FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

September 19, 2024

Farragut Community Center – Assembly Room

7:00 p.m.

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org, Bart Hose at bhose@townoffarragut.org, or Holley Marlowe at hmarlowe@townoffarragut.org

1. **Approval of agenda**

2. **Approval of minutes for the August 15, 2024 meeting**

3. **Approval of the installation of roughly 1,000 linear feet of comcast cable in new and existing two-inch conduit along a section of the south side of Parkside Drive and a section of the east side of Lakesedge Drive to service the building at 11513 Parkside Drive (Comcast, Applicant)**

4. **Discussion and public hearing on approval of a site plan for the Campbell Station Retail Building, Parcel 119.02, Tax Map 130, .73 Acres, Zoned C-2 (Hutchins Associates PC, Applicant)**

5. **Discussion and public hearing on approval of a site plan for a 20x20 pavilion on the open space lot (Lot 35) for the Village at Ivey Farms Subdivision, 12616 Needlepoint Drive, .77 Acres, Zoned NCC (Goodall Homes, Applicant)**

6. **Approval of utilities**

7. **Citizen forum**

Public Comment Protocol

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

The Commission also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Planning Director;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of views are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
b) A violation of this section is a Class A misdemeanor.

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MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

August 15, 2024

MEMBERS PRESENT	**MEMBERS ABSENT**
Scott Russ, Chairman	Ron Williams, Mayor
Ed St. Clair, Vice Chairman	Jeff Devlin
Louise Povlin, Vice Mayor	
Shannon Preston, Secretary	
Noah Myers	
Ron Pinchok	
Jon Greene	
Anna Presley, Youth Representative	

Staff Representative: Bart Hose, Assistant Community Development Director
Holley Marlowe, Code Enforcement Officer

1. **Approval of agenda**
   The staff noted that Agenda Item #5 was requested for postponement by the applicant.

   A motion was made by Vice Povlin to approve the agenda with Agenda Item #5 being removed. The motion was seconded by Commissioner St. Clair and was approved unanimously.

2. **Approval of minutes for the July 18, 2024 meeting**
   The staff recommended approval of the minutes as submitted.

   A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously. Commissioners Pinchok and Myers abstained due to being absent at the July meeting.

3. **Discussion and public hearing on a request to rezone Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, 1.57 Acres, from Office District, Three Stories (O-1-3) to General Commercial (C-1) (Turkey Creek Land Partners, LLC, Applicant)**
   The staff reviewed this item and recommended approval of Resolution PC-24-12 which recommends approval of Ordinance 24-15.

   A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously.

4. **Discussion and public hearing on a request to rezone a portion of the property at 12715 Union Road from General Single-Family Residential (R-2) to Rural Single-Family Residential (R-1), 8.64 Acres (Wil Glafenhein, Applicant)**
   The staff reviewed this item and recommended approval of Resolution PC-24-13 which recommends approval of Ordinance 24-16.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously.

5. **Discussion and public hearing on approval of a site plan for the Campbell Station Retail Building, Parcel 119.02, Tax Map 130, .73 Acres, Zoned C-2 (Hutchins Associates PC, Applicant)**
   Postponed.

6. **Discussion on a request to amend the text of the Farragut Zoning Ordinance to permit a second dwelling unit on an existing lot of record that is greater than 1.5 acres in the Rural Single-Family Residential (R-1) Zoning District (Tyler Butler, Applicant)**
   For discussion purposes only.

7. **Approval of utilities**
   None.

8. **Citizen forum**
   None.

The meeting was adjourned at 8:00 p.m.

_____
Shannon Preston, Secretary

MEETING DATE: September 19, 2024 **AGENDA ITEM #3**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of the installation of roughly 1,000 linear feet of comcast cable in new and existing two-inch conduit along a section of the south side of Parkside Drive and a section of the east side of Lakesedge Drive to service the building at 11511-11527 Parkside Drive (Comcast, Applicant)

INTRODUCTION AND BACKGROUND: This utility project involves the installation of 1,032 linear feet of cable for Comcast within new and existing two-inch conduit. Roughly 470 feet will be installed within an existing conduit on the south side of Parkside Drive in front of a portion of the JCPenney property. The remaining roughly 560 feet will be installed within new conduit that will be bored under Parkside Drive and along the east side of Lakesedge Drive to the entrance for the shopping center that includes businesses within the address range of 11511-11527 Parkside Drive.

RECOMMENDATION: As part of the issuance of a right of way permit, the staff is recommending that the following conditions be required as part of the Planning Commission approval:

1. All new work is to be conducted using directional boring and in consultation with the Town's engineering staff;
2. A letter of credit is provided in an amount to be determined by the Town Engineer (this will cover the restoration of any areas that may be affected by this project);
3. Any erosion and/or traffic control being coordinated with the Town's engineering staff;
4. Comcast will need to provide franchise fees, as applicable to the service they are providing, of 5% to be remitted to the Town Recorder in the same manner currently provided by Charter and TDS.

NOTES:
- CONSTRUCTION TYPE: NEW BUILD
- COMCAST WILL FOLLOW ALL TRAFFIC CONTROL PER THE CURRENT EDITION OF THE MUTCD
- COMCAST WILL NOT DISTURB ANY PAVEMENT
- TRENCH AT MINIMUM DEPTH OF 36" AND WITHIN BACK 5' OF ROW
- ALL ROAD BORES WILL BE DIRECTIONAL BORE AT A MINIMUM DEPTH OF 48"
- NO LANES WILL BE BLOCKED BEFORE 9 AM OR AFTER 3 PM

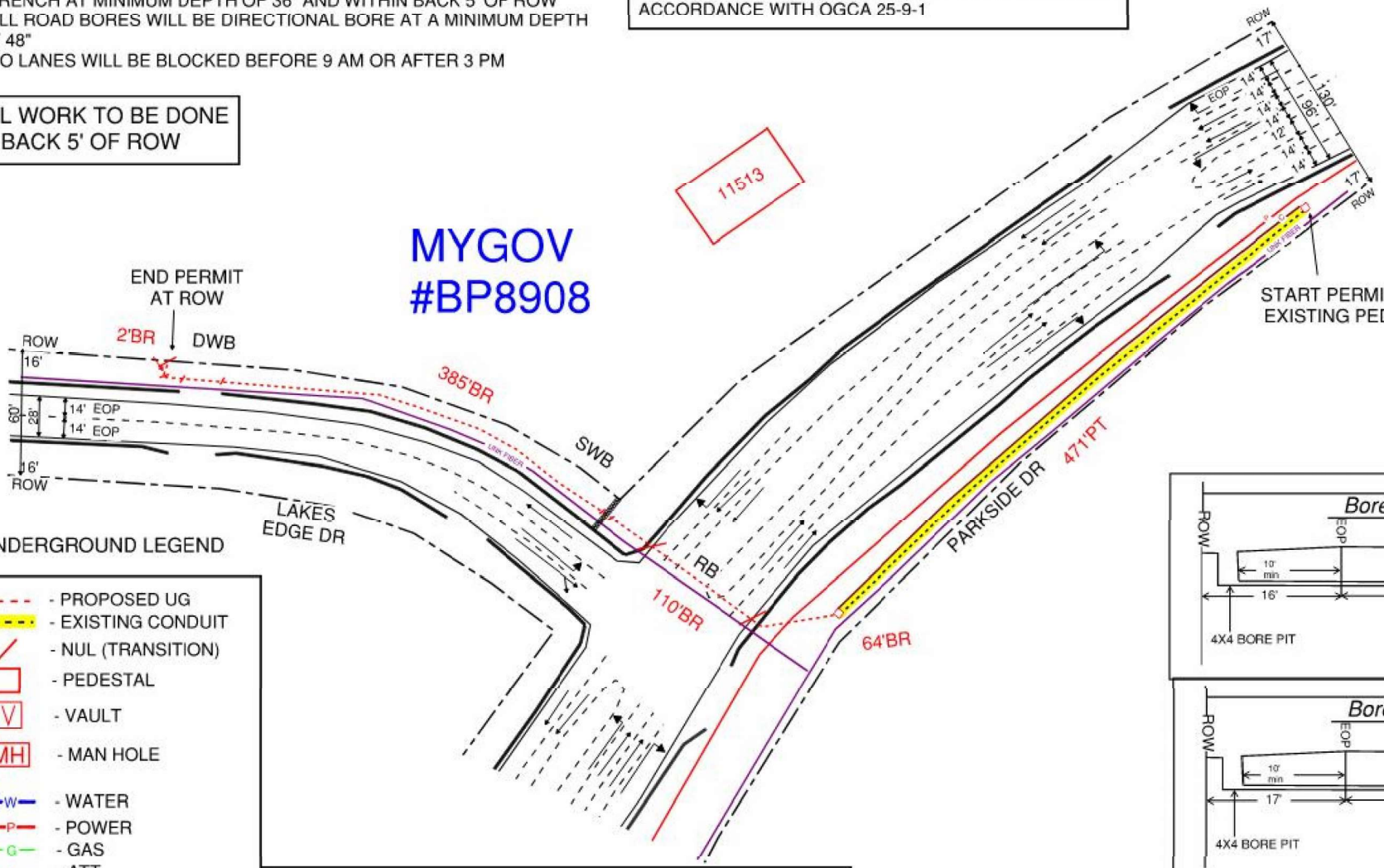
ALL UTILITIES REPRESENTATIONS SHOWN ON THIS PERMIT ARE DIAGRAMMATIC IN NATURE. THE ACTUAL LOCATION WILL BE DETERMINED IN CONSTRUCTION IN ACCORDANCE WITH OGCA 25-9-1

ALL WORK TO BE DONE IN BACK 5' OF ROW

SPEED LIMIT 40 MPH

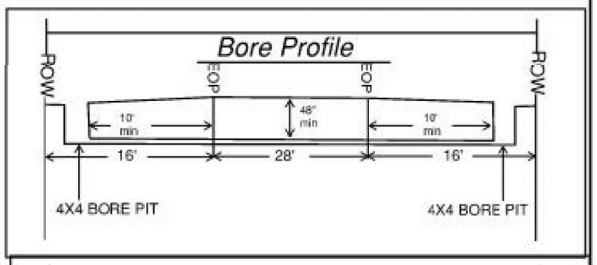
11513

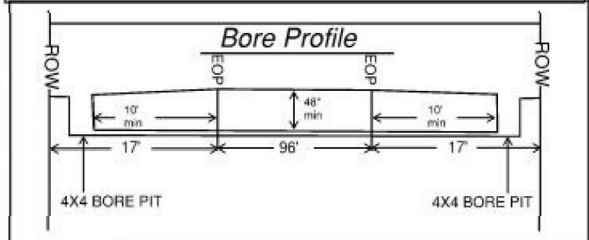
MYGOV #BP8908



UNDERGROUND LEGEND

- PROPOSED UG
- EXISTING CONDUIT
- NUL (TRANSITION)
- PEDESTAL
- VAULT
- MAN HOLE
- WATER
- POWER
- GAS
- ATT
- UNKNOWN FIBER
- MCI
- SPECTRUM
- COMCAST
- SIDEWALK
- DWB - DRIVEWAY BORE
- RB - ROAD BORE
- SWB - SIDEWALK BORE
- TR - TRENCH
- PT - PULL THROUGH
- BR - BORE





DESC: COMCAST is to pull thru, bore , and install a total of 1,032' 24CT of .5 fiber cable in new and existing 2" conduit, including 561' bore, and 471' pull thru in existing ROW, then continue construction on to private property to service 11513 Parkside Dr, Knoxville TN 37934.

JOB# JB0001218321
PERMIT# TNPD11513-UG-CITY
OPP NAME: FIDELITY BROKERAGE SERVICES
OPP ADDRESS: 11513 Parkside Dr, Farragut TN 37934.

Submitted by:

COMCAST

COMCAST CABLE

5720 Asheville Hwy
Knoxville, TN 37924

Farragut CITY

PERMIT APPLICATION

MEETING DATE: September 19, 2024 **AGENDA ITEM #4**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan for the Campbell Station Retail Building, Parcel 119.02, Tax Map 130, .73 Acres, Zoned C-2 (Hutchins Associates PC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan for the development of an existing lot behind the Casey's convenience store off N. Campbell Station Road. The property is to be combined with the property where Campbell Station Wine and Spirits is located, and which is owned by the same person. The purpose of the new building will be to provide a larger space for a use (a jazzercise business) that is currently in the lower space of the Campbell Station Wine and Spirits building.

DISCUSSION: As presented, the building is roughly 6,000 square feet with an access that will be tied into the parking lot that currently serves the Campbell Station Wine and Spirits. The building is slightly over 75% brick. The parking lot will be constructed with permeable pavers to satisfy the Town's stormwater detention and low impact development requirements.

RECOMMENDATION: The remaining comments are as follows and will need to be conditions of approval for the site plan:

1. Recording the plat that will combine the two affected lots;
2. Providing an irrevocable letter of credit for erosion control and site stabilization for $6,000;
3. Providing the drainage fee payment based on an amount determined by the Town Engineer;
4. The retaining wall along the eastern property line must be at least 10 feet from the property line;
5. No finished slopes can exceed 2.5:1. Please modify the plan to show compliance with this provision;
6. Please correctly label the flood fringe and label the aquatic buffer per the recently surveyed information included on the plat that combines the two affected lots;
7. Please provide more detail on the proposed "horizontal seam architectural metal panel" on the rear (west) elevation to verify compliance with the Town's Architectural Design Standards;
8. Please show on the site plan how utilities are being extended to serve this new building. All new utilities must be underground;
9. Please coordinate the fire hydrant requirement with the Fire Marshal and include on the revised site plan set;
10. Please provide drainage calculations for Town Engineer approval;
11. Please provide the Stormwater Maintenance Agreement.

HUTCHINS ASSOCIATES, P.C.

OWNER

DDSDLS LLC
DAVID STEVENS
8473 BAY COLONY DRIVE UNIT 1004
NAPLES, FL 34108
T-(901)240-3477
E-DSTEVENSEXACDO@OUTLOOK.COM

PROFESSIONAL CONTACTS

ARCHITECT: HUTCHINS ASSOCIATES PC.
DAVID HUTCHINS RA
4625 NEWCOM AVE
KNOXVILLE, TN 37919
T-(865)584-1809
E-DAVID@HUTCHINSPC.COM

CIVIL ENGINEER: LEMAY & ASSOCIATES
RICHARD LEMAY
10816 KINGSTON PIKE
KNOXVILLE, TN 37934
T-(865)671-0183
E-RLEMAY@LEMAYASSOCIATES.COM

LANDSCAPE ARCHITECT: BEASLEY LANDSCAPE ARCHITECTS LLC
PATRICK BEASLEY PLA
1937 RIVER SHORES DRIVE
KNOXVILLE, TN 37914
T-98650441-4428
E-PATRICK@BEASLEYLA.COM

CAMPBELL STATION RETAIL BUILDING

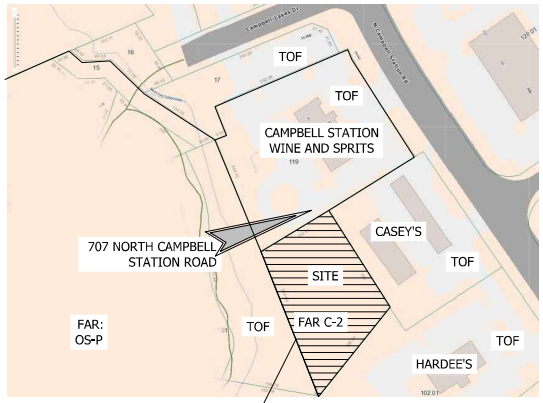
PLANNING SUBMISSION

707 NORTH CAMPBELL STATION ROAD
FARRAGUT, TN 37934

DAVID A. HUTCHINS
STATE OF TENNESSEE
6/17/2024

2 08/19/24

VICINITY MAP



PARCEL 130 11902
TOTAL LOT AREA - 2.06 AC OR 89,800.37 SF
LOT AREA 31,805 SF
DISTURBED AREA 25,981 SF
POST CONSTRUCTION IMPERVIOUS 18,123 SF
SETBACKS: SY - 35'
SY - 45'
RY - 35'

DRAWING INDEX

	COVER SHEET
	SURVEY
C-1.1	GRADING PLAN
C-1.2	SITE DETAILS
SUP-1.0	SITE UTILITY PLAN
S-1.1	SITE PLAN
S-1.2	ENLARGED SITE PLAN
A-2.1	BUILDING PLAN
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-5.2	DETAILS
E-0.1	ELECTRICAL LEGENDS AND NOTES
E-1.1	LIGHTING PLAN
ES-0.1	ELECTRICAL SITE PLAN
ES-0.2	ELECTRICAL SITE PLAN
	PHOTOMETRICS
C-0.0	PAVING COVER
C-0.1	PAVING GENERAL NOTES
C-0.2	PAVING GENERAL NOTES
C-1.0	PICP OPTION 1
C-1.1	PICP OPTION 2
C-2.0	PICP STRUCTURAL
C-3.0	PICP DETAILS
C-4.0	PICP O&M NOTES
C-4.1	PICP O&M NOTES

2

BUILDING INFORMATION

BUILDING CODES

A. 2018 INTERNATIONAL BUILDING CODE
B. 2018 INTERNATIONAL PLUMBING CODE
C. 2018 INTERNATIONAL MECHANICAL CODE
D. 2017 NATIONAL ELECTRICAL CODE
E. 2018 INTERNATIONAL ENERGY CODE
F. 2009 ANSI A117
G. 2018 INTERNATIONAL FIRE CODE

OCCUPANCY TYPE

(IBC 2018 CHAPTER 3)

BUSINESS GROUP - B

CONSTRUCTION TYPE

TYPE II B

HEIGHT AND AREA

(IBC 2018 TABLE 503)

A. HEIGHT ALLOWED -
3 STORIES 55'
B. TOF ZONING ORDINANCE FOR C-2 ZONE IS 35' MAXIMUM HEIGHT
C. ACTUAL HEIGHT OF BUILDING -
24'
D. NUMBER OF STORIES ABOVE GRADE
3 STORIES ALLOWED
ACTUAL NUMBER OF STORIES ABOVE GRADE
1
E. BUILDING AREA ALLOWED
BUSINESS - 23,000 SQ. FT/ FLOOR

ALLOWABLE AREA
MAIN FLOOR ACTUAL AREA 5,984 SF

OCCUPANCY REQUIREMENTS

OCCUPANCY LOAD (IBC 2018 CHAPTER 10, TABLE 1004.1.1)
A. OCCUPANCY LOAD:
BUSINESS 1/150 GSF
BUSINESS AREAS 5,984÷40

TOTAL OCCUPANCY - 40 P

CONSTRUCTION REQUIREMENTS

A. FIRE RATING REQUIREMENTS
1. FIRE PROTECTION OF STRUCTURAL MEMBERS
2. (IBC 2018 TABLE 601) - NOT REQUIRED
3. EXTERIOR BEARING WALLS (IBC 2018 TABLE 601) - 0
4. INTERIOR BEARING WALLS (IBC 2018 TABLE 601) - 0
5. FLOOR/CEILING ASSEMBLY (IBC 2018 TABLE 601) - 0
6. FIRE SUPPRESSION SYSTEM (IBC SECTION 903)
B: PROVIDED
7. TABLE 602 FIRE – RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE. OCCUPANCY GROUP B – ZERO
FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 30 FEET ZERO HOURS.
8. INTERIOR FINISHES (IBC 2018 TABLE 803.5)
a. ALL SPACES TO BE CLASS 'C'
b. EXITS AND EXIT CORRIDORS TO BE CLASS 'B' IN BUISNESS OCCUPANCY
c. CORRIDORS TO BE CLASS 'B' IN BUISNESS OCCUPANCY

B. MEANS OF EGRESS REQUIREMENTS

1. MAX TRAVEL DISTANCE TO EXIT
(IBC 2018 TABLE 1016.1) B: 200FT.
2. DEAD END CORRIDORS MAX LENGTH
(IBC 2018 TABLE 1020.4) B: 20 FT.
3. MINIMUM EXIT DOOR, CLEAR WIDTH
(IBC 2018 1008.1.1) 32 IN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced by Instrument No. 201212190040103, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date Owner

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date Registered Surveyor No.: 2051

CERTICIATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division Date

CERTICIATE OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this resubdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Date Name, Title, and Agency of Authorized Approving Agent

CERTICIATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this resubdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date GAS–Name, Title, and Agency of Authorized Approving Agent

Date ELECTRIC–Name, Title, and Agency of Authorized Approving Agent

Date TELEPHONE–Name, Title, and Agency of Authorized Approving Agent

CERTICIATE FOR STREET APPROVAL

I hereby certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Date Town Engineer License No._____

CERTICIATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date Secretary, Planning Commission

CERTICIATE OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within DDSDLS, LLC for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

Date Owner

NOTES:
1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
2) CLT TAX MAP 130, PARCELS 119.00 AND 119.02
3) DEED REFERENCE: INSTRUMENT #201401070040856.
4) SUBJECT PROPERTY IS ZONED C–2 AND FPD.
5) PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY NOT SHOWN BY THE PUBLIC RECORDS.
6) PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
7) NO TITLE OPINION IS EXPRESSED OR IMPLIED.
8) 15' SANITARY SEWER EASEMENTS RECORDED IN DEED BOOK 1678, PAGE 646 AND DEED BOOK 1691, PAGE 382.
9) APPROXIMATE FLOODWAY AND APPROXIMATE 100 YEAR FLOOD LIMIT ARE SHOWN AS PER CURRENT FLOOD MAPS.
10) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT TOWN OF FARRAGUT ZONING STANDARDS.
11) TOTAL NUMBER OF LOTS = 1, TOTAL ACREAGE = 2.06 ACRES (89800.37 SQ. FT.)
12) 10' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR BOUNDARY LINES AND ROAD RIGHT–OF–WAY LINES, 5' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL INTERIOR LOT LINES.
13) THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
14) MINIMUM FLOOR ELEVATION 946.00'.
15) THE PURPOSE OF THIS PLAT IS TO COMBINE PARCEL 119.00 AND PARCEL 119.02 INTO ONE PARCEL.
16) PROPERTY OWNERS WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE PLATTED OPEN SPACE.
17) BUILDING SETBACK LINES:
FRONT SETBACK = 75' (55' IF ONLY A DRIVEWAY ISLE IS LOCATED IN THE FRONT YARD)
SIDE SETBACK = 35' (80' TOTAL OF THE TWO SIDES)
REAR SETBACK = 35'
18) FUTURE DEVELOPMENT OF SUBJECT PROPERTY SHALL COMPLY WITH THE TOWN OF FARRAGUT FLOOD DAMAGE PREVENTION ORDINANCE.
19) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FAFFAGUT.
20) IT IS THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT SIZE, DEPTH, LOCATION AND INVERT ELEVATION OF ALL UTILITIES BEFORE ANY FURTHER PLANNING OR FIELD CONSTRUCTION IS STARTED.
21) VERTICAL DATUM WAS SET USING THE TDOT RTK CORS NETWORK. ELEVATIONS ARE BASED ON NAVD88.

PROJECT NO.	15–109
FILENAME:	15–109.DWG
SHEET NO.	1 OF 1
DRAWN BY:	GLR
DATE OF FIELD SURVEY:	9/15/15
SCALE:	1" = 40'
DATE:	9/22/15

Call Before You Dig! 1–800–351–1111
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820–3–.06.

GARY L. ROTH JR. REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE No. 2051

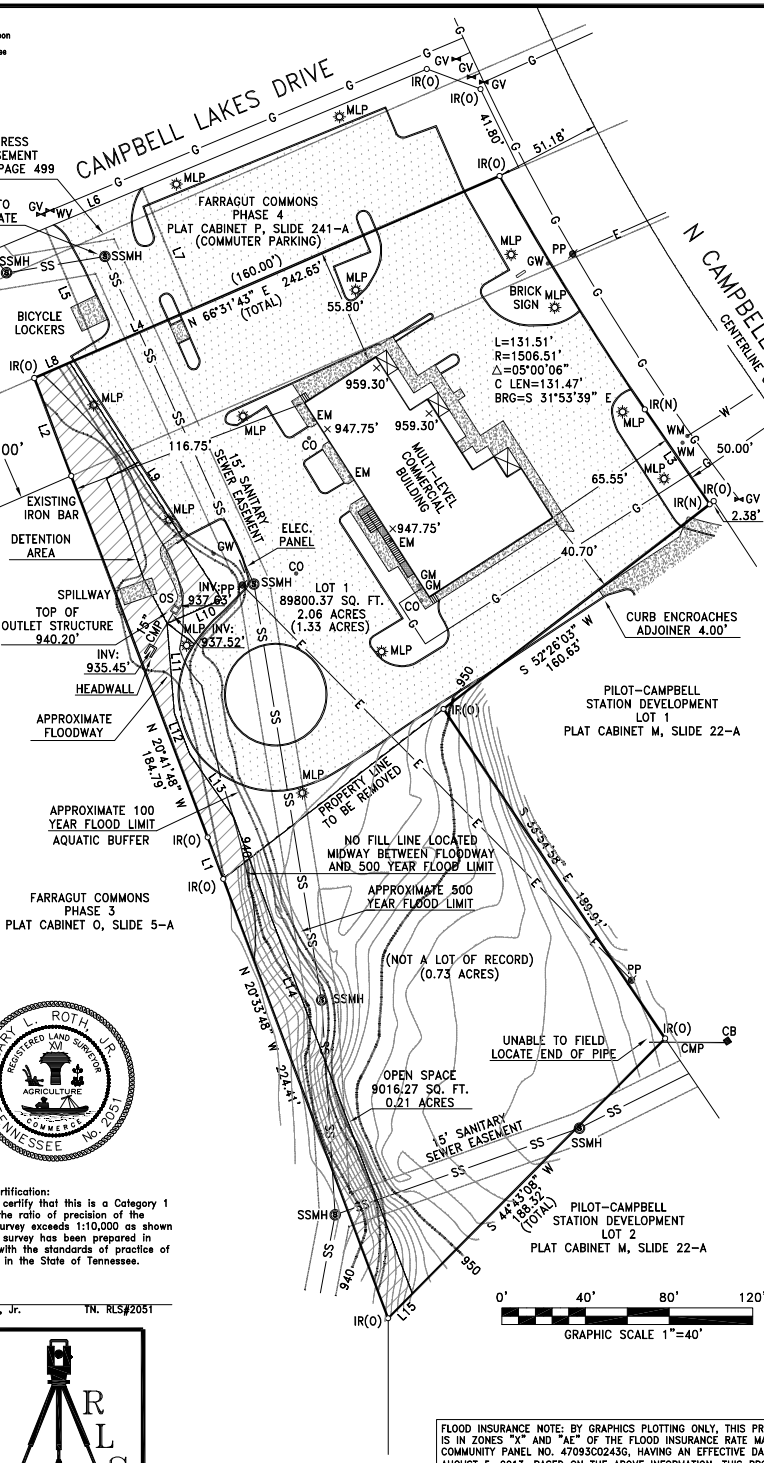
Surveyors Certification:
I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown hereon. This survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

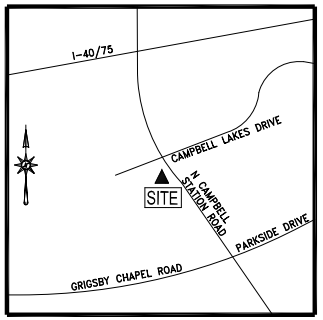
Gary L. Roth, Jr. TN. RLS#2051

FINAL PLAT:
DDSDLS, LLC
707 N CAMPBELL STATION ROAD
6TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

OWNER: DDSDLS, LLC
1441 NIGHT HAWK POINTE
NAPLES, FL. 34105
901–240–3477

ROTH LAND SURVEYING
Gary L. Roth, Jr, RLS
6718 Kern Road
Knoxville, TN. 37918
PH: (865) 689–8186
FAX: (865) 687–3231





VICINITY MAP
NTS

GRID NORTH

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATES

LINE	BEARING	DISTANCE
L1	N 20°30'02" W	21.23'
L2	N 20°40'04" W	50.05'
L3	S 34°23'42" E	54.98'
L4	S 66°29'32" W	50.01'
L5	N 22°41'04" W	63.60'
L6	N 67°18'56" E	50.00'
L7	S 22°41'04" E	62.88'
L8	N 66°31'43" E	18.49'
L9	S 32°41'24" E	134.68'
L10	S 66°25'47" W	28.55'
L11	S 04°39'48" E	43.32'
L12	S 20°41'48" E	20.63'
L13	S 34°49'01" E	36.84'
L14	S 20°33'48" E	243.33'
L15	S 44°43'08" W	16.51'

LEGEND

	OPEN SPACE
	METAL DECK
	ASPHALT
	CONCRETE
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD
PP	POWER POLE
MLP	METAL LIGHT POLE
OS	OUTLET STRUCTURE
CMP	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
GW	GUY WIRE
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GV	GAS VALVE
EM	ELECTRIC METER
CO	CLEAN OUT
TPED	TELEPHONE PEDESTAL

LINE LEGEND

	PROPERTY LINE
SS	SANITARY SEWER LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
   CONTRACTOR TO CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS
   PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.

2. CONTRACTOR RESPONSIBLE FOR COMPLACE OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO LEMAY & ASSOCIATES AT (865) 671-0183.

4. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM, TRAFFIC CONTROL DEVICES, LATEST EDITION AND TOWN OF FARRAGUT REQUIREMENTS.

5. THE REQUIREMENTS LISTED BELOW ARE INTENDED TO SERVE AS AN OUTLINE OF GENERAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE SET FORTH IN THESE DRAWINGS.

PERMITS
CONTRACTOR SHALL PAY GRADING PERMIT FEE AND MS4 GRADING BOND, AS REQUIRED.

EROSION CONTROL
INSTALL ALL CONSTRUCTION ENTRANCE, SILT FENCE AND EROSION CONTROL BERMS AND SEDIMENT RETENTION FACILITIES PRIOR TO THE START OF GRADING.

CLEARING AND GRUBBING
COMPLY WITH LOCAL AND STATE ORDINANCES REGARDING DISPOSAL OF DEBRIS. DO NOT BURN DEBRIS ON SITE WITHOUT APPROVAL OF LOCAL AUTHORITY. CLEAR AND GRUB FOR NEW CONSTRUCTION AS REQUIRED.

EXCAVATION PREPARATION
VERIFY LOCATION OF EXISTING ON-SITE UTILITIES. PROTECT AND MAINTAIN EXISTING UTILITIES AS REQUIRED. ESTABLISH AND VERIFY EXISTING LINES, GRADE, AND DIMENSIONS AS SHOWN ON THE DRAWING. REPORT ANY ERRORS OR INCONSISTENCIES TO LEMAY & ASSOCIATES AT (865) 671-0183 BEFORE COMMENCEMENT OF WORK.

BARRIERS
SAFETY BARRIERS HAVING A MAXIMUM OPENING OF 4" SHALL BE PROVIDED FOR ANY PIPE, OPENING OR EXCAVATION TO PREVENT CHILDREN OR LARGE ANIMALS FROM CRAWLING INTO THE STRUCTURES. SCREENS SHALL BE WELDED 3/8" BARS @ 4" O.C. BOTH WAYS.

TEMPORARY DIVERSION SWALES
TEMPORARY DIVERSION SWALES SHALL BE CONSTRUCTED PRIOR TO STRIPPING OR ANY OTHER GRADING ACTIVITY. IF SHOWN THIS DRAWING ALSO TEMPORARY SEDIMENT TRAPS AND/OR TEMPORARY DETENTION BASINS SHALL BE CONSTRUCTED PRIOR TO STRIPPING OR OTHER GRADING ACTIVITY.

EXISTING TOPO ACCURACY
EXISTING CONTOURS SHOWN ARE BASED ON KGIS AND ON GROUND SURVEYING DATA. ELEVATIONS, TOPOGRAPHIC INFORMATION SHOWN HEREIN SHALL BE VERIFIED BY THE CONTRACTOR AND ANY ERRORS OR VARIATIONS SHOULD BE REPORTED TO LEMAY AND ASSOCIATES PRIOR TO COMMENCEMENT OF WORK. ANY ERROR NOT REPORTED CANNOT BE CONSIDERED FOR ADJUSTMENT IN CONTRACT PRICE.

STRIPPING AND SPREADING TOPSOIL
TOPSOIL SHALL BE STRIPPED AND TEMPORARILY STOCK PILED FOR LATER REUSE IN AREA SHOWN ON PLAN OR OTHER AGREED TO LOCATION ON SITE.

PLACEMENT OF FILL
ALL AREAS TO RECEIVE NEW STRUCTURAL FILL SAHLL BE PROOF ROLLED OR TESTED BY A SOIL TESTING ENGINEER OR LEMAY & ASSOCIATES. THE CONTRACTOR'S REPRESENTATIVE SHALL NOTIFY LEMAY & ASSOCIATES THAT ALL AREAS HAVE PASSED PROOF ROLL INSPECTION PRIOR TO COMMENCEMENT OF STRUCTURAL OR GENERAL BACKFILL. DO NOT COMMENCE FILL PRIOR TO SUCH NOTIFICATION.

STRUCTURAL OR ROADWAY
STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF STANDARD PROCTOR DENSITY WITH MOISTURE CONTENT ± 1.0% OF OPTIMUM. UNSUITABLE OR QUESTIONABLE SOILS SHALL BE REMOVED FROM AREAS RECEIVING STRUCTURAL BACKFILL. BACKFILL TO BE PLACED IN 6" TO 8" LIFTS. NO ORGANIC, OR ROCK LARGER THAN 6" DIA SHALL BE USED IN FILL AREAS.

GRADING TOLERANCE
GRADING CONTRACTOR SHALL BRING SUBGRADE TO WITHIN AN AVERAGE OF 1/10 OF ONE FOOT OF REQUIRED ELEVATION TO OBTAIN FINISHED GRADE INDICATED ON DRAWINGS OR AS APPROVED BY LEMAY AND ASSOCIATES.

TESTING
CONTRACTOR SHALL INCLUDE PRICE FOR ONE PROCTOR DENSITY ANALYSIS FROM SAMPLES COLLECTED AT LOCATIONS SPECIFIED BY THE INDEPENDENT QUALIFIED GEOTECHNICAL TESTING AGENT SUITABLE TO LEMAY & ASSOCIATES.
ALL TESTS SHALL SPECIFICALLY STATE THAT THE TEST EITHER PASSES OR FAILS TO MEET SPECIFICATIONS. CONTRACTOR SHALL INCLUDE IN HIS BASE BID 10 SOIL DENSITY DETERMINATION TESTS AFTER COMPLETION OF GRADING IF REQUIRED.

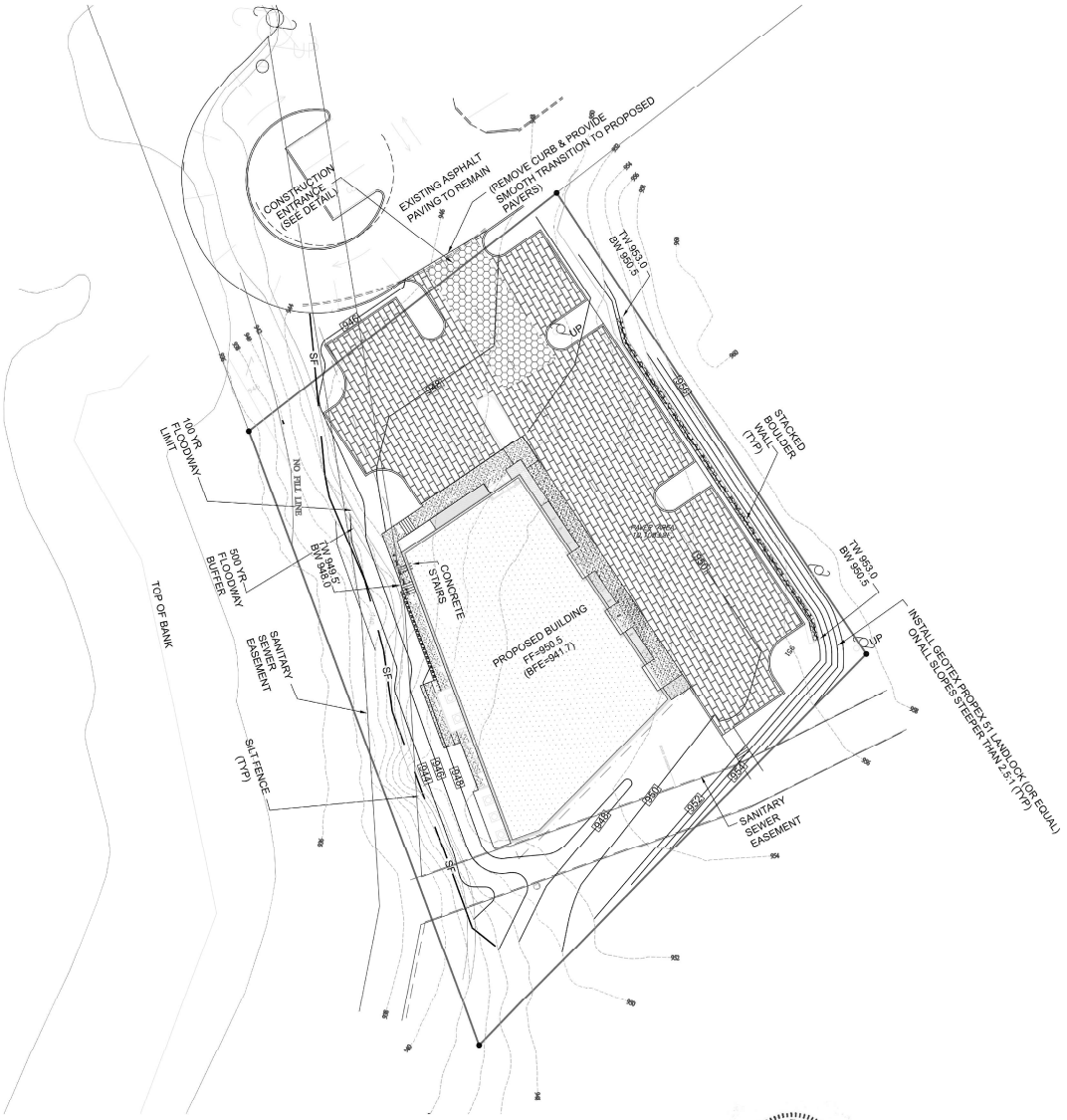
STORMWATER RUNOFF
THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PREVENT STORMWATER RUNOFF FROM EXITING THE SITE OR ENTERING ADJACENT WATER QUALITY BUFFERS OR STREAMS. ALL CITY OF KNOXVILLE AND TDEC REGULATIONS TO BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION PROCESS

SEEDING

A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.

B. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

Impervious Area Calculations		
Item	sqft.	%
Building	5690	18%
Parking	10108	32%
Sidewalks	2041	6%
Total Impervious Area	**17,839.00**	56%
Lot Area	**31,805.00**	sqft
Actual Total Coverage	56%	
Building Coverage	18%	



1 SP1a GRADING PLAN
1"=30'

GRAPHIC SCALE

20 0 10 20 40 80

RICHARD B. LEMAY — PROFESSIONAL ENGINEER — AGRICULTURE — 9/7/2024 — STATE OF TENNESSEE — No. 109118

HUTCHINS ASSOCIATES P.C.

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CAMPBELL STATION RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37921

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Original Issue Date: 10/05/16

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No.	Date	Description
2	8/18/24	
3	9/07/24	

GRADING PLAN

C1.1

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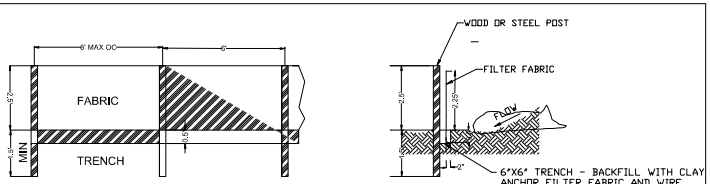
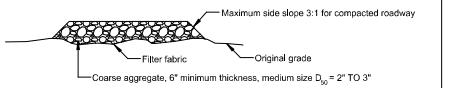


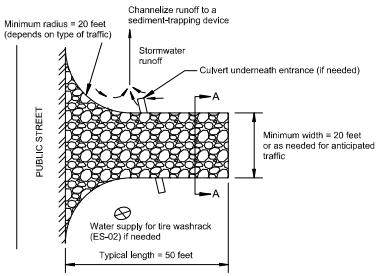
FRONT SIDE

NOTES:
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
2. WOOD POSTS SHALL BE 2"X2" MIN. OF OAK OR SIMILAR HARDWOOD.
3. POSTS SHALL BE SPACED AT 6' INTERVALS.
4. WIRE FABRIC AND FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
5. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC WITH EQUIVALENT OPENING SIZE (EOS) OF NO100 SIEVE MIN., NO. 40 SIEVE, MAX. AS DETERMINED BY CORPS OF ENGINEERS GUIDE SPEC. CW 02215 (SHORT TERM).
6. INSTALLATION AND MAINTENANCE TO BE IN ACCORDANCE WITH THE ATTACHED SWPPP.

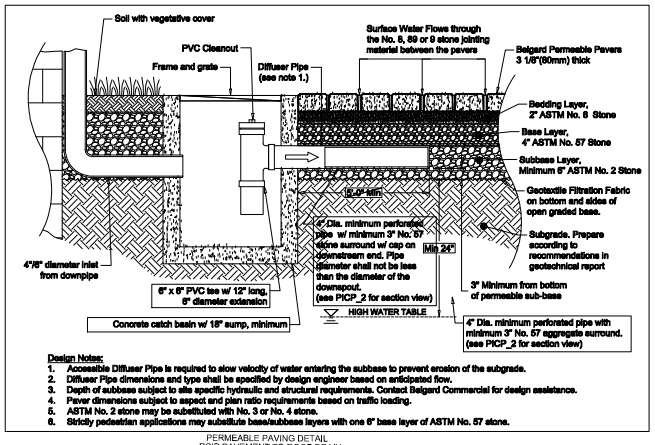
TEMPORARY SILT FENCE -- DETAIL -- NTS



SECTION A-A

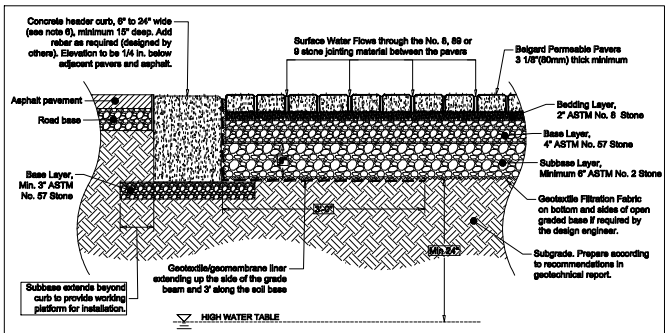


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



Design Notes:
1. Accessible Diffuser Pipe is required to slow velocity of water entering the subbase to prevent erosion of the subgrade.
2. Diffuser Pipe dimensions and type shall be specified by design engineer based on anticipated flow.
3. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
4. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

PERMEABLE PAVING DETAIL
PCIP PAVEMENT TO ROOF DRAIN



Design Notes:
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
6. When traffic flow is perpendicular to the direction of the header, the width of the header curb should be sufficient to ensure that a bouncing tire caused by differential settlement will land on the header and not slap over it.
7. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

PERMEABLE PAVING DETAIL
PICP ASPHALT/PAVER TRANSITION (HEADER CURB)

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CAMPBELL STATION RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37921

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Original Issue Date: 10/05/16

Revisions:

No.	Date	Description

DETAILS
C1.2

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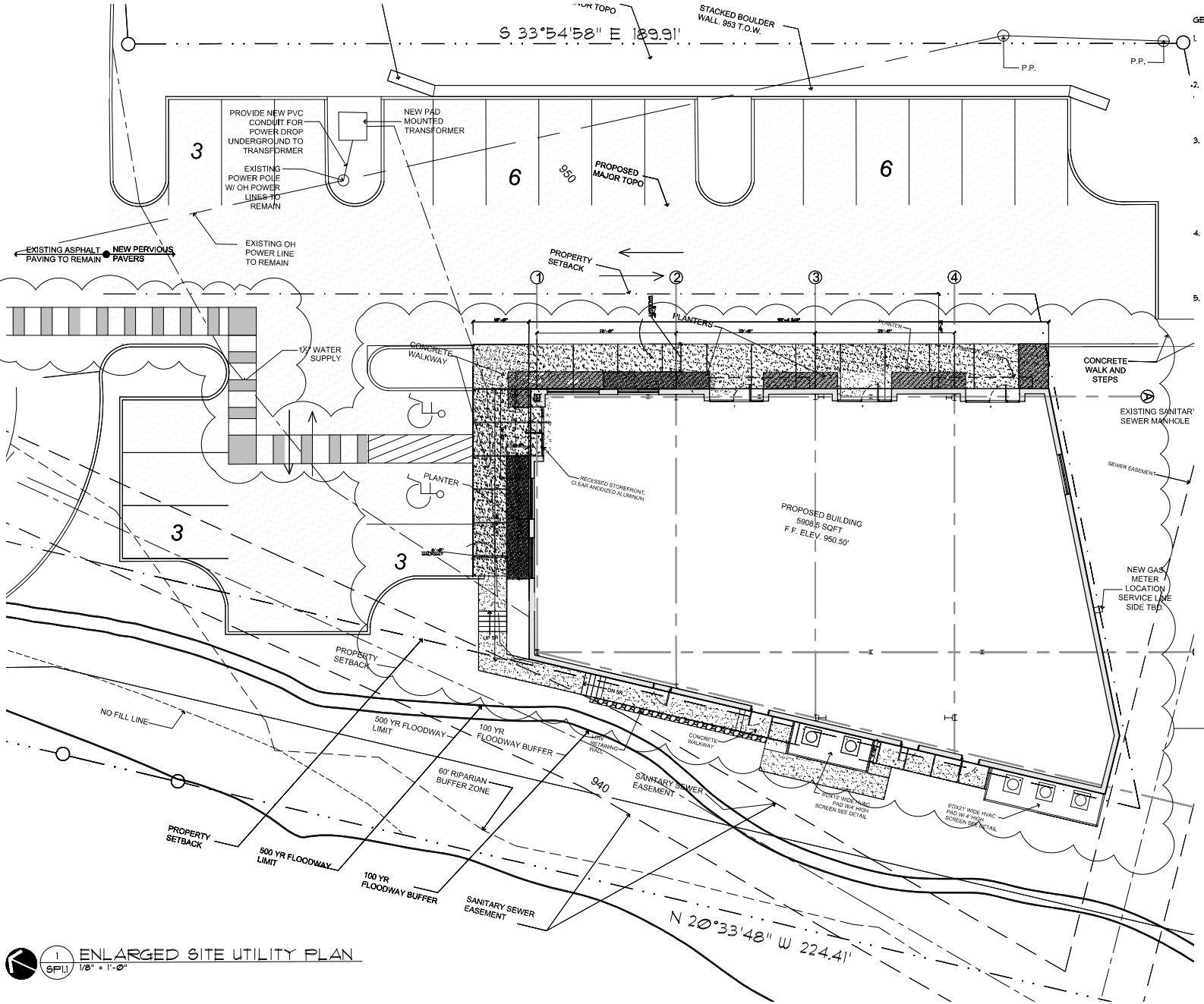

1 SP1.1 ENLARGED SITE UTILITY PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFERENCE SITE SURVEY BY ROTH LAND SURVEYING DATED 9/22/15 FOR UTILITY LOCATIONS AND EASEMENTS.
2. ELECTRICAL IS TO BE PROVIDED FROM EXISTING OVERHEAD POWER WITH A DROP DOWN THE POLE AS SHOWN TO A NEW PAD MOUNTED TRANSFORMER.
3. EXISTING SANITARY, SEWER LINE AND MANHOLE IS AT REAR OF BUILDING. VERIFY TOP OF CASTING AND INVERT ON MANHOLE SHOWN. PROVIDE 6 INCH SANITARY CONNECTION AT MANHOLE AND TURN UP 44 INCH VC SANITARY LINES WITHIN 5 FEET OF REAR WALL ON EXISTING BUILDING.
4. WATER IS AVAILABLE FROM CAMPBELL STATION ROAD. PROVIDE ONE AND 1/2 INCH WATERLINE AS SHOWN TURN UP INSIDE BUILDING AT REAR FOR OVERHEAD DISTRIBUTION.
5. GAS IS AVAILABLE AT CAMPBELL STATION ROAD. NO EXTENSION IS SHOWN AT THIS TIME. VERIFY ANY REQUIREMENTS FOR GAS UTILITIES FOR THIS BUILDING.

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DAVID A. HUTCHINS REGISTERED ARCHITECT NO. 18,985 STATE OF TENNESSEE

6/11/2024

CAMPBELL STATION RETAIL BUILDING
BUILDING SHELL
7707 NORTH CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE 37934

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Original Issue Date: 10/05/16

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2	8/19/24	

SITE UTILITY PLAN

SUP1.0

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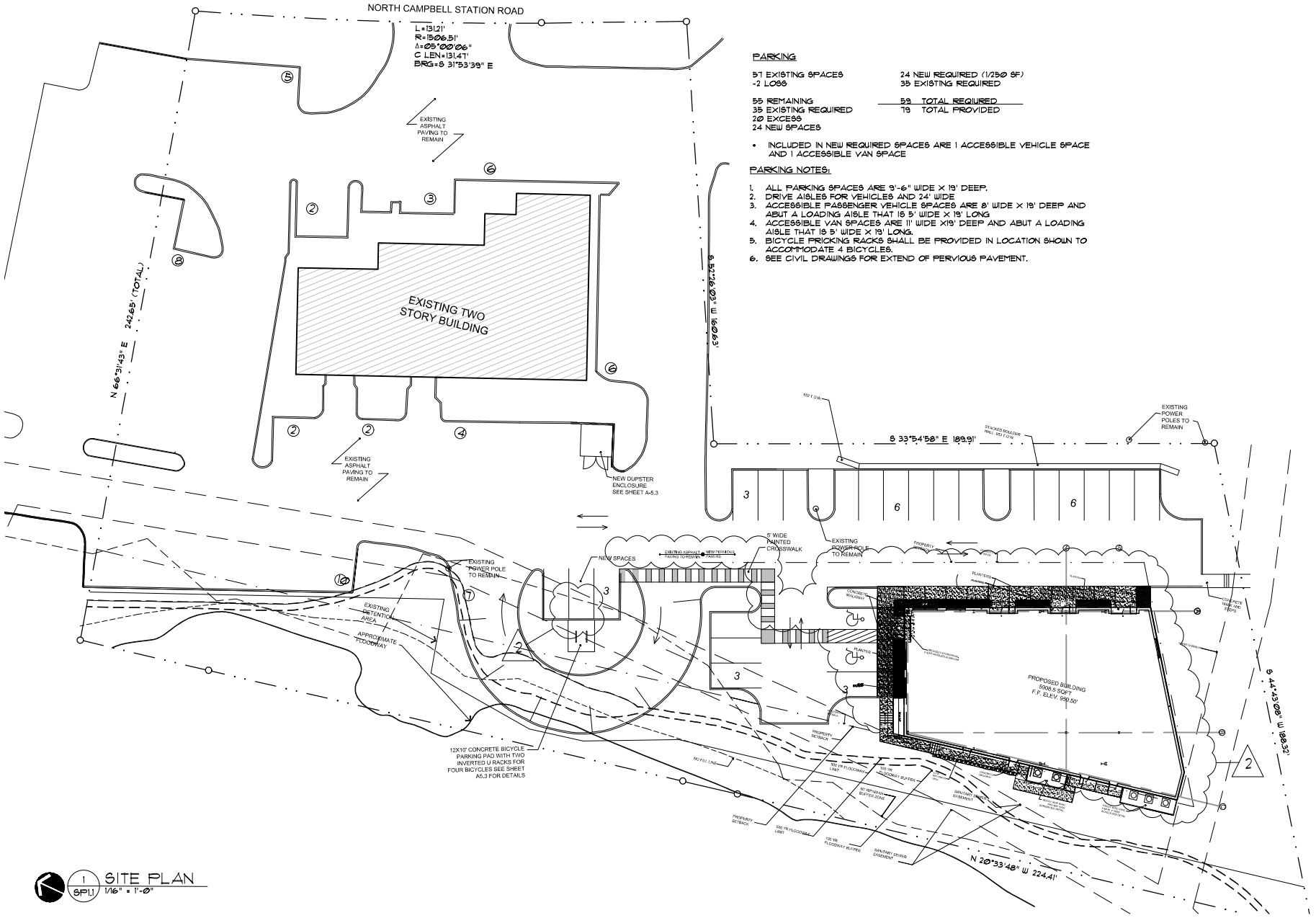

PARKING

57 EXISTING SPACES	24 NEW REQUIRED (1/250 SF)
-2 LOSS	35 EXISTING REQUIRED
55 REMAINING	59 TOTAL REQUIRED
35 EXISTING REQUIRED	79 TOTAL PROVIDED
20 EXCESS	
24 NEW SPACES	

- INCLUDED IN NEW REQUIRED SPACES ARE 1 ACCESSIBLE VEHICLE SPACE AND 1 ACCESSIBLE VAN SPACE

PARKING NOTES:

1. ALL PARKING SPACES ARE 9'-6" WIDE X 19' DEEP.
2. DRIVE AISLES FOR VEHICLES AND 24' WIDE
3. ACCESSIBLE PASSENGER VEHICLE SPACES ARE 8' WIDE X 19' DEEP AND ABUT A LOADING AISLE THAT IS 5' WIDE X 19' LONG
4. ACCESSIBLE VAN SPACES ARE 11' WIDE X19' DEEP AND ABUT A LOADING AISLE THAT IS 5' WIDE X 19' LONG.
5. BICYCLE FRICKING RACKS SHALL BE PROVIDED IN LOCATION SHOWN TO ACCOMMODATE 4 BICYCLES.
6. SEE CIVIL DRAWINGS FOR EXTEND OF PERVIOUS PAVEMENT.

1 SP1.1 SITE PLAN
1/16" = 1'-0"

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6/11/2024

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SITE PLAN

SP1.1

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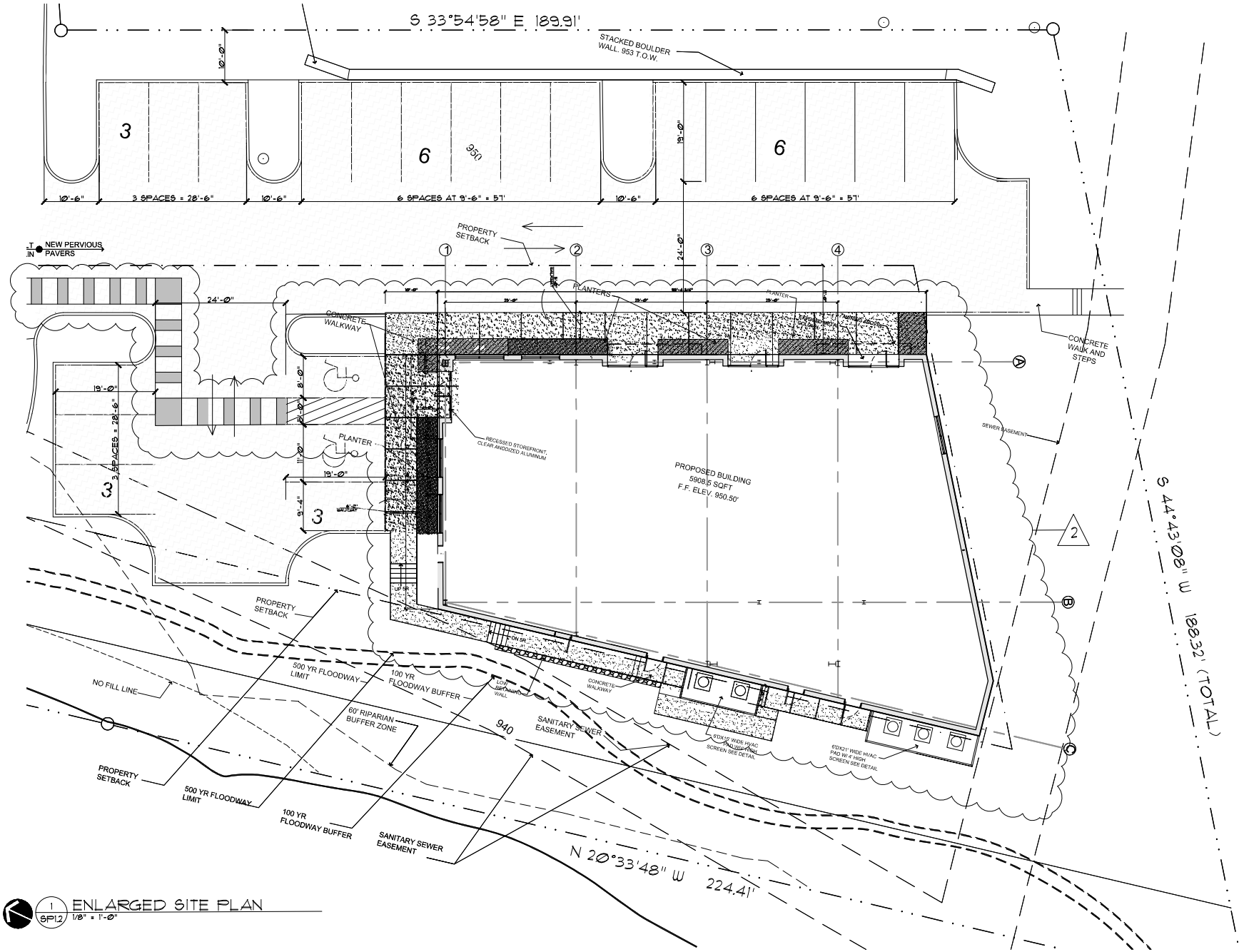

1 / SP1.2 ENLARGED SITE PLAN
1/8" = 1'-0"

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6/11/2024

CAMPBELL STATION
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ENLARGED SITE PLAN

SP1.2

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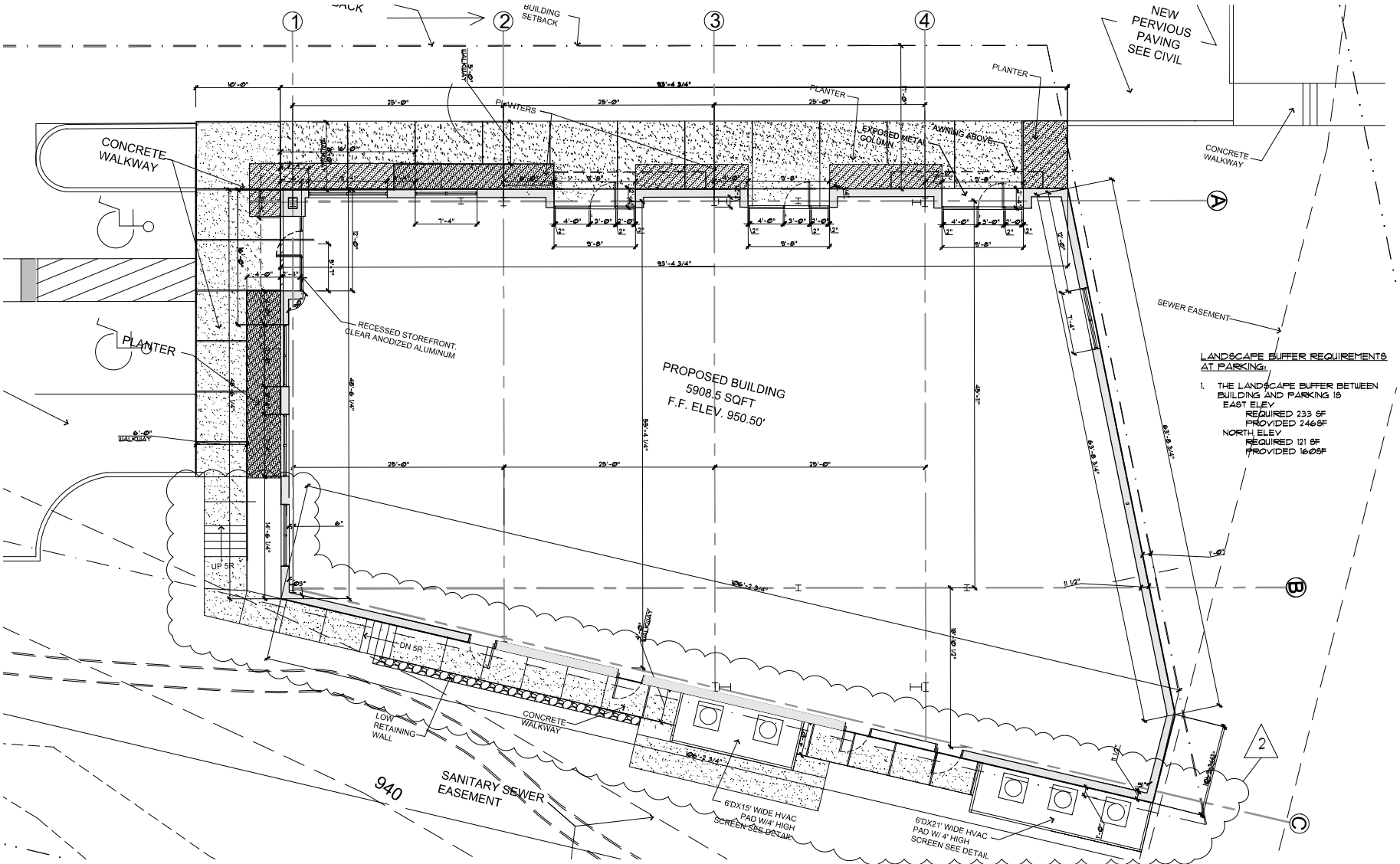

1 A2.1 BUILDING SHELL PLAN
SCALE: 3/16"=1'

GENERAL NOTES:

1. ALL CONSTRUCTION IS TO CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE AND ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
2. SEE STRUCTURAL FOR COLUMN LOCATIONS AND STRUCTURAL LINE LOCATIONS.
3. SEE SHEET S1.2 GENERAL NOTES 2 AND 3 FOR INSULATION REQUIREMENTS.
4. PROVIDE VERTICAL RIB METAL INTERIOR LINER PANELS UP TO 18' AT ALL WAREHOUSE INTERIOR WALL LOCATIONS.
5. PRE-ENGINEERED METAL BUILDING SYSTEM TO BE PROVIDED BY SCHULTE BUILDING SYSTEMS. MANUFACTURER TO PROVIDE SHOP DRAWINGS SHOWING COMPLETE BUILDING SHELL MATERIALS AND DETAILS OF RIDGE, RAKE, EAVE, FASCIA, SOFFIT, GUTTER, WALL PANELS, ROOF PANELS AND BUILDING STRUCTURE.
6. THIS SUBMITTAL IS FOR BUILDING SHELL CONSTRUCTION ONLY. INTERIOR PARTITIONS (NON LOAD BEARING) WILL BE EXCLUDED. WALLS WILL NOT HAVE ANY INTERIOR FINISH TO ALLOW FOR UTILITIES TO BE INSTALLED AS PART OF TENANT BUILDOUT PACKAGE.
7. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND MARK ALL UNDERGROUND UTILITIES TO BE BROUGHT INTO THE BUILDING PRIOR TO CONSTRUCTION.
8. THE BUILDING WILL BE EQUIPPED WITH FULLY AUTOMATIC SPRINKLER SYSTEM AS PART OF THE INTERIOR BUILDOUT.
9. WHERE FABRICATED ELEMENTS ARE SHOWN SUCH AS METAL STAIRS CONTRACTOR SHALL PROVIDE FABRICATION DRAWINGS FOR REVIEW, AND COMMENT BY ARCHITECT PRIOR TO FABRICATION.
10. REFERENCE ENLARGED DETAILS FOR EXACT LOCATION OF DIMENSION LINES. ALSO REVIEW PEMB DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY.

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6/11/2024

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1	11/25/24	
2	8/19/24	

FLOOR PLAN
A2.1

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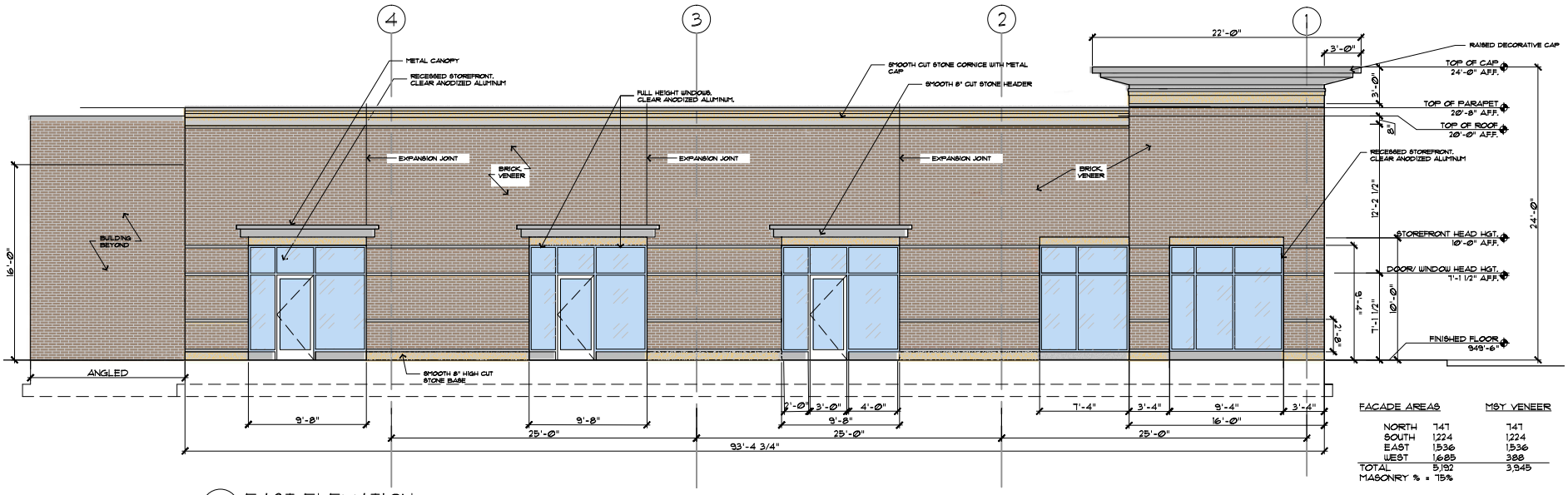
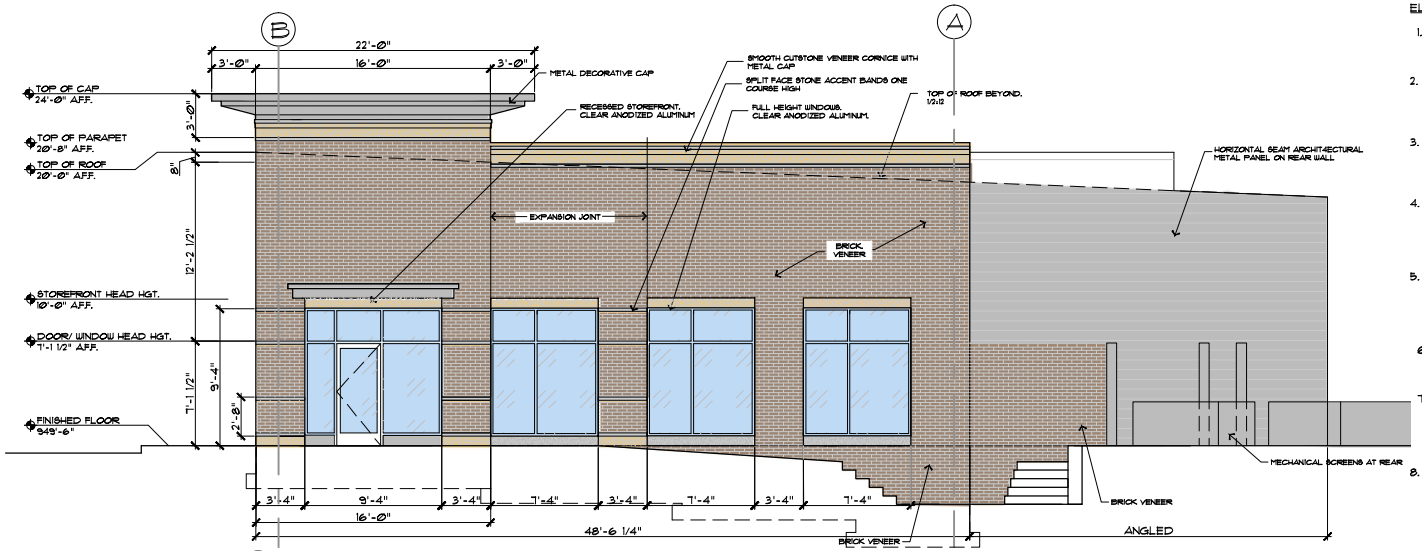


1 A3.1 EAST ELEVATION
SCALE: 1/4"=1'

FACADE AREAS		MST VENEER
NORTH	747	747
SOUTH	1,224	1,224
EAST	1,536	1,536
WEST	1,685	388
TOTAL	5,192	3,845
MASONRY % = 75%		



2 A3.1 NORTH ELEVATION
SCALE: 1/4"=1'

ELEVATION NOTES

1. METAL ROOF PANELS TO BE STANDING SEAM 24 GAUGE BATTENLOK HS AS MANUFACTURED BY MBCI. PANEL WIDTH TO BE 12 INCHES SLOPE TO BE 1/2: 12. CODING TO BE SIGNATURE 300. COLOR TO BE POLAR WHITE.
2. METAL WALL PANELS TO BE DESIGNER SERIES.-16.0- FLUTED 24 GAUGE HORIZONTAL, SAME CONCEALED FASTENERS BY MBCI OR EQUAL. CODING TO BE SIGNATURE 300 COLOR TO BE TUNDRA. GUTTERS AND DOWNSPOUTS TO MATCH PANEL COLOR.
3. BRICK VENEER TO BE STANDARD BRICK SIZE RED WITH IRON SPOT AS MANUFACTURED BY HANSON – 222. PATTERN TO BE FLEMISH BOND. MORTAR TO BE PREMIXED BEIGE COLOR TO BE SELECTED BY ARCHITECT.
4. STONE ACCENTS, HEADERS AND BANDING TO BE CRAB ORCHARD STONE AS MANUFACTURED BY CUMBERLAND MOUNTAIN STONE. EXPOSED FACE FINISH TO BE ROCK FACE/SPLIT OR CUT SMOOTH AS INDICATED ON DRAWINGS. COLOR TO BE BEIGE/TAN AS SELECTED BY ARCHITECT. SEE DRAWINGS FOR SIZES.
5. PROVIDE CONTINUOUS 8 INCH BOX GUTTER SYSTEM ON REAR SIDE OF THE BUILDING AS SHOWN WITH 6 INCH DOWNSPOUTS. CONNECT DOWNSPOUTS TO UNDERGROUND 8 INCH PVC STORM LEADER WITH VC BOOTS. GUTTER TO BE 24 GAUGE. COLOR TO MATCH WALL PANELS AT REAR.
6. METAL WALL CAPS AND COPING/CORNICE/FACIA TO BE 24 GAUGE METAL PROFILES AS SHOWN ON DRAWINGS. COLOR TO BE SIGNATURE SERIES 300 TUNDRA.
7. PRE-ENGINEERED METAL BUILDING SYSTEM MANUFACTURER TO PROVIDE SHOP DRAWING SHOWING COMPLETE BUILDING SHELL MATERIALS, AND DETAILS OF RIDGE, RAKE, EVE, FACIA, SOFFIT, GUTTER, WALL PANELS, ROOF PANELS, AND BUILDING STRUCTURE.
8. THE ALUMINUM STOREFRONT SYSTEM TO BE YKK AP CENTER SET ALUMINUM STOREFRONT SYSTEM MODEL YES45/FI WITH INSULATED 1 INCH LOW E INSULATED GLASS. PROVIDE TEMPERED GLASS IN LOCATIONS AS REQUIRED BY CODE. STOREFRONT FINISH TO BE MILL FINISH ALUMINUM. ALUMINUM STOREFRONT DOORS TO BE YKK AP ENTRANCE DOORS MODEL 35D, MEDIUM STYLE WITH 1 INCH LOW INSULATING GLASS TEMPERED.
9. SCREENS FOR OUTDOOR MECHANICAL UNITS SHALL BE 1'X4'X4' HIGH WOOD ON TUBE STEEL FRAMES. WOOD TO BE ROUGH SAWN SAME SPECIES. CAN BE CEDAR, CYPRESS, BLACK LOCUST OR IPE. STAIN WOOD WITH LIFE TIME WOOD TREATMENT BY VALHALCO.

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DAVID A. HUTCHINS — REGISTERED ARCHITECT — STATE OF TENNESSEE
6/17/2024

CAMPBELL STATION
RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE 37934

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Job No.: 2404
Drawn By: KAE
Original Issue Date: 1/29/24

Revisions:

No.	Date	Description
1	1/25/24	
2	8/19/24	

ELEVATIONS
A3.1

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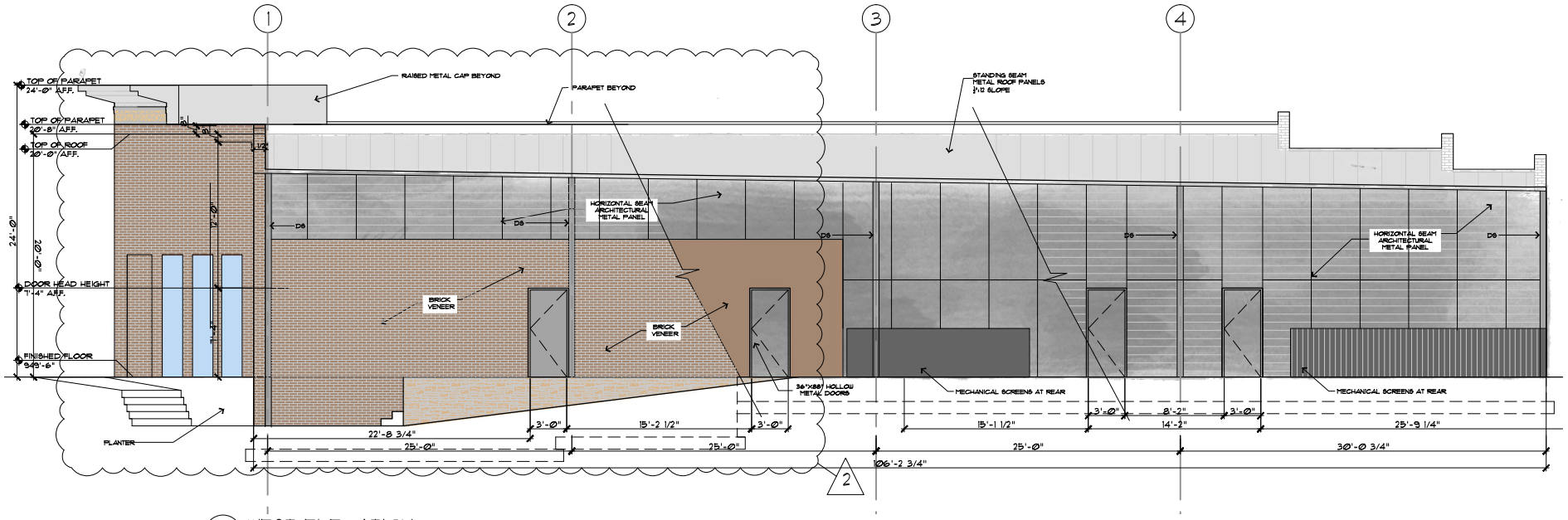
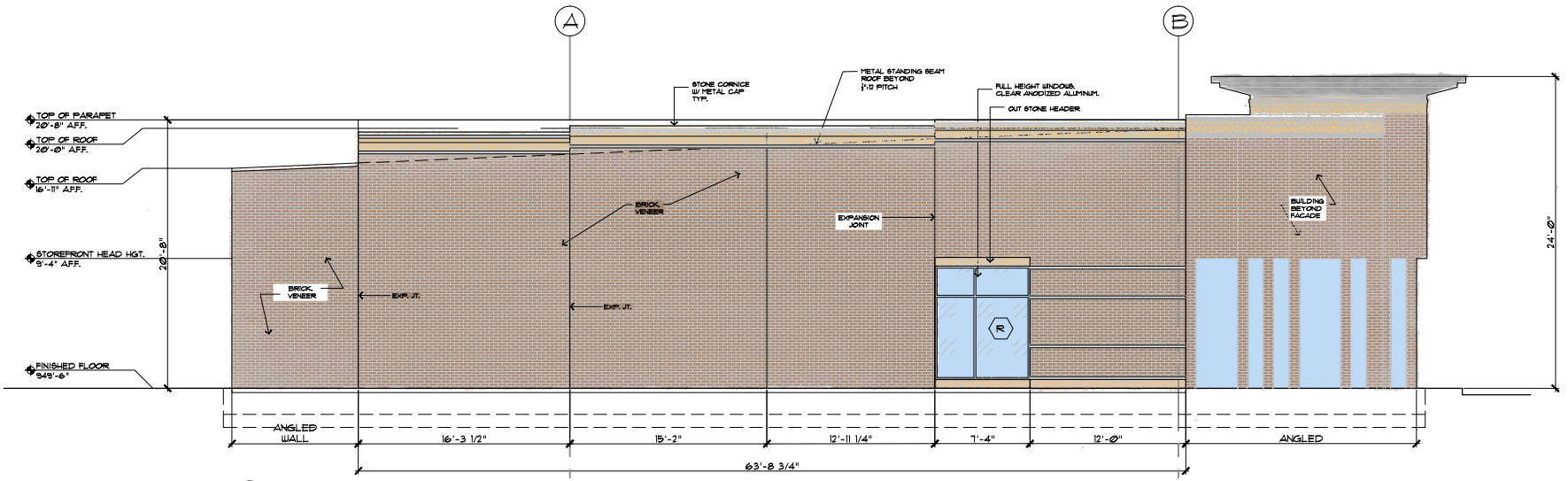


1 A3.2 WEST ELEVATION
SCALE: 1/4"=1'



2 A3.2 SOUTH ELEVATION
SCALE: 1/4"=1'

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ELEVATIONS

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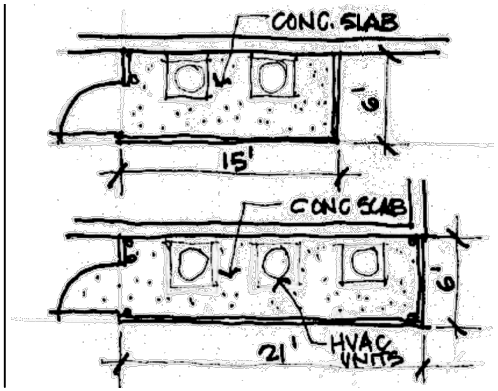
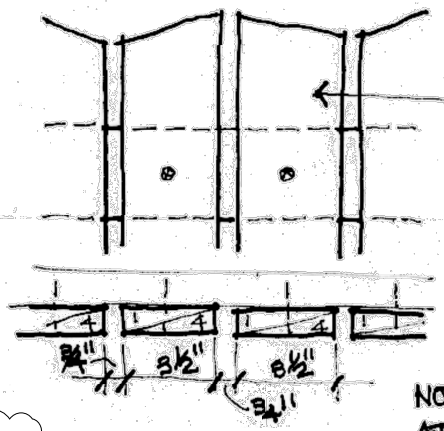
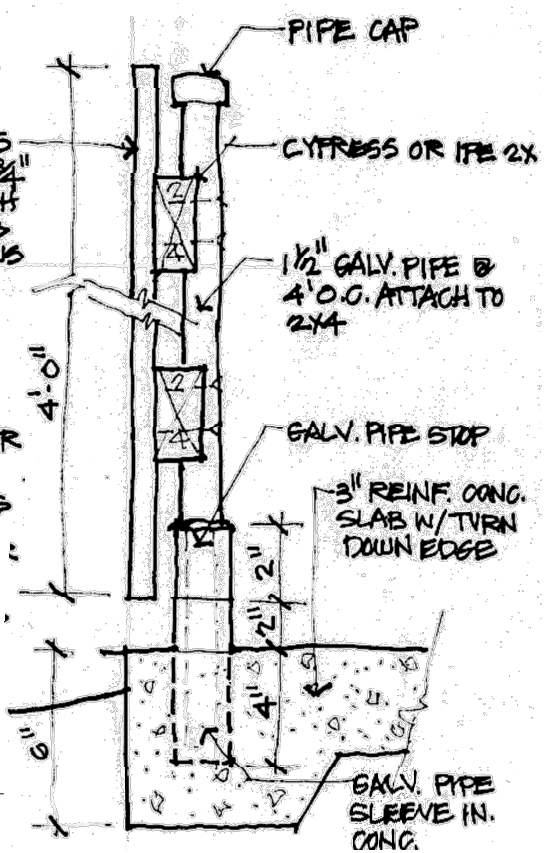
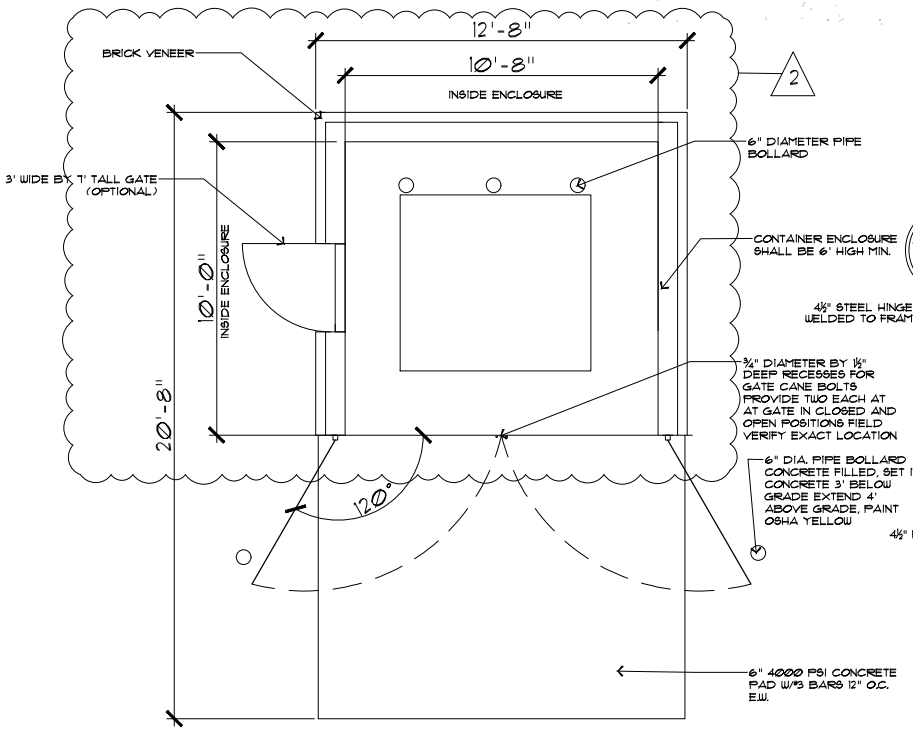


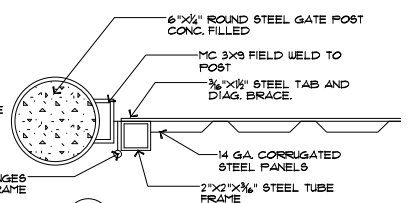


NOTE: GATE DOOR AT END OF SLEEVE PANELS FOR REMOVAL

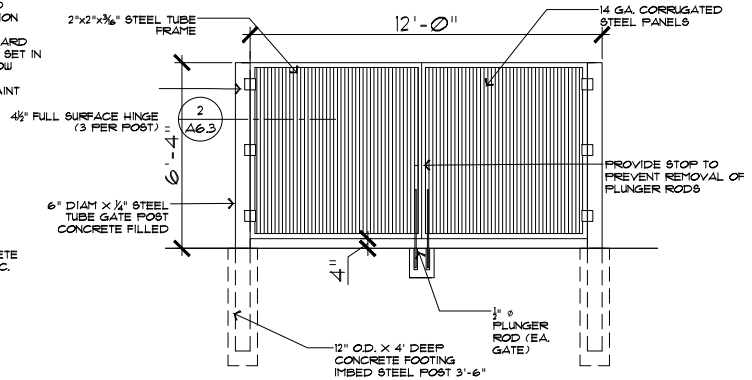




1 A4.1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/2"=1'



1 A4.1 DUMPSTER GATE DETAIL
SCALE: 3"=1'



1 A4.1 DUMPSTER GATE ELEV.
SCALE: 1/2"=1'

1 A4.1 DETAILS
SCALE: 3"=1'

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6/17/2024

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DETAILS
A5.2

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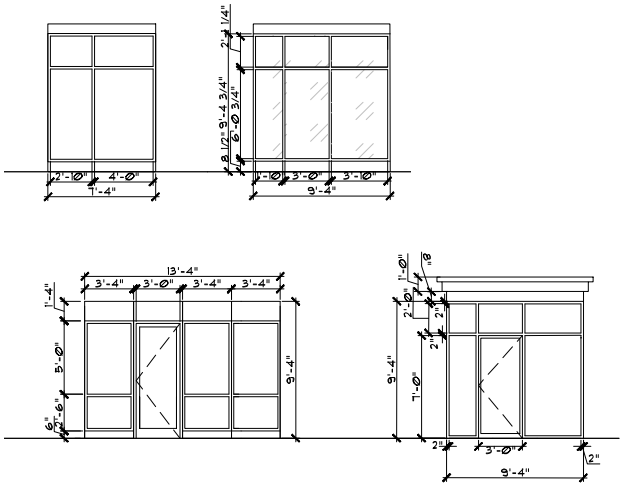
ADDITIONAL WINDOW NOTES:

1. ALL WINDOWS BASED ON SIERRA PACIFIC CLAD URBAN WOOD WINDOWS. OPERABLE WINDOW UNITS ARE EITHER CASEMENT OR AWNING AS SHOWN ON DRAWINGS.
2. EXTERIOR WINDOW COLOR TO BE BLACK AS SELECTED BY OWNER.
3. OVERALL DIMENSIONS FOR WINDOWS IN COMBINATION MAY VARY.
4. WHERE SLOPED HEAD AND OR SILLS ARE SHOWN SLOPE SHALL BE 3:12, EXCEPT AT MASTER BEDROOM 102 AND MASTER BATH 100 WHERE SLOPE SHALL BE 2:12
5. WHERE MULTIPLE WINDOW UNITS ARE SHOWN WHICH CANNOT BE ASSEMBLED TOGETHER AS ONE UNIT ASSUME SPACE AT JAMS TO BE 3 INCHES TO FACE OF ROUGH OPENING.
6. WINDOW UNIT "S" REQUIRES COORDINATION WITH TUBE STEEL FRAME AT JAMB LOCATIONS ADJACENT TO DOOR WHICH SUPPORT SUSPENSION BRIDGE. TUBE STEEL FOR JAMB REINFORCING TO BE 2"X 4" X ¼".



ALUMINUM WINDOW AND DOOR TYPES

1 / A7.1 — SCALE ¼"=1'

WINDOW SCHEDULE NOTES:

1. ALUMINUM STOREFRONT TO BE YKK WITH 1 INCH LOW-E INSULATING GLASS. STOREFRONT SYSTEM TO BE YES 45 TU THERMALLY BROKEN, CENTER SET, FLUSH GLAZED STOREFRONT SYSTEM FOR INSULATING GLASS OR EQUAL.
2. FINISH ON ALUMINUM FRAMES TO BE BLACK ANODIZED.
3. GLAZING ON EXTERIOR GLASS TO BE 1 INCH INSULATING. GLASS TO BE AS MANUFACTURED BY PPG. EXTERIOR GLASS PANE TO BE SOLAR COOL BRONZE. INTERIOR GLASS PANE TO BE CLEAR LOW-E. WINDOW U-FACTORS FOR FIXED/ OPERABLE WINDOWS AND SLIDING DOORS. U- FACTORS SHALL NOT EXCEED THE FOLLOWING VALUES. FIXED GLASS SHALL HAVE A U- FACTOR OF NOT MORE THAN Ø.38. SHGC SHALL BE Ø.51 MAXIMUM FOR NORTH FACING GLASS AND Ø.38 MAXIMUM FOR SOUTH, WEST AND EAST FACING GLASS. NOTE OPERABLE DOORS SHALL MEET THE SAME CRITERIA. ALL EXTERIOR GLASS TO MEET REQURIEMENTS OF IECC 2018 ENERGY CODE
4. GLAZING ON INTERIOR AT FUTURE OFFICE SPACE 200 TO BE SINGLE PANE CLEAR TEMPERED.
5. GLASS TO BE TEMPERED AS NOTED.
6. GENERAL CONTRACTOR TO PROVIDE SUBMITTALS ON STOREFRONT AND GLAZING FOR REVIEW, AND COMMENT BY ARCHITECT.

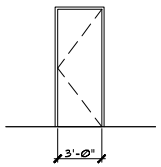
DOOR SCHEDULE

MARK	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HDWR SET #	TYPE	NOTES
WAREHOUSE										
100	10'-0"	10'-0"		METAL	PAINTED	HM	PAINTED		3	4
100a	3'-0"	7'-0"	1-3/4"	METAL	PAINTED	HM	PAINTED	3	4	5
100b	8'-0"	10'-0"		METAL	PAINTED	HM	PAINTED		3	4
101	8'-0"	10'-0"		METAL	PAINTED	HM	PAINTED		3	4
101a	8'-0"	10'-0"		METAL	PAINTED	HM	PAINTED		3	4
101b	8'-0"	10'-0"		METAL	PAINTED	HM	PAINTED		3	4
101c	3'-0"	7'-0"	1-3/4"	METAL	PAINTED	HM	PAINTED	3	4	5
102	6'-0"	8'-0"	1-3/4"	METAL	PAINTED	HM	PAINTED	2	1	5
102a	6'-0"	8'-0"	1-3/4"	METAL	PAINTED	HM	PAINTED	2	1	5
102b	10'-0"	12'-0"	1-3/4"	METAL	PAINTED	HM	PAINTED		3	4
103	8'-0"	10'-0"		METAL	PAINTED	METAL	PAINTED		3	4
103a	8'-0"	10'-0"	1-3/4"	METAL	PAINTED	METAL	PAINTED		3	4
103b	8'-0"	10'-0"	1-3/4"	METAL	PAINTED	METAL	PAINTED		3	4
103c	3'-0"	7'-0"	1-3/4"	METAL	PAINTED	HM	PAINTED	3	4	5
OFFICE										
104	3'-0"	7'-0"	1-3/4"	ALUMN	PAINTED	ALUMN	CLEAR	1	5	1,2,3
109	3'-0"	7'-0"	1-3/4"	ALUMN	PAINTED	ALUMN	CLEAR	1	5	1,2,3
114d	3'-0"	7'-0"	1-3/4"	ALUMN	PAINTED	ALUMN	CLEAR	1	5	1,2,3
200	3'-0"	7'-0"	1-3/4"	METAL	PAINTED	HM	PAINTED	3	4	5

MANUFACTURERS:

MCKINNEY ROCKWOOD PEMKO	HINGES STOPS, FLUSHBOLTS, KICKPLATES CONTINUOUS HINGE, SMOKE SEALS	YALE HES SECURITRON	LOCKSETS, PRIVACY SETS, PASSAGE SETS, CLOSERS, EXIT DEVICES ELECTRIC STRIKES POWER SUPPLIES

SET #	HARDWARE SET		
#1	3 HINGES	TA2714 4.5 X 4.5 NRP	US26D
	1 EXIT DEVICE	7100F X FB626	US32D
	1 CLOSER	3301	689
	1 ELECTRIC STRIKE	9500 X 2500-B	US32D
	1 SMOKE SEAL	344D	BLACK
	1 POWER SUPPLY	BPS24-1	
	3 SILENCERS		
	1 KEYPAD HARD WIRED ENTRY LOCK TO MATCH OTHER IN BLDG. PADDLE TYPE ORL JACKSON 10SERIM PANIC ON INSIDE.		
#4	6 HINGES	TA2714 4.5 X 4.5	US26D
	1 LOCKSET	FB58-10LN	US26D
	2 FLUSH BOLTS	555 12"	US26D
	1 DUST PROOF STRIKE	570	US26D
	2 OVER-HEAD STOPS	4424	US32D
	2 SILENCERS		
	WEATHERSTRIPPING		
#9	LOCKSET (ON EXTERIOR)		
	CLOSER		
	HORIZONTAL PUSH BAR ON INTERIOR		
	THRESHOLD		
	WEATHERSTRIPPING		
	1-1/2 PAIR OF HINGES		



2 / A7.1 — DOOR TYPES — SCALE ¼"=1'

DOOR SCHEDULE NOTES:

1. ALUMINUM STOREFRONT ENTRY DOORS TO BE YKK AP ENTRANCE DOORS MODEL 35D, MEDIUM STILE WITH 1 INCH LOW-E INSULATING GLASS. ALL EXTERIOR DOORS TO MEET REQUIREMENTS OF IECC 2018 ENERGY CODE.
2. HARDWARE FOR EXTERIOR ALUMINUM STOREFRONT DOOR 100 BY YKK AP SMART SERIES PULL ON EXTERIOR, YKKAP STANDARD RIM EXIT DEVICE ON INTERIOR WITH ELECTRONIC LOCK CONTROLLED BY KEYPAD ON EXTERIOR ADJACENT TO DOOR IN ALUMINUM FRAME. HINGES TO BE OFFSET PIVOT. PROVIDE SURFACE MOUNTED CLOSER LCN 1460T OR EQUAL, TOP JAMB MOUNTING.
3. FINISH ON ALL ALUMINUM DOORS TO BE BLACK ANNODIZED.
4. OVERHEAD COILING DOORS TO BE OVERHEAD DOOR COMPANY ROLLING STEEL DOOR MODEL 610 WITH POWDER COAT FINISH TO BE SELECTED BY ARCHITECT. DOORS TO BE MOTORIZED WITH SENSORS TIED TO SECURITY SYSTEM INDICATING OPEN OR CLOSED POSITION. COLOR TO BE SELECTED BY OWNER. ALL EXTERIOR OVERHEAD DOORS TO MEET REQUIREMENTS OF IECC 2018 ENERGY CODE.
5. STEEL DOOR TO BE CURRIES MODEL 777E, 14 GAUGE, FLUSH DOOR. HOLLOW METAL FRAMES ON ALL METAL DOORS TO BE 14 GA. ALL EXTERIOR METAL DOORS TO MEET REQUIREMENTS OF IECC 2018 ENERGY CODE.
6. ALL THRESHOLDS INTERIOR AND EXTERIOR SHALL BE ADA COMPLIANT.
7. DOORS NOTED AS ALUMINUM SHALL BE FULL GLASS TEMPERED.
8. HARDWARE FINISH TO BE SELECTED BY ARCHITECT.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL ACTUAL ROUGH OPENING DIMENSIONS WITH DOOR/WINDOW SUPPLIER IN THE FIELD AND IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ENCOUNTERED.

ADDITIONAL NOTES:

1. ALUMINUM STOREFRONT DOORS TO BE YKK AP ENTRANCE DOORS MODEL 35D, MEDIUM STILE WITH 1 INCH LOW-E INSULATING GLASS. DOOR FINISH TO BE ANODIZED PLUS MEDIUM BRONZE.
2. HARDWARE FOR EXTERIOR ALUMINUM STOREFRONT DOOR 100 BY YKK AP SMART SERIES PULL ON EXTERIOR, YKKAP STANDARD RIM EXIT DEVICE ON INTERIOR WITH ELECTRONIC LOCK CONTROLLED BY KEYPAD ON EXTERIOR ADJACENT TO DOOR IN ALUMINUM FRAME. HINGES TO BE OFFSET PIVOT. PROVIDE SURFACE MOUNTED CLOSER LCN 1460T OR EQUAL, TOP JAMB MOUNTING. FINISH TO BE ANODIZED PLUS MEDIUM BRONZE.
3. HARDWARE FOR INTERIOR ALUMINUM STOREFRONT DOOR TO HAVE YKK AP SMART SERIES PULL ON EXTERIOR AND YKKAP SMART SERIES PUSH BAR ON INTERIOR. HINGES TO BE OFFSET PIVOT. PROVIDE SURFACE MOUNTED CLOSER LCN 1460T OR EQUAL, TOP JAMB MOUNTING. FINISH TO BE ANODIZED PLUS MEDIUM BRONZE.
4. OVERHEAD SECTIONAL DOORS TO BE CLOPAY MODEL 3111, 27 GAUGE, MINOR RIB, WITH 16.2 R INSULATION. DOOR SIDE RAILS TO GO VERTICAL TO THE HIGHEST POINT POSSIBLE BEFORE RETURNING AT ROOF. DOORS TO BE MOTORIZED WITH SENSORS TIED TO SECURITY SYSTEM INDICATING OPEN OR CLOSED POSITION. COLOR TO BE SELECTED BY OWNER.
5. STEEL DOOR TO BE CURRIES MODEL 777E, 14 GAUGE, FLUSH DOOR. HOLLOW METAL FRAMES TO BE 14 GAUGE.
6. ALL THRESHOLDS INTERIOR AND EXTERIOR SHALL BE ADA COMPLIANT.
7. DOORS AND HARDWARE TO MEET ALL APPLICABLE CODES.

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SCHEDULES AND NOTES

A7.1

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LEGEND

SYMBOL:	DESCRIPTION:
	METER, PROVIDE AND INSTALL IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.
	PANELBOARD, MOUNT TOP 6'-0" AFF OR 4'-0" AFF TO TOP OF BREAKER IN DWELLING UNITS, REFER TO PANELBOARD SCHEDULES FOR REQUIREMENTS. SIDE WITH DESIGNATION IS FRONT UNLESS OTHERWISE NOTED.
"TBC"	TELEPHONE/COMMUNICATIONS TERMINAL BOARD. PROVIDE ¾"x 4'x 4'x 4' PLYWOOD BACKBOARD PAINTED WITH GRAY FIRE RESISTANT PAINT. MOUNT TOP 6'-0" AFF. PROVIDE GROUND BAR SIMILAR TO HUBBELL CHAPMAN MODEL NUMBER HBBR1416G, 4" BY 16". EXTEND #4 AWG BARE COPPER FROM GROUND BAR TO SERVICE ENTRANCE PANEL/DISCONNECT AND BOND TO GROUNDING SYSTEM.
A-1	HOME RUN TO PANEL WITH CIRCUIT SHOWN, CROSS MARKS INDICATE NUMBER OF CURRENT CARRYING CONDUCTORS WHERE MORE THAN TWO, NOT INCLUDING GROUND, MINIMUM #12 AWG.
	OVERHEAD WIRING
	UNDERGROUND WIRING
(A), (B)	FLUORESCENT OR LED LIGHTING FIXTURE; "A" INDICATES TYPE, REFER TO LIGHTING FIXTURE SCHEDULE. "B" CORRESPONDS TO CONTROLLING SWITCH.
(A), (B)	HID, INCANDESCENT, LED, OR COMPACT FLUORESCENT LIGHTING FIXTURE; "A" INDICATES TYPE, REFER TO LIGHTING FIXTURE SCHEDULE. "B" CORRESPONDS TO CONTROLLING SWITCH.
	LAMP POST STYLE FIXTURE, REFER TO SITE LIGHT FIXTURE SCHEDULE
	COMBINATION EMERGENCY LIGHT/EXIT SIGN; SHADED QUADRANTS INDICATE NUMBER OF FACES, PROVIDE DIRECTIONAL ARROWS AS SHOWN. WHERE WALL MOUNTED, INSTALL 96" AFF. UNIT SHALL BE EQUIPPED WITH INTEGRAL BATTERY BACK-UP. REFER TO TYPE CEX IN LIGHTING FIXTURE SCHEDULE.
S	LIGHT SWITCH, TOGGLE, 20 AMP. 277V, MTD 48" AFF, UNO. "S" CORRESPONDS TO FIXTURES CONTROLLED BY SWITCH.
(PC)	PHOTOCELL SENSOR
(J)	JUNCTION BOX, SIZE AND USE AS REQUIRED
	20A, 125V, 2 POLE, 3 WIRE, GROUNDING DUPLEX RECEPTACLE, MTD 18" AFF, UNO. "U" INDICATES DEVICE WITH USB CHARGING PORT.
	20A, 125V, 2 POLE, 3 WIRE, GROUNDING QUAD RECEPTACLE, TWO GANG BOX, MTD 18" AFF, UNO.
HSD	HEAVY DUTY FUSED DISCONNECT SWITCH, PROVIDE FUSES AS RECOMMENDED BY EQUIPMENT MFGR. USE NEMA CONFIGURATION AS REQUIRED

ELECTRICAL ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION:
A	AMPERE
C	CONDUIT
F	FUSE
G	GROUND
GF	INDICATES RECEPTACLE OR CIRCUIT BREAKER, AS APPLICABLE, TO HAVE GROUND FAULT PROTECTION
MCM	Kcmil (THOUSAND CIRCULAR MILS)
NEC	NATIONAL ELECTRICAL CODE
N	NEUTRAL
PH	PHASE
S.O.	SPACE ONLY
UNO	UNLESS NOTED OTHERWISE
WP	INDICATES DEVICE TO HAVE WEATHERPROOF COVER, TAYMAC MODEL NO. MX3200 OR EQUAL.

GENERAL ELECTRICAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE JOB SITE AND CAREFULLY EXAMINE THOSE PORTIONS OF THE SITE AFFECTED BY THIS WORK SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS THAT WILL AFFECT EXECUTION OF THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL UTILITY CO. AID TO CONSTRUCTION FEES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT/APPLICABLE NATIONAL ELECTRICAL CODE, NFPA 70, LOCAL CODES/ORDINANCES AND THE APPLICABLE ACCESSIBILITY CODE. SHOULD PLANS AND CODES CONFLICT, THE CODE TAKES PRECEDENCE. MAKE NO CHANGES, EVEN IN THE CASE OF CONFLICT, WITHOUT FIRST OBTAINING APPROVAL OF THE ARCHITECT/ENGINEER.
4. "PROVIDE" AS USED HERE AND ON THE DRAWINGS, IS AN ALL-INCLUSIVE TERM REQUIRING CONTRACTOR TO FURNISH, INSTALL, WIRE, AND CONNECT ALL SPECIFIED EQUIPMENT AS WELL AS COMPONENTS, ACCESSORIES, AND MOUNTING HARDWARE TO ENSURE THAT SPECIFIED EQUIPMENT FUNCTIONS TO MEET SYSTEM REQUIREMENTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT OVER FACILITIES AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR REPAIR OR REPLACEMENT OF FACILITIES, EQUIPMENT, OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE COMPLETION OF THIS WORK. ELECTRICAL CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO TENNESSEE ONE CALL, (800) 351-1111, PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
6. PROVIDE SPECIFIED EQUIPMENT, AS NOTED ON DRAWINGS, OR APPROVED EQUAL. ADDITIONAL EQUIPMENT AND MATERIAL MAY BE REQUIRED OTHER THAN THAT SHOWN ON DRAWINGS TO INSTALL THE SPECIFIED EQUIPMENT SUCH AS HANGERS, SUPPORTS, ETC. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, AND EQUIPMENT REQUIRED.
7. THE CONTRACTOR SHALL VERIFY THAT THE ACTUAL EQUIPMENT SUPPLIED HAS THE SAME ELECTRICAL SPECIFICATIONS AS THE EQUIPMENT USED AS THE BASIS OF DESIGN. IF THE EQUIPMENT IS DIFFERENT, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE PANELS AND CIRCUITS AND INCLUDE THEM IN SUBMITTALS.
8. ALL ITEMS SHALL BE NEW, USED EQUIPMENT AND MATERIALS WILL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED TO BE EXISTING OR RELOCATED ON RESPECTIVE PROJECT SITE.
9. ALL MATERIALS SHALL BE LISTED AND LABELED BY UNDERWRITERS LABORATORY, INC.
10. THE CONTRACTOR IS DIRECTED TO VERIFY THE SERVICE ARRANGEMENT WITH THE LOCAL ELECTRIC UTILITY BEFORE ORDERING EQUIPMENT. DESIGN IS BASED ON A 208Y/120 VOLT, THREE PHASE, FOUR WIRE, SOLIDLY GROUNDED WYE SERVICE. THIS DESIGN ASSUMES AN UNDERGROUND SERVICE WITH SERVICE CONDUITS AND CONDUCTORS BY ELECTRICAL CONTRACTOR.
11. UNLESS OTHERWISE INSTRUCTED, THE CONTRACTOR SHALL SUBMIT A DIGITAL (PDF) COPY OF ELECTRICAL SHOP DRAWINGS TO THE PROJECT MANAGER WHO SHALL RELAY THEM TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PURCHASE OF EQUIPMENT. THE SUBMITTAL SHALL INCLUDE LIGHTING FIXTURES, SWITCHGEAR, GENERATOR AND FIRE ALARM EQUIPMENT, WHEN INCLUDED IN THE PROJECT. OPERATION AND MAINTENANCE MANUALS FOR ALL ELECTRICAL EQUIPMENT SHALL BE COMPILED AND SUBMITTED IN DIGITAL (PDF) TO THE BUILDING OWNER UPON PROJECT COMPLETION.
12. ALL WIRES SHALL BE TERMINATED AND LABELED. ALL JUNCTION BOXES SHALL BE LABELED TO INDICATED THE CIRCUITS CONTAINED IN THE BOX.
13. PROVIDE A NEW TYPEWRITTEN PANEL SCHEDULE IN ALL NEW PANELS AND UPDATE THE DIRECTORY WITH ANY CIRCUIT MODIFICATIONS. BREAKERS SHALL BE LABELED TO IDENTIFY THE LOCATION AND TYPE OF DEVICES/EQUIPMENT,/ETC. SERVED BY THE RESPECTIVE BREAKER. LABEL ALL PANELBOARDS/SWITCHGEAR INDICATING LOCATION OF BREAKER SERVING PANEL IN ACCORDANCE WITH N.E.C.
14. ALL FEEDERS #4 AND LARGER SHALL BE MEGGER TESTED AFTER INSTALLATION.
15. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER AND #12 AWG MINIMUM WITH THHN/THWN, 600 VOLT INSULATION.
16. PROVIDE A DEDICATED NEUTRAL, COLOR CODED, FOR EACH UNGROUNDED CONDUCTOR. SHARING OF NEUTRALS IS PROHIBITED.
17. DO NOT INSTALL MORE THAN THREE CIRCUITS (SIX CURRENT CARRYING CONDUCTORS) IN A CONDUIT.
18. THE MINIMUM CONDUIT SIZE SHALL BE 1/2". INTERIOR CONDUITS SHALL BE EMT; UNDERGROUND CONDUIT AND CONCRETE ENCASED CONDUIT SHALL BE SCHEDULE 40 PVC. EXTERIOR EXPOSED CONDUIT SHALL BE SCHEDULE 80 PVC, UNLESS NOTED OTHERWISE.
19. MC CABLE SHALL NOT BE USED.
20. A GREEN, COPPER GROUND WIRE SHALL BE INSTALLED IN ALL CONDUIT SYSTEMS AND SHALL BE BONDED TO ALL ENCLOSURES, BOXES, AND EQUIPMENT.
21. BONDING JUMPERS SHALL BE USED TO BOND CONDUIT TO ENCLOSURES, BOXES, AND EQUIPMENT WHERE KNOCKOUTS ARE USED.
22. ALL DIMENSIONS ARE MEASURED TO THE CENTER OF THE DEVICE.
23. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY POWER AND LIGHT. EQUIVALENT TO ONE 150–WATT INCANDESCENT LAMP PER 200 SQ. FT.
24. THE CONTRACTOR SHALL GUARANTEE ALL WORK TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.

LIGHTING FIXTURE SCHEDULE

SYM	CATALOG NUMBER		PERFORMANCE			MOUNTING	DESCRIPTION
	COMPANY	MODEL NUMBER	WATTS	TEMP MIN IN K	CRI	DELIVERED LUMENS	
CEX	LITHONIA	ECR LED HO	3.8	N/A	N/A	44.6	UNIVERSAL	COMBINATION EMERGENCY LIGHT/EXIT SIGN WITH LED ILLUMINATION, INTEGRAL BATTERY BACK-UP
A	LITHONIA	BLWP4 40LHE	35	3500	80	4000	SURFACE	LOW PROFILE LED WRAPAROUND
B	LITHONIA	WPX1 LED P1 40K MVOLT E14WC ??	11	4000	70	1550	9' 6" AFG TO BOTTOM	FULL CUT-OFF, TYPE 3 DISTRIBUTION, WALL SCONCE, FULL CUT-OFF, -20 DEG EMERGENCY BATTERY PACK FOR EGRESS
B1	LITHONIA	WPX2 LED 40K MVOLT E14WC ??	47	4000	70	6000	14' - 0" AFG TO BOTTOM	FULL CUT-OFF, TYPE 3 DISTRIBUTION, WALL SCONCE, FULL CUT-OFF, -20 DEG EMERGENCY BATTERY PACK FOR EGRESS
C	LITHONIA	WF4 ALO19 SWW5 90CRI MW W8 WF8643 PAN	15	4000	90	1100	RECESSED	RECESSED 4 INCH DIAMETER CAN, WAFER TYPE SWITCHABLE LUMENS AND SWITCHABLE COLOR

NOTES:
1. THE FINISH OF ALL FIXTURES (NOTED BY ? IN THE MODEL NUMBER) SHALL BE VERIFIED WITH AND APPROVED BY THE ARCHITECT.
2. REFER TO THE ARCHITECTS REFLECTED CEILING PLAN FOR THE EXACT LOCATION OF FIXTURES.
3. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRONIC DRIVERS WITH MAXIMUM 10% THD.
4. ALL FIXTURES IN KITCHEN OR FOOD PREP AREAS SHALL BE LENSED OR HAVE SHATTER PROOF LAMPS.
5. PROVIDE TENANT FIRE RATED COVERS FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.

PANEL: HP — VOLTAGE: 120/208 — PHASE: 3 — WIRE: 4 — BUS: CU
BUS RATING: 200 AMP — MAIN: NO - MLO — ENCLOSURE: NEMA 3R
LUGS/PHASE: #3/0 — ENTRY: BOTTOM — AIC: 10,000 — MOUNTING: SURFACE

#	AMP	POLE	DESCRIPTION	LOAD	A	B	C	LOAD	DESCRIPTION	POLE	AMP	#
1	20	1	LTS - EXTERIOR	1,200.0	1,200.0	-	-	0.0	SPARE	1	20	2
3	20	1	R - EXTERIOR	900.0	-	900.0	-	0.0	SPARE	1	20	4
5	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	6
7	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	8
9	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	10
11	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	12
13	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	14
15	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	16
17	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	18
THIS PANEL IS NEW.			TOTAL	1,200.0	1,200.0	900.0	0.0	VA				
			TOTAL CONNECTED				2,100.0	VA				

PANEL: T1 — VOLTAGE: 120/208 — PHASE: 3 — WIRE: 4 — BUS: CU
BUS RATING: 200 AMP — MAIN: NO - MLO — ENCLOSURE: NEMA 1
LUGS/PHASE: #3/0 — ENTRY: BOTTOM — AIC: 10,000 — MOUNTING: SURFACE

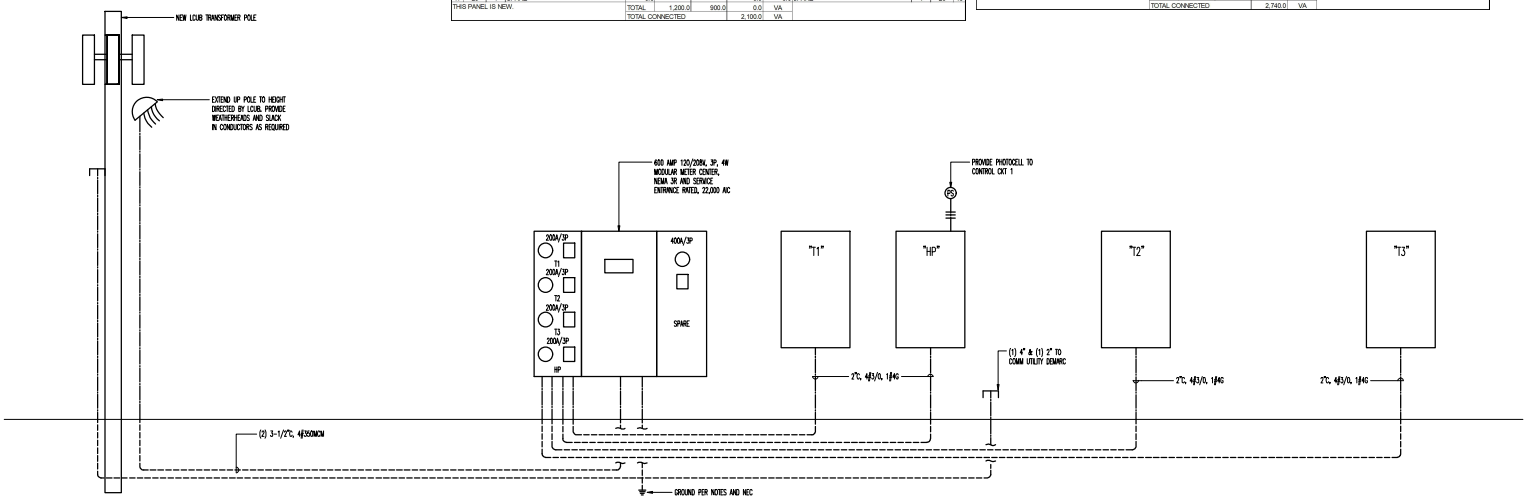
#	AMP	POLE	DESCRIPTION	LOAD	A	B	C	LOAD	DESCRIPTION	POLE	AMP	#
1	20	1	LTS - INTERIOR	1,200.0	1,200.0	-	-	0.0	SPARE	1	20	2
3	20	1	TTB QUAD	360.0	-	360.0	-	0.0	SPARE	1	20	4
5	20	1	GLH-1	500.0	-	-	500.0	0.0	SPARE	1	20	6
7	20	1	RECEPTACLE	180.0	180.0	-	-	0.0	SPARE	1	20	8
9	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	10
11	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	12
13	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	14
15	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	16
17	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	18
19	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	20
21	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	22
23	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	24
25	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	26
27	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	28
29	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	30
31	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	32
33	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	34
35	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	36
37	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	38
39	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	40
41	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	42
THIS PANEL IS NEW.			TOTAL	1,380.0	360.0	-	500.0	VA				
			TOTAL CONNECTED				2,240.0	VA				

PANEL: T2 — VOLTAGE: 120/208 — PHASE: 3 — WIRE: 4 — BUS: CU
BUS RATING: 200 AMP — MAIN: NO - MLO — ENCLOSURE: NEMA 1
LUGS/PHASE: #3/0 — ENTRY: BOTTOM — AIC: 10,000 — MOUNTING: SURFACE

#	AMP	POLE	DESCRIPTION	LOAD	A	B	C	LOAD	DESCRIPTION	POLE	AMP	#
1	20	1	LTS - INTERIOR	1,200.0	1,200.0	-	-	0.0	SPARE	1	20	2
3	20	1	TTB QUAD	360.0	-	360.0	-	0.0	SPARE	1	20	4
5	20	1	GLH-2	500.0	-	-	500.0	0.0	SPARE	1	20	6
7	20	1	RECEPTACLE	180.0	180.0	-	-	0.0	SPARE	1	20	8
9	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	10
11	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	12
13	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	14
15	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	16
17	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	18
19	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	20
21	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	22
23	20	1	SPARE	0.0	-	-	-	0.0	SPARE	1	20	24
25	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	26
27	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	28
29	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	30
31	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	32
33	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	34
35	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	36
37	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	38
39	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	40
41	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	42
THIS PANEL IS NEW.			TOTAL	1,380.0	360.0	-	500.0	VA				
			TOTAL CONNECTED				2,240.0	VA				

PANEL: T3 — VOLTAGE: 120/208 — PHASE: 3 — WIRE: 4 — BUS: CU
BUS RATING: 200 AMP — MAIN: NO - MLO — ENCLOSURE: NEMA 1
LUGS/PHASE: #3/0 — ENTRY: BOTTOM — AIC: 10,000 — MOUNTING: SURFACE

#	AMP	POLE	DESCRIPTION	LOAD	A	B	C	LOAD	DESCRIPTION	POLE	AMP	#
1	20	1	LTS - INTERIOR	1,200.0	1,380.0	-	-	180.0	R - PANEL	1	20	2
3	20	1	TTB QUAD	360.0	-	660.0	-	500.0	GLH-4	1	20	4
5	20	1	GLH-3	500.0	-	-	500.0	0.0	SPARE	1	20	6
7	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	8
9	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	10
11	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	12
13	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	14
15	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	16
17	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	18
19	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	20
21	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	22
23	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	24
25	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	26
27	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	28
29	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	30
31	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	32
33	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	34
35	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	36
37	20	1	SPARE	0.0	0.0	-	-	0.0	SPARE	1	20	38
39	20	1	SPARE	0.0	-	0.0	-	0.0	SPARE	1	20	40
41	20	1	SPARE	0.0	-	-	0.0	0.0	SPARE	1	20	42
THIS PANEL IS NEW.			TOTAL	1,380.0	660.0	-	500.0	VA				
			TOTAL CONNECTED				2,740.0	VA				



ELECTRICAL RISER DIAGRAM NOTES

1. THIS SERVICE HAS BEEN DESIGNED FOR 208Y/120 VOLT, THREE PHASE, FOUR WIRE, SOLIDLY GROUNDED WYE.
2. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE SYSTEMS AND CONDUCTORS PER NEC 250.50 AT A MINIMUM AND ADDITIONAL REQUIREMENTS AS SHOWN ON THE RISER DIAGRAM.
3. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE CONDUCTOR(S) TO ALL METALLIC PIPING SYSTEM(S) AND BOND AS PER NEC 250.52 (A)(1).
4. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE CONDUCTOR TO METAL BUILDING FRAME AND BOND PER NEC 250.52 (A)(2).
5. CONTRACTOR SHALL PROVIDE CONCRETE ENCASED ELECTRODE IN BUILDING FOUNDATION AND BOND PER NEC 250.52 (A)(3).
6. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE RODS (3/4" BY 10' COPPER) AND BOND PER NEC 250.52 (A)(5)(b).
7. ALL UNDERGROUND AND ENCASED CONNECTIONS SHALL BE EXOTHERMIC. EXPOSED CONNECTIONS MAY BE COMPRESSION TYPE.
8. ALL COMPONENTS SHALL BE COPPER UNLESS NOTED OTHERWISE.

POWER RISER DIAGRAM

SCALE: NO SCALE

HUTCHINS ASSOCIATES P.C.

4625 NEWCOM AVE.
KNOXVILLE, TN. 37919
865 – 584 – 1809

CAMPBELL STATION RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37921

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Job No.: 2404
Drawn By: J. HAMPTON
Original Issue Date: 07/02/24

Revisions:

No.	Date	Description

ELECTRICAL RISER, LEGENDS, NOTES, & SCHEDULES

E0.1

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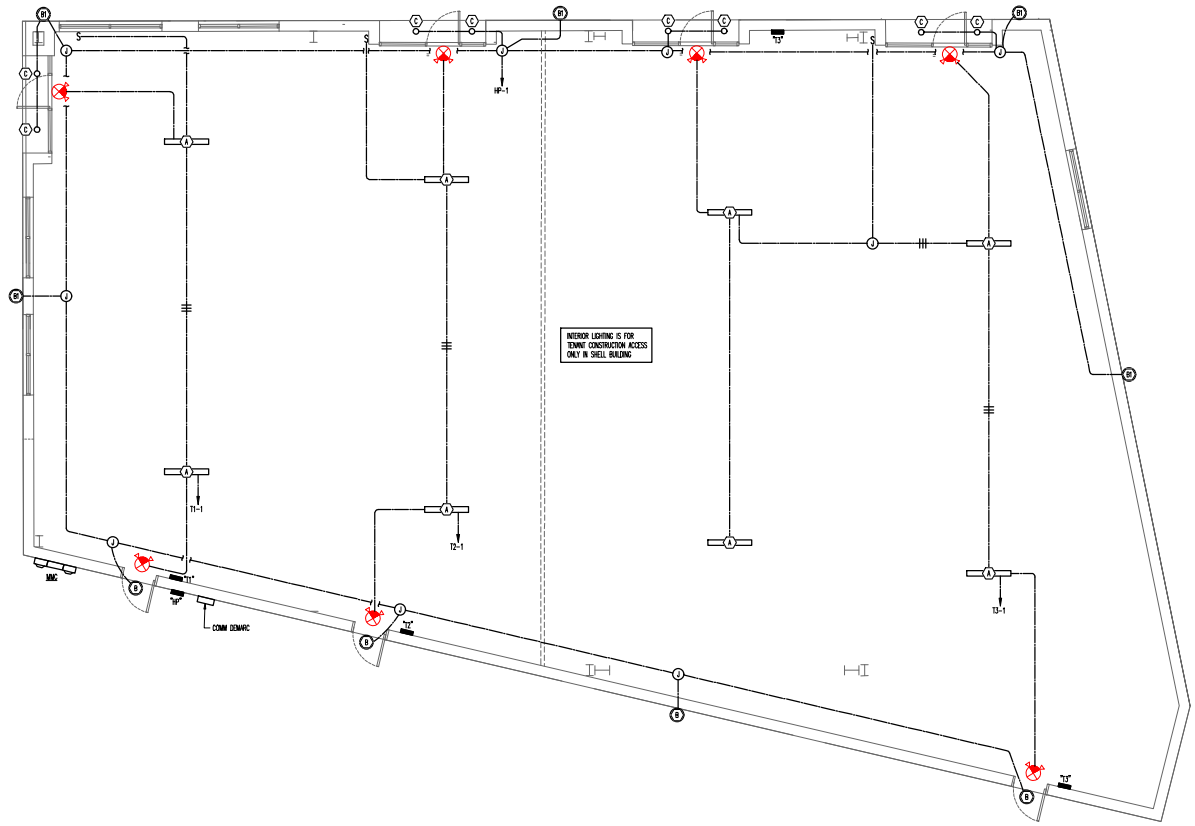

1 / E1.1 LIGHTING PLAN
SCALE: 3/16" = 1'-0"

HUTCHINS ASSOCIATES P.C.

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Revisions:

No.	Date	Description

LIGHTING PLAN

E1.1

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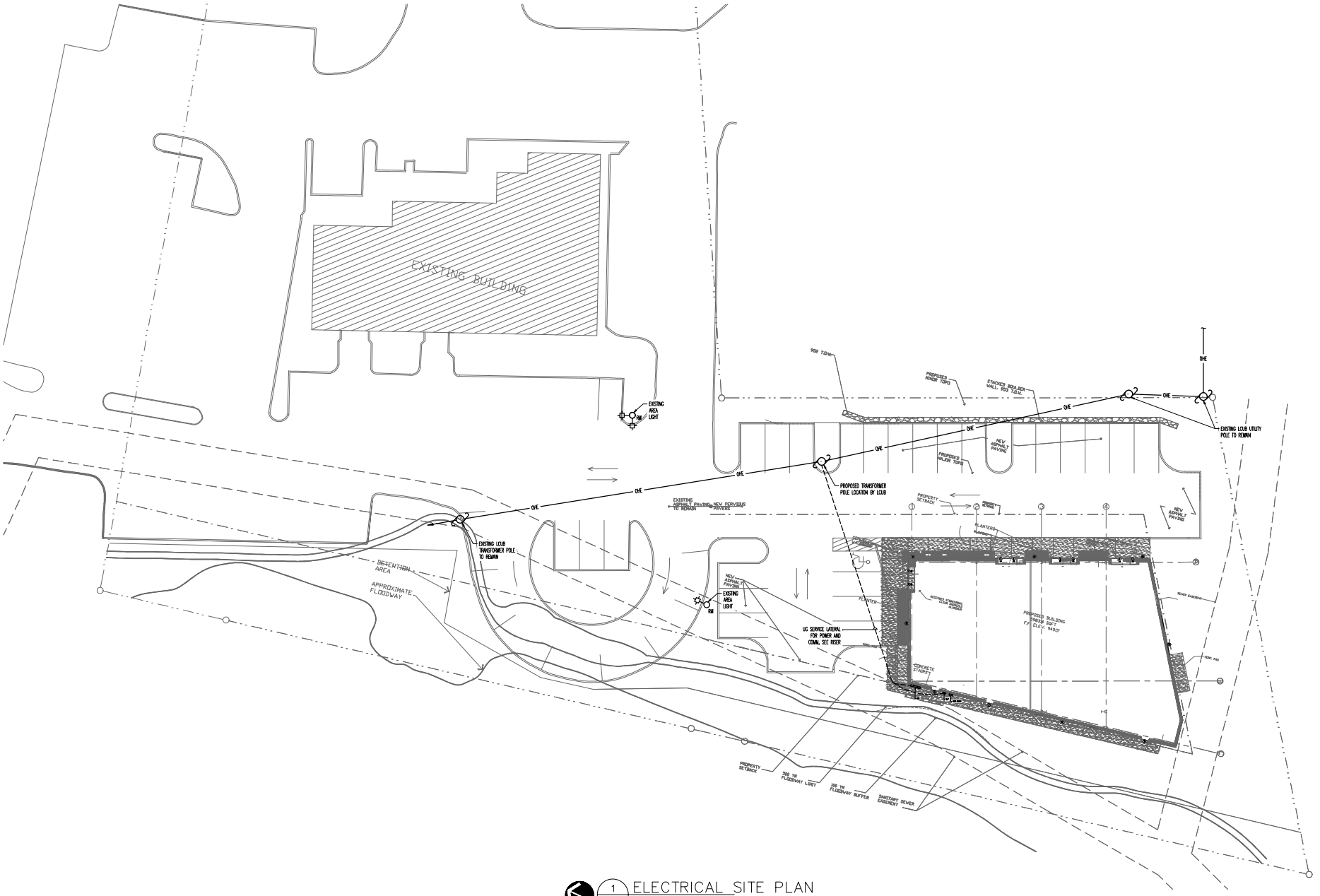

1 ES0.1 ELECTRICAL SITE PLAN
SCALE: 1/16"= 1'-0"

HUTCHINS ASSOCIATES P.C.

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Drawn By: J. HAMPTON
Original Issue Date: 07/22/24

Revisions:

No.	Date	Description

ELECTRICAL SITE PLAN

ES0.1

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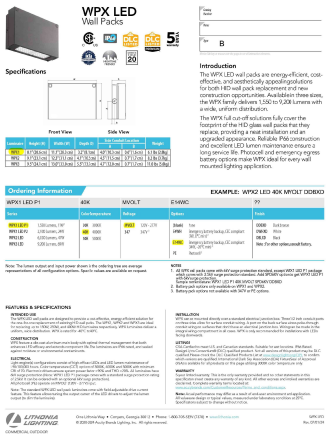

WPX LED
Wall Packs

Specifications

Front View / Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Coupled Luminaire Spacing A	Side Coupled Luminaire Spacing B	Weight
WPX1	8.7" (26.4 cm)	12.3" (31.2 cm)	3.3" (8.3 cm)	4.67" (11.9 cm)	24.7" (62.7 cm)	6.7 lbs (3.0kg)
WPX2	14.7" (37.3 cm)	12.3" (31.2 cm)	4.7" (11.9 cm)	4.67" (11.9 cm)	27.7" (70.4 cm)	9.2 lbs (4.2kg)
WPX3	19.7" (50.1 cm)	19.0" (51.8 cm)	5.7" (15.1 cm)	4.67" (11.9 cm)	37.7" (71.1 cm)	13.8 lbs (6.3kg)

Catalog Number / Notes / Type: B

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,208 Lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

WPX1 LED P1	40K	MVOLT	E14WC	??
Series	Color temperature	Voltage	Options	Finish
WPX1 LED P1 1,550 lumens, 11W WPX1 LED P2 2,100 lumens, 14W WPX2 LED 3,000 lumens, 21W WPX3 LED 6,000 lumens, 41W WPX3 LED 9,208 lumens, 59W	30K 3000 40K 4000 50K 5000	MVOLT 120V - 277V HVT 347V	Shield: None E4WH Emergency battery backup, CEC compliant (4W, 0°C min) E14WC Emergency battery backup, CEC compliant (4W, 0°C min) PE Photocell PER Photocell*	DDBXD Dark bronze DBLXD Black WHXD White Note: For other options consult factory.

Note: The lumen output and input power shown in the ordering trees are average representations of all configuration options. Specific values are available on request.

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 and WPX1 LED P2 which come with 2.5kV surge protection standard. Add SPDWPX options to get WPX1 LED P1 and WPX2 LED P2 10kV (1.5T) P1 480-347VOLT SPDWPX DDBXD
2. Battery pack options only available on WPX2 and WPX3.
3. Battery pack options not available with 347V or PIR options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for both HID wall pack replacement and new construction opportunities. The WPX family delivers 1,550 to 9,208 lumens, with 3,000K (3K), 4,000K (4K) and 5,000K (5K) color temperature options. WPX luminaires deliver a wide, uniform distribution, ideal for building-mounted applications.

CONSTRUCTION
WPX luminaires have a die-cast aluminum rear housing for optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture and environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of 70% at 60,000 hours of operation (calculated per IESNA TM-21 and L70 per DOE definition). Class 1 (0-10V) fluorescent dimming ensures system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 standard comes with a standard surge protector rating of 2.5kV. For additional surge protection, add SPDWPX option).
Input power (W) options: 347VOLT: 11.8W - 57.7W (typ.)

Note: The standard WPX LED wall pack luminaires come with field adjustable drive current settings. Please consult factory regarding the output current of the LED drivers to support the lumen output as per the ordering tree.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports are provided (one on the back and two on the bottom) for surface conduit wiring. Direct surface mounting or conduit wiring on surfaces that don't have an electrical junction box (Wiring can be made in the provided mounting plate) is allowed. All WPX units are recommended for installation with GFCI fed circuit(s).

LISTINGS
cULus Listed for wet locations (US and Canadian standards. Suitable for wet locations. IP66 Rated. Designed for Consortium4DLC qualified products. Not all variants of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Title 24 JA8 compliant. Buy American Act compliant. Energy Star (ESA) is available for all products on the page utilizing 4000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.lithonia.com/warranty

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 and WPX1 LED P2 which come with 2.5kV surge protection standard. Add SPDWPX options to get WPX1 LED P1 and WPX2 LED P2 10kV (1.5T) P1 480-347VOLT SPDWPX DDBXD
2. Battery pack options only available on WPX2 and WPX3.
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WPX LED
Wall Packs

Specifications

Front View / Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Coupled Luminaire Spacing A	Side Coupled Luminaire Spacing B	Weight
WPX1	8.7" (26.4 cm)	12.3" (31.2 cm)	3.3" (8.3 cm)	4.67" (11.9 cm)	24.7" (62.7 cm)	6.7 lbs (3.0kg)
WPX2	14.7" (37.3 cm)	12.3" (31.2 cm)	4.7" (11.9 cm)	4.67" (11.9 cm)	27.7" (70.4 cm)	9.2 lbs (4.2kg)
WPX3	19.7" (50.1 cm)	19.0" (51.8 cm)	5.7" (15.1 cm)	4.67" (11.9 cm)	37.7" (71.1 cm)	13.8 lbs (6.3kg)

Catalog Number / Notes / Type: B1

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

WPX2 LED	40K	MVOLT	E14WC	??
Series	Color temperature	Voltage	Options	Finish
WPX1 LED P1 1,550 lumens, 11W WPX1 LED P2 2,100 lumens, 14W WPX2 LED 3,000 lumens, 21W WPX3 LED 5,200 lumens, 39W	30K 3000 40K 4000 50K 5000	MVOLT 120V - 277V HVT 347V	Shield: None E4WH Emergency battery backup, CEC compliant (4W, 0°C min) E14WC Emergency battery backup, CEC compliant (4W, 0°C min) PE Photocell PER Photocell*	DDBXD Dark bronze DBLXD Black WHXD White Note: For other options, consult factory.

Note: The lumen output and input power shown in the ordering trees are average representations of all configuration options. Specific values are available on request.

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 and WPX1 LED P2 which come with 2.5kV surge protection standard. Add SPDWPX options to get WPX1 LED P1 and WPX2 LED P2 10kV (1.5T) P1 480-347VOLT SPDWPX DDBXD
2. Battery pack options only available on WPX2 and WPX3.
3. Battery pack options not available with 347V or PIR options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for both HID wall pack replacement and new construction opportunities. The WPX family delivers 1,550 to 9,208 lumens, with 3,000K (3K), 4,000K (4K) and 5,000K (5K) color temperature options. WPX luminaires deliver a wide, uniform distribution, ideal for building-mounted applications.

CONSTRUCTION
WPX luminaires have a die-cast aluminum rear housing for optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture and environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of 70% at 60,000 hours of operation (calculated per IESNA TM-21 and L70 per DOE definition). Class 1 (0-10V) fluorescent dimming ensures system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 standard comes with a standard surge protector rating of 2.5kV. For additional surge protection, add SPDWPX option).
Input power (W) options: 347VOLT: 11.8W - 57.7W (typ.)

Note: The standard WPX LED wall pack luminaires come with field adjustable drive current settings. Please consult factory regarding the output current of the LED drivers to support the lumen output as per the ordering tree.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports are provided (one on the back and two on the bottom) for surface conduit wiring. Direct surface mounting or conduit wiring on surfaces that don't have an electrical junction box (Wiring can be made in the provided mounting plate) is allowed. All WPX units are recommended for installation with GFCI fed circuit(s).

LISTINGS
cULus Listed for wet locations (US and Canadian standards. Suitable for wet locations. IP66 Rated. Designed for Consortium4DLC qualified products. Not all variants of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Title 24 JA8 compliant. Buy American Act compliant. Energy Star (ESA) is available for all products on the page utilizing 4000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.lithonia.com/warranty

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

CONTRACTOR SELECT

Juno

Catalog Number / Notes / Type: C

Contractor Select®

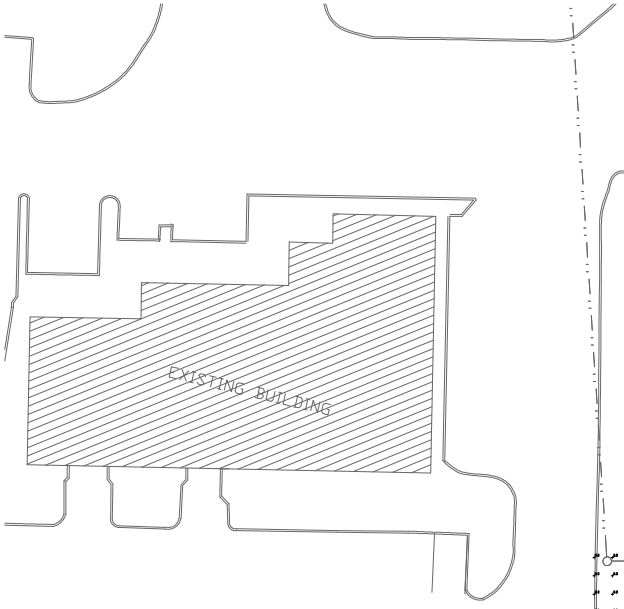
WF4 & WF6 ALO + SWW5
4" & 6" Flat LED Downlight

Featuring a smooth matte white finish, the 4" and 6" flat series of wafers offer both adjustable CCT and dynamic options. This combination allows you to create the perfect look for your space with three tunable white light fixture outputs and a choice of 2700K, 3000K, 3500K, 4000K, 5000K CCT.

FEATURES:

- Low, Medium, and High lumen settings means you can mount these wafers at almost any ceiling height within a home.
- Standard wet location listing means our wafers can be mounted in bathrooms and covered outdoor spaces.
- With no size needed to install, time of installation is significantly lower than with traditional downlights.

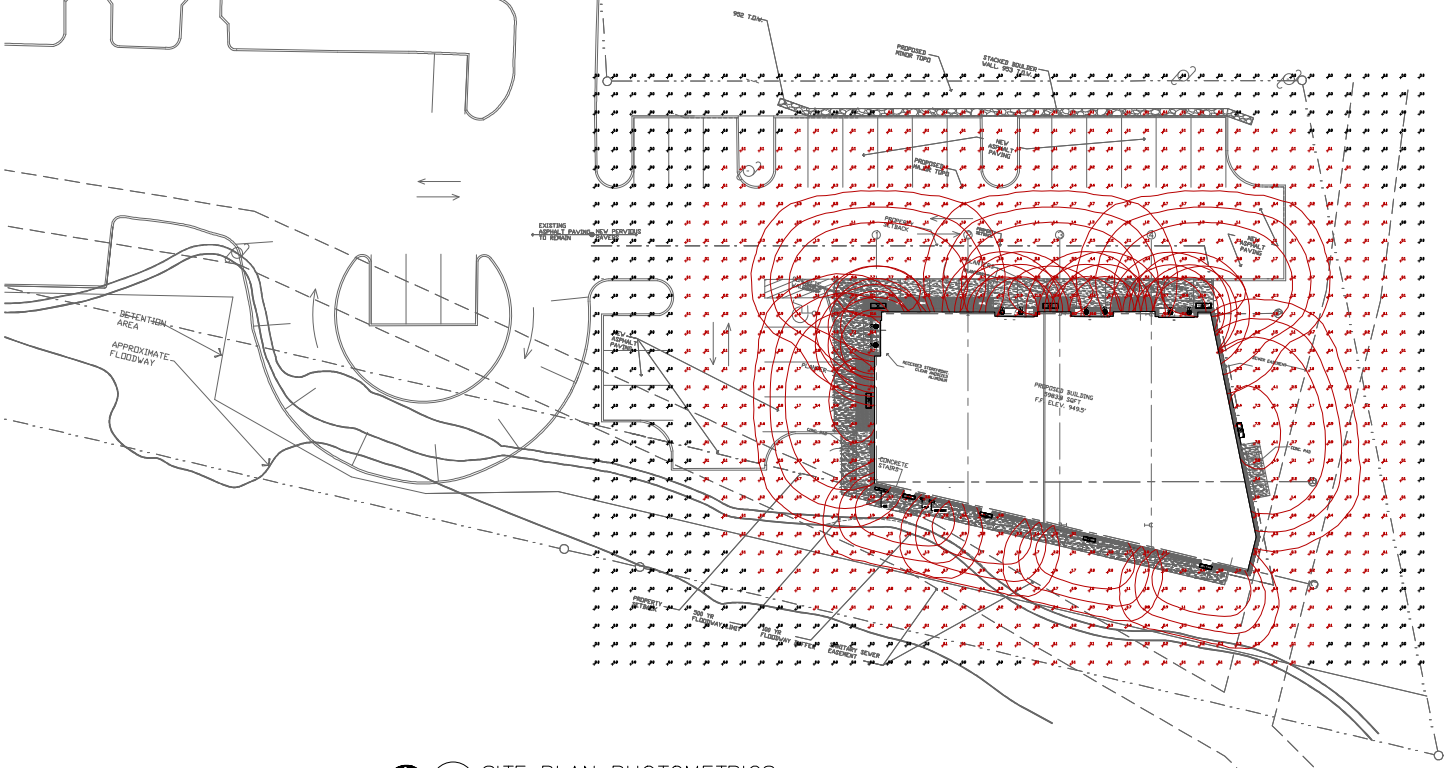
Catalog Number	UPC	Description	Replaces (6) 13	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocol	Pulse ADJ
WF4 ALO SWW5 WHT DLC	699787884383	4" White Flat LED Downlight, Adjustable CCT	65W Incandescent	950/1100/1250	10	2700/3000/3500/4000/5000	90	120	White	Triac	Yes
WF4 ALO SWW5 WHTR DLC	699787884390	4" White Flat LED Downlight, Adjustable CCT, Wet Location	65W Incandescent	950/1100/1250	10	2700/3000/3500/4000/5000	90	120	White	Triac	Yes
WF6 ALO SWW5 WHT DLC	699787884413	6" White Flat LED Downlight, Adjustable CCT	75W Incandescent	1600/1850/2100	15W	2700/3000/3500/4000/5000	90	120	White	Triac	Yes
WF6 ALO SWW5 WHTR DLC	699787884420	6" White Flat LED Downlight, Adjustable CCT, Wet Location	75W Incandescent	1600/1850/2100	15W	2700/3000/3500/4000/5000	90	120	White	Triac	Yes



LIGHTING FIXTURE SCHEDULE

SYM	CATALOG NUMBER		PERFORMANCE				MOUNTING	DESCRIPTION
	COMPANY	MODEL NUMBER	WATTS	TEMP IN K	MIN CRI	DELIVERED LUMENS		
CEX	LITHONIA	ECR LED HO	3.8	N/A	N/A	44.6	UNIVERSAL	COMBINATION EMERGENCY/ LIGHT/EXIT SIGN WITH LED ILLUMINATION, INTEGRAL BATTERY BACK-UP
A	LITHONIA	BLWP4 40LHE	35	3500	80	4000	SURFACE	LOW PROFILE LED WRAPAROUND
B	LITHONIA	WPX1 LED P1 40K MVOLT E14WC ??	11	4000	70	1550	9' 6" AFG TO BOTTOM	FULL CUT-OFF, TYPE 3 DISTRIBUTION, WALL SCONCE, FULL CUT-OFF; -20 DEG EMERGENCY BATTERY PACK FOR EGRESS
B1	LITHONIA	WPX2 LED 40K MVOLT E14WC ??	47	4000	70	6000	14' - 0" AFG TO BOTTOM	FULL CUT-OFF, TYPE 3 DISTRIBUTION, WALL SCONCE, FULL CUT-OFF; -20 DEG EMERGENCY BATTERY PACK FOR EGRESS
C	LITHONIA	WF4 AL019 SWW5 90CRI MW M6 WF8643 PAN	15	4000	90	1100	RECESSED	RECESSED 4 INCH DIAMETER CAN, WAFER TYPE; SWITCHABLE LUMENS AND SWITCHABLE COLOR

NOTES:
1. THE FINISH OF ALL FIXTURES (NOTED BY ? IN THE MODEL NUMBER) SHALL BE VERIFIED WITH AND APPROVED BY THE ARCHITECT.
2. REFER TO THE ARCHITECT'S REFLECTED CEILING PLAN FOR THE EXACT LOCATION OF FIXTURES.
3. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRONIC DRIVERS WITH MAXIMUM 10% THD.
4. ALL FIXTURES IN KITCHEN OR FOOD PREP AREAS SHALL BE LENSED OR HAVE SHATTER PROOF LAMPS
5. PROVIDE TENMAT FIRE RATED COVERS FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.



1 ES0.2 SITE PLAN PHOTOMETRICS
SCALE: 1/16"= 1'-0"

HUTCHINS ASSOCIATES P.C.
4625 NEWCOM AVE.
KNOXVILLE, TN. 37919
865 - 584 - 1809

CAMPBELL STATION RETAIL BUILDING
BUILDING SHELL
707 NORTH CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37921

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Job No.: 2404
Drawn By: J. HAMPTON
Original Issue Date: 07/22/24

Revisions:

No.	Date	Description

ELECTRICAL SITE PLAN PHOTOMETRICS

ES0.2

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Knoxville, Tennessee 37902
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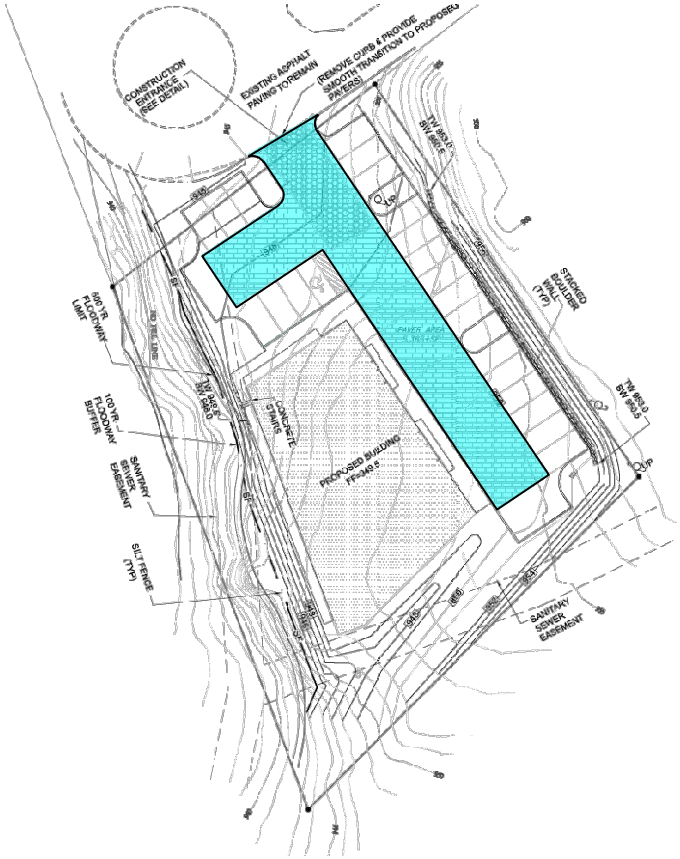
BELGARD PAVER DESIGN SERVICES

Campbell Station Retail Building

Belgard Permeable Paver Concept

July 16, 2024



Belgard Product:

AquaBric ™
5" x 10" x 3 1/8"
(80 mm)

SHEET INDEX

C0.0	COVER
C0.1-0.2	GENERAL NOTES
C1.0	PICP OPTION 1
C1.1	PICP OPTION 2
C2.0	PICP STRUCTURAL
C3.0	PICP DETAILS
C4.0-4.1	PICP O & M NOTES

Engineer of Record: Hutchins Associates

Prepared By: Paul C. Cureton, P.E.
email: paul.cureton@oldcastle.com
phone: 224.762.1942

BELGARD PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: COVER

Sheet No: C0.0
07.16.2024

QUALITY ASSURANCE

A. Contractor Qualifications:
   1. Contractor shall submit a list of five (5) previously constructed projects of similar size and magnitude prior to the bid date to be qualified. Contact names, telephone numbers, and date of completion shall be listed for each project.
   2. The Contractor's site foreman shall hold a PICP Specialist Designation from the Interlocking Concrete Pavement Institute (ICPI). The site foreman shall be onsite for the entire installation.
   3. Contractor shall conform to all local, state/provincial licensing and bonding requirements.

B. Mockups: Build mockups to verify selections made under submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
   1. Install a 10 ft x 10 ft paver area following the installation practices described in Article 3.2 to 3.4. This area shall be used to verify joint sizes; lines; laying pattern(s); stitching details (for mechanical installation); color(s); and, texture of the job.
   2. To provide a proper representation of color blend, blending during installation of sample mock-up will be pulled from a minimum of 3 cubes.
   3. This area shall be the standard from which the work will be judged.
   4. Subject to approval by the Owner, the mock-up may be retained as part of the finished work. If mock-up is not retained, remove and dispose of mock-up at the completion of the project.

PRODUCTS

A. Permeable Interlocking Concrete Pavers Basis-of-Design:
   1. Paver Name: AquaBric™ 5" x 10"
      a. Thickness: 3-1/8 inches (80 mm)
      b. Color: TBD
      c. Finish: Standard (Smooth)
      d. Supplier:
         Amcor an Oldcastle Company
      e. Contact Person: Daniel Pickett 470.374.2451
      f. Substitutions: No substitutions permitted.

B. Pavers shall meet the minimum material and physical properties set forth in ASTM C 936, Standard Specification for Interlocking Concrete Paving Units.
   1. Measured length or width of test specimens shall not differ by more than +/- 0.063 in, while measured thickness shall not differ by more than +/- 0.125 in.
   2. Average compressive strength of 8,000 psi (55 MPa) with no individual unit under 7,200 psi (50 MPa) when tested in accordance with ASTM C140.
   3. Average absorption of 5% or less with no unit greater than 7% when tested in accordance with ASTM C140.
   4. Freeze-thaw durable as tested in accordance with ASTM C1645. The average mass loss of all specimens tested shall not be greater than (A) 225 g/m2 when subject to 28 freeze-thaw cycles, or (b) 500 g/m2 when subject to 49 freeze-thaw cycles. Testing shall be conducted using a 3% saline solution.
   5. Efflorescence shall not be a cause for rejection.
   6. Pigment in Concrete Pavers shall conform to ASTM C979.

PREPARATION

A. Prior to commencement of any work, the Contractor shall conduct a pre-construction meeting with the Owner, Designer, and affected sub-trades. The pre-construction meeting should establish contractor responsibilities and at a minimum verify:
   1. The location of the mock-up, and whether it will be part of the final construction or need to be removed.
   2. The site layout is in general conformance to the construction documents. In particular, the location and elevation of discharge points (if any) of the pipe underdrains.
   3. The subgrade lines and elevations are in general conformance with the construction documents. The subgrade elevations shall be within +/- 0.1 ft of the specified grades.
   4. The minimum slope of subgrade shall be at least 0.5% or as specified in the design.
   5. Subgrade soil conditions and grades meet the requirements in the construction documents.
   6. The details of the site's erosion and sediment control plan.

B. Proof-roll prepared subgrade according to requirements in Section 31 20 00 Earth Moving to identify soft pockets and areas of excess yielding. Proceed with subbase installation only after deficient subgrades have been corrected. Scarify subgrade surface following any stabilization efforts before installing subbase course.

C. If compaction is required in the construction documents, Contractor shall verify compaction of the subgrade is in general conformance with the construction documents prior to placing subbase materials.

D. Once the Contractor has confirmed the subgrade conditions are in general conformance with the requirements in the construction documents, the Contractor shall begin installing the subbase material. By initiating installation of the subbase material, the Contractor acknowledges acceptance of the subgrade.

AGGREGATE MATERIALS

A. General Requirements:
   1. Clean, non-plastic aggregate, free from deleterious or foreign matter, manufactured from crushed rock. Recycled aggregates shall not be used.
   2. Percent of angular and sub-angular particles greater than 90%. Rounded river gravel shall not be used.
   3. LA Abrasion of the aggregate used shall be less than 40 as per ASTM C131.
   4. All aggregates shall be washed and have less than 2% passing the No. 200 (0.075 mm) sieve.
   5. All aggregate material gradations shall be tested in accordance with ASTM C136.

B. Bedding course/joint fill material - open-graded aggregate conforming to ASTM C33 No. 8, 89, or 9.

C. Base course material - open-graded aggregate conforming to ASTM C33 No. 57.

D. Subbase material - open-graded aggregate conforming to ASTM C33 No. 2, 3, or 34.

INSTALLATION OF SUBBASE AND BASE COURSES

A. Keep the area where the pavement is to be constructed free from sediment during the entire job. Any materials contaminated with sediment shall be removed and replaced with clean material.

B. Install the subbase course and base course at the thicknesses, compaction rates, surface tolerances, and elevations outlined below.
   1. Place and spread the first layer of subbase without displacing or damaging the geosynthetics (if used). To prevent damage, tracked vehicles shall not be allowed directly on the geotextiles or geomembranes during the initial spreading process of the subbase layer.
   2. The aggregate should be spread and compacted in uniform layers not exceeding 6-inch loose thickness. Compaction is performed using either a 10 T (10 ton) vibratory roller or a minimum 13,500 lb-f centrifugal force reversible vibratory plate compactor. For each lift, make at least two passes in the vibratory mode and at least two passes in the static mode and continue compaction until there is no visible movement in the materials.
   3. At the specified elevation(s), install the pipe underdrains in accordance with the manufacturer's recommendations. Ensure the pipes are sloped to provide proper drainage to the outlets. Pipes shall be surrounded by a minimum of 4 inches of base course material to prevent damage during compaction. Care must be taken not to damage pipe underdrains during subsequent aggregate installation.
   4. Final subbase surface tolerance shall be plus or minus 0.1 ft over a 10-foot straight edge laid in any direction.
   5. Final base surface tolerance shall be plus or minus 3/4 inch over a 10-foot straight edge laid in any direction.
   6. Provide proper compaction near curbs, grade beams, concrete collars around utility structures, lights standards, tree wells, building edges and other protrusions as applicable to the project.

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BELGARD
PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: GENERAL NOTES

Sheet No: C0.1
07.16.2024

INSTALLATION OF BEDDING COURSE, PAVERS, & JOINT MATERIAL

A. Spread the bedding course evenly over the base course and screed to a nominal 2 in. thickness utilizing an approved mechanical spreader or by screed rails and boards. Do not use the bedding material to fill depressions in the base course surface. Surface tolerances shall be +/- 3/8 inch over a 10-foot straight edge.

B. Ensure that concrete pavers are free of foreign material before installation. Concrete pavers shall be inspected for color distribution and all chipped, damaged, or discolored concrete pavers shall be replaced. Initiation of concrete paver placement shall be deemed to represent acceptance of the pavers.

C. Lay the concrete pavers in the pattern(s) shown on the drawings. Maintain straight pattern lines. For mechanical installations, follow the stitching details as submitted and verified during the mock-up.

D. Paving units shall be installed simultaneously from a minimum of 3 bundles for hand installations, and 6 bundles for mechanical installations to provide proper color blending.

E. Joints between the individual concrete pavers shall be uniformly maintained and installed in accordance with the in-place dimensions

F. Fill gaps at the edges of the paved area with cut pavers or edge units. Do not install cut pavers smaller than one-third of a whole paver along edges subject to vehicular traffic - trim two pavers to fit.

G. Cut pavers using a masonry saw or splitting device. Upon completion of cutting, the area must be swept clean of all debris.

H. Using a low amplitude plate compactor capable of at least 5,000 lbs. (22 kN) compaction at a frequency of 75 Hz -100 Hz, compact and seat the concrete pavers into the bedding course.

I. The pavers shall be compacted to achieve consolidation of the bedding course and brought to level and profile by not less than three passes. Initial compaction should proceed as closely as possible following the installation of the paving units and prior to the acceptance of any traffic.

J. Any units that are structurally damaged during compaction shall be immediately removed and replaced.

K. Apply the joint material to the surface and sweep into the joints and voids. Fill joints and voids then sweep off excess material before vibrating the material down into the joints using a plate compactor. This will typically require two to three passes with the plate compactor.

L. Do not compact within 6 feet of unrestrained edges of the paving units.

M. All work to within 6 feet (1 m) of the laying face must be left fully compacted at the end of each day.

N. Sweep off excess aggregate when the job is complete.

AS-BUILT CONSTRUCTION TOLERANCES

A. Final inspection shall be conducted to verify conformance to the drawings after removal of excess aggregate. All pavements shall be finished to lines and levels to ensure positive drainage at all drainage outlets and channels.

B. The final surface elevations shall not deviate more than +/- 3/8 inch under a 10 ft long straight edge.

C. Lippage shall be no greater than 1/8-inch difference in height between adjacent pavers.

D. Surface elevation of pavers shall be 1/8-inch to 1/4-inch above adjacent rigid surfaces, including drainage inlets, concrete collars or gutters, sidewalks, etc.

E. Bond lines for the pavers shall be +/- 1/2-inch over a 50-foot string ling.

F. Verify the in-situ surface infiltration rate of the permeable pavement is a minimum of 100 in/hour using ASTM C1781.

MAINTENANCE & PROTECTION

A. At the completion of the work, the Contractor shall provide the Owner with the manufacturer's PICP System Operation and Maintenance Guidelines.

B. Once the work is complete, the Owner shall be responsible for protecting the work from sediment deposition and damage due to subsequent construction activity on the site.

C. The Contractor shall return to the site after 6 months from the completion of the work and conduct an inspection of the PICP System with the Owner, Designer, and Contractor in accordance with the PICP System Operation and Maintenance Guidelines, and refill joint material, if required.

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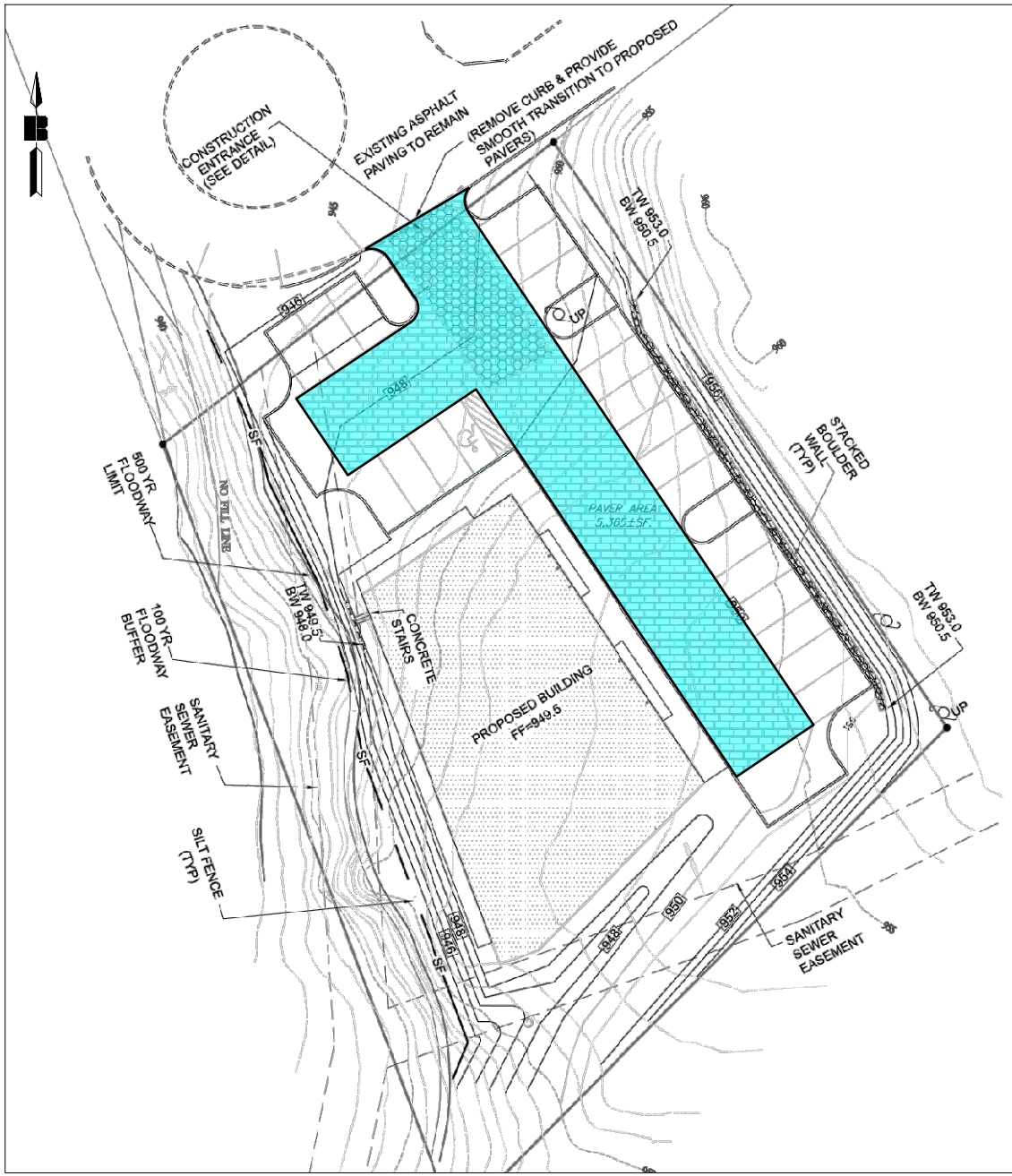
BELGARD
PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: GENERAL NOTES

Sheet No: C0.2
07.16.2024



PROPOSED PERMEABLE PAVER SECTION

Layer	Material		Quantity	Units
Paver:	Aqualine, 4.5" x 9"	3.125 in.	5,400	SF
*Setting Bed:**	ASTM No. 8	2.0 in.	57	TON
*Joint Infill:**	ASTM No. 89		5	TON
Base Course:	ASTM No. 57	4.0 in.	103	TON
Subbase Course:	ASTM No. 4	29.0 in.	749	TON
6" Barrier Curb, Flush	Concrete	6" x 12"	322	LF
Total Pavement Depth		38.1 in.		

1. All quantities are conceptual and final quantities should be calculated based upon the final construction documents prepared by the engineer of record.
2. Pavement section shown will provide 0.11 ac-ft of storage.

SITE PLAN NOTES

1. ALL EDGES OF THE PERMEABLE PAVER SYSTEM SHALL BE CONTAINED BY A RIGID EDGE RESTRAINT (E.G. CONCRETE CURB, CONCRETE SIDEWALK, ETC.).
2. CONTRIBUTING DRAINAGE AREA RATIO SHOULD BE LESS THAN 5:1 OR SHOULD CONFORM TO LOCAL STANDARDS (THE LESSER OF THE TWO SHOULD GOVERN)

GEOTECHNICAL INFO

1. NRCS WEB SOIL SURVEY:
   Bloomingdale silt loam, 0 to 2%
   Infiltration Rate: 0.06 to 0.20 in/hr
   Depth to Water Table: 6 to 18 in.
2. NRCS HYDROLOGIC SOIL GROUP: C/D

SCALE: 1" = 60'

0 30 60 120

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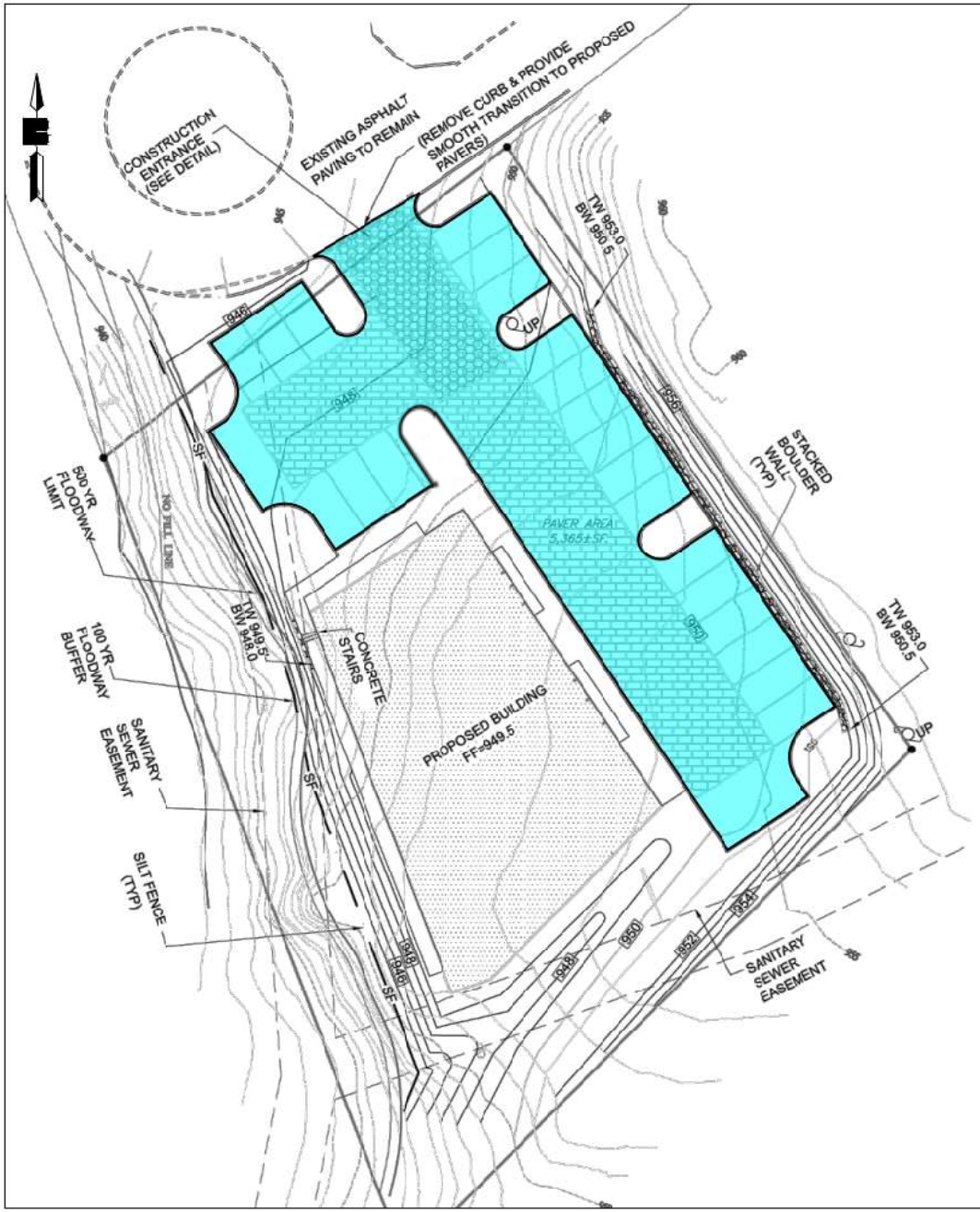
BELGARD PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: PICP OPTION 1

Sheet No: C1.0
07.16.2024



PROPOSED PERMEABLE PAVER SECTION

Layer	Material		Quantity	Units
Paver:	Aqualine, 4.5" x 9"	3.125 in.	10,160	SF
*Setting Bed:**	ASTM No. 8	2.0 in.	107	TON
*Joint Infill:**	ASTM No. 89		10	TON
Base Course:	ASTM No. 57	4.0 in.	194	TON
Subbase Course:	ASTM No. 4	16.0 in.	778	TON
	Total Pavement Depth	25.1 in.		

1. All quantities are conceptual and final quantities should be calculated based upon the final construction documents prepared by the engineer of record.
2. Pavement section shown will provide 0.11 ac-ft of storage.

SITE PLAN NOTES

1. ALL EDGES OF THE PERMEABLE PAVER SYSTEM SHALL BE CONTAINED BY A RIGID EDGE RESTRAINT (E.G. CONCRETE CURB, CONCRETE SIDEWALK, ETC.).

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GEOTECHNICAL INFO

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   Bloomingdale silt loam, 0 to 2%
   Infiltration Rate: 0.06 to 0.20 in/hr
   Depth to Water Table: 6 to 18 in.

2. NRCS HYDROLOGIC SOIL GROUP: C/D

SCALE: 1" = 60'

0 30 60 120

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BELGARD PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: PICP OPTION 2

Sheet No: C1.1
07.16.2024

Table 4-9. Subbase Thickness Design Table (U.S. Customary Units)

Number of Days in a Year That Water Stands in the Subbase		0				≤10				11–30				31–50				51–70				71–90				91–110				111–130			
Subgrade Resilient Modulus	Dry (ksi)	5.8	8.7	11.6	14.5	5.8	8.7	11.6	14.5	5.8	8.7	11.6	14.5	5.8	8.7	11.6	14.5	5.8	8.7	11.6	14.5	5.8	8.7	11.6	14.5	5.8	8.7	11.6	14.5	5.8	8.7	11.6	14.5
	Wet (ksi)	3.5	5.2	7	8.7	3.5	5.2	7	8.7	3.5	5.2	7	8.7	3.5	5.2	7	8.7	3.5	5.2	7	8.7	3.5	5.2	7	8.7	3.5	5.2	7	8.7	3.5	5.2	7	8.7
	Wet (CBR)	1.6	3	4.8	6.8	1.6	3	4.8	6.8	1.6	3	4.8	6.8	1.6	3	4.8	6.8	1.6	3	4.8	6.8	1.6	3	4.8	6.8	1.6	3	4.8	6.8	1.6	3	4.8	6.8
	Wet (R-Value)	4.1	7.2	10.5	13.6	4.1	7.2	10.5	13.6	4.1	7.2	10.5	13.6	4.1	7.2	10.5	13.6	4.1	7.2	10.5	13.6	4.1	7.2	10.5	13.6	4.1	7.2	10.5	13.6	4.1	7.2	10.5	13.6
Lifetime ESALs (Traffic Index)		Minimum subbase thickness in mm ASTM No. 2 for 25-mm allowable rut depth (All subbases are under 100-mm-thick ASTM No. 57 base, under 50-mm-thick ASTM No. 8 bedding layer under 60-mm-thick concrete pavers.)																															
50,000 (6.3)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	7.0	6.0	6.0	6.0	8.0	6.0	6.0	6.0	6.5	6.0	6.0	6.0	9.0	6.0	6.0	6.0	9.5	6.0	6.0	6.0
100,000 (6.3)		6.0	6.0	6.0	6.0	6.5	6.0	6.0	6.0	10.5	6.0	6.0	6.0	11.5	7.0	6.0	6.0	12.0	6.0	6.0	6.0	13.0	8.5	6.0	6.0	13.0	9.0	6.0	6.0	14.0	9.5	6.0	6.0
200,000 (7.4)		9.0	6.0	6.0	6.0	12.5	6.5	6.0	6.0	14.5	10.0	6.5	6.0	16.0	11.5	7.5	6.0	16.5	12.0	8.0	6.0	17.0	13.0	8.5	6.0	17.5	13.0	9.0	6.0	18.0	13.5	9.5	6.5
300,000 (7.8)		11.5	7.0	6.0	6.0	15.0	10.5	7.0	6.0	17.0	12.5	8.5	6.0	18.0	13.5	9.5	6.5	18.5	14.0	10.0	7.0	20.0	15.0	11.0	8.0	20.0	15.5	11.0	8.5	20.5	15.5	11.5	8.5
400,000 (8.1)		13.0	9.0	6.0	6.0	17.0	12.0	8.5	6.0	19.0	14.0	10.0	7.0	20.0	15.0	11.0	8.0	20.5	15.5	11.5	8.5	21.5	16.5	12.5	9.5	21.5	17.0	13.0	9.5	22.0	17.5	13.0	10.0
500,000 (8.3)		14.5	10.0	6.5	6.0	18.0	13.5	9.5	6.5	20.0	15.0	11.0	8.0	21.0	15.5	12.0	9.0	21.5	17.0	13.0	9.5	23.0	18.0	13.5	10.5	23.0	18.0	14.0	10.5	23.5	18.5	14.0	11.0
600,000 (8.5)		15.5	11.0	7.5	6.0	19.0	14.5	10.5	7.0	21.0	16.0	12.0	9.0	22.0	17.5	13.0	10.0	23.0	18.0	14.0	10.5	24.0	19.0	14.5	11.0	24.0	19.0	15.0	11.5	24.5	19.5	15.0	12.0
700,000 (8.6)		16.5	12.0	8.0	6.0	20.0	15.0	11.0	8.0	22.0	17.0	13.0	10.0	23.0	18.0	14.0	11.0	23.5	18.5	14.5	11.0	25.0	19.5	15.0	12.0	25.0	20.0	15.5	12.0	25.5	20.5	16.0	12.5
800,000 (8.8)		17.0	12.5	9.0	6.0	20.5	16.0	12.0	8.5	22.5	17.5	13.5	10.5	24.0	19.0	14.5	11.5	24.5	19.5	15.0	12.0	25.5	20.0	16.0	12.5	26.0	20.5	16.0	13.0	26.0	21.0	16.5	13.5
900,000 (8.9)		17.5	13.0	9.5	6.0	21.0	16.5	12.5	9.0	23.5	18.0	14.0	11.0	24.5	19.5	15.0	12.0	25.0	20.0	15.5	12.5	26.0	21.0	16.5	13.0	26.5	21.0	16.5	13.5	27.0	21.5	17.0	14.0
1,000,000 (9.0)		18.0	13.5	10.0	6.5	22.0	17.0	13.0	9.5	24.0	19.0	14.5	11.5	25.0	20.0	15.5	12.5	25.5	20.5	16.0	13.0	27.0	21.5	17.0	13.5	27.0	21.5	17.0	14.0	27.5	22.0	17.5	14.5

Note: Subbase thickness is calculated by dividing metric thicknesses in Table 4-9 by 25 and rounding to nearest 0.5 in.
Source: UCPRC (2014); reproduced with permission from University of California Pavement Research Center.

PAVEMENT DESIGN PARAMETERS

1. TRAFFIC LOADING: 100,000 ESALs (assumed)
2. SUBGRADE CONDITION: CBR = 3.0 (assumed)
3. WET DAYS: 32

Parameter	Current Scenario
Site Characteristics	
Site Area (acres)	0
Hydrologic Soil Group	B
Hydraulic Conductivity (in/hr)	0.43
Surface Slope (%)	5
Precp. Data Source	OAK RIDGE
Evap. Data Source	OAK RIDGE
Analysis Options	
Years Analyzed	20
Ignore Consecutive Wet Days	False
Wet Day Threshold (inches)	1

Statistic	Current Scenario
Average Annual Rainfall (inches)	35.37
Average Annual Runoff (inches)	19.16
Days per Year with Rainfall	15.07
Days per Year with Runoff	4.69
Percent of Wet Days Retained	68.88
Smallest Rainfall w/ Runoff (inches)	1.67
Largest Rainfall w/o Runoff (inches)	1.70
Max Rainfall Retained (inches)	2.05

WET DAY CALCULATION - ASCE 68-18

1. Drawdown occurs within 48 hours
2. Use publicly available rainfall data to determine the number of days in a year that exceed 24 mm/day (1.0 in/day)
3. Multiply the number of days rainfall exceeds 24 mm/day by the drawdown time in days (48 hours = 2 days)
4. Wet Days = 16 x 2 = 32 wet days

MINIMUM PICP SECTION

Layer	Material	
Paver:	AquaBric, 5" x 10"	3.125 in.
*Setting Bed:**	ASTM No. 8	2.0 in.
*Joint Infill:**	ASTM No. 9	
Base Course:	ASTM No. 57	4.0 in.
Subbase Course:	ASTM No. 2	7.0 in.
	Total Pavement Depth	16.1 in.

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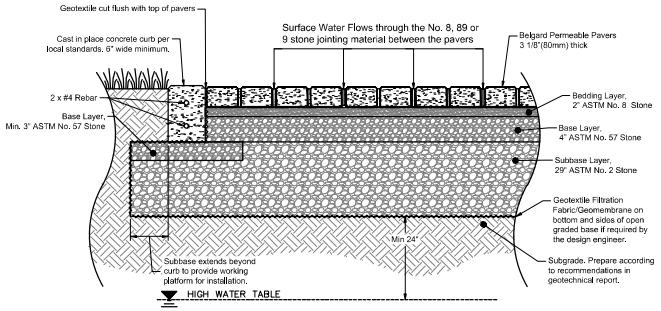
BELGARD PAVES THE WAY

Client: Hutchins Associates

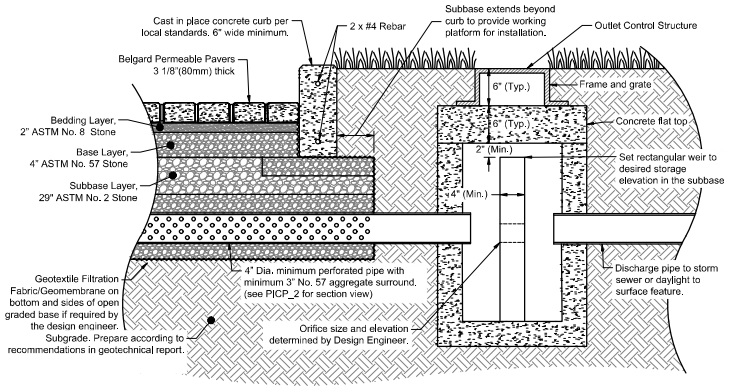
Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: PICP STRUCTURAL

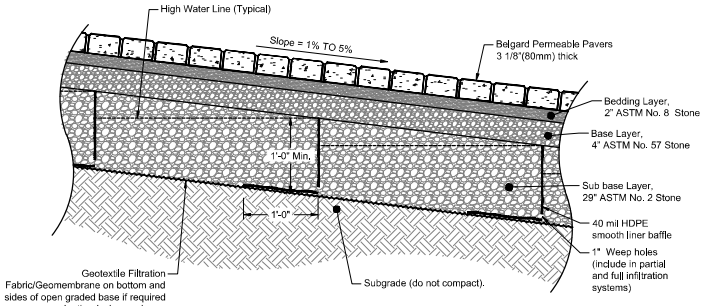
Sheet No: C2.0
07.16.2024



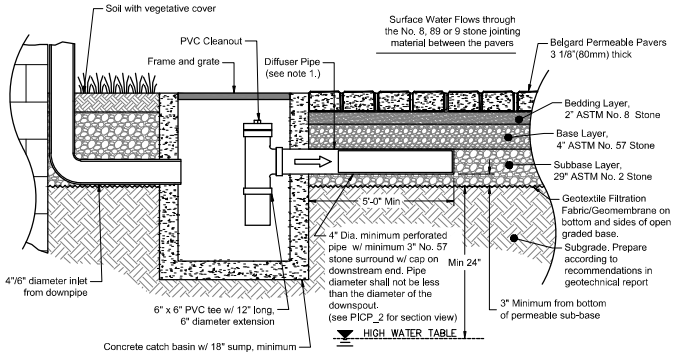
PICP PAVEMENT SECTION



PICP W/ OUTLET STRUCTURE



PICP W/ GEOMEMBRANE FLOW DAMS



PICP W/ ROOF DRAIN CONNECTION

Design Notes:

1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

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BELGARD PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: PICP DETAILS

Sheet No: C3.0
07.16.2024

CONSTRUCTION PROTECTION FOR PICP

Protecting PICP from excessive sediment buildup during construction is important to long-term performance and effective future maintenance efforts. Most sites build PICP systems first to protect the open-graded aggregates from debris, dirt, etc., and then the PICP is used for site access during construction. During the pre-construction meeting, various trades should review material flow that will impact the PICP system by contamination or staining. Concrete trucks, masonry equipment, and delivery vehicles may utilize the PICP, but consideration on how washout and debris from these trades will impact the paver surface must be addressed. Excessive mud tracked on the pavers may cause clogging in some areas, but can be removed with a vacuum street sweeper at the conclusion of construction activities and prior to turning the project over to the owner. In addition, the PICP system can serve as an integral part of the project's Stormwater Pollution Prevention Plan if designated before construction with a plan to maintain and restore the PICP to full surface infiltration capacity. Oldcastle recommends that the PICP be used by construction traffic if the joint material is removed and replaced upon substantial completion of the project. Surface infiltration testing should be performed with infiltration results of at least 100-inches/hour or as agreed upon by the owner.

An alternative solution to protect the PICP system would be to make an initial cut to within 12-inches of final sub-grade and cover with a sacrificial layer of ASTM No. 2 aggregate subbase to use as a construction traffic and sediment trap. When final PICP construction can proceed, the sacrificial 12-inches of soil and aggregate layer can be excavated, and the PICP system is built in its entirety as designed. Once final road construction begins, prohibit construction traffic access over the open-graded aggregate subbase and base materials.

Another alternative solution would employ the use of a sacrificial layer of asphalt over the base (ASTM No. 57 aggregate). This approach would require the eventual removal of the asphalt layer and re-grading of the base layer before proceeding with setting the bed layer and paver installation.

Each of these options would allow immediate traffic flow after the permeable pavers have been installed, compacted and joint fill added. Protection of the pavers may or may not be required based on the stage at which they were installed, the projected use by the trades, and needs of the property owner. Plywood, fabric with chips, tarps and numerous other methods have been used in attempts to provide a protective layer over the paver surface, however, most have been costly and ineffective.

UTILITY REPAIRS

One advantage of PICP is that the pavers can be easily removed and reinstated for access to underground utilities. This important advantage allows the pavement surface to be utilized immediately after repairs are made.

Should utility repairs be required below the PICP surface, the pavers can be removed by hand without the use of saw cutting equipment or pneumatic jack hammers. Specialty equipment like a paver extractor can be used. Once the first paver is removed, it is relatively easy to remove the remaining pavers to beyond the extent of excavation. Set the pavers aside for future reinstallation. Undisturbed pavers can be secured with a wood or metal frame as shown in the Figure.

The bedding material (ASTM No. 8 Stone) encountered should be removed and disposed of, then replaced with new aggregate. The ASTM No. 57 base and ASTM No. 2 subbase can be carefully removed and stored separately for reinstallation. Care must be taken to prevent intermixing of the base and subbase materials, and store these materials in a place where the aggregates will remain clean. Any aggregates that become dirty or contaminated should be discarded and replaced.

Where repairs require excavation into the underlying subgrade soil, Oldcastle recommends using flowable concrete fill (200 to 500 psi) to support the repaired utility. The open graded base cannot adequately fill under pipes or boxes, nor can it be compacted in these places. When pouring the flowable fill, use a plastic sheet or geotextile to prevent the flowable fill from seeping into the ASTM No.2 Stone. A minimum 4-inch layer of flowable concrete fill should be used to cover a pipe or box structure.

When reinstalling the aggregates, place and level the ASTM No.2 stone in no more than 4-inch lifts and use a plate compactor to compact each lift; the thinner lift thickness is to accommodate the smaller sized compactor that will likely be used due to access limitations in the excavation. The ASTM No. 57 stone can be placed, leveled and compacted in one 4-inch thick lift. The setting bed of ASTM No. 8 stone shall then be placed and screeded in one 2-inch lift without compaction.

When reinstalling the pavers, place the pavers level with the adjacent pavers, or slightly higher to account for settlement of the underlying materials (based on the depth of excavation). In either scenario, the bedding layer should be 1/8-inch higher so that once the pavers are reinstalled and compacted, they should be the same elevation as the adjacent units. Once the desired grades are accomplished, sweep jointing material into the joints and vibrate into place; repeat until the joints are full. Belgard can provide an authorized paver contractor to reinstate pavers if required.

Replacement of a single broken or stained paver may be required. However, replacement is not recommended for isolated individual pavers with hairline cracks or other cracks than are not adversely affecting the structural performance of the pavement system. If the paver is otherwise intact and locked in place with little evidence

POST-CONSTRUCTION (PUNCHLIST) INSPECTION CHECKLIST

- ☐ The pavers utilized are the type, thickness, and dimensions specified in the construction documents.
- ☐ The pavers utilized are the type, thickness, and dimensions specified in the construction documents.
- ☐ Paver joint openings are filled with the specified aggregate to the bottom of the chamfer of the paver.
- ☐ The area around the permeable paver perimeter is stabilized and covered with required vegetation or specified surface material.
- ☐ Final paver surface elevations do not deviate by ± 3/8 in. over a 10ft. long straightedge.
- ☐ The surface elevation of the pavers is 1/8 in. to 1/4 in. above adjacent utility structures, concrete collars, channels, curbing, or edge restraints within designated ADA routes. Note: Vehicular areas may be 3/8 in. above adjacent structures outside of ADA routes.
- ☐ Lippage is not greater than 1/8 in. between adjacent pavers.
- ☐ Cracked paver units (if applicable) have been removed and replaced.
- ☐ The installed surface slope is in general conformance with the construction documents.
- ☐ Drains and outfalls (if applicable) related to the PICP system are constructed and functioning in general conformance with the construction documents.
- ☐ Observation wells (if applicable) related to the permeable pavement system have been installed in accordance with the construction drawings and have been accessed to confirm the reservoir is draining as designed (based on rain event size).
- ☐ Surface infiltration testing in accordance with ASTM C1781, Standard Test Method for Surface Infiltration Rate of Permeable Unit Pavement Systems, has been conducted within 60 days post-installation, and results exceed 100 inches/hour unless otherwise specified by the construction documents.

Oldcastle recommends that the contractor return to the site along with the owner and/or their representative 6-months after substantial completion to observe the permeable paver system and refill joints where joint infill is 1/2" or more below the chamfer of the pavers. Designers should include this requirement in the project specificatoins to ensure that it is included in the contractor's bid.

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BELGARD
PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: PICP O & M NOTES

Sheet No: C4.0
07.16.2024

ROUTINE MAINTENANCE

The initial Routine Maintenance cycle of a permeable pavement should commence 6 months from the substantial completion date of the project and be repeated every 12 months, or more frequently as needed. The objective is to remove debris and sediment from the surface with standard sweeping equipment such as power or manual brooms, blowers, mechanical sweepers or regenerative air vacuums.

It is not recommended to use power washing (i.e. pressure washers) to remove sediment within the joints or paver openings. The water will lubricate the sediment particles and force them further into the joint aggregates. In addition, excessive water will also create a slurry containing contaminants that may require special off-site disposal. Lawn maintenance personnel should be instructed to blow grass clippings away from permeable pavement and blow off any grass clippings, plant debris, or leaves that are deposited on the permeable pavement during lawn maintenance and landscaping operations.

A dry mechanical or regenerative air type sweeper may be used during dry periods to remove encrusted sediment, leaves, grass clippings, etc. Vacuum or sweeper settings may require adjustments to prevent uptake of aggregate from the paver voids or joints. Leaf blowers or other standard onsite manual methods that are used for standard pavement maintenance may be employed to remove this surface debris.

RESTORATIVE MAINTENANCE

In rare cases, excessive sediment loading can occur in PICP surfaces. These conditions are typically in isolated areas within the pavement (often along edges) and are usually due to contributory run-on. Fortunately PICP, unlike other types of porous pavements, provides vertical filter columns (joints with specific aggregate infill) that allow for the capture and extraction of sediment build-up within the paver openings. Remedial maintenance should be done utilizing a vacuum sweeper, such as the Elgin Whirlwind as shown below, or an equivalent. A regenerative air vacuum is more appropriately suited for Routine maintenance, as it only will remove the near-surface sediment. A true vacuum machine will remove the entire 3-inch column of joint aggregates.

Sediment collects within the joint or paver openings (voids). As particles attach to the interior infill aggregates, the fine particles bind together below the surface as shown. The majority of the particulate or sediment travel is limited to the near surface and typically does not advance more than 1-2-inches below the paver surface and typically does not reach the bedding layer. The ability for PICP to collect sediment near the surface is a key advantage to this type of infiltration system. Maintenance can be easily performed on the near-surface joint filters within a PICP system.

Municipal vacuum trucks and other equipment, even a shop vac, may be used for restorative maintenance in smaller areas. Restorative maintenance should be attempted in dry conditions and if removal is not achieved, flooding the area with water will help release the sediment under pressure from the vacuum source (water may be effective for Restorative maintenance).

Replace openings with joint fill (ASTM No. 8, 89, or 9) specified in the construction documents by sweeping joints full to within 1/2-inch from the top of the paver surface. Remove excess chip materials from surface, and pavement is ready for use.

Restorative maintenance is sometimes required on older installations not routinely maintained. An indication that restorative maintenance is needed is when rainwater ponds on permeable paver surfaces. In addition, on some land development or phased construction projects, permeable pavers are installed early in the project and often are subjected to significant sediment loading prior to overall project completion or owner acceptance. Project developers, HOAs, and municipal inspectors may require that the PICP system is restored to full surface infiltration capacity or to a minimum industry standard of 100 inches/hour to achieve final acceptance and approval. On these projects subject to sediment loading, Belgard Commercial recommends a restorative maintenance program be implemented to restore the PICP infiltration rate and jointing material.

ANNUAL INSPECTION & ROUTINE MAINTENANCE PROGRAM

The following items are minimum requirements for any annual PICP maintenance program:

An annual inspection is recommended in the spring after snow events have subsided for the year. The purpose of the annual inspection is to assess the functional condition of the permeable pavers as a structural pavement and stormwater control measure. Once the annual inspection is completed, routine maintenance activities should be performed to correct any deficiencies.

- ☐ Replenish paver joints with additional aggregate if the level is more than ½ in. below the bottom of the chamfer at the paver surface.
- ☐ Inspect vegetation around PICP perimeter for cover & soil stability, repair/replant as needed.
- ☐ Inspect and repair all paver surface deformations (depressions/settlement) exceeding 1/2 in.
- ☐ Repair paver heights offset by more than 1/4 in. above or below adjacent units, or offset by more than 1/8 in. lippage from paver-to-paver.
- ☐ Replace cracked paver units of medium and high severity impairing surface structural integrity.
- ☐ Check drains and outfalls (if existing) for the free flow of water. Remove any obstructions.
- ☐ Check observation wells (if existing) to confirm reservoir is draining (based on last measurable rain event).
- ☐ Conduct Routine Maintenance and increase frequency based on sediment loading.
- ☐ If evidence of surface excessive sedimentation exists, test surface infiltration rate using ASTM C1781. If pavement infiltration rate is < 100 in/hr. increase Routine Maintenance from annually to quarterly. If surface infiltration rates fall to 10 in/hr., employ a Restorative Maintenance program utilizing a high pressure air or vacuum methods to extract affected joint material and replace joint material with ASTM No. 8, 89 or 9 washed chip aggregates (based on original design requirements). In most cases, restorative cleaning will only be necessary in isolated locations. Retest surface infiltration rate to confirm reinstated areas exceed 100 in/hr. Repeat the restorative process as needed to exceed the 100 in/hr. criteria.

The initial routine maintenance cycle of a permeable pavement should commence 6 months from the PICP installation date, and be repeated every 12 months or more frequently as needed. The objective is to remove debris and sediment from the surface with standard sweeping equipment such as power or manual brooms, blowers, mechanical sweepers or regenerative air vacuums. Contact you Belgard Sales Representative for more maintenance information.

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BELGARD
PAVES THE WAY

Client: Hutchins Associates

Project Name: Campbell Station Retail Building
Knoxville, Tennessee

Sheet Name: PICP O & M NOTES

Sheet No: C4.1
07.16.2024

MEETING DATE: September 19, 2024 **AGENDA ITEM #5**

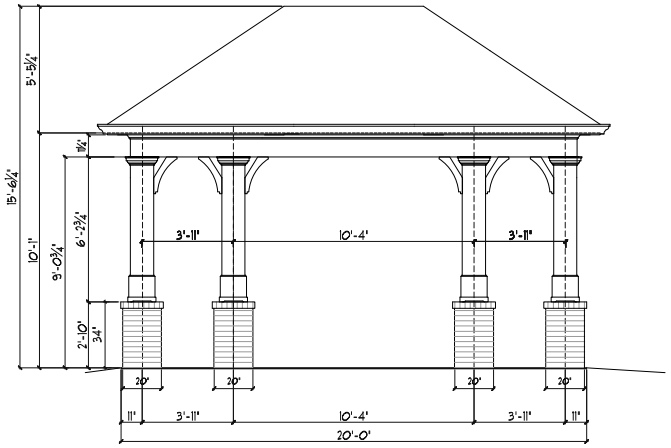
REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan for a 20x20 pavilion on the open space lot (Lot 35) for the Village at Ivey Farms Subdivision, 12616 Needlepoint Drive, .77 Acres, Zoned NCC (Goodall Homes, Applicant)

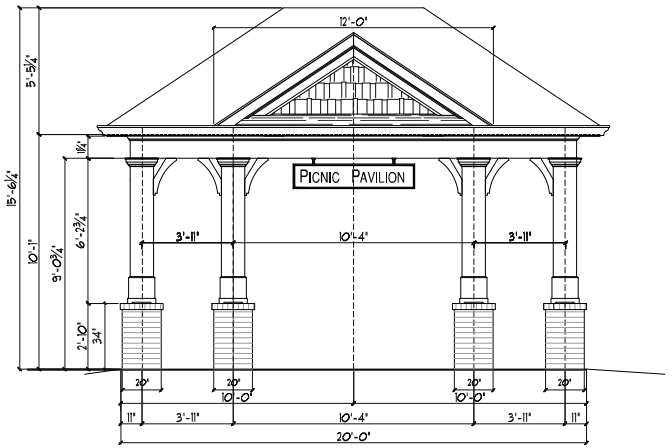
INTRODUCTION AND BACKGROUND: This item involves approval of a pavilion on the open space lot associated with the Village at Ivey Farms Subdivision (the townhome portion of Ivey Farms). During construction of the flatwork for this subdivision, the pad was poured but the applicant was still trying to decide on the type of pavilion they wanted.

RECOMMENDATION: Included in the packet is the location of the pavilion and elevations showing what it will look like. Since the area was planned for this structure and the pavilion appears to be compatible with the residential units in this subdivision, the staff recommends approval of the site plan. A building permit will be required.



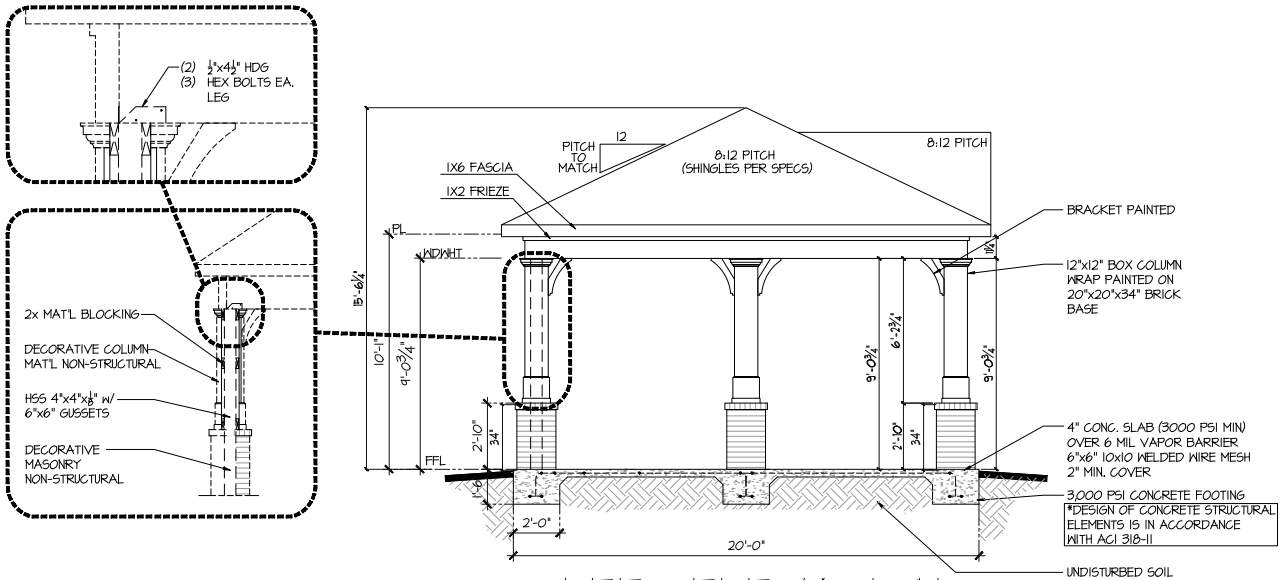
REAR ELEVATION

SCALE: 1/4"=1'-0" AT 11"x17" LAYOUT



FRONT ELEVATION

SCALE: 1/8"=1'-0" AT 11"x17" LAYOUT



LEFT ELEVATION

SCALE: 3/16"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:
OPEN PAVILLION

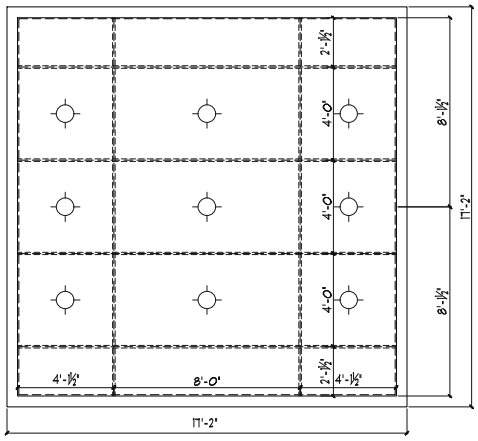
ISSUED FOR/PERMIT CONSTRUCTION

CHAFIN COMMUNITIES

SHEET TITLE:
ELEVATIONS

PRINT DATE:

SHEET NO:
A1.1



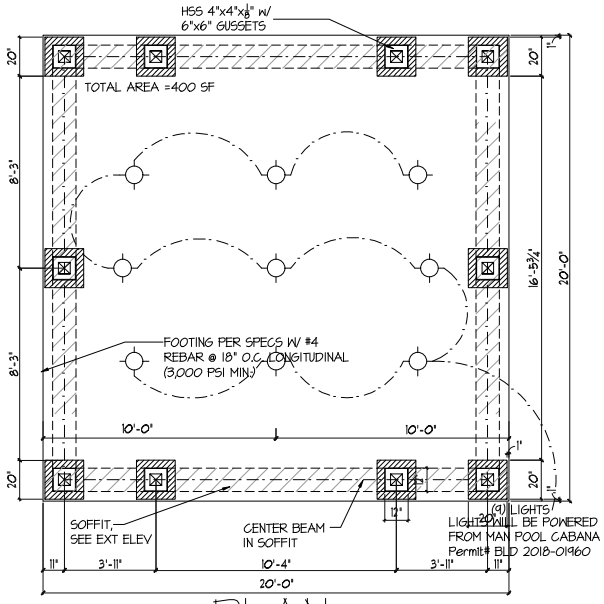
AREA = 295 SF

NICHIHA FIBER CEMENT MATERIAL

NICHI BOARD

CEILING PLAN

SCALE: 3/16"=1'-0" AT 11"x17" LAYOUT



PLAN

SCALE: 3/16"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

OPEN PAVILLION

ISSUED FOR/PERMIT CONSTRUCTION

CHAFIN COMMUNITIES

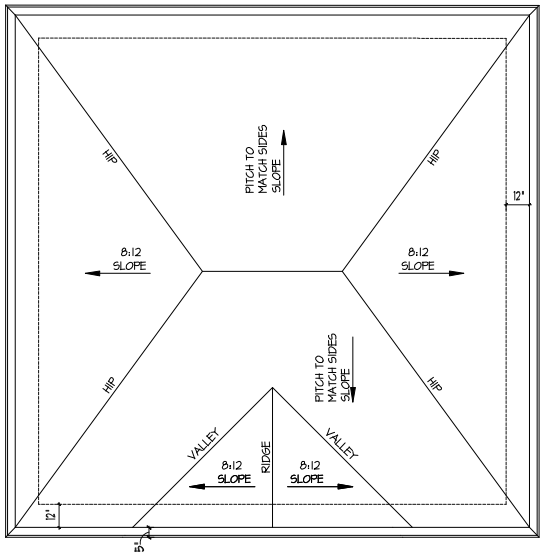
SHEET TITLE:

FLOOR PLAN

PRINT DATE:

SHEET NO:

A1.2



ROOF PLAN

SCALE: 1/8"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:
OPEN PAVILLION

ISSUED FOR/PERMIT CONSTRUCTION

CHAFIN COMMUNITIES

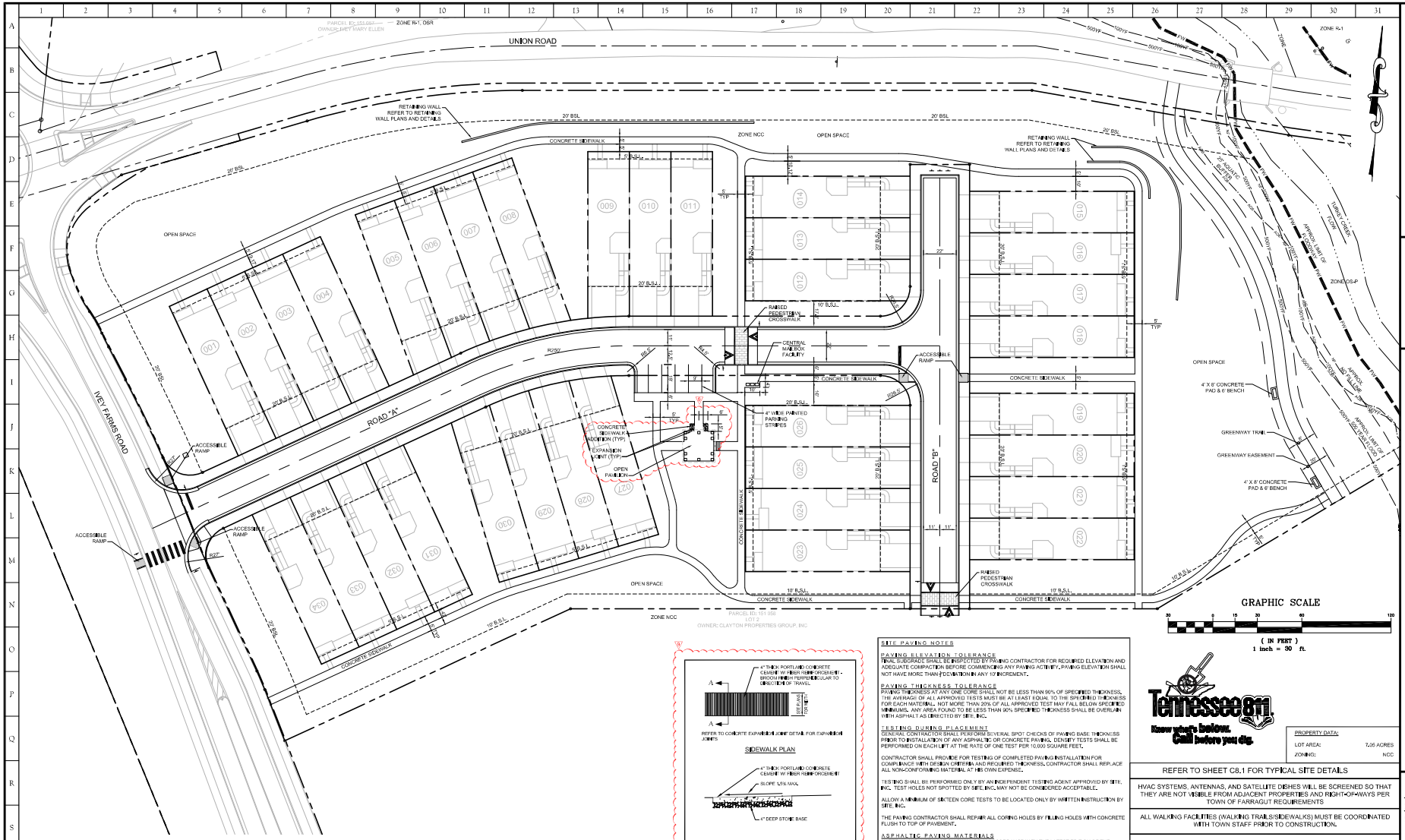
SHEET TITLE:

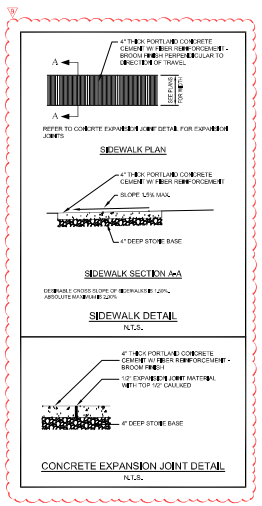
ROOF PLAN

PRINT DATE:

SHEET NO:

A1.3





SITE PAVING NOTES

PAVING ELEVATION TOLERANCE
FINAL SUBGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN ½" DEVIATION IN ANY 10' INCREMENT.

PAVING THICKNESS TOLERANCE
PAVING THICKNESS AT ANY ONE CORE SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE OF ALL APPROVED TESTS MUST BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL, NOT MORE THAN 20% OF ALL APPROVED TEST MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.

TESTING DURING PLACEMENT
GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OF PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.

CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NON-CONFORMING MATERIAL AT HIS OWN EXPENSE.

TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.

ALLOW A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.

THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.

ASPHALTIC PAVING MATERIALS
MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.

CONCRETE
CONCRETE CURBING SHALL BE 4000 PSI 28 DAY STRENGTH 2" - 3" SLUMP, (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINED. INSTALL WITH RC-70 TACK COAT EMULSION OVER ASPHALT.

PROVIDE CYLINDER BREAK TEST - 3/500 L.F. OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 7-DAYS; 2 @ 28-DAYS. COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1-DAY POUR.

PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PAVEMENT MARKING
PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2006 (SECTION 918.23).

CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO TDOT STANDARDS FOR MODIFIED INTERSECTION.

TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS BEFORE DARK HOURS. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED.

ALL MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND TDOT STANDARD DRAWINGS T-M-1 THROUGH T-M-4.

Tennessee811
Know what's below. Call before you dig.

PROPERTY DATA:
LOT AREA: 7.26 ACRES
ZONING: NCC

REFER TO SHEET C8.1 FOR TYPICAL SITE DETAILS

HVAC SYSTEMS, ANTENNAS, AND SATELLITE DISHES WILL BE SCREENED SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES AND RIGHT-OF-WAYS PER TOWN OF FARRAGUT REQUIREMENTS

ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.

ROADWAY DIMENSIONS ARE TO EDGE OF GUTTER

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND CUSTOM STANDARDS.
2. ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED WITH AN "-". ALL DIMENSIONS NOTED WITH AN " ARE BACK OF CURB TO BACK OF CURB.
4. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, FENCING, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY PROVIDED BY THE OWNER.
7. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

SITE INCORPORATED
Civil Engineers ◆ Surveyors
10215 Technology Drive, Suite 304 Knoxville, TN 37932
Phone: (865) 777-4160 www.site-incorporated.com

JANETTE C. HOMAYED
REGISTERED ENGINEER
No. 120 103
STATE OF TENNESSEE
05/22/19

Site Layout Plan

The Village at Ivey Farms

12639 Kingston Pike
Farragut, Tennessee 37934
Clayton Properties Group, LLC.

DRAWN BY: ACH DATE: 05/22/19
CHECKED BY: GCB FILE: 1975 Layout

REVISIONS

NO.	DATE	COMMENTS
6	08/30/19	Revised per proposed building footprint
5	08/09/24	Add Pavilion

C4.0
SHEET 5 OF 18

PICNIC PAVILION