
CONSTRUCTION PLANS  
E. BROADWAY BLVD  
JEFFERSON CITY, TENNESSEE 37760



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

PLAN INFORMATION

PROJECT NO.	EXO25004
FILENAME	EXO25004-U1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	1" = 20'
DATE	10.06.2025

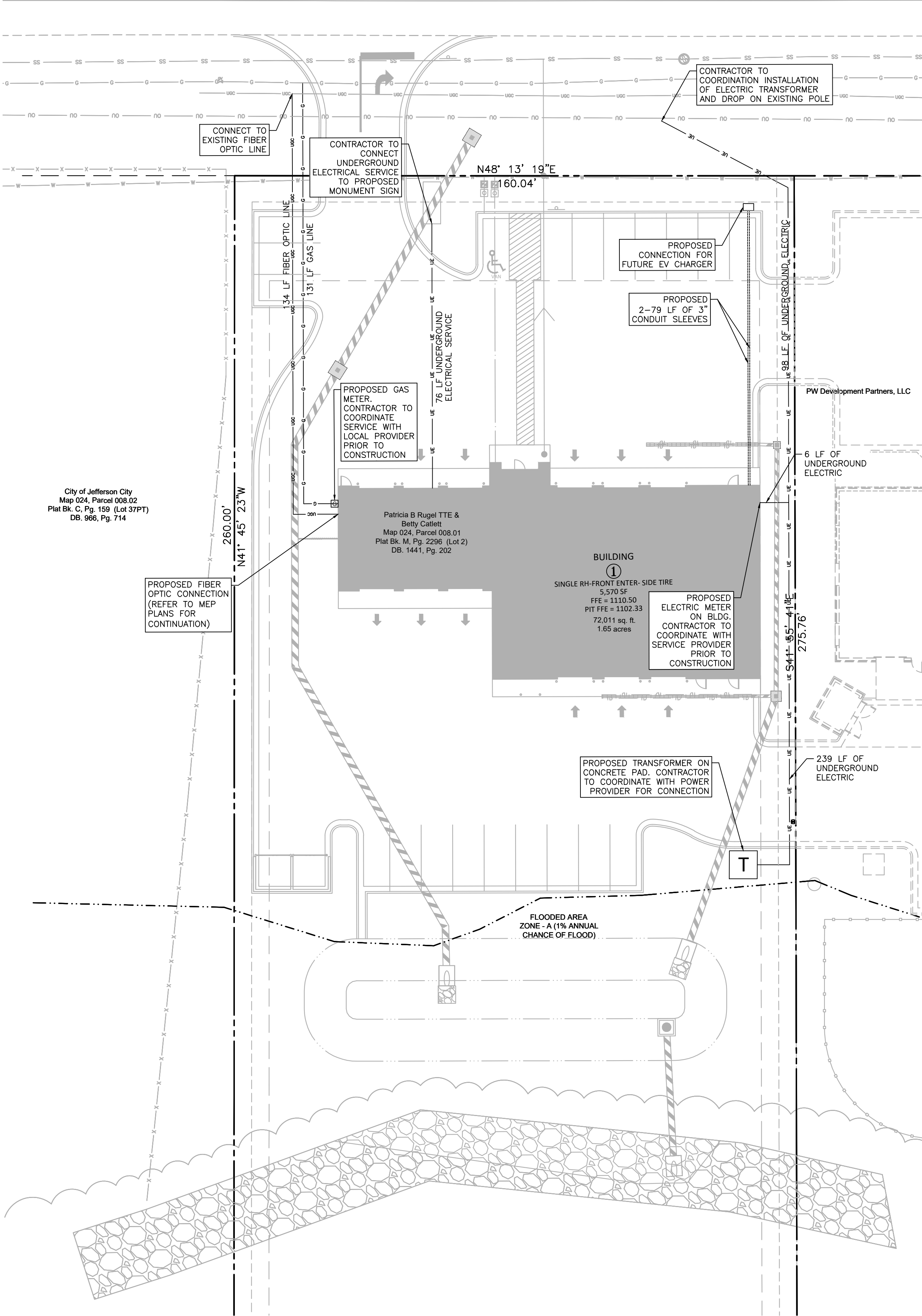
SHEET

UTILITY PLAN

C4.01

E Broadway Boulevard (Hwy 11E)

Centerline of Right-Of-Way 90'

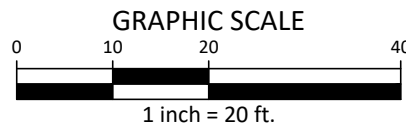
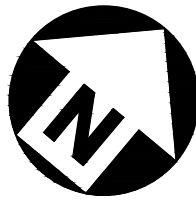


BENCHMARKS:

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

UTILITY NOTES:

- ALL UNDERGROUND UTILITIES INSTALLED SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE LOCAL AND STATE MUNICIPALITIES PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY TDOT (811) OR 1-800-351-1111 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF TDOT. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.
- VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
- CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION AND SIZE OF IRRIGATION TAP, METER AND BACKFLOW WITH IRRIGATION PLANS PROVIDED BY IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET LOCAL AND STATE STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- RESTRAINED FITTINGS TO BE USED AT ALL BENDS. ADDITIONAL JOINTS UPSTREAM AND DOWNSTREAM OF FITTINGS ACCORDING TO CALCULATIONS DONE BY A LICENSED ENGINEER.
- EXTENSIONS FOR VALVE BOXES, WHEN REQUIRED , ARE TO BE VALVE BOXES.
- ALL PAVEMENTS CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO THE STANDARD DETAILS OR AS REQUIRED BY CITY REQUIREMENTS.
- CONTRACTOR TO VERIFY THE SIZES AND LOCATIONS OF THE IRRIGATION TAP, METER AND BACKFLOW WITH THE IRRIGATION PLANS PROVIDED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.



UTILITY LEGEND

---	PROPERTY LINE
---	SETBACK AND BUFFER LINES
---	FLOODPLAIN LIMITS
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING FIBER OPTIC
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING POWER POLE
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND FIBER OPTIC
---	UTILITY SLEEVES
---	ELECTRIC PANEL
---	WATER METER
---	BACKFLOW PREVENTER
---	SEWER CLEAN-OUT
---	SEWER FLOW DIRECTION ARROW





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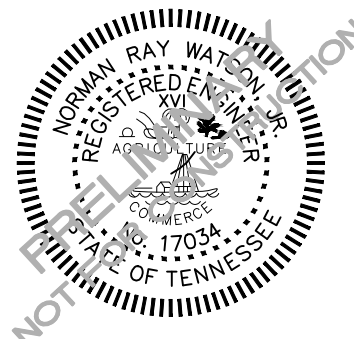
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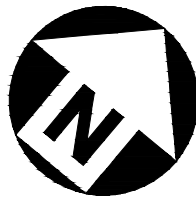
PLAN INFORMATION

PROJECT NO. EXO25004  
FILENAME EXO25004-SW1.DWG  
CHECKED BY BY  
DRAWN BY JE  
SCALE 1" = 20'  
DATE 10.06.2025

SHEET

STORM CONTROL  
MEASURE

C4.02

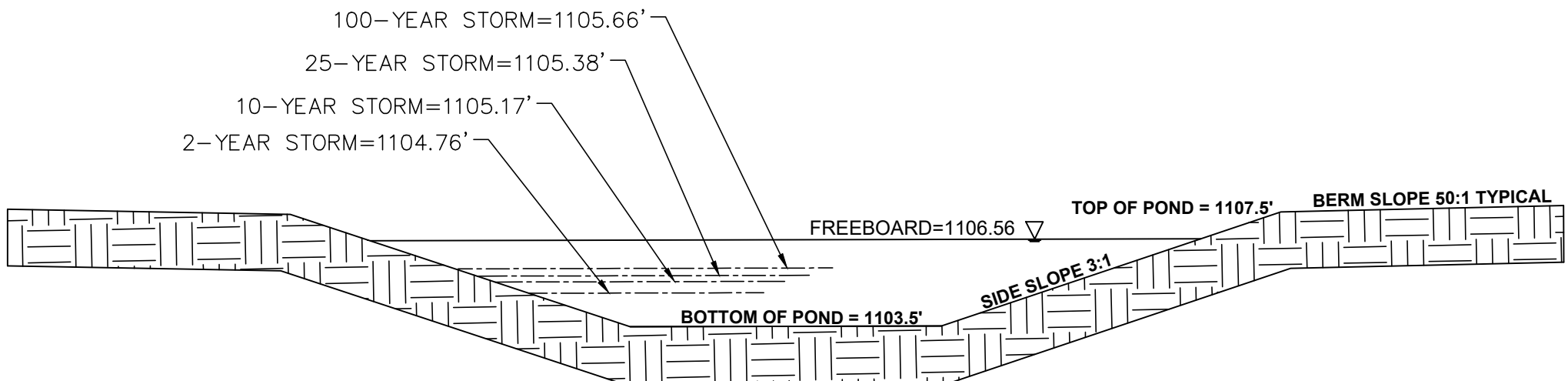


GRAPHIC SCALE  
0 10 20 40  
1 inch = 20 ft.

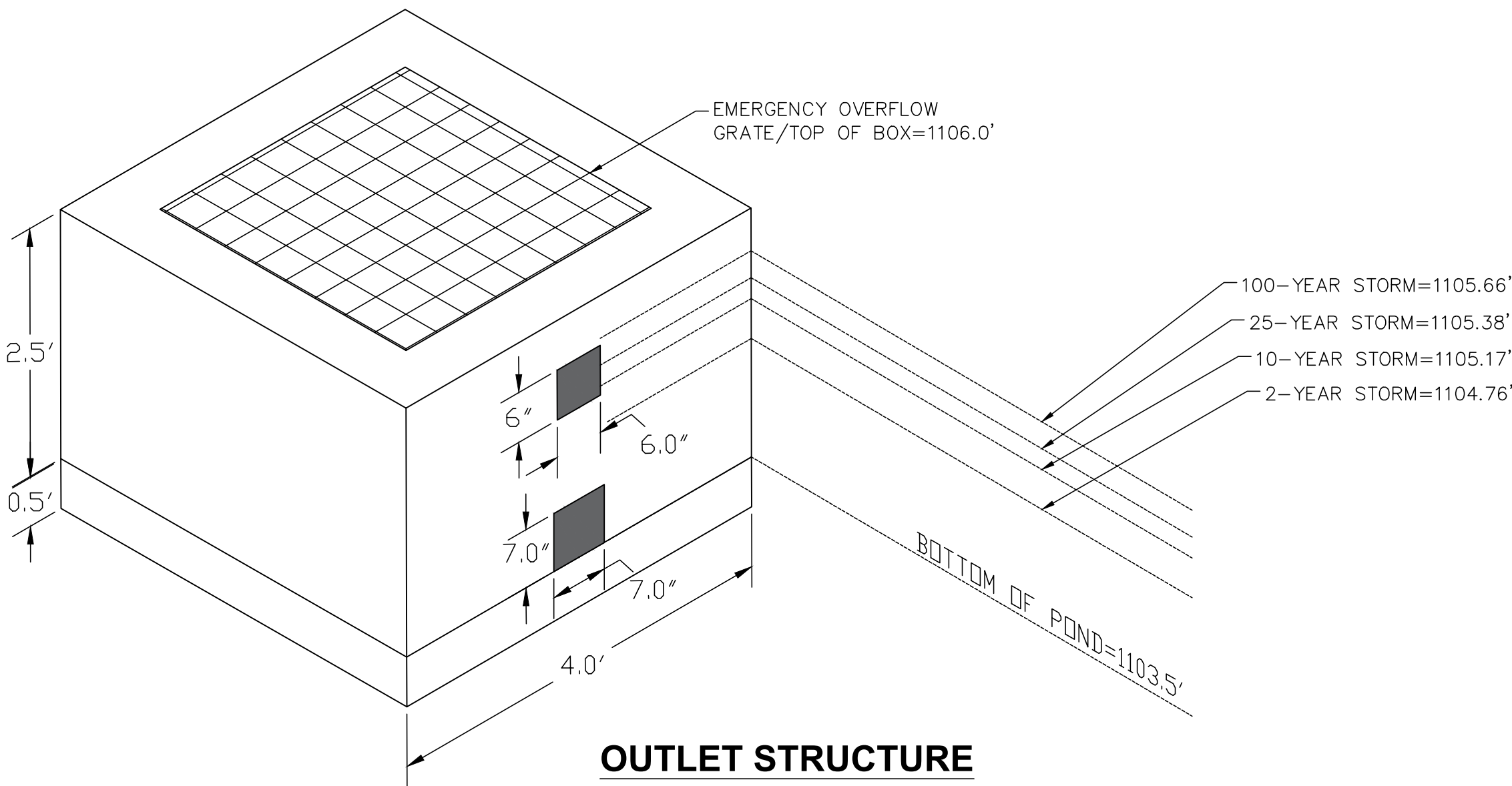
BENCHMARKS:

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

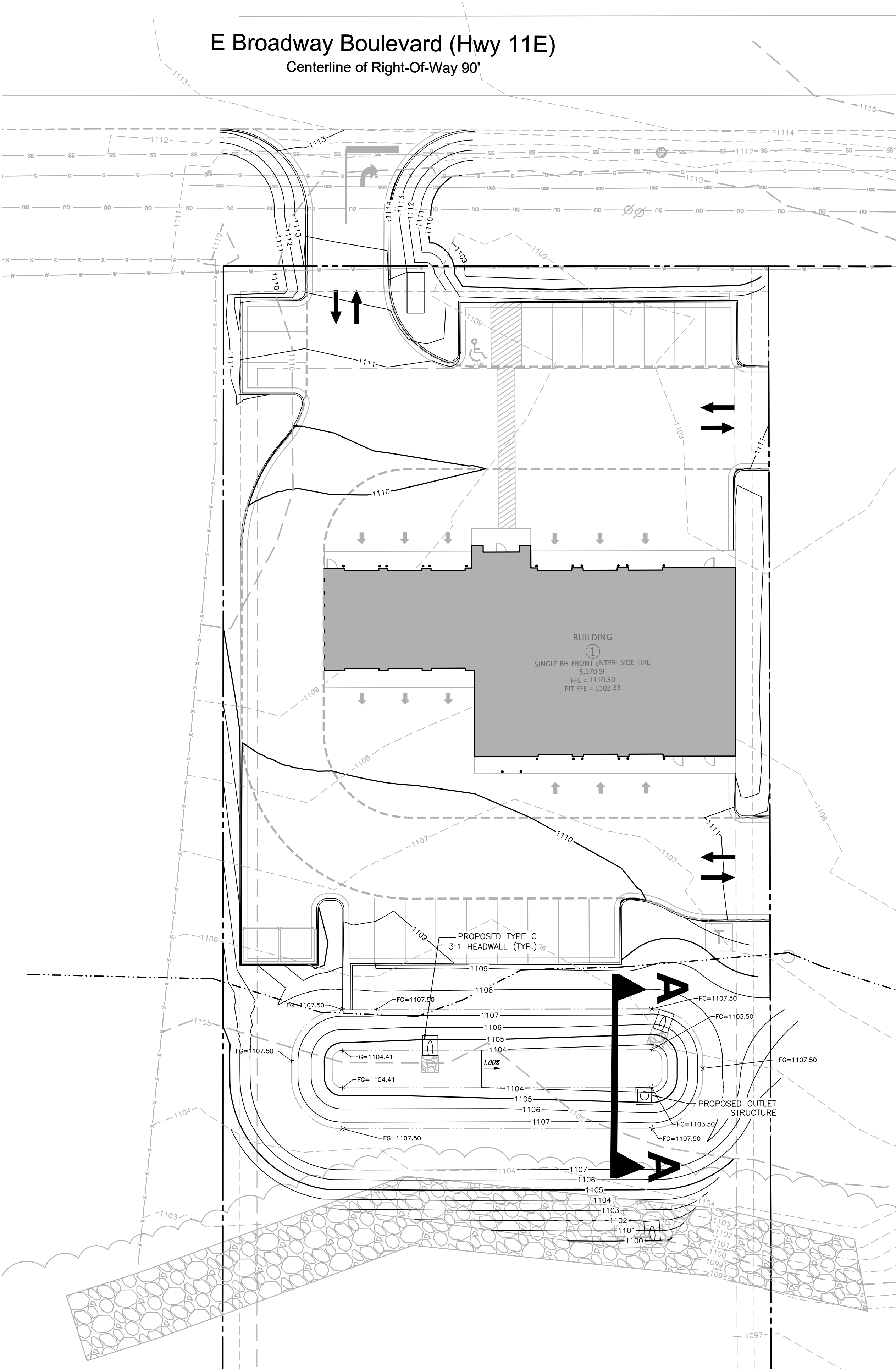
JEFFERSON CITY EXPRESS OIL DETENTION SUMMARY				
Design Storm	2-YEAR	10-YEAR	25-YEAR	100-YEAR
Acreage	1.09	1.09	1.09	1.09
Weighted C-Value	0.84	0.84	0.84	0.84
Pre-Development Flow (CFS)	1.54	2.09	2.44	2.98
Pond Release Rate (CFS)	1.47	1.89	2.27	2.75
Required Volume (CF)	1548.00	2310.00	2801.00	3708.00
Provided Volume (CF)	8601.00	8601.00	8601.00	8601.00
Depth (ft)	1.26	1.67	1.88	2.16
Total Depth of Pond (ft)	4.0	4.0	4.0	4.0



EMBANKMENT SECTION A-A  
(N.T.S.)



OUTLET STRUCTURE  
(N.T.S.)







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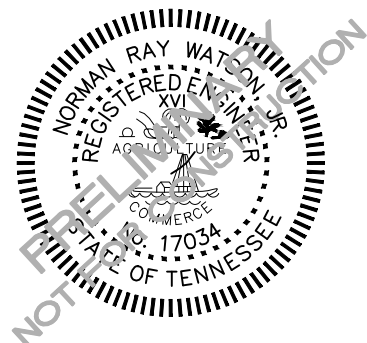
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EXPRESS OIL - JEFFERSON CITY, TN  
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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

PLAN INFORMATION

PROJECT NO.	EXO25004
FILENAME	EXO25004-SW1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	N.T.S.
DATE	10.06.2025

SHEET

STORM CONTROL  
MEASURE CALCULATIONS

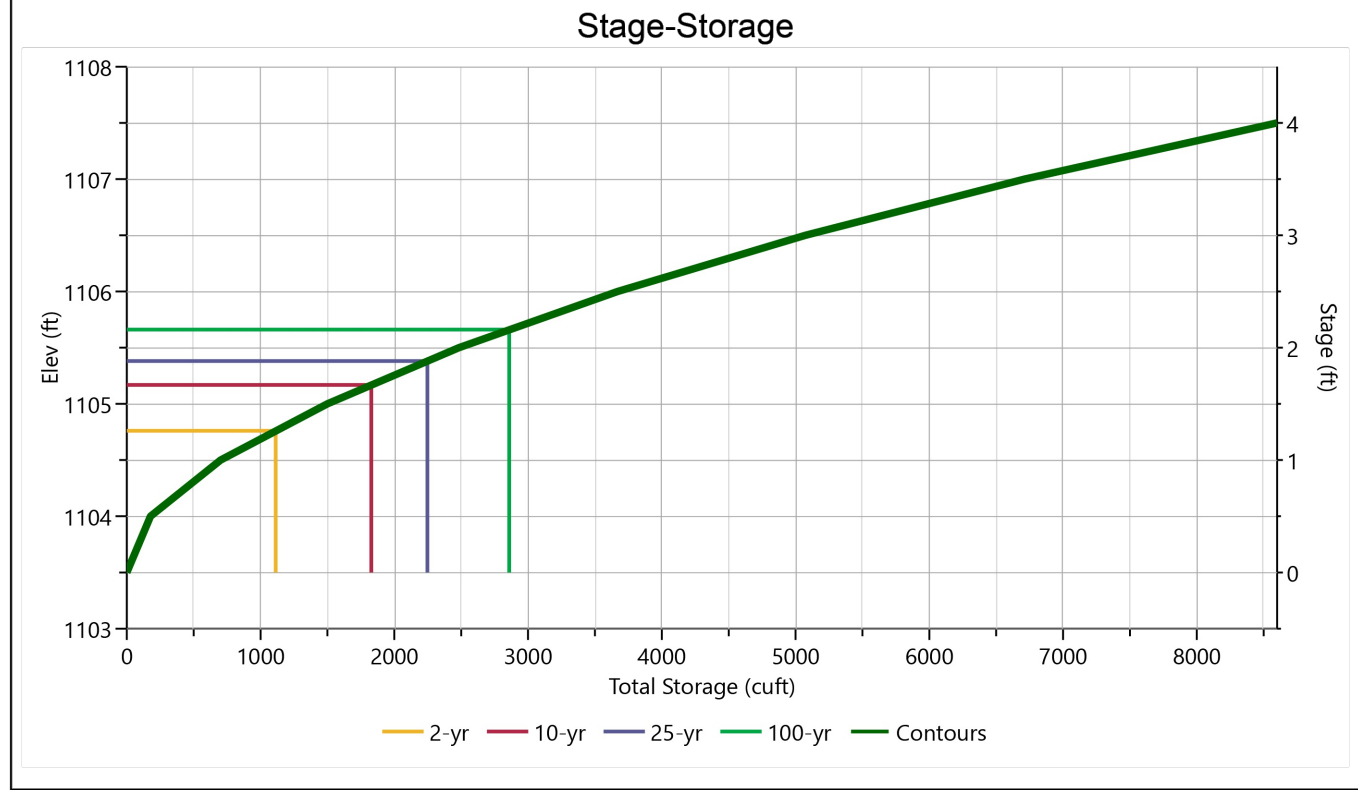
C4.03

Pond Report

Hydrology Studio v 3.0.0.38 File: EXO25004-Pond Design.hys 09-24-2025

Pond Stage-Storage

User Defined Contours		Stage / Storage Table				
Description	Input	Stage (ft)	Elevation (ft)	Contour Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
Bottom Elevation, ft	1103.50	0.00	1103.50	29	0.000	0.000
Voids (%)	100.00	0.50	1104.00	679	177	177
Volume Calc	None	1.00	1104.50	1,417	524	701
		1.50	1105.00	2,163	786	1,489
		2.00	1105.50	2,984	984	2,483
		2.50	1106.00	3,863	1,186	3,670
		3.00	1106.50	4,805	1,404	5,074
		3.50	1107.00	5,819	1,638	6,713
		4.00	1107.50	6,905	1,888	8,601

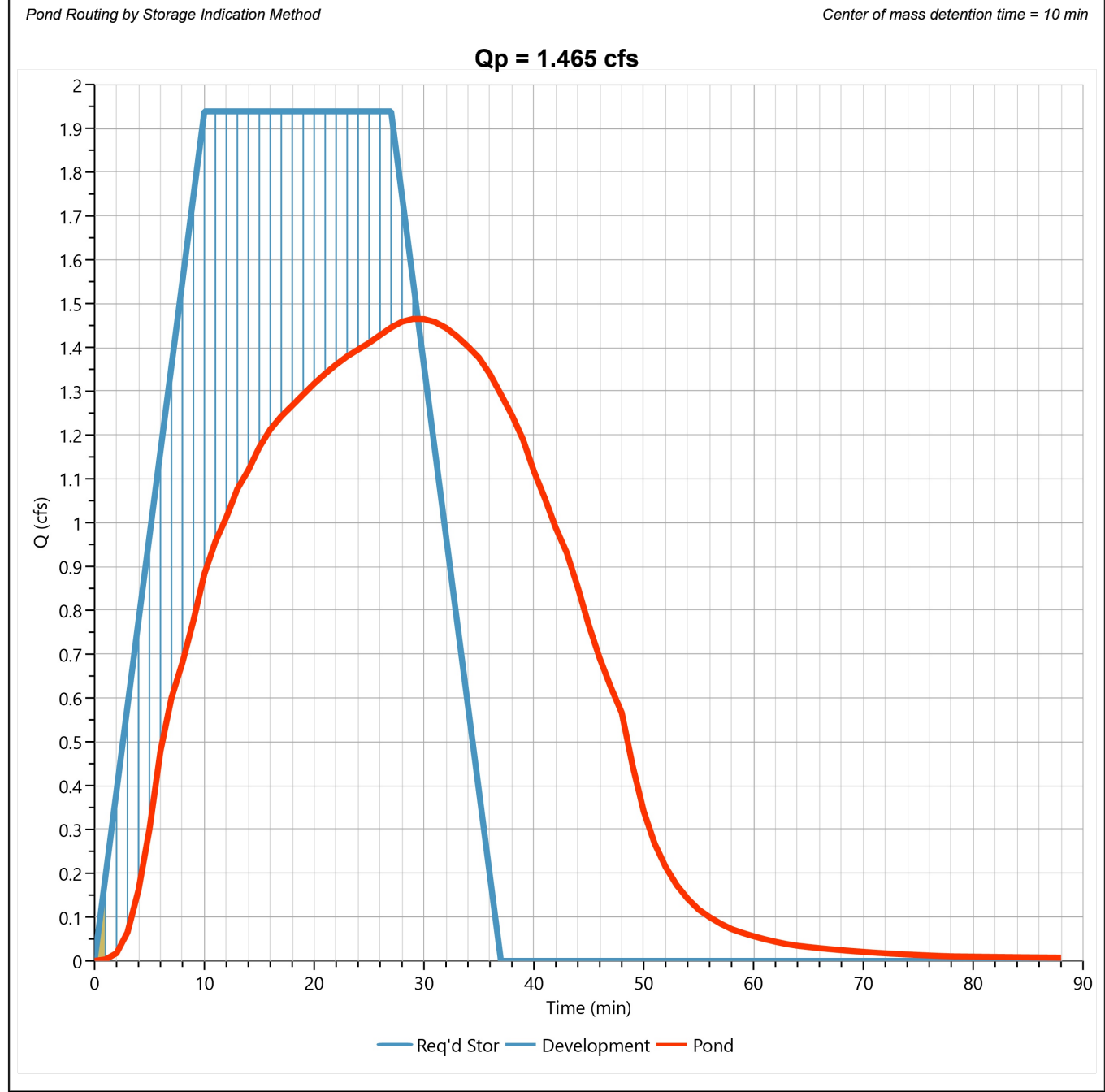


Hydrograph Report

Hydrology Studio v 3.0.0.38 File: EXO25004-Pond Design.hys 09-24-2025

Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 1,465 cfs
Storm Frequency	= 2-yr	Time to Peak	= 0.48 hrs
Time Interval	= 1 min	Hydrograph Volume	= 3,139 cuft
Inflow Hydrograph	= 2 - Development	Max. Elevation	= 1104.76 ft
Pond Name	= Pond	Max. Storage	= 1,113 cuft

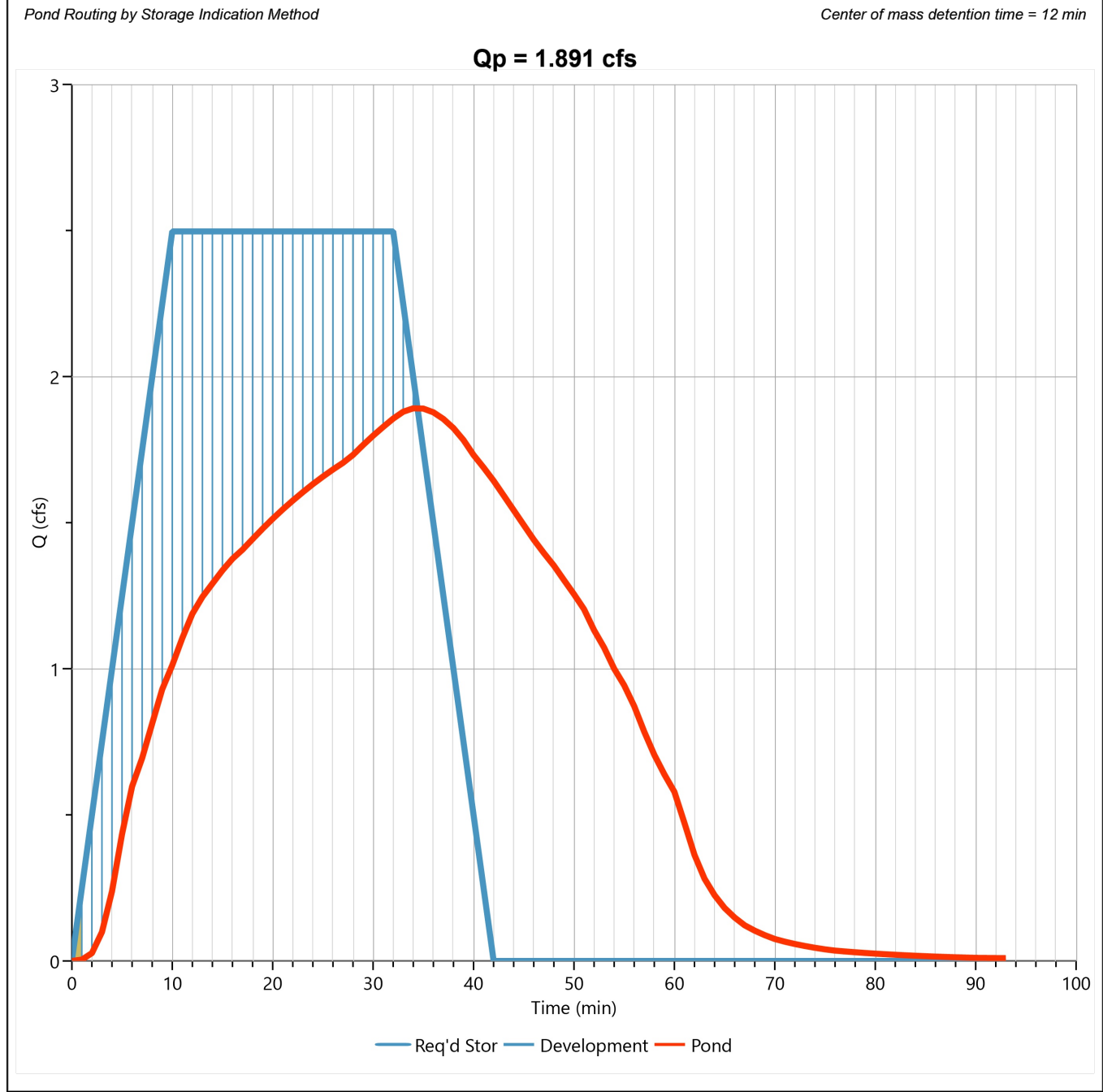


Hydrograph Report

Hydrology Studio v 3.0.0.38 File: EXO25004-Pond Design.hys 09-24-2025

Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 1,891 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.57 hrs
Time Interval	= 1 min	Hydrograph Volume	= 4,792 cuft
Inflow Hydrograph	= 2 - Development	Max. Elevation	= 1105.17 ft
Pond Name	= Pond	Max. Storage	= 1,828 cuft

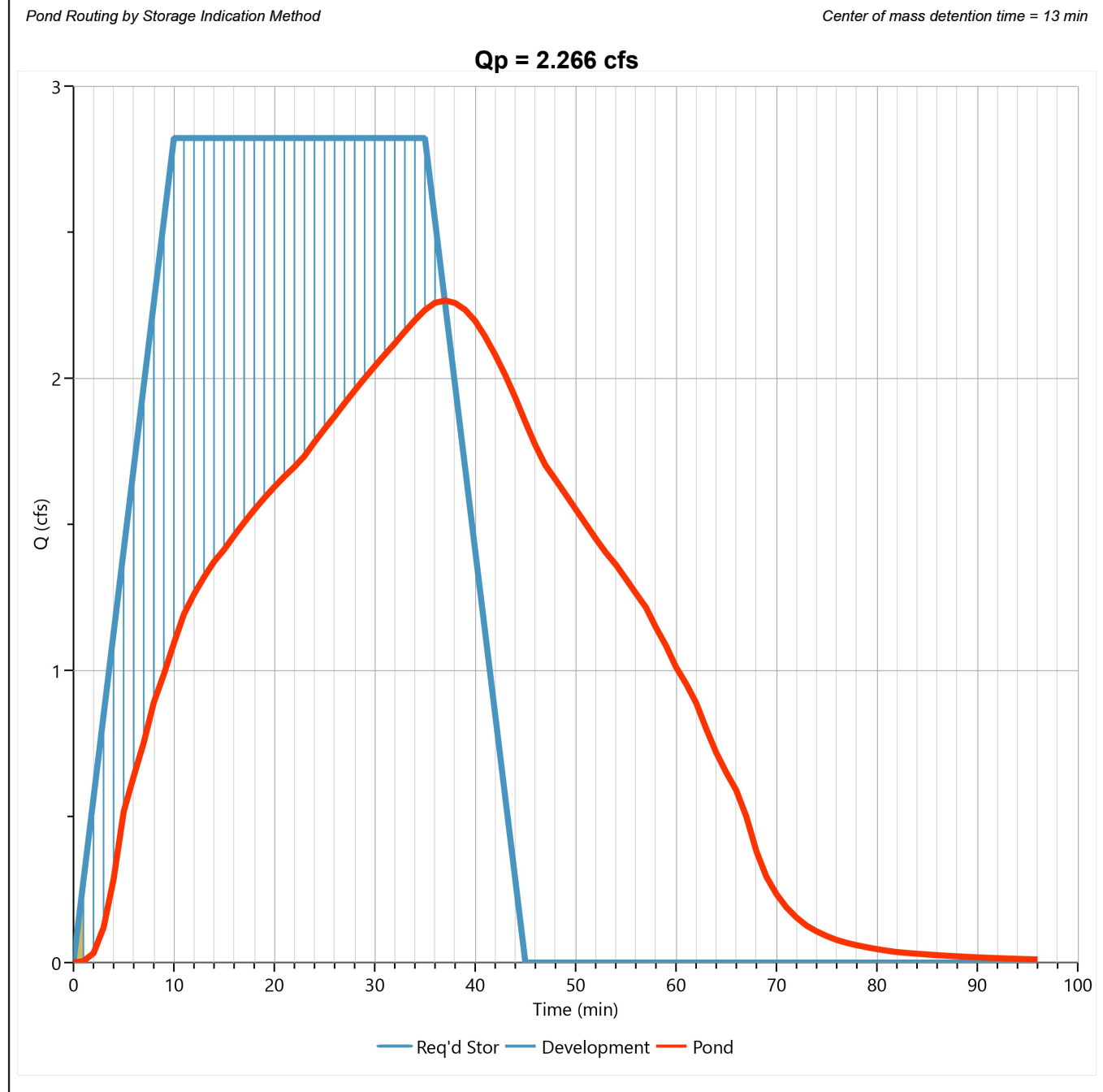


Hydrograph Report

Hydrology Studio v 3.0.0.38 File: EXO25004-Pond Design.hys 09-24-2025

Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2,266 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.62 hrs
Time Interval	= 1 min	Hydrograph Volume	= 5,924 cuft
Inflow Hydrograph	= 2 - Development	Max. Elevation	= 1105.38 ft
Pond Name	= Pond	Max. Storage	= 2,248 cuft

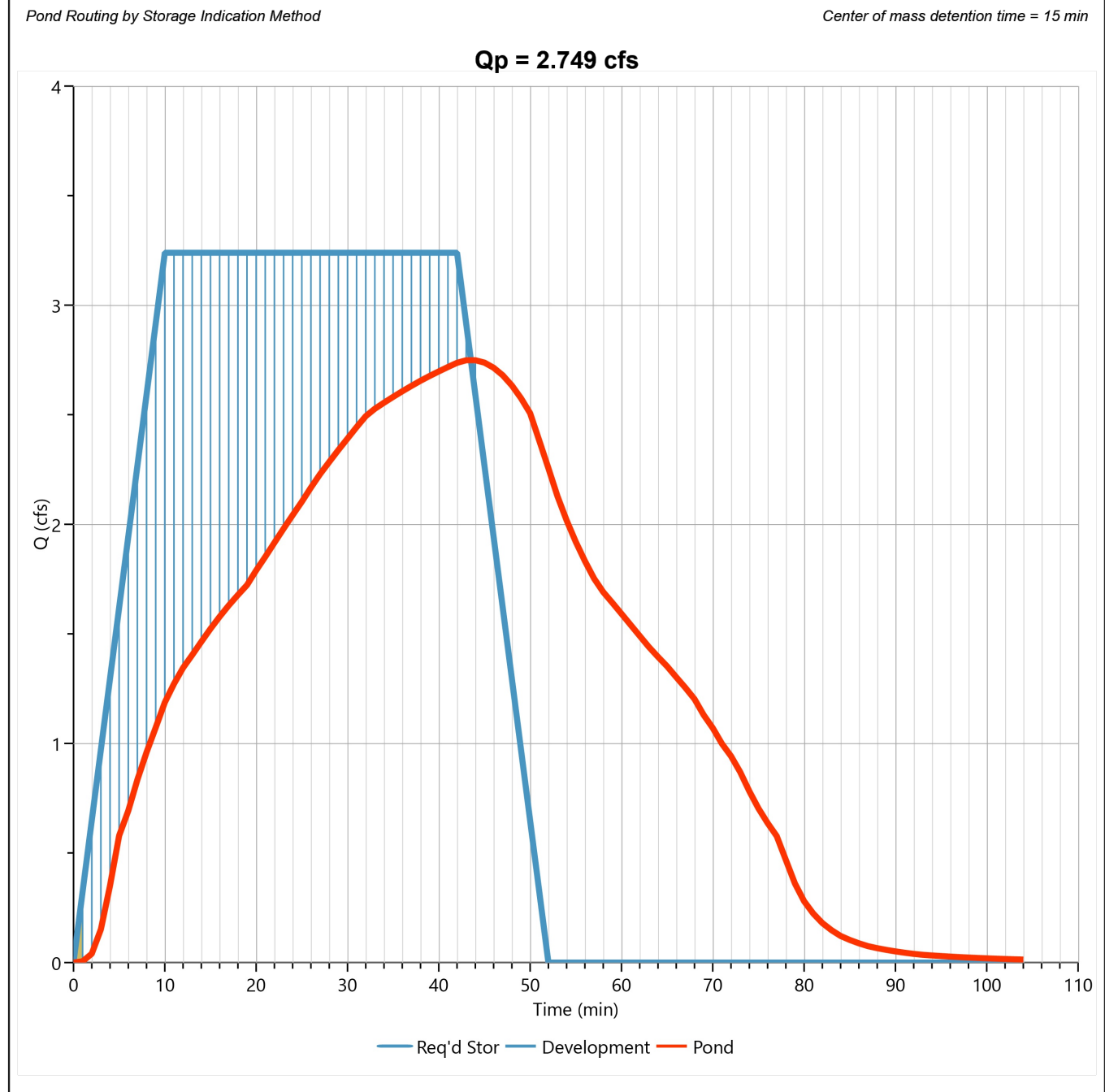


Hydrograph Report

Hydrology Studio v 3.0.0.38 File: EXO25004-Pond Design.hys 09-24-2025

Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 2,749 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.73 hrs
Time Interval	= 1 min	Hydrograph Volume	= 8,161 cuft
Inflow Hydrograph	= 2 - Development	Max. Elevation	= 1105.66 ft
Pond Name	= Pond	Max. Storage	= 2,859 cuft



Pond Report

Hydrology Studio v 3.0.0.38 File: EXO25004-Pond Design.hys 09-24-2025

Pond Stage-Storage-Discharge Summary

Stage (ft)	Elev. (ft)	Storage (cuft)	Culvert (cfs)	Orifices, cfs			Riser (cfs)	Weirs, cfs			PF Riser (cfs)	Exit (cfs)	User (cfs)	Total (cfs)
				1	2	3		1	2	3				
0.00	1103.50	0.000	0.000	0.000	0.000	0.000	0.000							0.000
0.50	1104.00	177	0.553 oc	0.553	0.000		0.000							0.553
1.00	1104.50	701	1.227 oc	1.227	0.000		0.000							1.227
1.50	1105.00	1,499	1.672 oc	1.672	0.000		0.000							1.672
2.00	1105.50	2,483	2.506 oc	1.904	0.602		0.000							2.506
2.50	1106.00	3,670	3.177 oc	2.135	1.042		0.000							3.177
3.00	1106.50	5,074	3.796 oc	1.905	1.225		4.667							7.796
3.50	1107.00	6,713	4.348 oc	2.174	1.397		5.377 ic							8.948
4.00	1107.50	8,601	4.944 oc	2.344	1.507		6.585 ic							10.44

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir





McAdams

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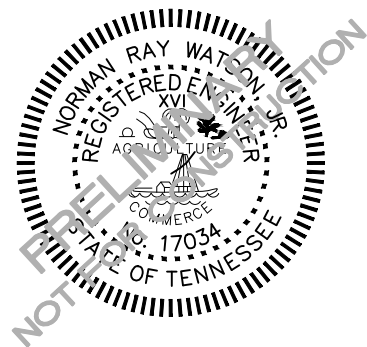
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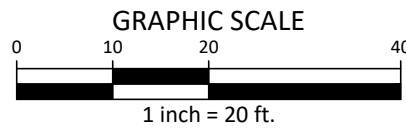
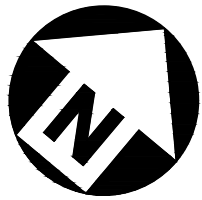
PLAN INFORMATION

PROJECT NO.	EXO25004
FILENAME	EXO25004-E1.DWG
CHECKED BY	BY
DRAWN BY	JE
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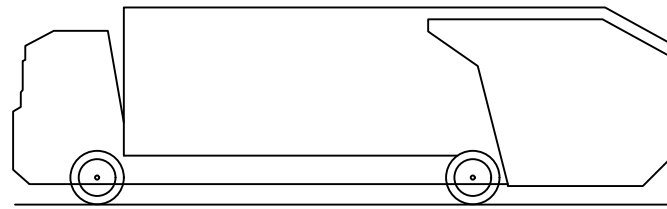
SHEET

GARBAGE TRUCK TURN  
EXHIBIT

C5.00



VEHICLE USED FOR SIMULATION

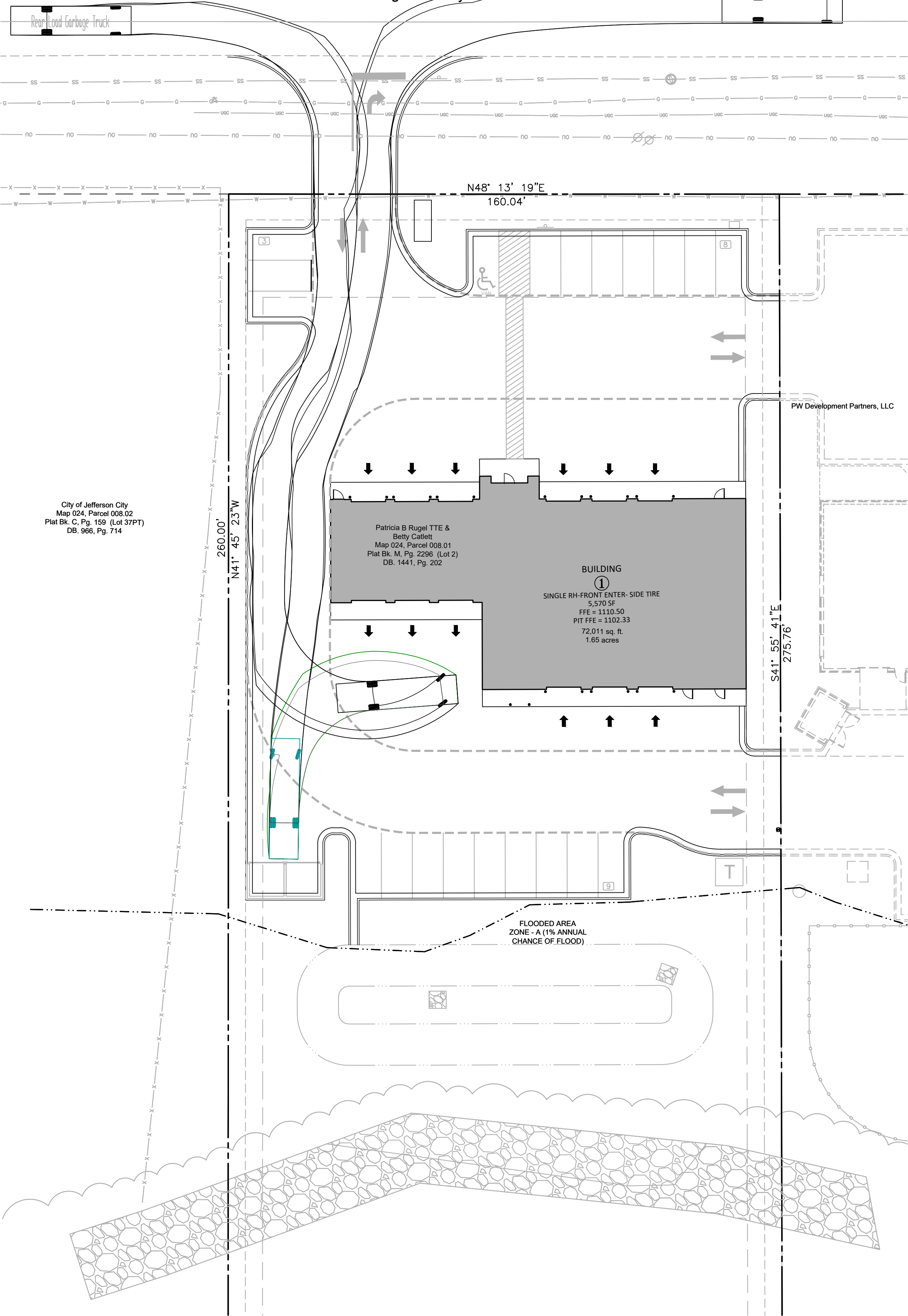


Rear-Load Garbage Truck

Overall Length	35.000 ft
Overall Width	8.375 ft
Overall Body Height	10.546 ft
Min Body Ground Clearance	1.000 ft
Track Width	8.375 ft
Lock-to-lock time	6.00 s
Curb to Curb Turning Radius	29.300 ft

E Broadway Boulevard (Hwy 11E)

Centerline of Right-Of-Way 90'



City of Jefferson City  
Map 024, Parcel 008.02  
Plat Bk. C, Pg. 159 (Lot 37PT)  
DB. 866, Pg. 714

Patricia B Rugel TTE &  
Betty Callett  
Map 024, Parcel 008.01  
Plat Bk. M, Pg. 2295 (Lot 2)  
DB. 1441, Pg. 202

PW Development Partners, LLC

FLOODED AREA  
ZONE - A (1% ANNUAL  
CHANCE OF FLOOD)





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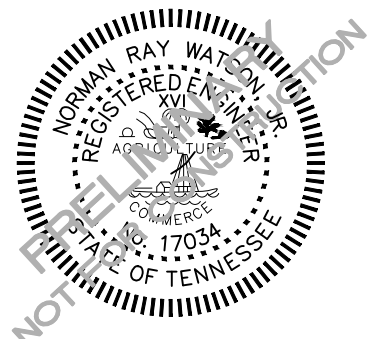
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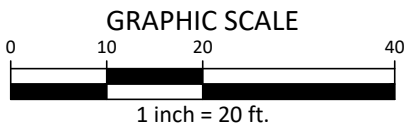
PLAN INFORMATION

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FILENAME EXO25004-EC1.DWG  
CHECKED BY BY  
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SCALE 1" = 20'  
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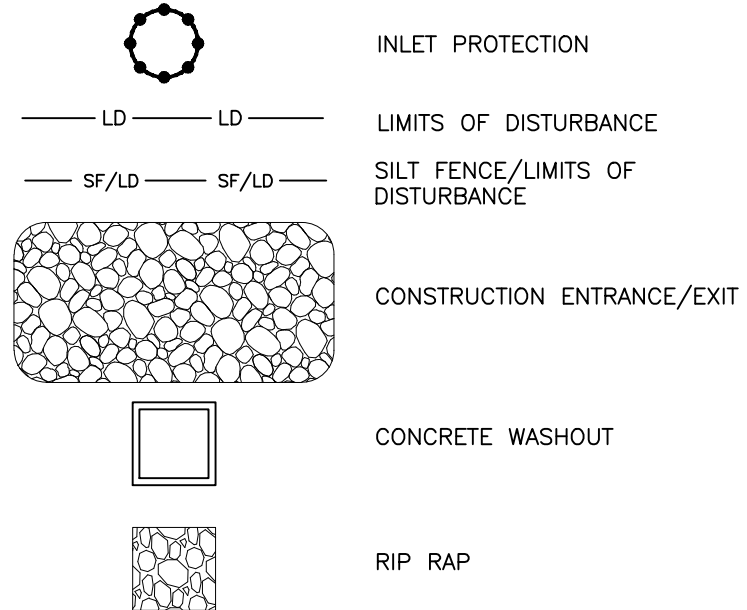
SHEET

EROSION CONTROL  
PLAN

C6.00



EROSION CONTROL LEGEND



BENCHMARKS:

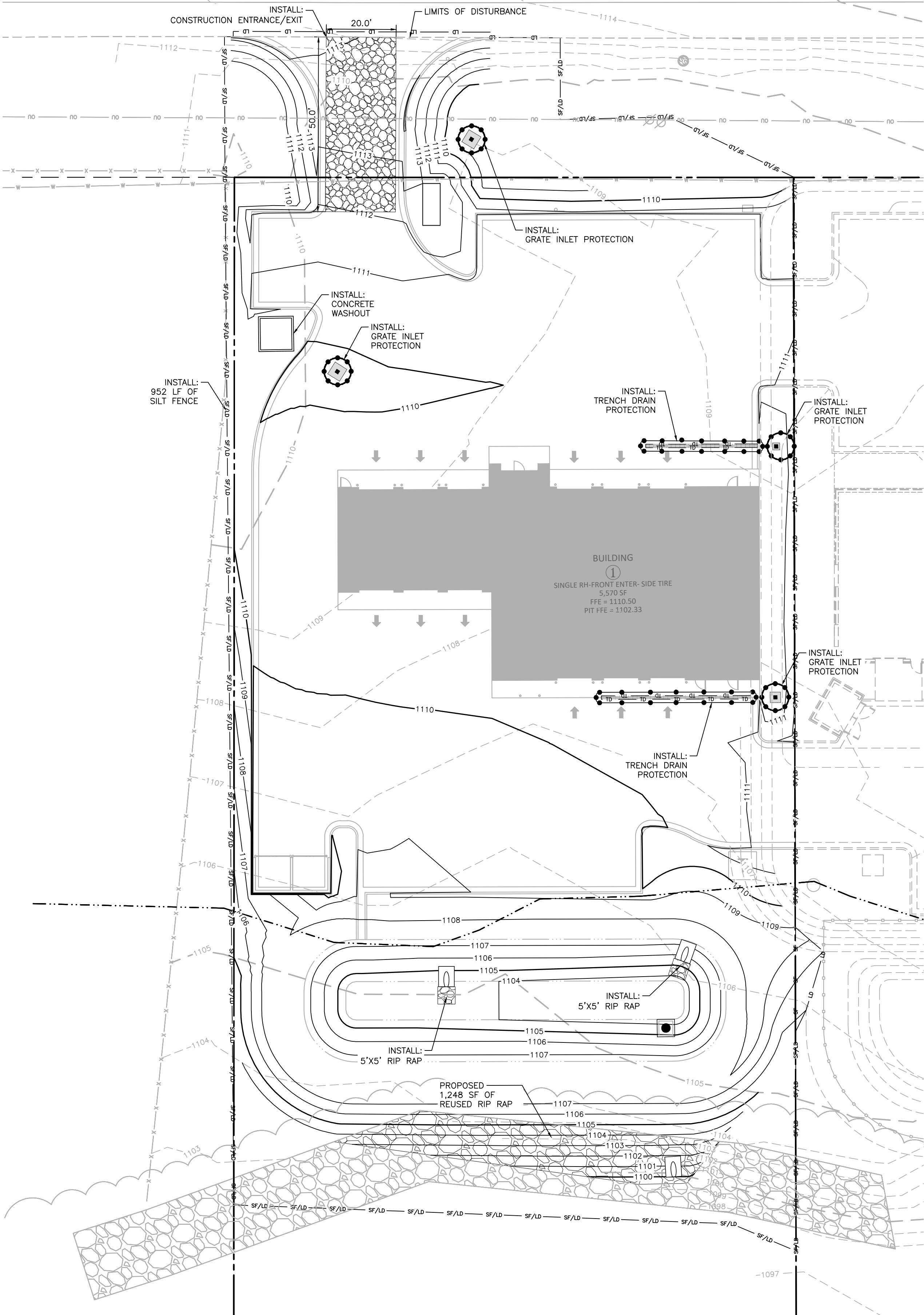
BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

EROSION CONTROL NOTES

- NPDES STORMWATER CONSTRUCTION PERMIT - NOTICE OF INTENT/ NOTICE OF COVERAGE NEEDED FROM TENNESSEE - OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SCALE.
- GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARDS AND SPECIFICATIONS, TENNESSEE DEPARTMENT OF ENVIRONMENTAL QUALITY EROSION AND SEDIMENT CONTROL MANUAL AND STATE OF TENNESSEE GENERAL PERMIT FOR SMALL CONSTRUCTION.
- FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE JEFFERSON CITY EROSION CONTROL DEPARTMENT OR TDOT.
- CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (STEEPER THAN 3H:1V OR GREATER THAN 50 FT IN LENGTH) WITHIN 7 DAYS, 14 DAYS FOR MODERATE SLOPES (3H:1V OR FLATTER) .
- FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE ON THE PLAN.
- NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
- THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY THE (MUNICIPAL) SEDIMENTATION AND EROSION CONTROL (SEC) ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCES)
- CONTRACTOR SHALL INSPECT ALL SEDIMENT/EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
- A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
- CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS OTHERWISE NOTED.
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
- THE CONTRACTOR MAY BE ALLOWED, WITH PRIOR APPROVAL FROM THE OWNER, TO COORDINATE CHANGES TO THE PLAN WITH THE ON-SITE SEDIMENTATION & EROSION CONTROL INSPECTOR AND THE ENGINEER.
- PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
- CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD FOR IMPROVEMENTS.
- SEEDING TO BE PER TENNESSEE DOT VEGETATION SCHEDULE, APPENDIX G, MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS LATEST EDITION

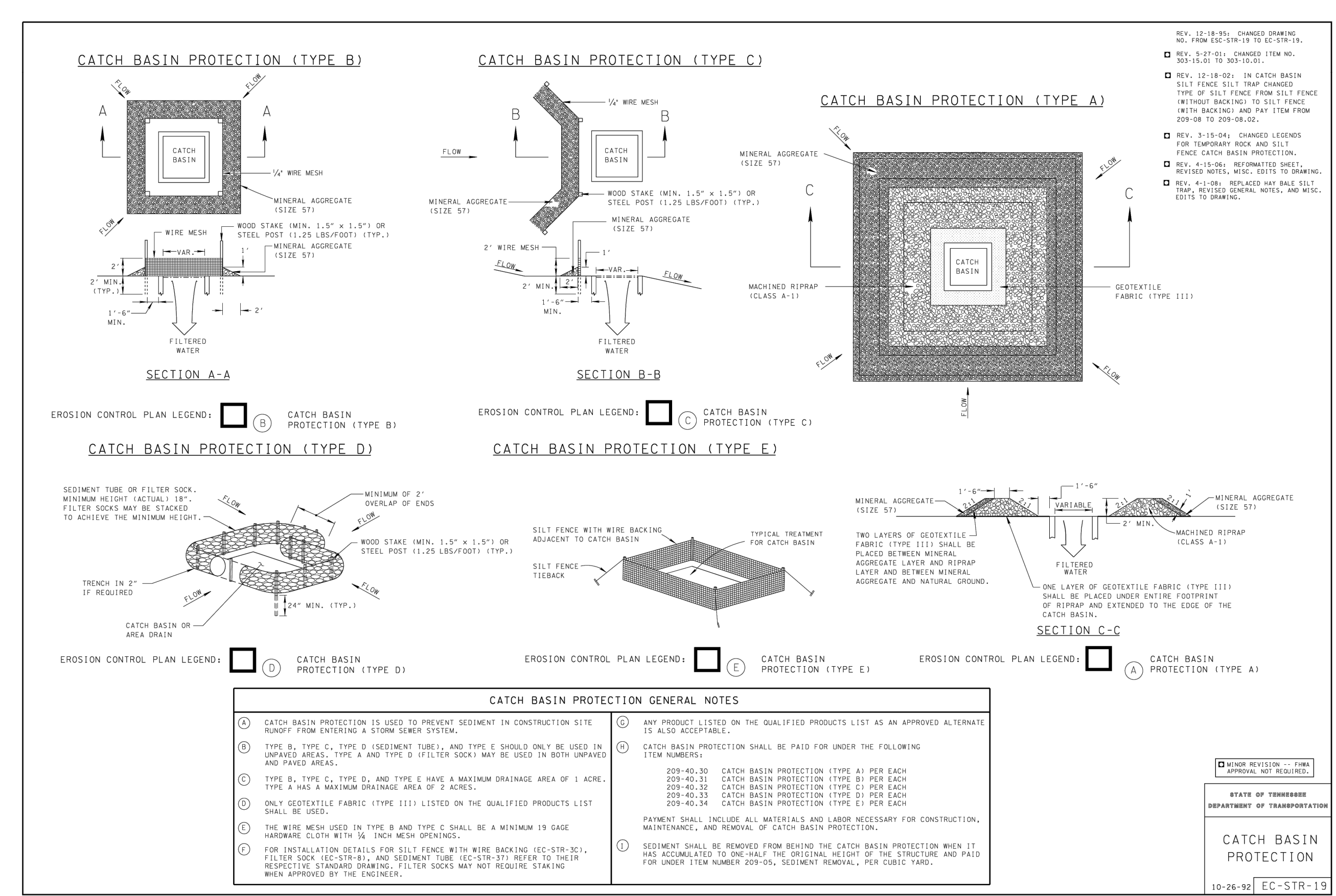
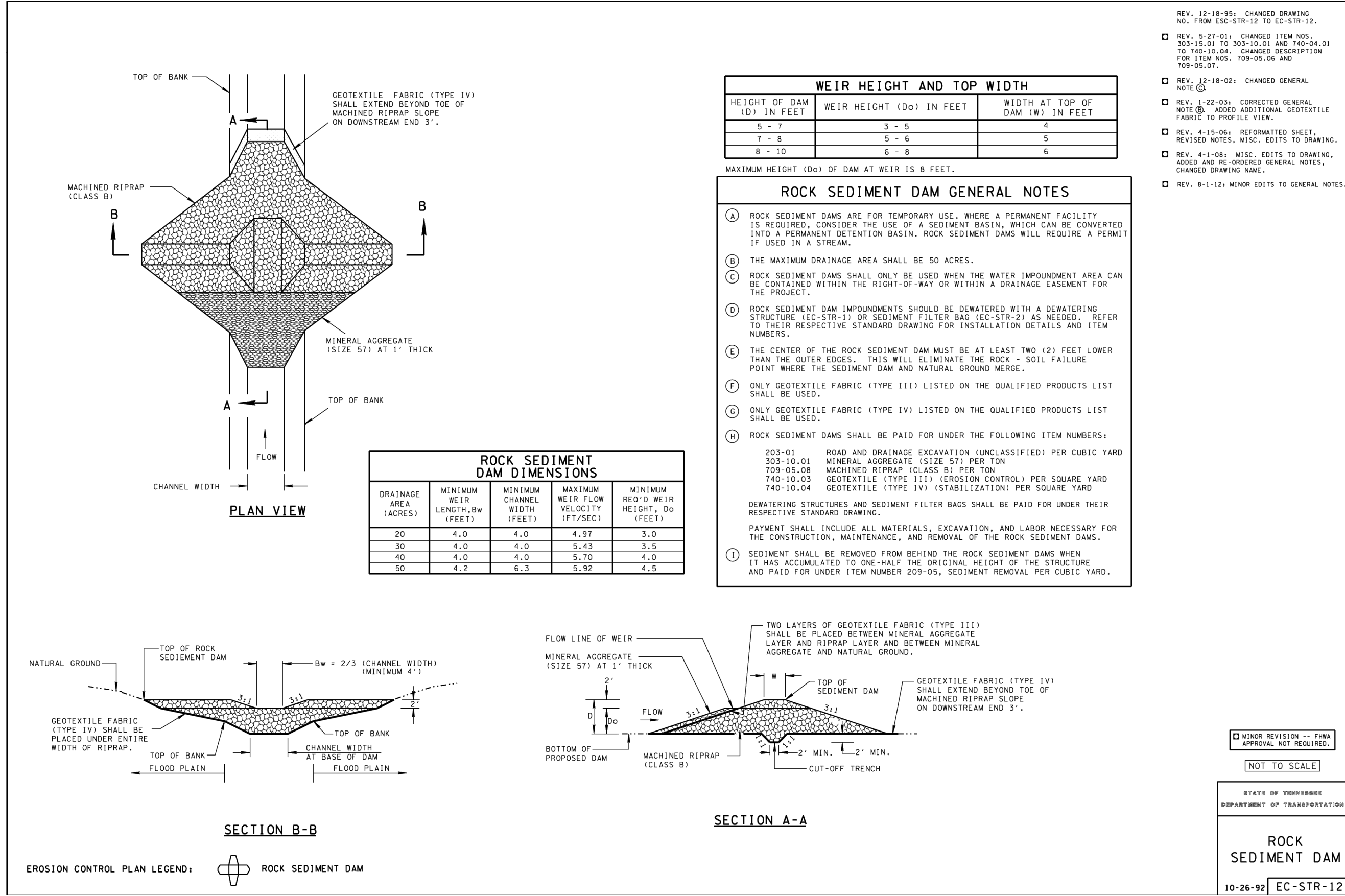
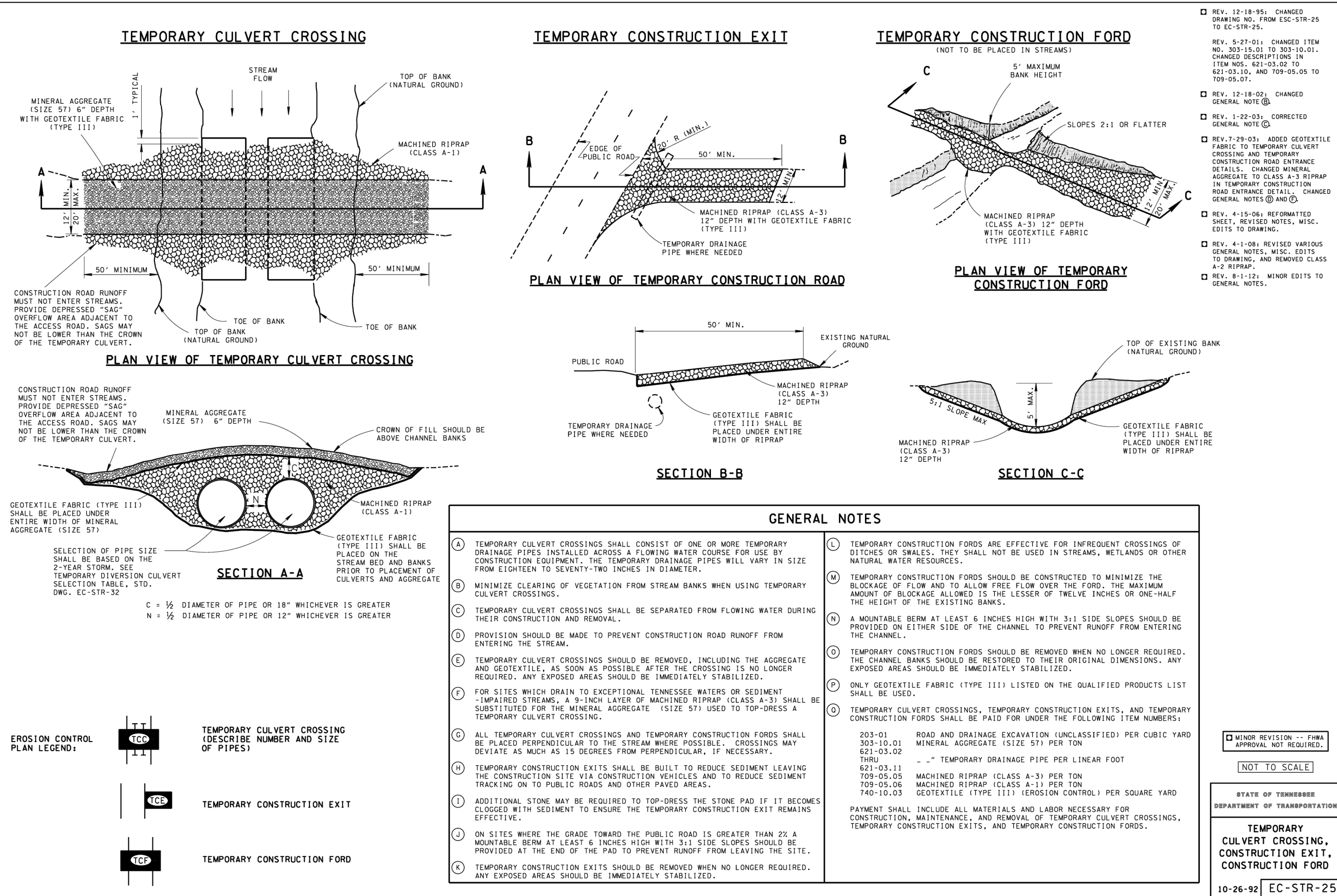
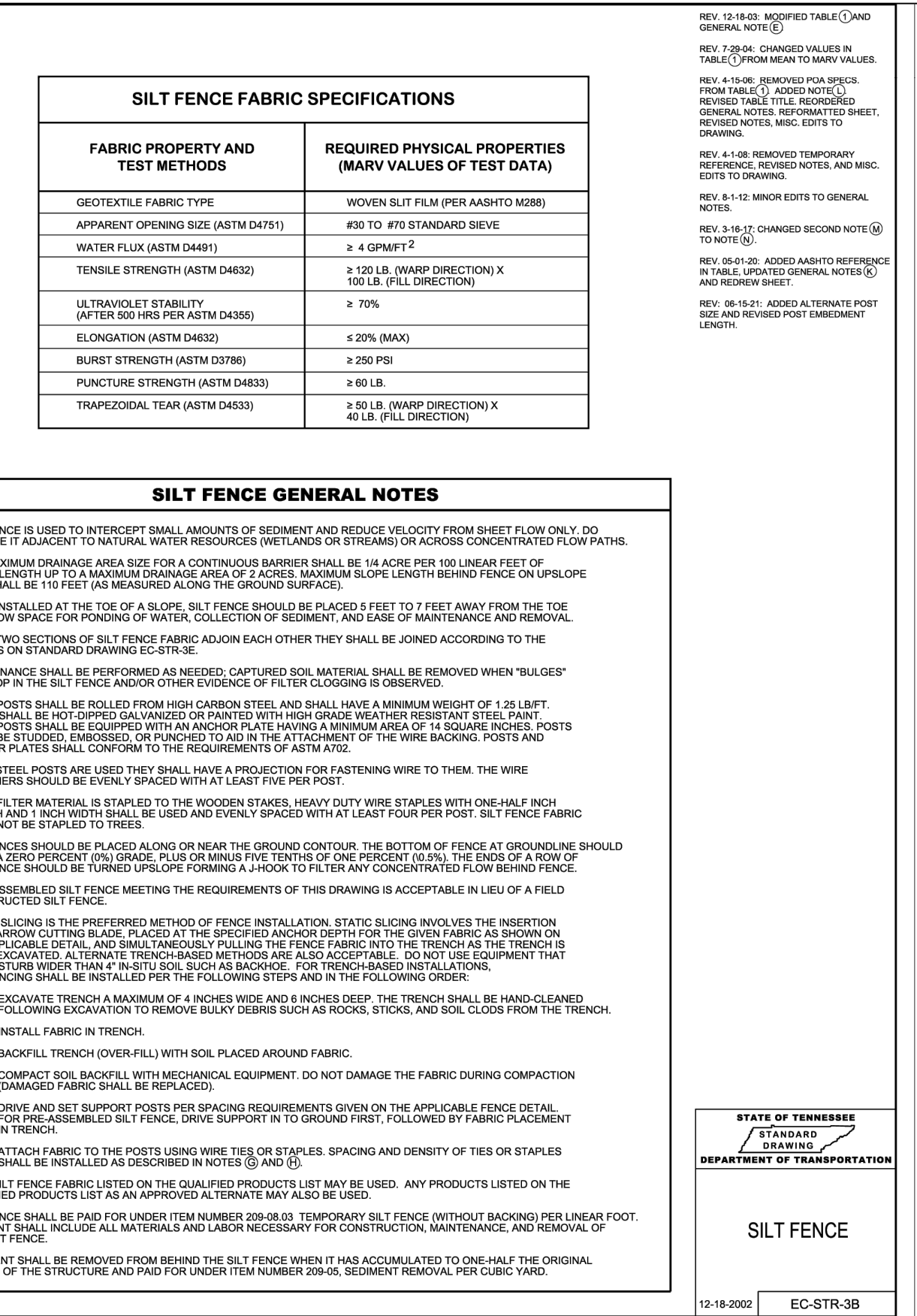
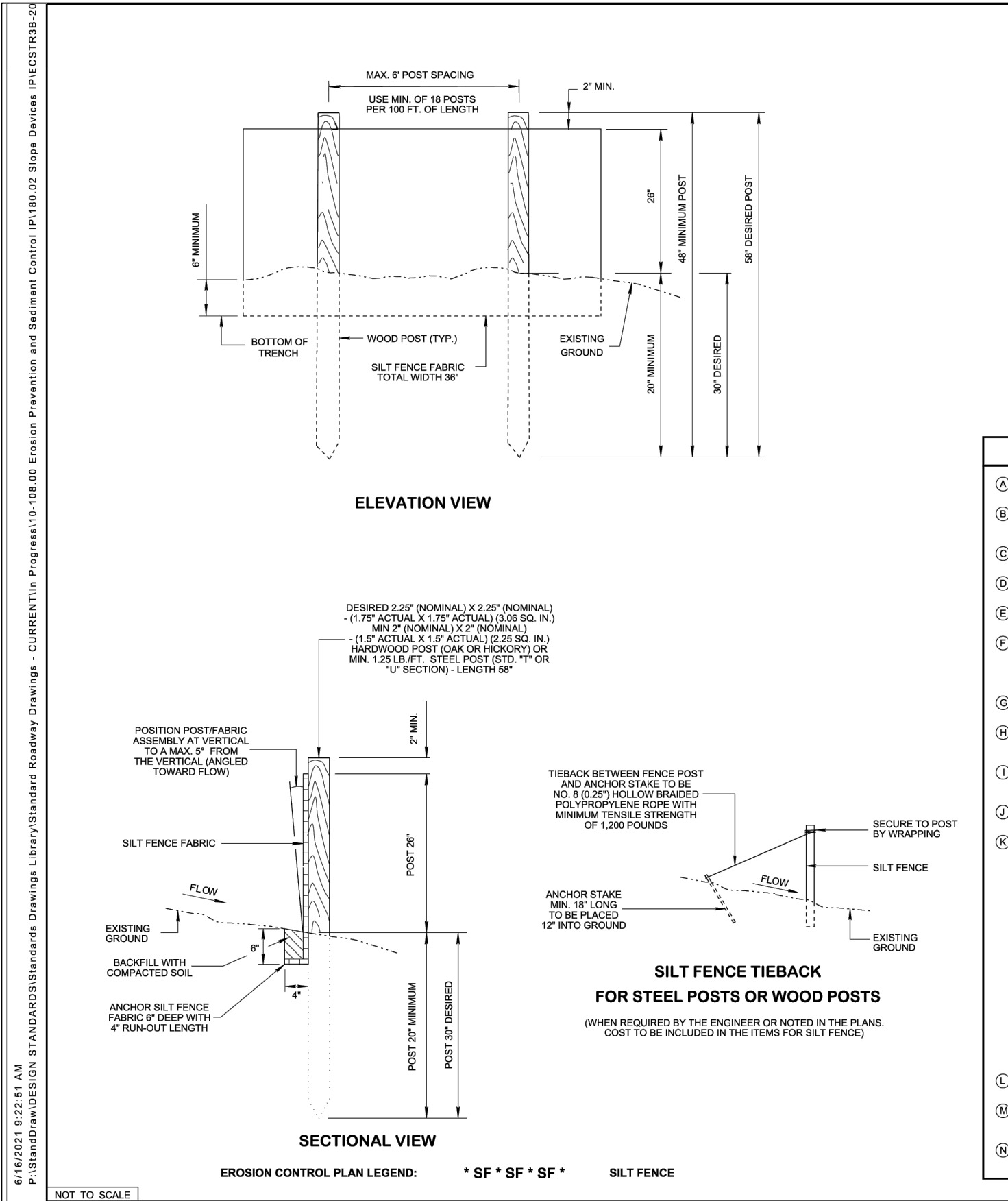
E Broadway Boulevard (Hwy 11E)

Centerline of Right-Of-Way 90'





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Section 5, Item f

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CLIENT

JUSTIN DUCK

1880 SOUTH PARK DRIVE

BIRMINGHAM, AL 35244

PHONE: 205.906.2006

EXPRESS OIL - JEFFERSON CITY, TN

CONSTRUCTION PLANS

E. BROADWAY BLVD

JEFFERSON CITY, TENNESSEE 37760

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER

NO. 1703

STATE OF TENNESSEE

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

PLAN INFORMATION

PROJECT NO.	EXO25004
FILENAME	EXO25004-01.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	N.T.S.
DATE	10.06.2025

SHEET

EROSION CONTROL DETAILS

C6.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

57





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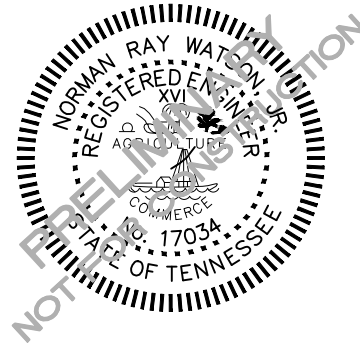
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EXPRESS OIL - JEFFERSON CITY, TN  
CONSTRUCTION PLANS  
E. BROADWAY BLVD  
JEFFERSON CITY, TENNESSEE 37760



REVISIONS

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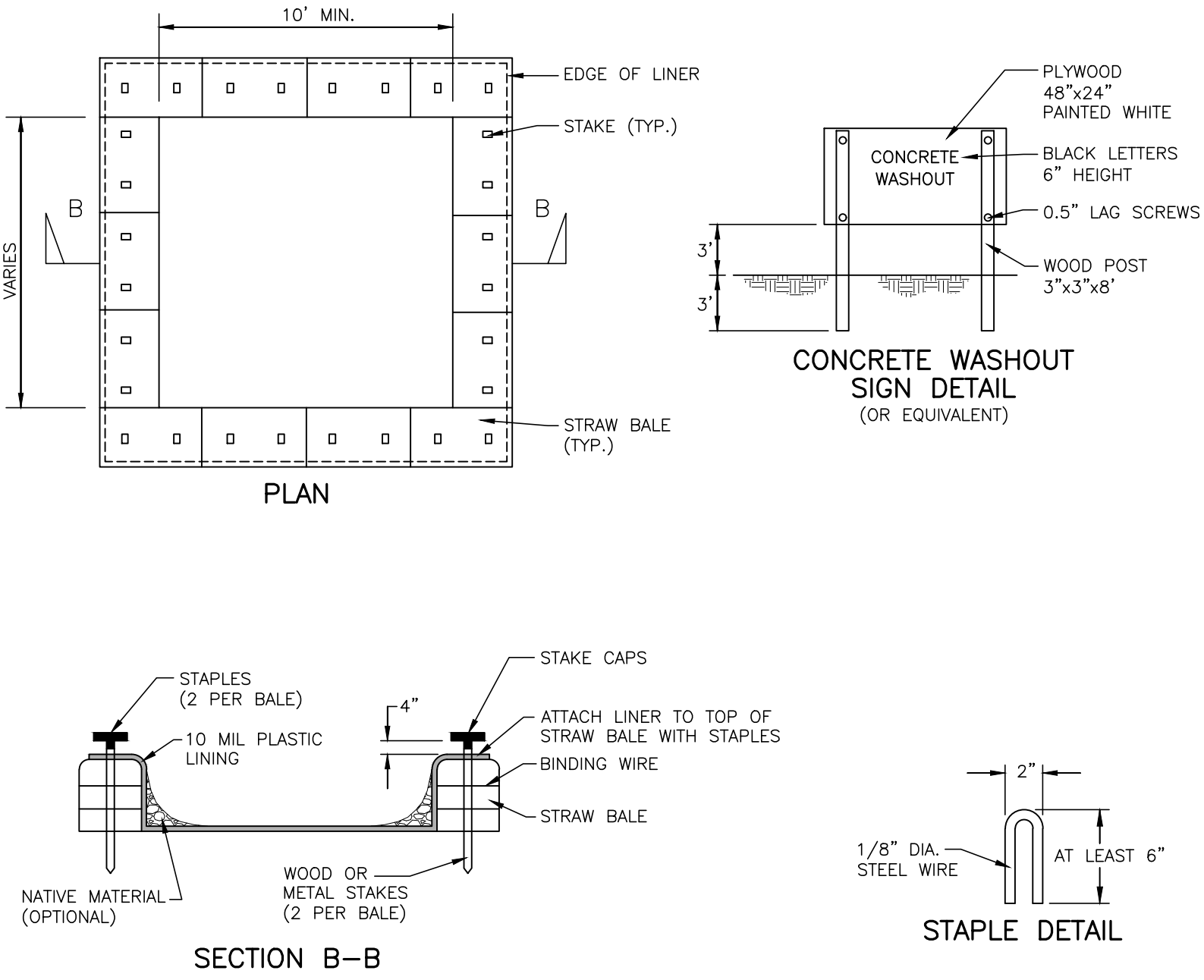
PLAN INFORMATION

PROJECT NO.	EXO25004
FILENAME	EXO25004-D1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	N.T.S.
DATE	10.06.2025

SHEET

EROSION CONTROL  
DETAILS

C6.02



CONCRETE WASHOUT PIT  
N.T.S.

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

INSPECTION/MAINTENANCE/REMOVAL:

1. TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE INSPECTED BY THE CONTRACTOR DURING HIS/HER WEEKLY EROSION AND SEDIMENT CONTROL INSPECTION. AFTER A STORM EVENT OF 1/2" OR GREATER AND AT THE END OF ANY DAY WHEN CONCRETE HAS BEEN POURED ON THE CONSTRUCTION SITE, THE INSPECTOR IS TO ENSURE THAT THERE ARE NO LEAKS, NO SPILLS AND THAT THE FACILITIES CAPACITY HAS NOT YET BEEN COMPROMISED.
2. ANY OVERFLOWING OF THE WASHOUT FACILITIES ONTO THE GROUND MUST BE CLEANED UP AND REMOVED WITHIN 24 HOURS OF DISCOVERY.
3. IF A RAIN OR SNOW EVENT IS FORECASTED, A NON-COLLAPSING, NON-WATER COLLECTING COVER SHALL BE PLACED OVER THE WASHOUT FACILITY AND SECURED TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION.
4. CONTENTS OF EACH CONCRETE WASHOUT FACILITY ARE NOT TO EXCEED 75% OF ITS DESIGNED CAPACITY. IF THE CONTENTS REACH 75% CAPACITY, DISCONTINUE POURING CONCRETE INTO THE FACILITY UNTIL IT HAS BEEN CLEANED OUT.
5. ALLOW SLURRY TO EVAPORATE OR REMOVE FROM SITE IN A SAFE MANNER (I.E. VACUUM TRUCK). ALL HARDENED MATERIAL CAN THEN BE REMOVED AND DISPOSED OF PROPERLY.
6. IF A LINED BASIN IS USED, IMMEDIATELY REPLACE THE LINER IF IT BECOMES DAMAGED.
7. REMOVE TEMPORARY CONCRETE WASHOUT FACILITIES WHEN THEY ARE NO LONGER NEEDED AND RESTORE THE DISTURBED AREAS TO THEIR ORIGINAL CONDITION.



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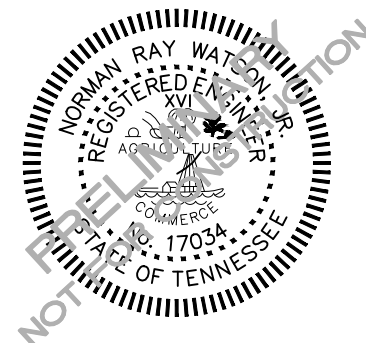
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PHONE: 205.906.2006

**EXPRESS OIL - JEFFERSON CITY, TN****CONSTRUCTION PLANS****E. BROADWAY BLVD****JEFFERSON CITY, TENNESSEE 37760****REVISIONS**

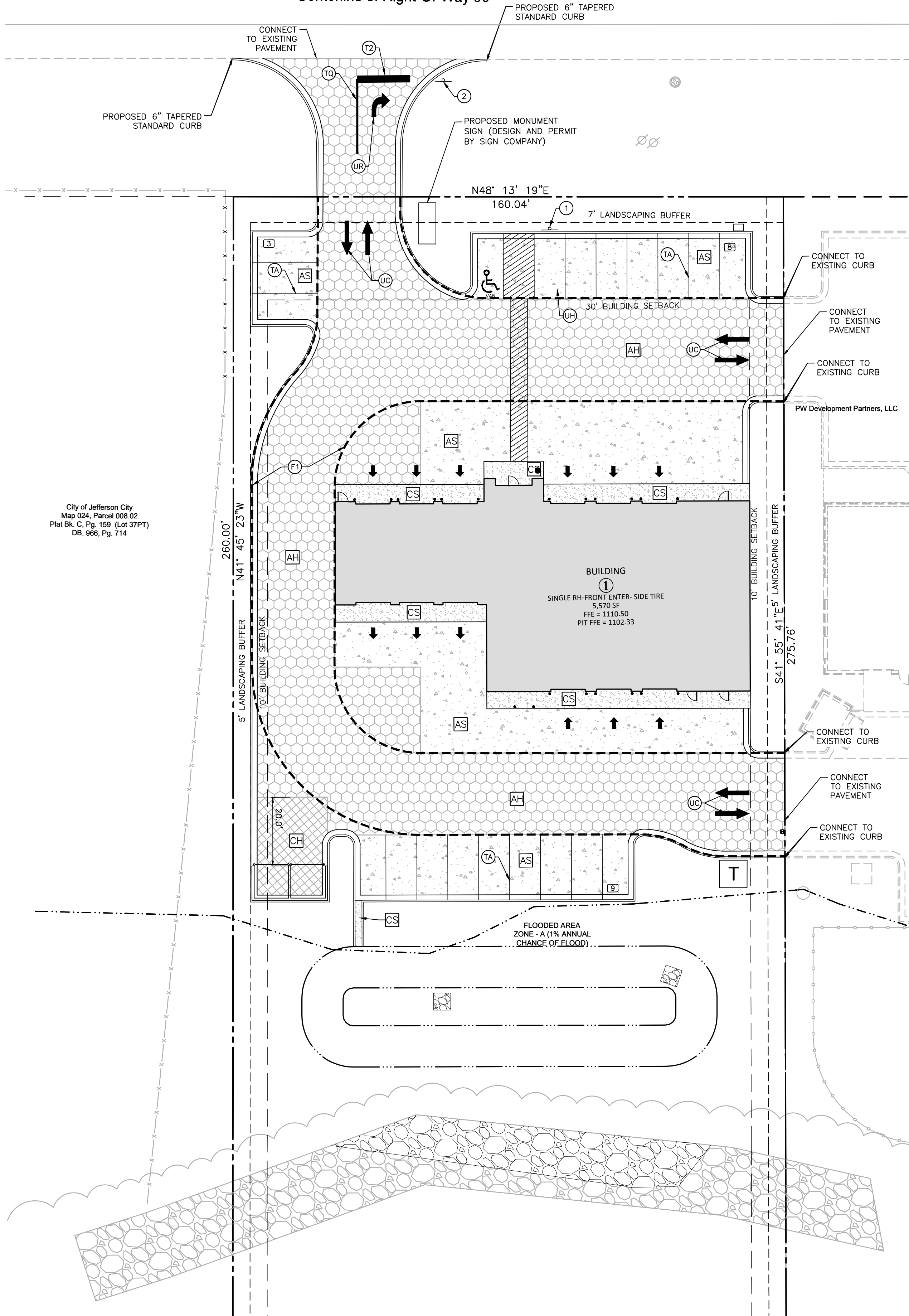
NO.	DATE	DESCRIPTION
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**PLAN INFORMATION**

PROJECT NO.	EXO25004
FILENAME	EXO25004-PV1.DWG
CHECKED BY	BY
DRAWN BY	JE
SCALE	1" = 20'
DATE	10.06.2025

**SHEET****PAVING, STRIPING &  
SIGNAGE PLAN****C7.00****E Broadway Boulevard (Hwy 11E)**

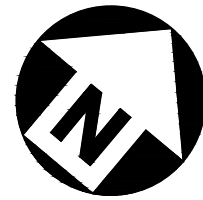
Centerline of Right-Of-Way 90'

City of Jefferson City  
Map 024, Parcel 008.02  
Plat Bk. C, Pg. 159 (Lot 37PT)  
DB. 966, Pg. 714**BENCHMARKS:**

BM #1: N. 661099.0526 E. 2,715,014.4396 ; ELEV: 1,107.569

**PAVING, STRIPING & SIGNAGE PLAN:**

- CONTRACTOR TO VERIFY CONCRETE PAD FOR TRANSFORMER. TRANSFORMER PAD SHALL BE STANDARD LIGHT DUTY CONCRETE UNLESS OTHERWISE REQUIRED BY POWER COMPANY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST JEFFERSON COUNTY AND TDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- CONTRACTOR SHALL NOTIFY "TN811" (811) OR 1-800-351-1111 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF TN811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL AND STATE MUNICIPALITY AND TDOT, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER IF REQUIRED. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, LOCAL AND STATE MUNICIPALITY AND TDOT.
- ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN ARE INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENTS. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE LOCAL AND STATE MUNICIPALITY AND TDOT STANDARDS AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PREPARING, GRADING, SHAPING, AND COMPACTION OF SUBGRADE SOILS SHOULD BE PERFORMED IN ACCORDANCE WITH TDOT STANDARD SPECIFICATIONS. PREPARING, GRADING, SHAPING, AND COMPACTION OF AGGREGATE BASE COURSE (ABC) STONE SHOULD BE PERFORMED IN ACCORDANCE WITH TDOT STANDARD SPECIFICATIONS. PLACEMENT AND COMPACTION OF THE BITUMINOUS CONCRETE SHOULD BE PERFORMED IN ACCORDANCE TDOT STANDARD SPECIFICATIONS. PROPER SUBGRADE COMPACTION, ADHERENCE TO THE TDOT SPECIFICATIONS, AND COMPLIANCE WITH PROJECT PLANS AND SPECIFICATIONS ARE CRITICAL TO THE PERFORMANCE OF THE CONSTRUCTED PAVEMENT.
- THE CONTRACTOR MAY CHOOSE TO INSTALL INTERMEDIATE COURSES OF PAVEMENT TO STABILIZE THE SITE DURING CONSTRUCTION AT NO ADDITIONAL COST. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ADEQUATE THICKNESS REQUIRED FOR INTERMEDIATE PAVING. INCREASES IN THE DESIGN PAVEMENT SECTION TO FACILITATE INTERMEDIATE PAVING SHALL BE PROVIDED AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES TO SUBGRADE, INSTALLED BASE COURSE AND/OR INTERMEDIATE PAVING PRIOR TO PLACING SUBSEQUENT PAVEMENT LIFTS AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PAVEMENT DURING ALL PHASES OF WORK. THE FINAL SURFACE OF PAVEMENT SHALL BE FREE OF ALL DEFECTS OR DAMAGE.
- THE CONTRACTOR SHALL ENSURE THAT THE POWER POLES ARE NOT DAMAGED DURING SIDEWALK INSTALLATION.
- SIGNAGE TO BE PERMITTED SEPARATELY BY SIGN COMPANY.
- ALL STRIPING IN TDOT ROW SHALL BE THERMOPLASTIC.
- REINFORCED CONCRETE PADS TO BE PROVIDED IN FRONT OF AND BENEATH TRASH RECEPTACLES. THE DUMPSTER TRUCK SHOULD BE PARKED ON THE RIGID CONCRETE PAVEMENT WHEN THE TRASH RECEPTACLES ARE LIFTED. THE CONCRETE PADS SHOULD BE A MINIMUM OF 6 INCHES THICK, REINFORCED CONCRETE SLAB OVER 6 INCHES OF DENSE GRADED AGGREGATE.

GRAPHIC SCALE  
0 10 20 40  
1 inch = 20 ft.**PAVEMENT LEGEND:**

	CH	HEAVY DUTY CONCRETE PAVEMENT
	CS	STANDARD CONCRETE PAVEMENT
	AH	HEAVY DUTY ASPHALT PAVEMENT
	AS	STANDARD ASPHALT PAVEMENT
		STANDARD CURB & GUTTER

**PAVEMENT MARKING LEGEND**

## LANE LINES/MARKINGS

- (TA) 4" WHITE
- (TO) 8" WHITE
- (T2) 24" WHITE STOPBAR
- (F1) 6" RED

## ARROWS/CHARACTERS

- (UH) HANDICAP PARKING
- (UC) STRAIGHT ARROW
- (UR) RIGHT ARROW

**SIGN LEGEND:**

- 1 RESERVED PARKING (VAN ACCESSIBLE) R7-8 18"x12" & R7-8A 18"x9"
- 2 STOP MUTCD R1-1 36"x36"

**PAVEMENT SECTIONS**

	ASPHALT PAVEMENT		CONCRETE PAVEMENT	
	STANDARD DUTY	HEAVY DUTY	STANDARD DUTY	HEAVY DUTY
PORTLAND CEMENT CONCRETE (COMPRESSIVE STRENGTH 4000 PSI) PER GEOTECH REPORT	-	-	5.0"	6.0"
ASPHALT SURFACE COURSE PER GEOTECH REPORT.	3.0"	1.5"	-	-
ASPHALT BINDER COURSE PER GEOTECH REPORT.	-	2.5"	-	-
CRUSHED STONE BASE PER GEOTECH REPORT	6.0"	6.0"	5.0"	6.0"







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**CONTACT**

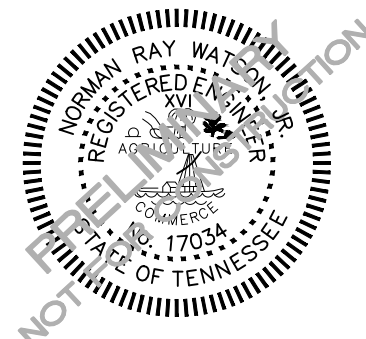
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**EXPRESS OIL - JEFFERSON CITY, TN**  
CONSTRUCTION PLANS  
E. BROADWAY BLVD  
JEFFERSON CITY, TENNESSEE 37760

**REVISIONS**

NO.	DATE	DESCRIPTION
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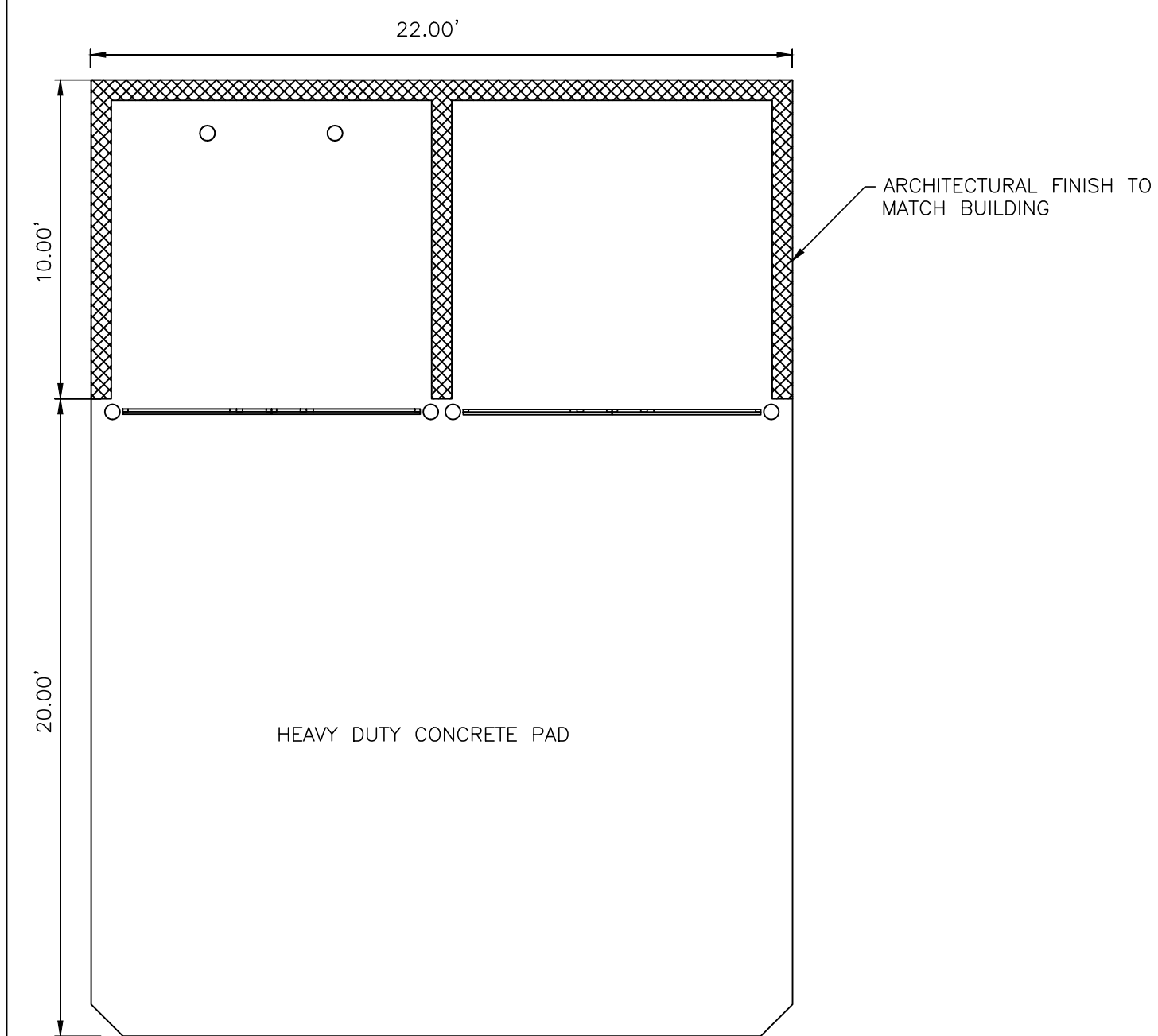
**PLAN INFORMATION**

PROJECT NO. EXO25004  
FILENAME EXO25004-D1.DWG  
CHECKED BY BY  
DRAWN BY JE  
SCALE N.T.S.  
DATE 10.06.2025

**SHEET**

**STANDARD  
CONSTRUCTION DETAILS**

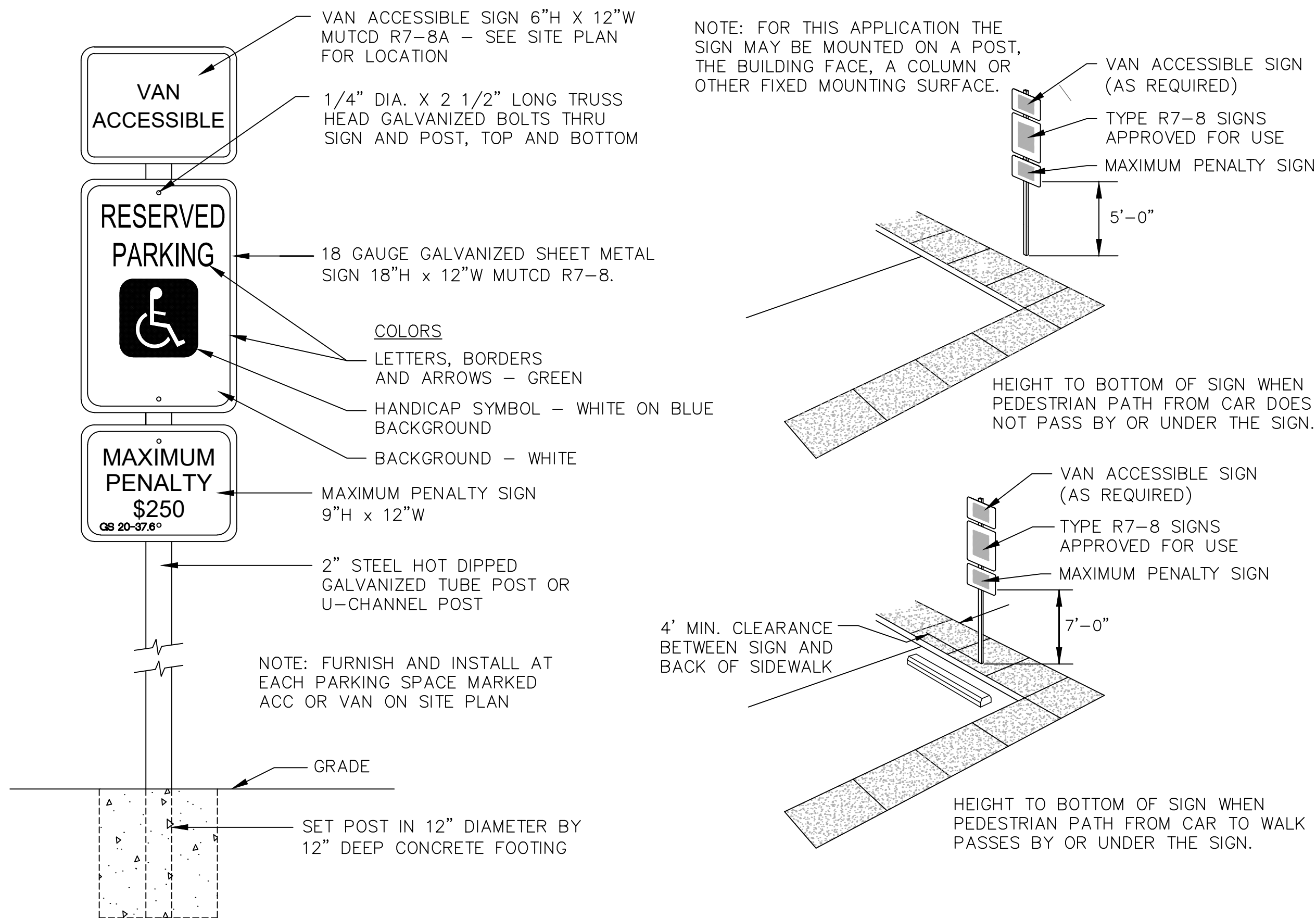
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**NOTES:**

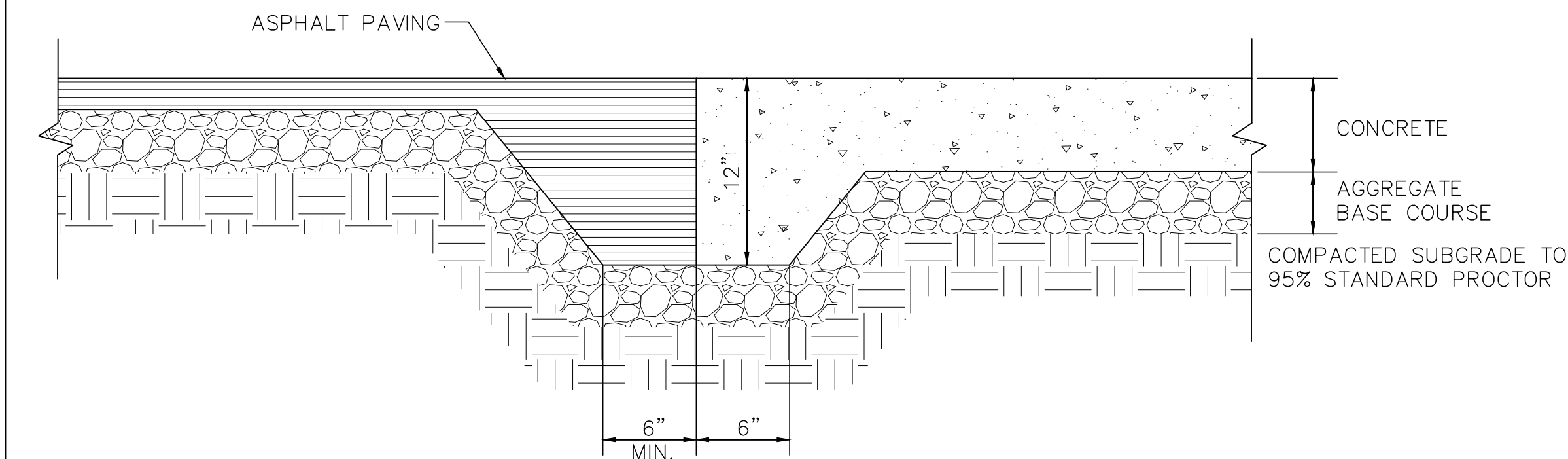
- DUMPSTER PAD AND APPROACH PAD SHOULD BE 8" THICK CONCRETE REINFORCED WITH REBAR PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- CURBS OR BUMPERS AT THE REAR OF EACH DUMPSTER ARE REQUIRED.
- SEE ARCHITECTURAL DRAWINGS FOR ENCLOSURE AND GATE MATERIALS AND CONSTRUCTION INSTRUCTIONS.
- IF THE 2 GATES ARE INCLUDED FOR EACH DUMPSTER WITH A POST IN THE CENTER, THE PAD MUST BE AN ADDITIONAL 4' WIDE.
- ENCLOSURE WALLS SHALL BE A MINIMUM 6" HIGHER THAN THE DUMPSTERS, BUT NO LESS THAN 6' HIGH.

**STANDARD DUMPSTER ENCLOSURE**

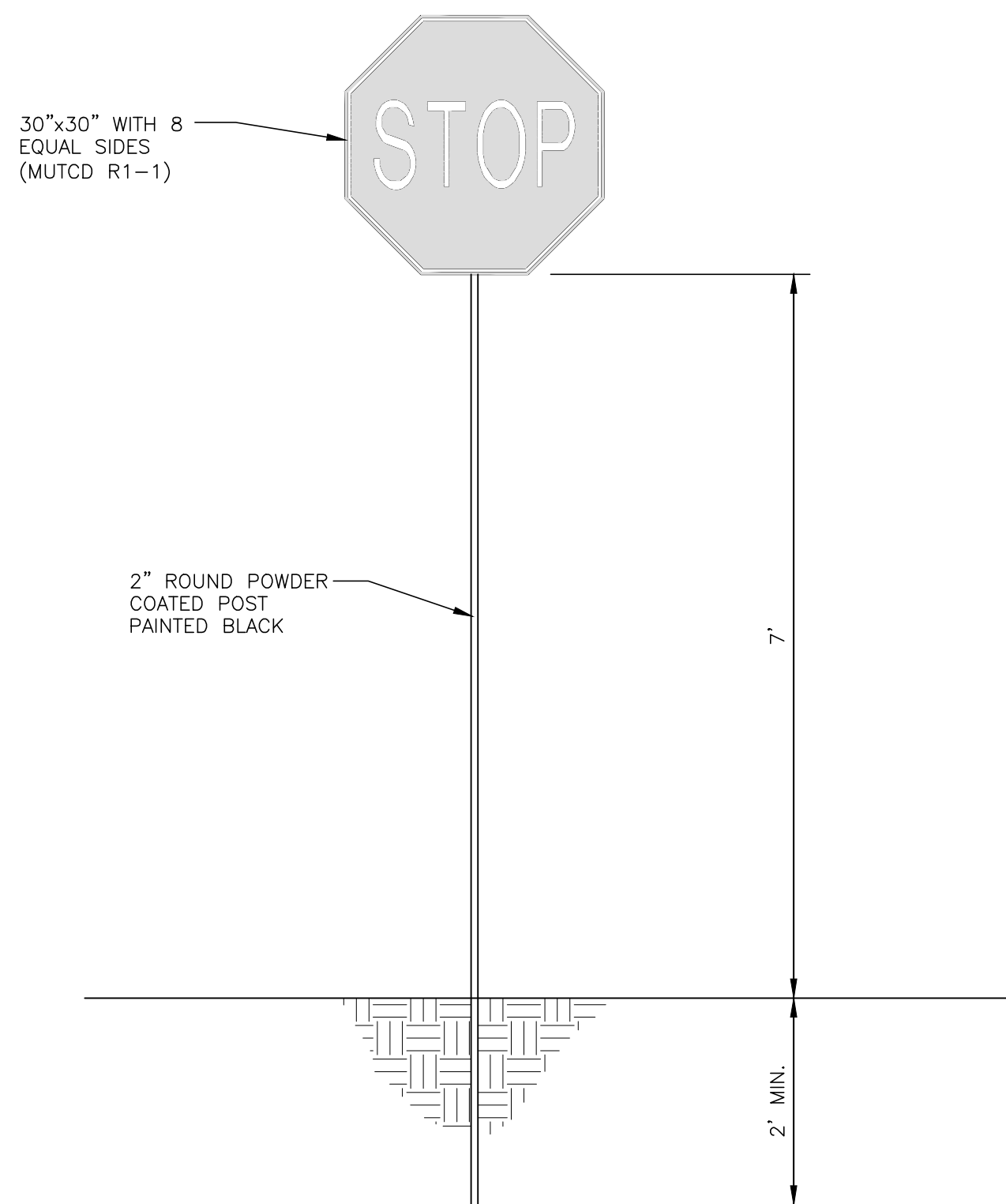
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**ACCESSIBLE PARKING SPACE SIGN**

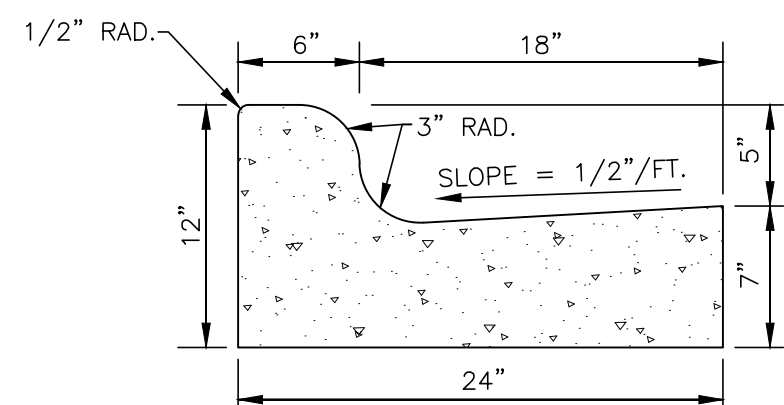
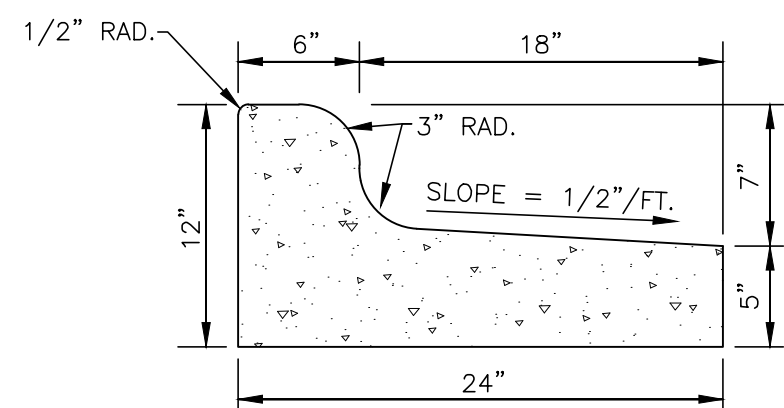
N.T.S.

**ASPHALT TO CONCRETE PAVEMENT TRANSITION**

N.T.S.

**STOP SIGN DETAIL**

N.T.S.

**STANDARD 24" CURB AND GUTTER****24" SPILL CURB AND GUTTER****NOTES:**

- 10' MAXIMUM BETWEEN DUMMY JOINTS. 15' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
- 1/2" EXPANSION JOINT EVERY 50'.
- 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
- LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 913.05 OF THE TDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH FILLER AND SEALER IN ACCORDANCE WITH TDOT STANDARD ROADWAY DRAWING RP-J-9. THE JOINT MATERIAL SHALL CONFORM TO SECTION 905 OF THE TDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- REFER TO TDOT STANDARD DRAWING RP-VC-11 FOR CURB AND GUTTER SUPERELEVATION RATES.

**24" CURB AND GUTTER**

N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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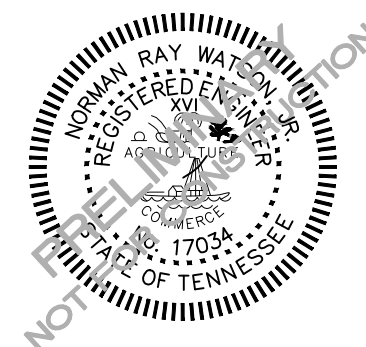
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BIRMINGHAM, AL 35244  
PHONE: 205.906.2006



**EXPRESS OIL - JEFFERSON CITY, TN**  
CONSTRUCTION PLANS  
E. BROADWAY BLVD  
JEFFERSON CITY, TENNESSEE 37760



## REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

## PLAN INFORMATION

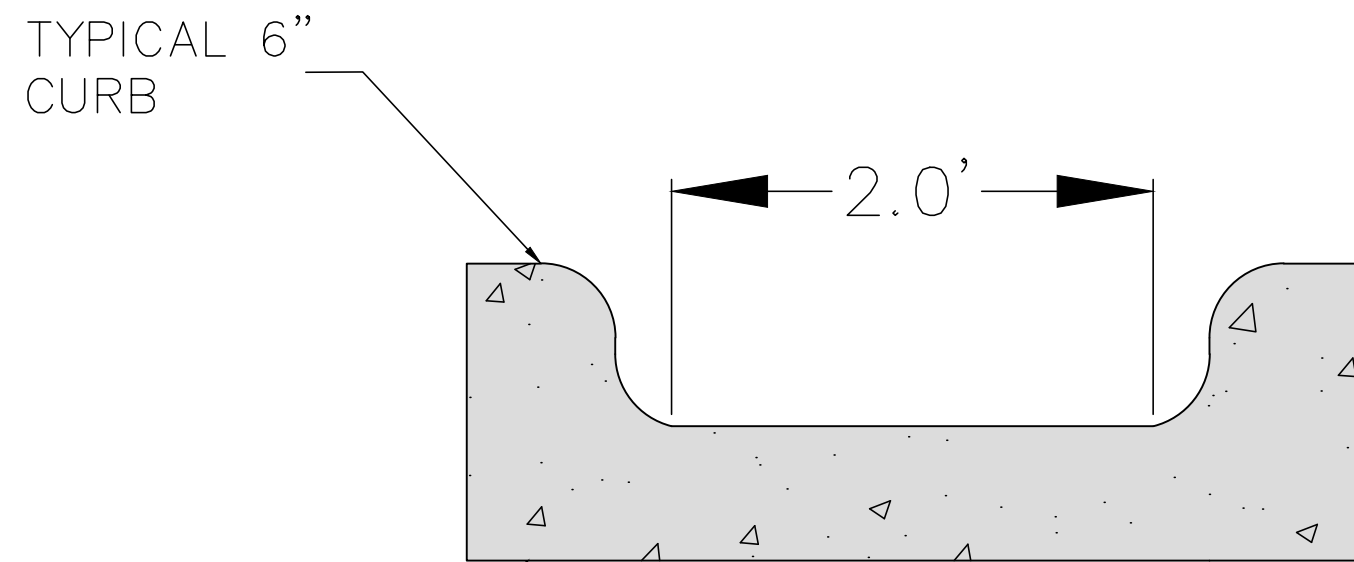
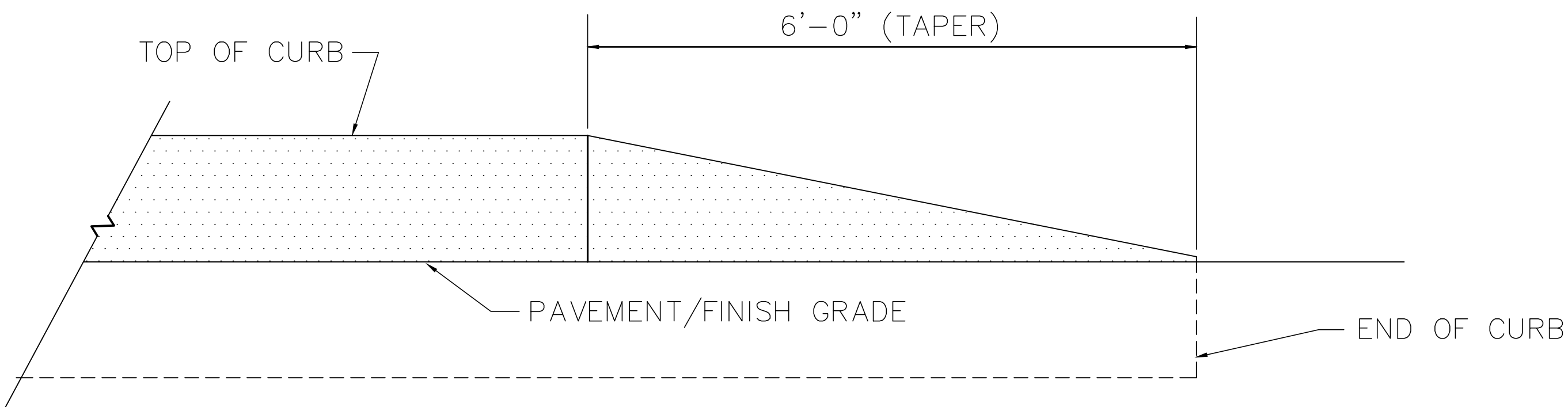
PROJECT NO. EXO25004  
FILENAME EXO25004-D1.DWG  
CHECKED BY BY  
DRAWN BY JE  
SCALE N.T.S.  
DATE 10.06.2025

## SHEET

STANDARD  
CONSTRUCTION DETAILS

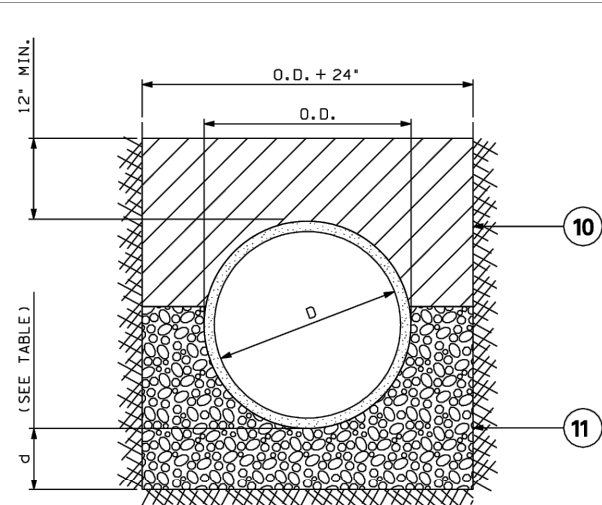
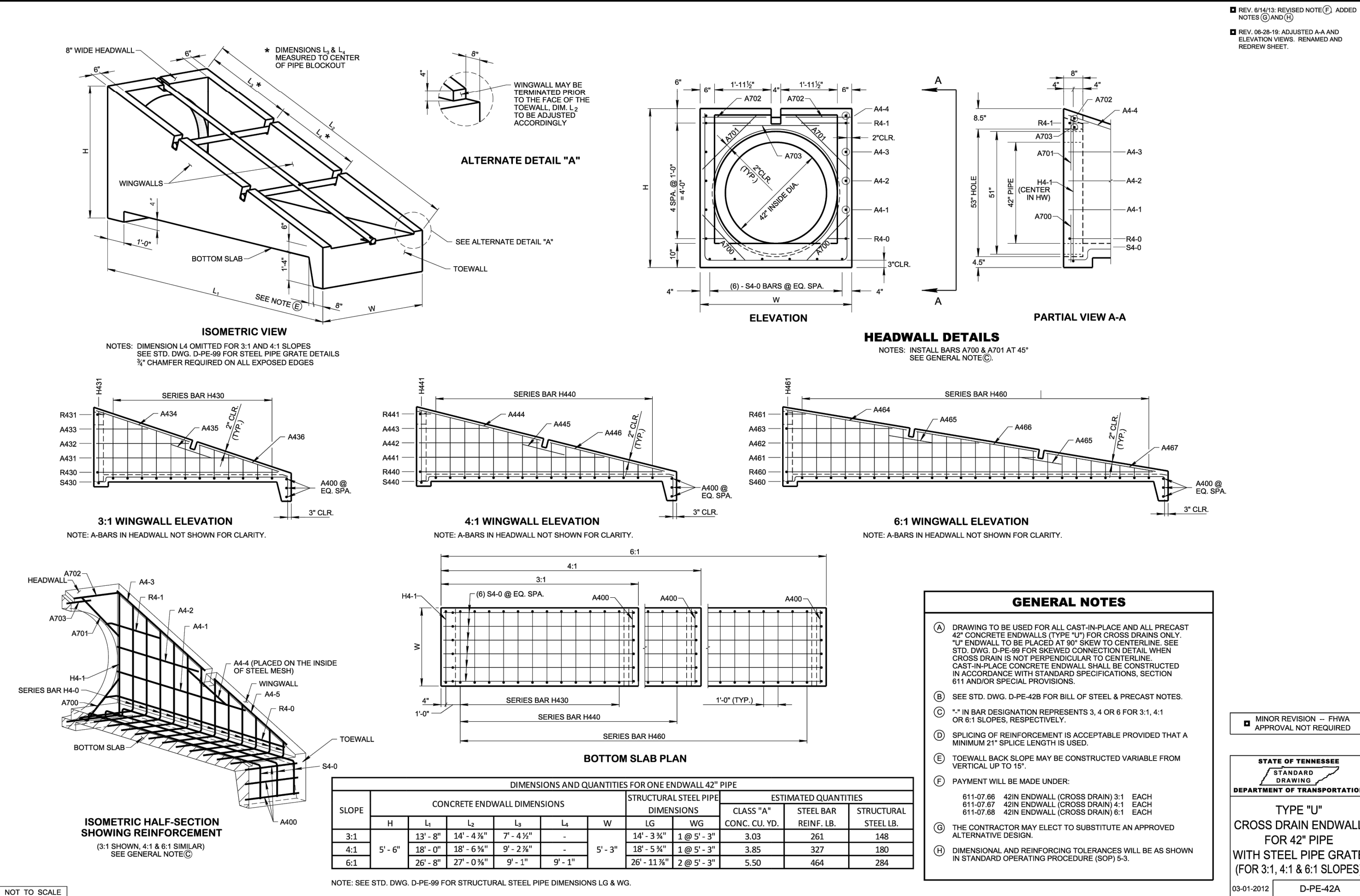
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

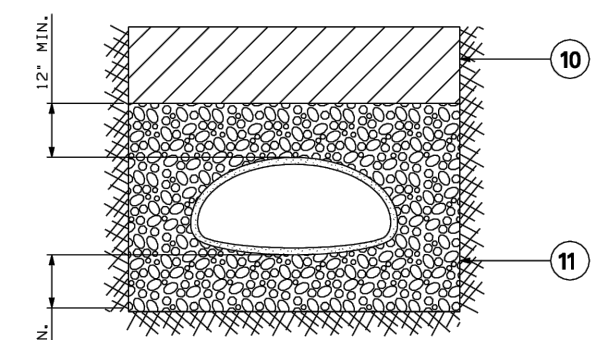


## 2.0' FLUME DETAIL

N.T.S.



## CLASS B

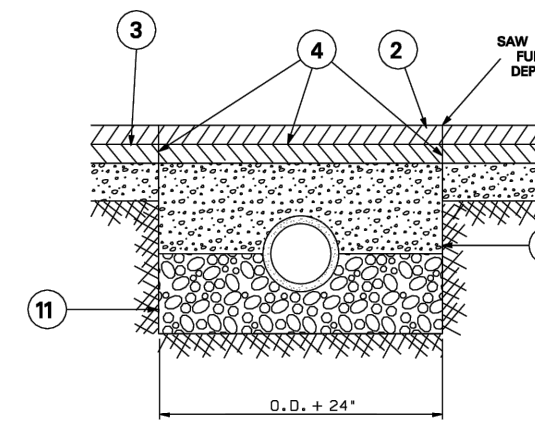


## CLASS B

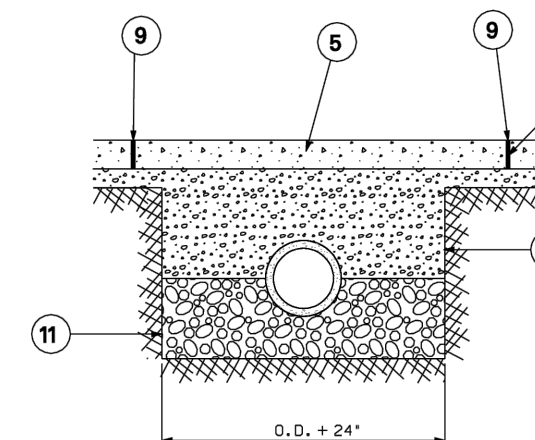
## TRENCH BEDDING

D	d (MIN.)
27" AND SMALLER	3"
30" TO 66"	4"
66" AND LARGER	6"

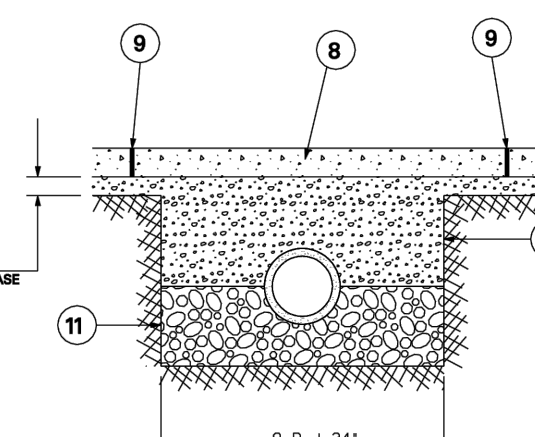
DEPTH OF BEDDING MATERIAL BELOW PIPE



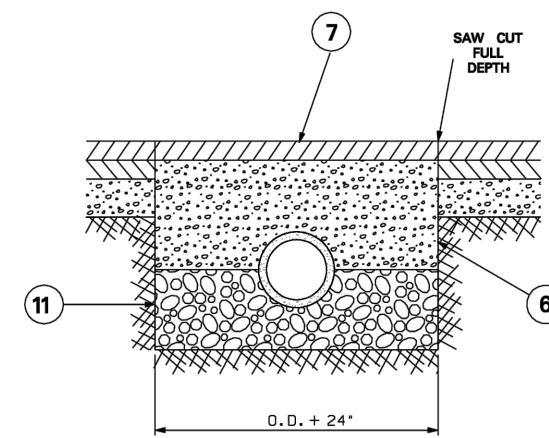
## ASPHALT STREET REPAIR



## CONCRETE STREET REPAIR



## CONCRETE SIDEWALK / DRIVEWAY REPAIR



## TEMPORARY ASPHALT STREET REPAIR

## NOTES:

- ALL SECTIONS NOTED BELOW REFERENCE THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
- ASPHALTIC CONCRETE SURFACE, GRADING D, SECTION 18.0, MATCH EXISTING DEPTH OR MINIMUM THICKNESS OF ONE AND ONE-HALF (1.5) INCHES.
- BUTYRUS PLANT MIX BASE, GRADING B, B.M. OR C, SECTION 9.0, MATCH EXISTING DEPTH OR MINIMUM THICKNESS OF ONE AND ONE-HALF (1.5) INCHES. THE ENTIRE FOUR (4) INCH MINIMUM DEPTH MAY BE ASPHALTIC CONCRETE SURFACE (GRADING D, BUT SHALL BE COMPACTED IN TWO LIFTS).
- TACK COAT, SECTION 7.0.
- PORTLAND CEMENT CONCRETE PAVEMENT, SECTION 11.0, JOINTS SHALL BE CHISELED AS DETAILED IN SECTION 11.0.
- MINERAL AGGREGATE BASE, CLASS A AGGREGATE GRADING D, SECTION 5.0, COMPACTED IN SIX (6) INCH LIFTS TO 100% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99, METHOD D, APPROXIMATELY 148 PCF FOR LIMESTONE.
- WHEN A TEMPORARY ASPHALT PATCH IS USED, IT SHALL BE PLACED IMMEDIATELY AFTER THE MINERAL AGGREGATE BACKFILL. ALL TEMPORARY REPAIRS MUST BE REPLACED PERMANENTLY WITHIN 90 DAYS.
- CONCRETE SIDEWALKS, DRIVEWAYS, AND MEDIAN STRIP, SECTION 13.0.
- LIMITS OF REMOVAL SHALL BE FROM THE NEAREST EXPANSION OR CONTRACTION JOINT.
- COMPACTED BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 28.0.
- EXISTING CONCRETE SIDEWALKS THAT HAVE BEEN OVERLAID WITH ASPHALT SHALL BE REPAIRED WITH ASPHALT. THE DEPTH OF THE ASPHALT REPLACING THE CONCRETE SHALL BE INCREASED SIX (6) INCH OVERLAP. THE TOTAL DEPTH SHALL BE 1.5 TIMES THE CONCRETE THICKNESS PLUS THE ASPHALT OVERLAY THICKNESS.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING

STANDARD DETAIL FOR  
STORM PIPE BEDDING  
AND BACKFILL

COK-5





McAdams

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CONTACT

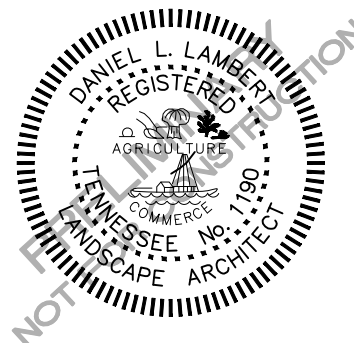
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CLIENT

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PLAN INFORMATION

PROJECT NO. EXO25004  
FILENAME EXO25004-LS1.DWG  
CHECKED BY DLL & ASB  
DRAWN BY CAB  
SCALE 1"=20'  
DATE 10.06.2025

SHEET

CODE LANDSCAPE PLAN

L5.00

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
TREES						
	QUNU	6	QUERCUS NUTTALLII NUTTALL OAK	2" MIN	5' MIN	STRONG, CENTRAL LEADER; FULL CANOPY; MATCHED SPECIMENS
	TCGS	4	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" MIN	5' MIN	STRONG, CENTRAL LEADER; FULL CANOPY; MATCHED SPECIMEN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	REMARKS
SCREENING SHRUBS						
	ILAC	3	ILEX X 'MAGIANA' ACADIANA™ HOLLY	7 GAL	36" MIN	FULL TO GROUND
	THOE	16	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	7 GAL	36" MIN	FULL TO CONTAINER

EVERGREEN SHRUBS						
	ABGR	26	ABELIA X GRANDIFLORA GLOSSY ABELIA	5 GAL	24" MIN	FULL TO CONTAINER
	DIBC	23	DISTYLUM X 'PIDIST-II' BLUE CASCADE® DISTYLUM	5 GAL	24" MIN	FULL TO CONTAINER
	IGSH	19	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	5 GAL	24" MIN	FULL TO CONTAINER
	IVNA	29	ILEX VOMITORIA 'NANA' DWARF YAUPOH HOLLY	5 GAL	24" MIN	FULL TO CONTAINER
	LOCR	26	LOROPETALUM CHINENSE 'RUBY' RUBY FRINGE FLOWER	5 GAL	24" MIN	FULL TO CONTAINER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
MULCHED AREA						
	MULCH	3,920 SF	TRIPLE SHREDDED HARDWOOD MULCH	MULCH		FREE OF DEBRIS; NON-DYED
SOD						
	SOD	14,345 SF	CYNODON DACTYLON BERMUDAGRASS	SOD		

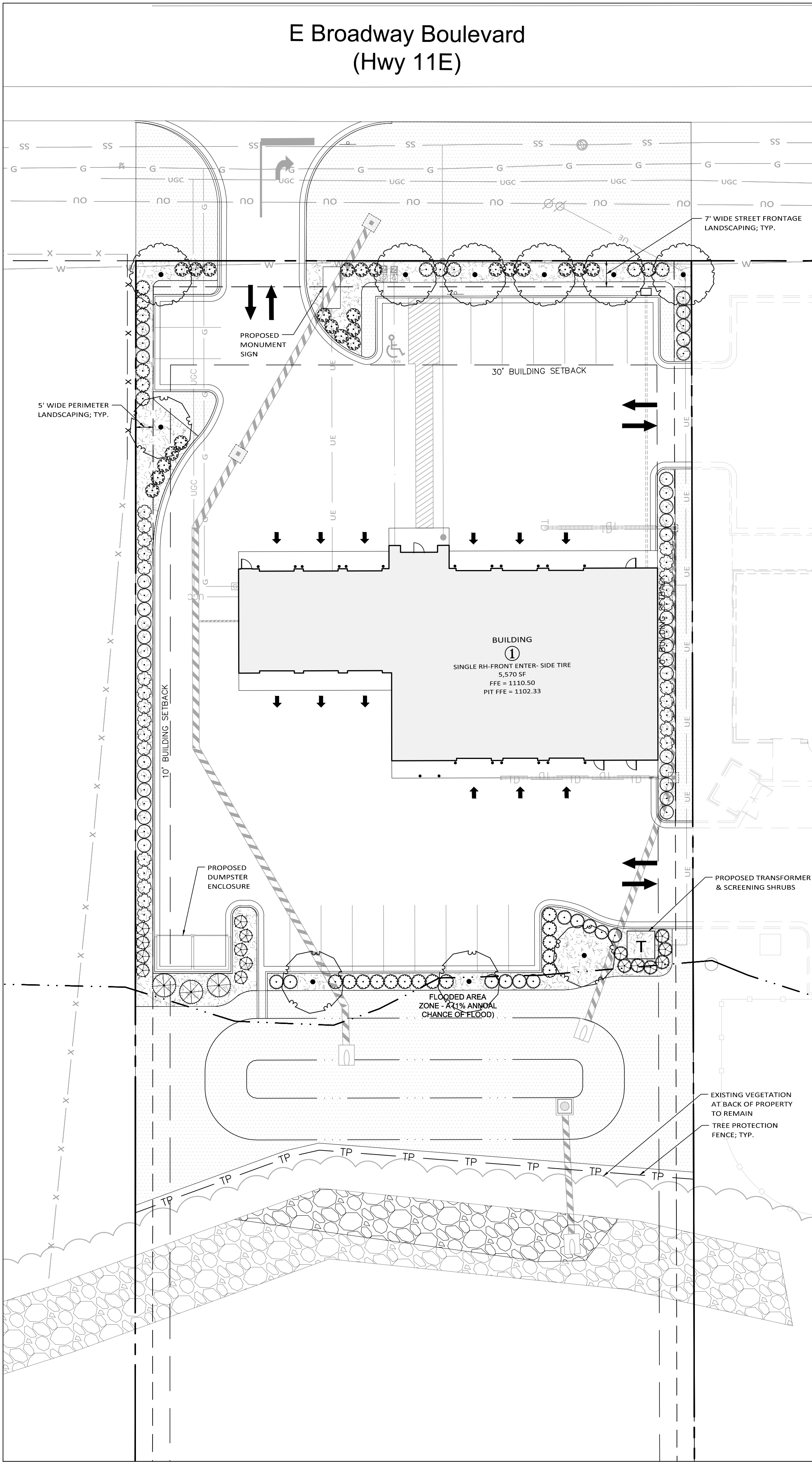
VICINITY MAP

N.T.S.

SITE LEGEND

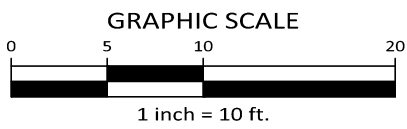
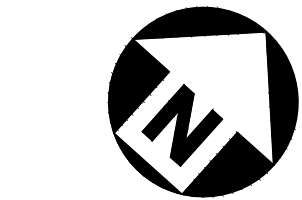
	TRAFFIC DIRECTIONAL ARROW
	VAN ACCESSIBLE PARKING STALL
	PROPERTY LINE
	BUILDING SETBACKS
	LANDSCAPE BUFFER AREAS
	TREE PROTECTION FENCE

JEFFERSON CITY, TN REQUIRED LANDSCAPING	
ZONING: HIGHWAY BUSINESS DISTRICT (B3)	
SITE ADDRESS:	LOT 3 ON E. BROADWAY BLVD. JEFFERSON CITY, TN 37760
SITE AREA:	MAP 024, PARCEL 008.01 PLAT BK. M, PG. 2296 (LOT 2) DB, 1141, PG. 202
SITE AREA:	1.65 AC (71,874 SQ)
REQUIRED LANDSCAPING CALCULATIONS	
REQUIRED STREET FRONTAGE LANDSCAPING, 136 LF * 3 TREES/25 LF:	6 TREES
PROVIDED STREET FRONTAGE LANDSCAPING:	6 TREES
REQUIRED PERIMETER LANDSCAPING, 426 LF @ 5' WIDTH * 20%:	85.2 LF
PROVIDED PERIMETER LANDSCAPING:	205 LF
REQUIRED INTERIOR LANDSCAPING AREA, 21,141 SF PARKING AREA * 5%:	1,058 SF
PROVIDED INTERIOR LANDSCAPING AREA:	4,198 SF
REQUIRED INTERIOR LANDSCAPING TREES, 1,058 SF * 1 TREE/260 SQ:	4 TREES
PROVIDED INTERIOR LANDSCAPING TREES:	4 TREES

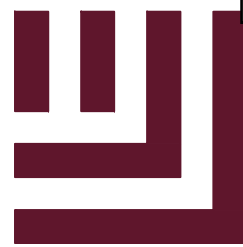


NOTE:  
CONTRACTOR WILL BE RESPONSIBLE FOR IRRIGATION DESIGN AND INSTALLATION.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







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PROJECT NO.	EXO25004
FILENAME	EXO25004-LS1.DWG
CHECKED BY	DLL & ASB
DRAWN BY	CAB
SCALE	AS SHOWN
DATE	10.06.2025

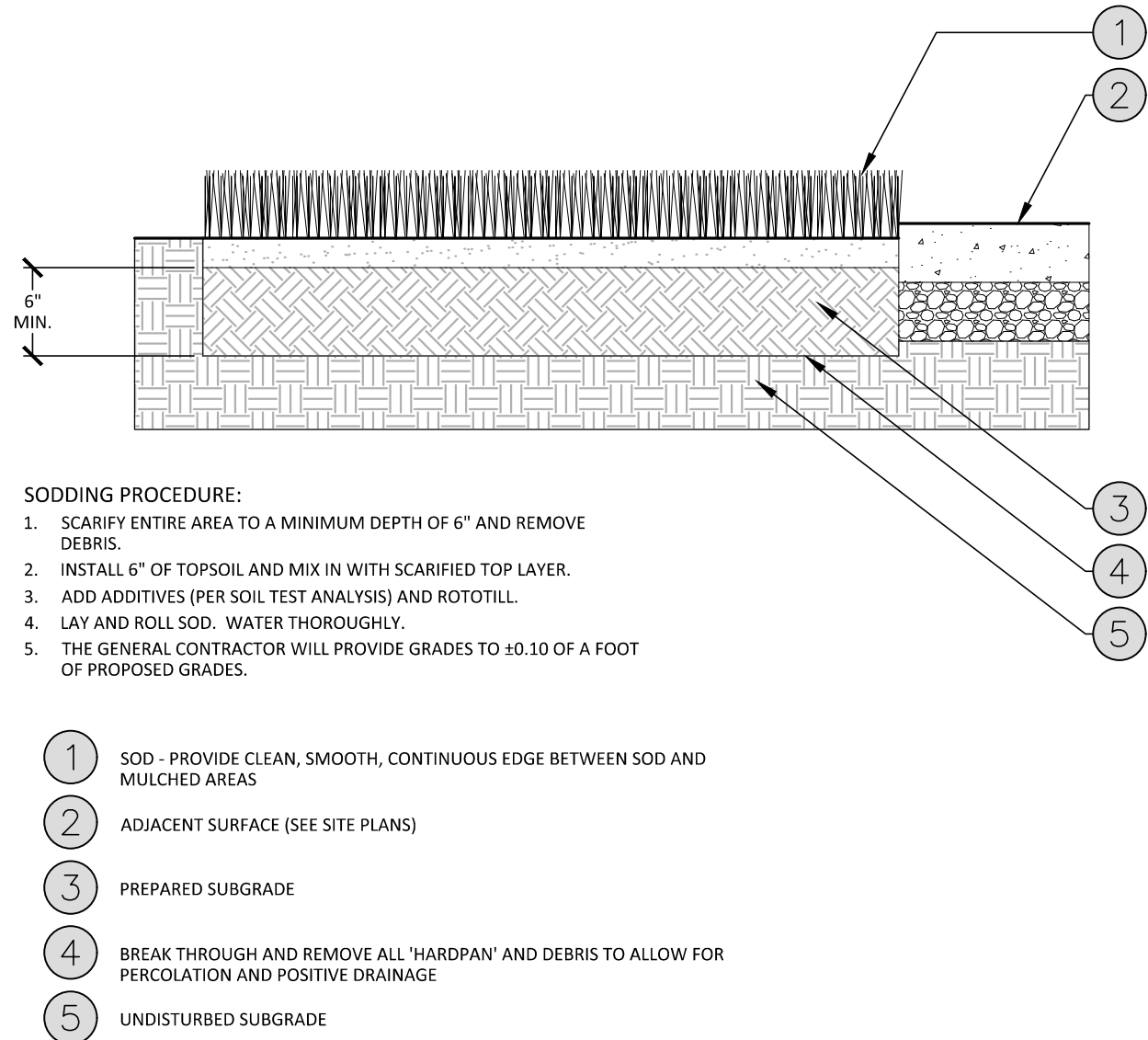
## SHEET

LANDSCAPE NOTES &  
DETAILS

# L5.10

## GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE JEFFERSON CITY AND THE STATE OF TENNESSEE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLUG, CINCHERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEIOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



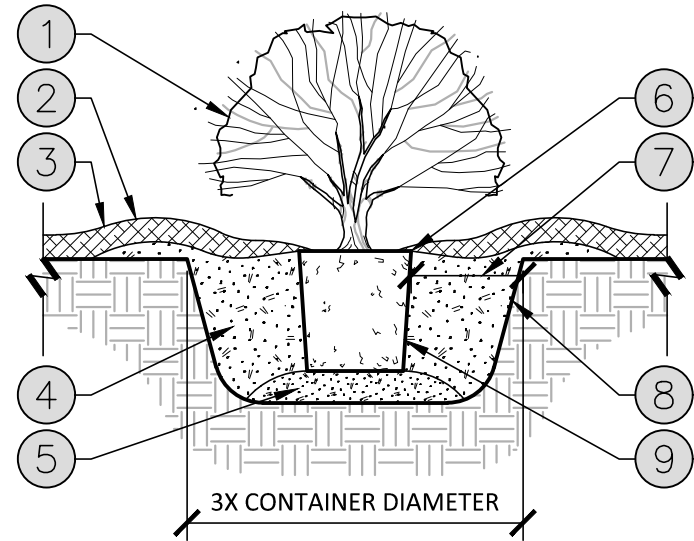
### SODDING PROCEDURE:

- SCARIFY ENTIRE AREA TO A MINIMUM DEPTH OF 6" AND REMOVE DEBRIS.
- INSTALL 6" OF TOPSOIL AND MIX IN WITH SCARIFIED TOP LAYER.
- ADD ADDITIVES (PER SOIL TEST ANALYSIS) AND ROTOTILL.
- LAY AND ROLL SOD. WATER THOROUGHLY.
- THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO  $\pm 0.10$  OF A FOOT OF PROPOSED GRADES.

- SOD - PROVIDE CLEAN, SMOOTH, CONTINUOUS EDGE BETWEEN SOD AND MULCHED AREAS
- ADJACENT SURFACE (SEE SITE PLANS)
- PREPARED SUBGRADE
- BREAK THROUGH AND REMOVE ALL 'HARDPAN' AND DEBRIS TO ALLOW FOR PERCOLATION AND POSITIVE DRAINAGE
- UNDISTURBED SUBGRADE

## 3 SOD INSTALLATION

SCALE: 1" = 1'-0"

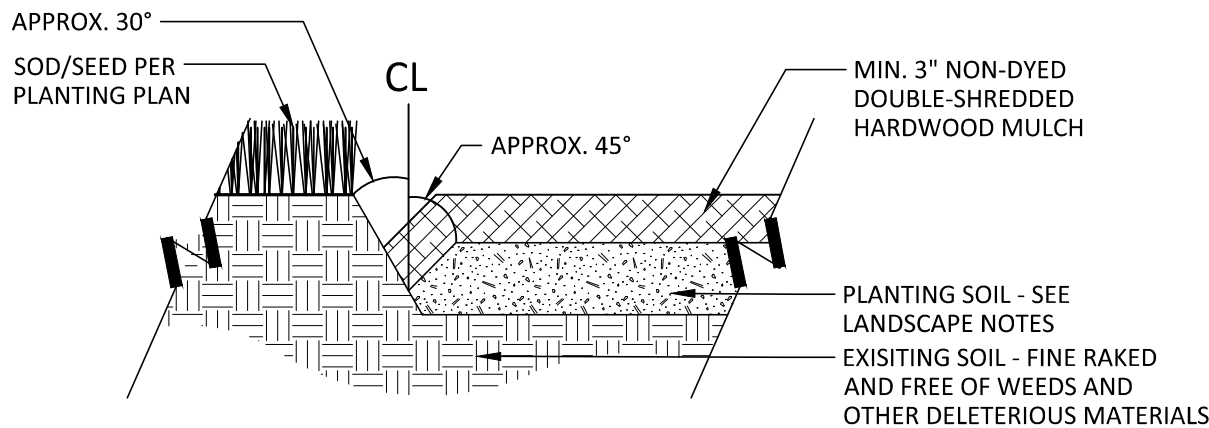


### NOTES:

- SELECT SHRUBS THAT MEET THE SPECIFIED HEIGHT IN THE PLANT SCHEDULE, MEASURED PER THE AMERICAN STANDARD FOR NURSERY STOCK METHODS; PEST AND DISEASE FREE; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
- BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
- A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC PLANT SPECIES.
- THOROUGHLY SOAK THE SHRUB ROOT BALLS AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

## 2 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

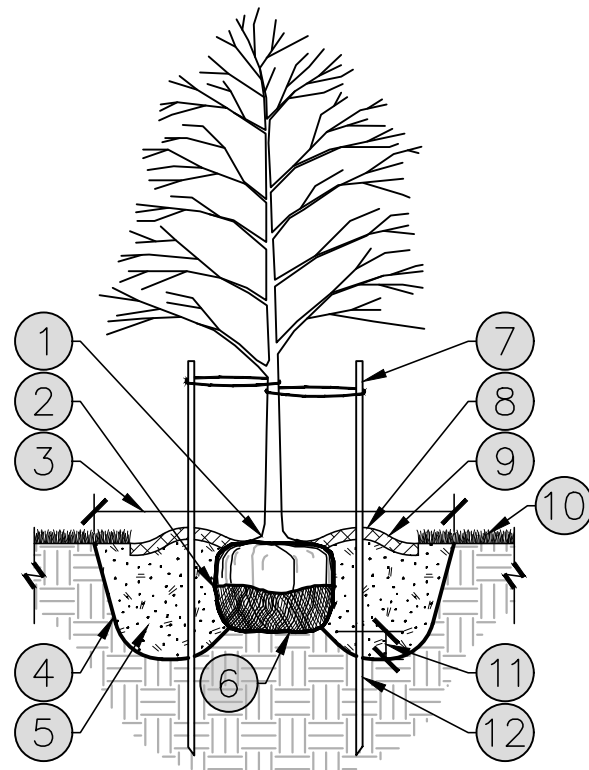


### NOTES:

- EXCAVATE TRENCH BY HAND WITH SPADE.
- ADD EXCESS SOIL TO ADJACENT PLANT BE AFTER PULLING BACK EXISTING MULCH.
- RAKE SOIL AND SMOOTH BEFORE MULCHING.

## 5 PLANTING BED EDGE

SCALE: 1" = 1'-0"

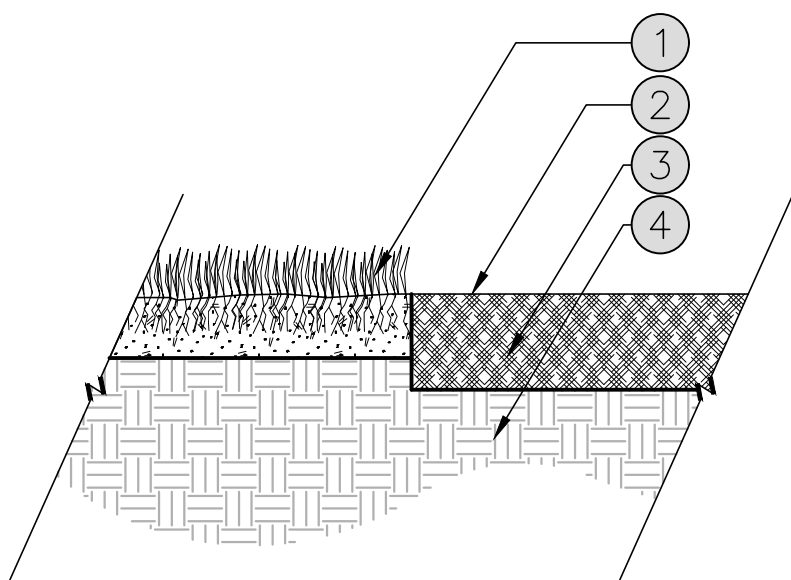


### NOTES:

- SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
- BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
- A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

## 1 TREE PLANTING

SCALE: 1/4" = 1'-0"



### NOTES:

- CONTRACTOR IS RESPONSIBLE FOR PROCURING SUFFICIENT QUANTITIES OF TRIPLE SHREDDED HARDWOOD MULCH TO ACHIEVE THE SPECIFIED FINAL GRADE OF PLANTING AREAS.
- HARDWOOD MULCH SHALL BE FREE OF DEBRIS, SOIL, AND CONTAMINATES BEFORE INSTALLATION.
- PLANTING AREAS TO BE FREE FROM DEBRIS, INCLUDING WEEDS, STONES, AND TRASH, BEFORE INSTALLING HARDWOOD MULCH.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF UNSUITABLE AND/OR SURPLUS MATERIALS FROM THE SITE.

## 4 HARDWOOD MULCH SURFACE

SCALE: 2" = 1'-0"