Municipal Planning Commission Meeting
Thursday, January 15, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

I) Call to Order

II) Approval of Agenda

III) Approval of Minutes

A) Approval of minutes for the December 18, 2025 meeting.

IV) Action Items

A) Presentation of a resolution to commemorate Betty Dick Day

B) Request for approval to extend fiber cable for Comcast along the north side of Kingston Pike just east of the intersection with Brooklawn Street, then along the east side of N. Campbell Station Road crossing N. Campbell Station Road and along the south side of Jamestowne Boulevard to service 11507 Kingston Pike (Comcast, Applicant)

C) Discussion and public hearing on a site plan for the West End Center, Phase 3, 171 West End Avenue, Zoned C-1/MUTC (The Architecture Collaborative, Applicant)

D) Discussion and public hearing on right of way improvements associated with the EZ Stop Convenience Market to be constructed outside the Town limits at 1064 Concord Road, 4.69 Acres, Zoned CN (Knox County Zoning)(Cannon & Cannon, Applicant)

V) Discussion Items

A) Discussion on amendments to the Farragut Code of Ordinances, Chapter 111 - Stormwater Management Control, Section 111-7. - Design standards for detention and/or retention ponds, to provide for potential exemptions related to the peak discharge of stormwater in the lower portions of major watersheds

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

VI) Approval of Utilities

VII) Citizens Forum

The Farragut Municipal Planning Commission welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Farragut Municipal Planning Commission meetings

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 a staff member. This time is set aside specifically for comments on items that are not on the Planning Commission's agenda for the meeting. Each speaker will be given three (3) 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.

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 a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) 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 view 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 three (3) 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.

1. 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.

2. A violation of this section is a Class A misdemeanor.

Town of Farragut, Tennessee
Municipal Planning Commission Meeting

Farragut Town Hall
11408 Municipal Center Drive

Thursday, December 18, 2025 at 6:00 PM

MINUTES

I) Call to Order

Chairman Pinchok called the meeting to order at 6:00 PM. Roll Call for attendance: Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; in addition to staff and members of the press. Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent.

II) Approval of Agenda

Motion was made to approve the agenda as presented.

Moved by Mayor Williams, seconded by Vice-Mayor Meyer; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

III) Approval of Minutes

A) Minutes from the November 20, 2025 meeting

Motion was made to approve the minutes from the November 20, 2025 meeting as presented.

Moved by Mayor Williams, seconded by Commissioner Greene; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

IV) Action Items

A) Discussion and public hearing on a final plat for the Biddle Farms Townhomes, 305 Hudson Bay Lane, Parcel 003.24, Tax Map 143, 47 Dwelling Units, Zoned PCD and FPD (Homestead Land Holdings, LLC, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approving the final plat, subject to the following items being satisfactorily addressed:

1. Completing the staff's site-related punch list items.
2. Obtaining all required signatures.

3. Removing Note #7.
4. Removing the sidewalk easement since this section is not to be publicly maintained.

Motion was made to follow the staff's recommendation.

Moved by Commissioner Povlin, seconded by Mayor Williams; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

B) Discussion and public hearing on a final plat for the Mamone property, 317 Everett Road, 3.71 Acres, Four House Lots, Zoned R-1 and FPD (Benchmark Associates, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approving the final plat, subject to the following items being satisfactorily addressed:

1. Obtaining all required signatures.
2. Correcting a typo on the aquatic buffer width.
3. Adding a note to the plat to clarify that the existing bridge on Lot 4 is substandard and will need to be replaced for access with a FEMA compliant structure per Note #18.

Motion was made to follow the staff's recommendation with the following amendment:

1. Adding a note to the plat stating that each lot will be required to pay an Everett Road Improvement Fee when a building permit is issued.

Moved by Commissioner Greene, seconded by Mayor Williams; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

C) Discussion and public hearing on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XII. - General Commercial District (C-1), Subsection F. Mixed Use Town Center, 3., Building Facade Requirements, to provide for new buildings to follow the Town of Farragut Architectural Design Standards, as amended, for the Town Center Subarea and remove reference to the Town Center Design Requirements (The Architecture Collaborative, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approval.

Motion was made to approve Resolution PC-25-10 which recommends approval of Ordinance 25-20, an ordinance to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XII. - General Commercial District (C-1), Subsection F. Mixed Use Town Center, 3., Building Facade Requirements. Moved by Mayor Williams, seconded by Commissioner Povlin; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

D) Discussion and public hearing on a request to rezone Parcel 05501, Tax Map 152 and Parcel 055, Tax Map 152 (12232 Turkey Creek Road) from Agricultural (A) to General Single-Family Residential (R-2) (Midtown Legal, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approval.

Motion was made to approve Resolution PC-25-12, which recommends approval of Ordinance 25-22, an ordinance to rezone Parcel 05501, Tax Map 152 and Parcel 055, Tax Map 152 (12232 Turkey Creek Road) from Agricultural (A) to General Single-Family Residential (R-2). Moved by Mayor Williams, seconded by Commissioner Povlin; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

E) Discussion and public hearing on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XVII. Office district (O-1), Subsection B. Permitted principal and accessory uses and structures, to add "Interactive Sports Analysis Services" as a permitted use and to include a definition for "Interactive Sports Analysis Services" in Chapter 2 of the Zoning Ordinance (Christian Miller, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approval.

Motion was made to approve Resolution PC-25-11, which recommends approval of Ordinance 25-21, an ordinance to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3, Section XVII. Office district (O-1), Subsection B. Moved by Mayor Williams, seconded by Commissioner Povlin; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

F) Discussion and public hearing on an ordinance to amend the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 - Vested Rights in Development Standards, by providing for updated provisions consistent with recent amendments to the Tennessee Code Annotated (TCA) (Town of Farragut, Applicant)

Mark Shipley, Community Development Director, reviewed this item and recommended approval.Motion was made to approve Resolution PC-25-13, which recommends approval of Ordinance 25-23, an ordinance to amend the Farragut Code of Ordinances, Chapter 24, Subpart B., Article 3 - Vested Rights in Development Standards, by providing for updated provisions consistent with recent amendments to the Tennessee Code Annotated (TCA). Moved by Mayor Williams, seconded by Commissioner Povlin; voting yes, Mayor Williams, Vice-Mayor Meyer, Commissioner Greene, Commissioner Povlin, Chairman Pinchok; voting nay, None; Commissioner Devlin, Commissioner Myers, Commissioner Preston, and Commissioner Wright were absent; motion Passed.

V) Discussion Items

None

VI) Approval of Utilities

None

VII) Citizens Forum

None

Meeting adjourned at 6:38 p.m.

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Municipal Planning Commission Secretary

Agenda Number: IV.A. **Meeting Date: January 15, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Presentation of a proclamation to commemorate Betty Dick Day

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Introduction & Background: This item includes a proclamation to commemorate Betty Dick Day

Discussion & Recommendations: Included in the packet is the proclamation that was read at the January 8, 2026 Board of Mayor and Aldermen meeting and also to be read at the January 15, 2026 Planning Commission meeting.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion:

Town of Farragut

PROCLAMATION TO RECOGNIZE THE CONTRIBUTIONS OF BETTY DICK AND ESTABLISH THE THIRD THURSDAY OF JANUARY AS BETTY DICK DAY

WHEREAS, Betty Dick became involved with the Village Green Homeowner's Association in the late 1970s and became concerned with a lack of development controls in Knox County as they would apply to the southwest portion of the County; and

WHEREAS, Betty attended Metropolitan Planning Commission and Knox County Commission meetings as a representative of the Village Green subdivision to express her concerns, even as she faced disrespectful behavior from some commission members; and

WHEREAS, Betty was a member of a group consisting of area residents who shared her concerns and advocated for the incorporation of the area now known as Farragut, when it was evident that Knox County had no intention of addressing those concerns; and

WHEREAS, Betty believed that the residents of this area could do a better job of planning, zoning, and code enforcement than Knox County; and

WHEREAS, Betty recruited Ralph McGill to lead the Farragut Community Group, along with David Rodgers, who served as attorney for the group, because she would not take "no" for an answer; and

WHEREAS, Betty, along with the rest of the Farragut Community Group, worked exhaustively despite harassment, attempted intimidation, and threats during the incorporation effort, which proved successful on January 16, 1980; and

WHEREAS, Betty continued to serve her community as chairman of the Visual Resources Review Board, where she was instrumental in crafting the Town's first sign ordinance; and

WHEREAS, Betty went on to serve three two-year terms as alderman, representing the North Ward from 1981 to 1987 and served on the Municipal Planning Commission as the Board representative during her terms as aldermen and helped lay the foundation for the future growth and development of Farragut to protect and enhance the community's residential character; and,

WHEREAS, Betty served on the Municipal Planning Commission from 2012 to 2021, where she continued to advocate for the appropriate growth and development of the Town based on the Town's founding values and played a major role in updating the sign ordinance.

NOW, THEREFORE, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, do hereby designate the third Thursday of January as Betty Dick Day to recognize the contributions of Betty Dick for her efforts in helping the Town of Farragut become incorporated in 1980 so this community could

establish its own Municipal Planning Commission to better address growth and development in our community.

Signed this ___ day of January 2026.

_____
Ron Williams, Mayor

Agenda Number: IV.B. **Meeting Date: January 15, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Request for approval to extend fiber cable for Comcast along the north side of Kingston Pike just east of the intersection with Brooklawn Street, then along the east side of N. Campbell Station Road crossing N. Campbell Station Road and along the south side of Jamestowne Boulevard to service 11507 Kingston Pike (Comcast, Applicant)

Introduction & Background: This agenda item involves a fiber cable extension project for Comcast. Most of this route was previously reviewed and approved at the June 19, 2025 Planning Commission meeting. An additional section along Kingston Pike was added and needed TDOT approval and approval from the Planning Commission.

Discussion & Recommendations: The amended plan will start at the east intersection of Kingston Pike and Brooklawn Street. Fiber will be installed in a new two-inch conduit that will be bored under Kingston Pike and then along the north side of Kingston Pike to the eastern intersection with N. Campbell Station Road. The conduit and fiber will then be bored along the east side of N. Campbell Station Road and cross under N. Campbell Station Road south of the intersection with Jamestowne Boulevard.

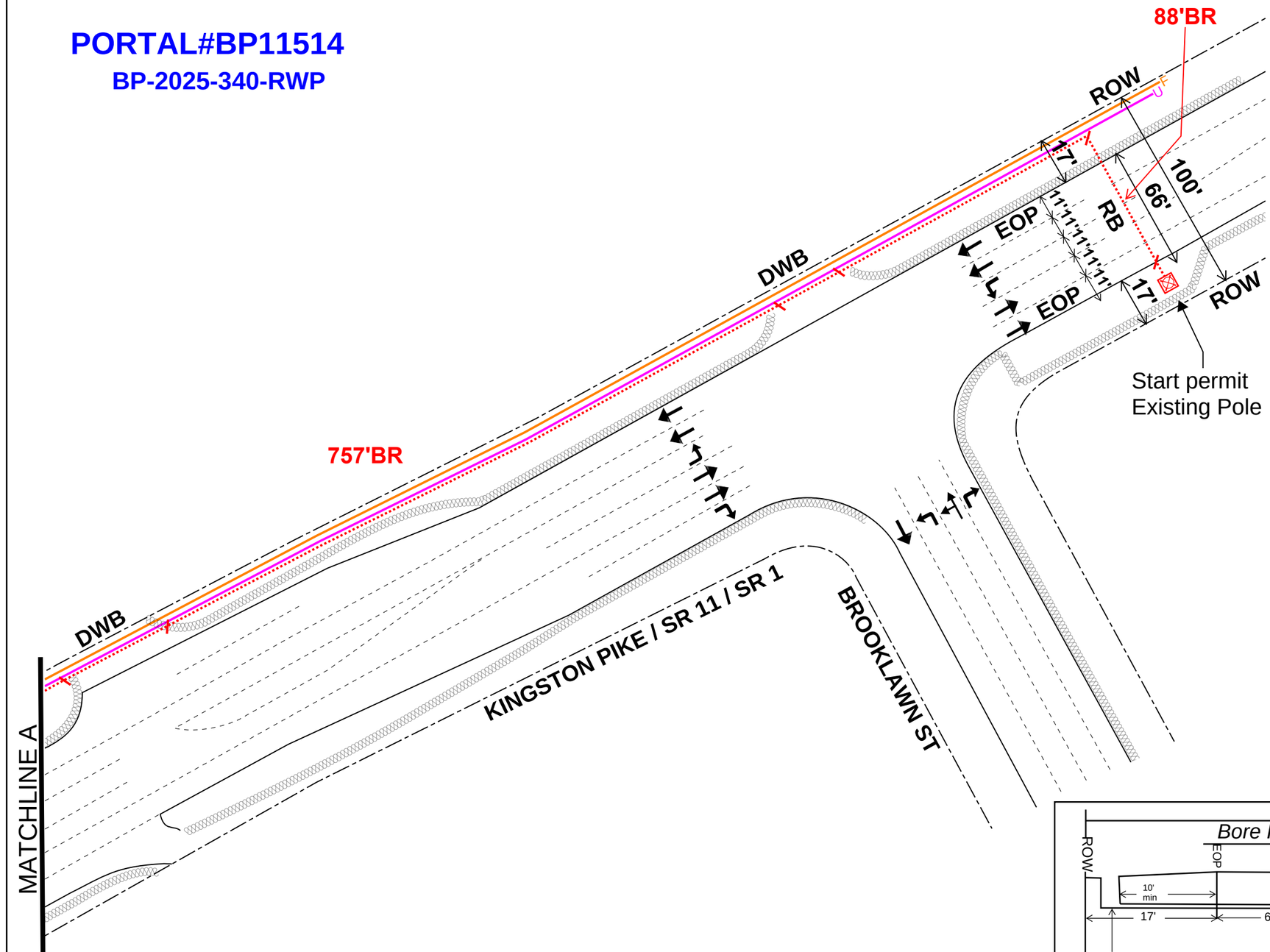
The conduit and fiber will extend roughly 900 feet along the south side of Jamestowne Boulevard to service 11507 Kingston Pike. The project will be completed by Source Broadband and they have surety in place to ensure that all affected areas are restored to their pre-installation condition. Now that the project has approval from TDOT, the Town staff recommend approval subject to obtaining a right of way permit from the Town's Engineering Department.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the project subject to obtaining a right of way permit from the Town's Engineering Department.

PORTAL#BP11514

BP-2025-340-RWP



SPEED LIMIT 45 MPH

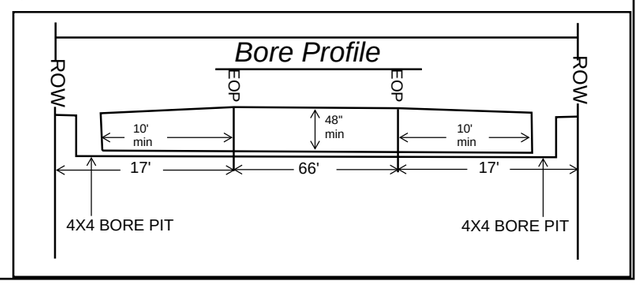
N

AERIAL LEGEND

- -OVERLASH
- -NEW AERIAL
- (D) -DROP POLE
- -TELEPHONE POLE
- -JOINT USE POLE
- -JOINT USE / TRANS
- -POWER POLE
- (S) -STEEL POLE
- (C) -CONCRETE POLE

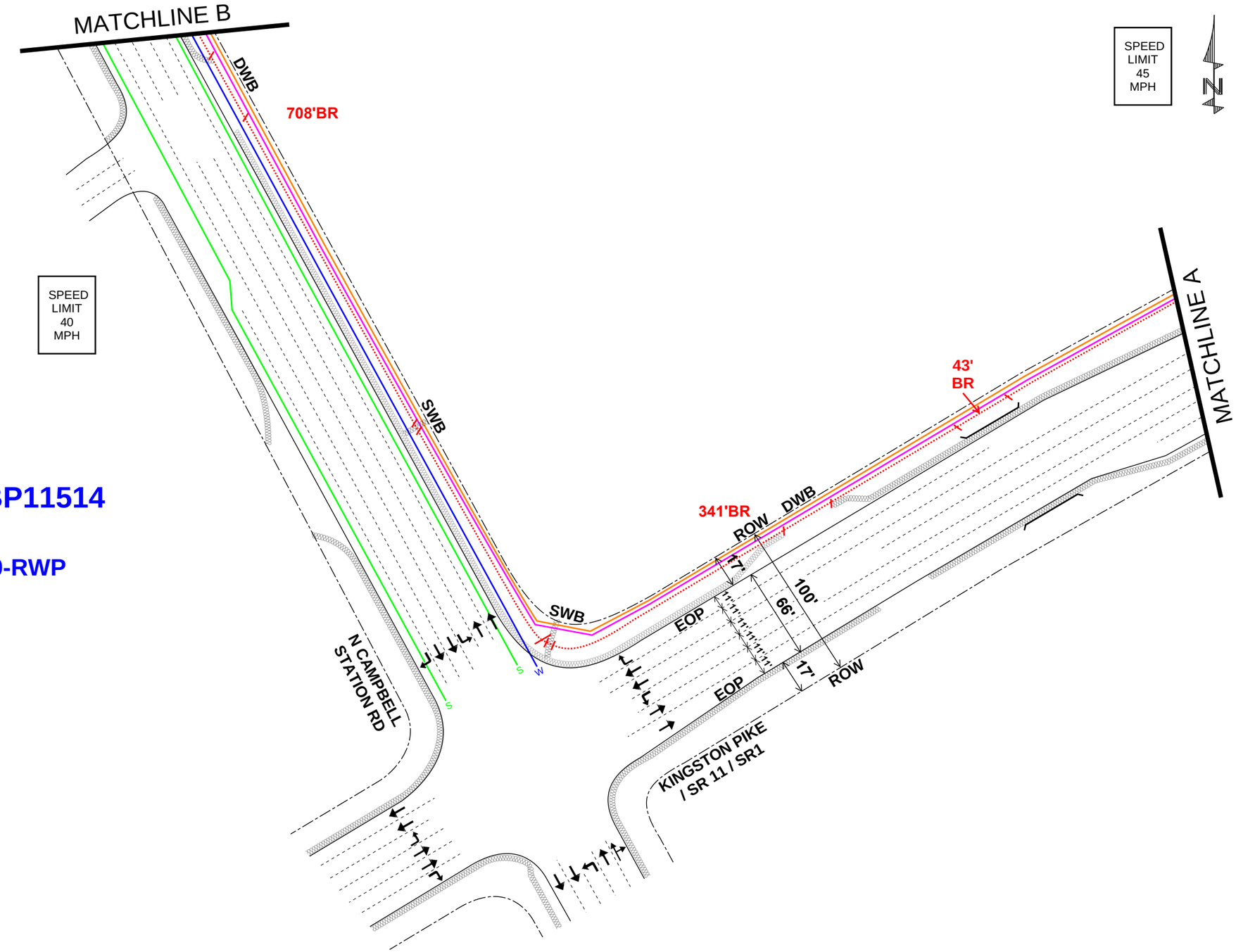
UNDERGROUND LEGEND

- - - - - PROPOSED UG
- - - - - EXISTING CONDUIT
- NUL (TRANSITION)
- PEDESTAL
- V - VAULT
- MH - MAN HOLE
- W - WATER
- P - POWER
- G - GAS
- A - ATT
- S - SEMC
- M - MCI
- S - SPECTRUM
- C - COMCAST
- SIDEWALK
- DWB - DRIVEWAY BORE
- RB - ROAD BORE
- SWB - SIDEWALK BORE
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UNITED PROTECTION CENTER
ITS THE LAW

COMCAST	COMCAST CABLE 5720 Asheville Hwy Knoxville, TN 37924	**DESC:** COMCAST is to bore and install a total of 3,127' new 24CT of .5 fiber cable in new 2" conduit in existing ROW, then continue construction on to private property to service 11507 KINGSTON PIKE. JB0002161715	JOB# JB0002161715 PERMIT# TNKPSR11SR111507-UG-CITY OPP NAME: TenHats OPP ADDRESS: 11507 KINGSTON PIKE FARRAGUT TN 37934	FARRAGUT CITY PERMIT APPLICATION



PORTAL#BP11514

BP-2025-340-RWP

AERIAL LEGEND

- -OVERLASH
- -NEW AERIAL
- -DROP POLE
- -TELEPHONE POLE
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UNDERGROUND LEGEND

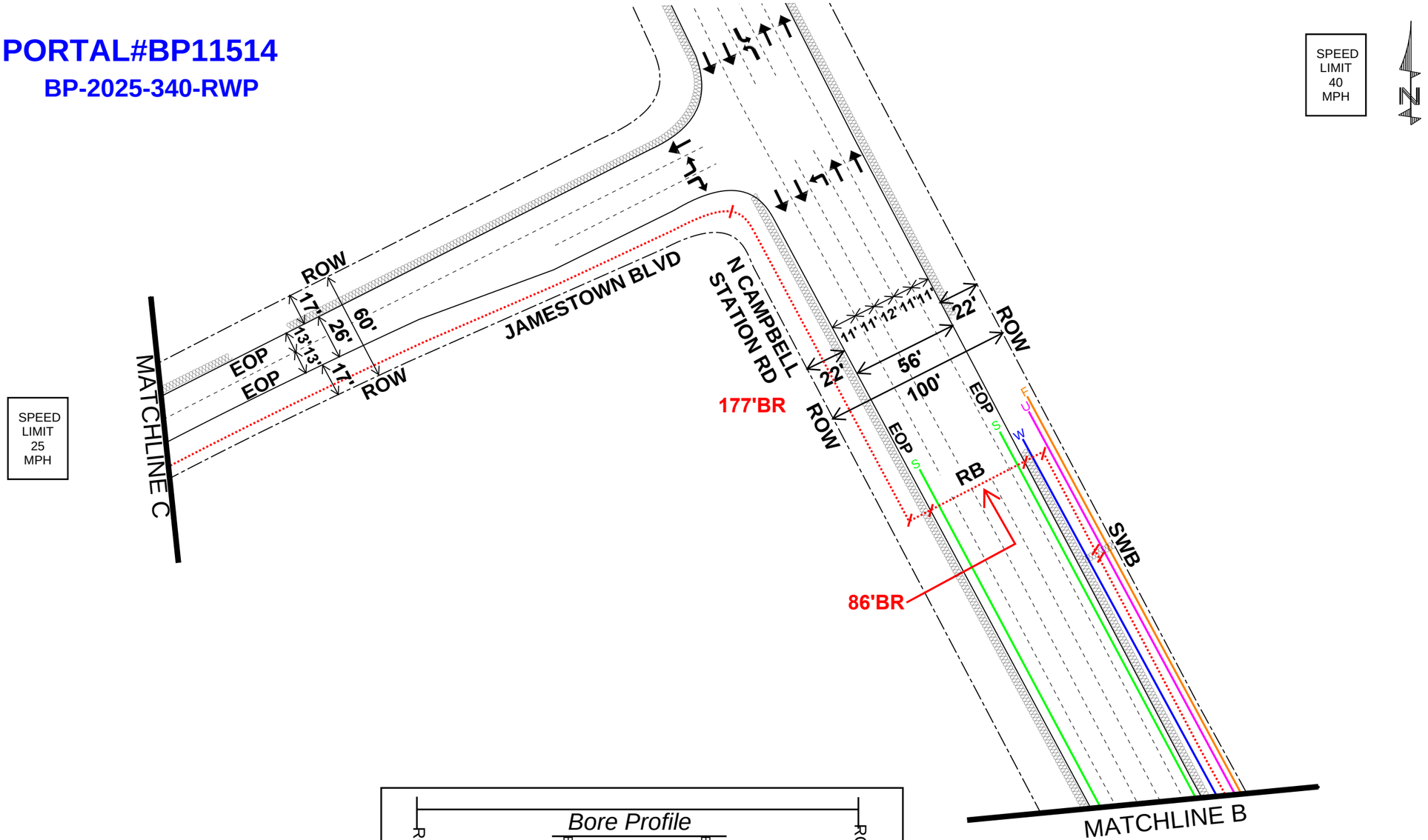
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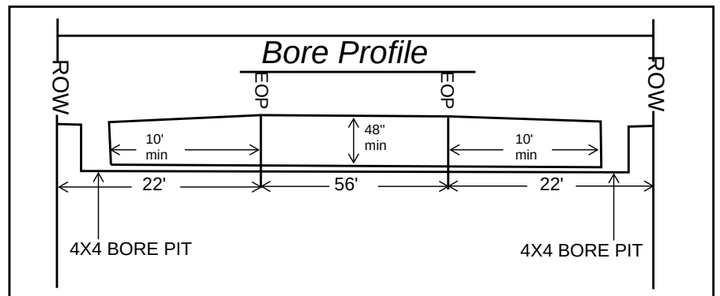
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COMCAST CABLE
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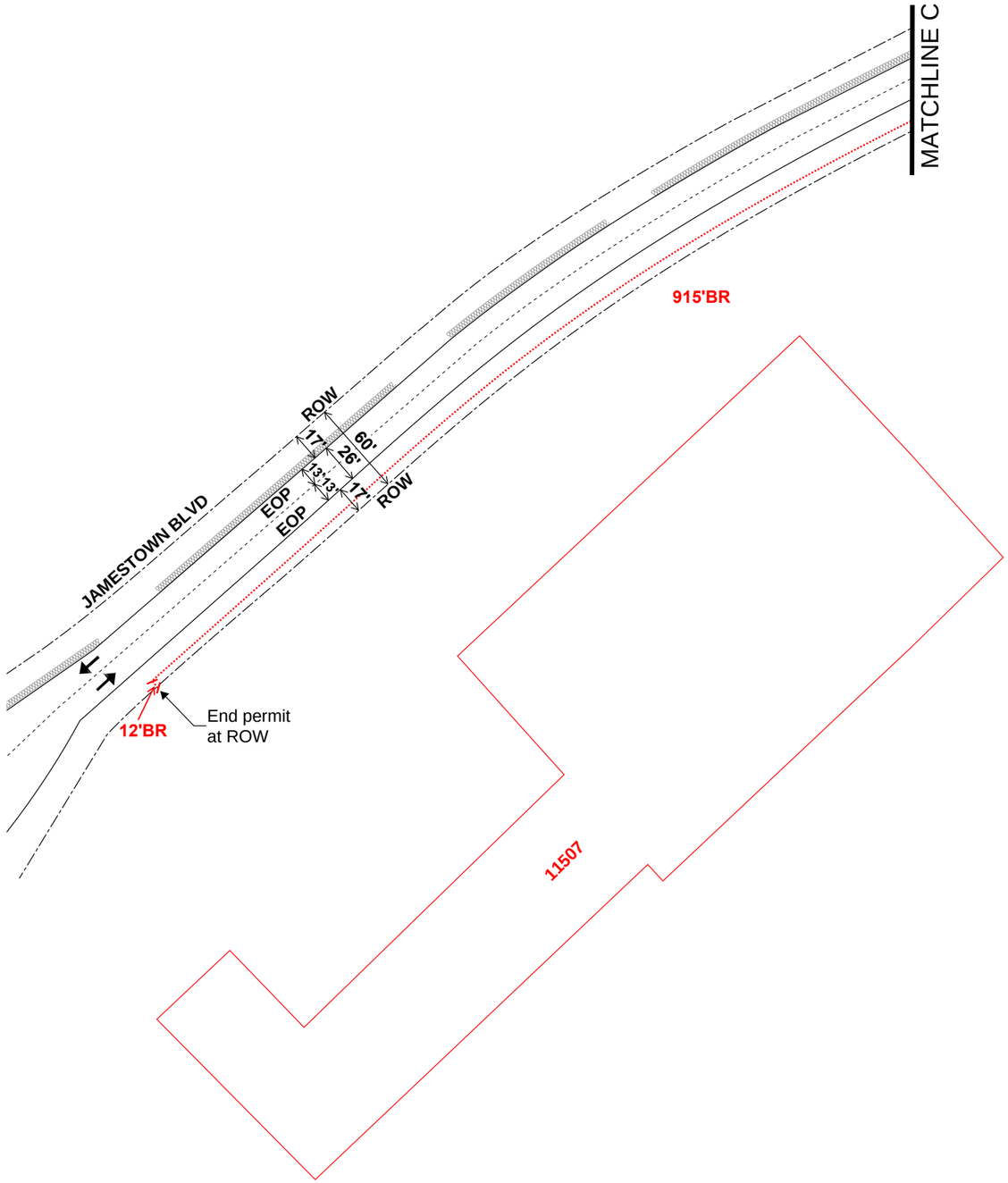
JOB# JB0002161715
PERMIT# TNKPSR11SR111507-UG-CITY
OPP NAME: TenHats
OPP ADDRESS: 11507 KINGSTON PIKE FARRAGUT TN 37934

FARRAGUT CITY

PERMIT APPLICATION

PORTAL#BP11514

BP-2025-340-RWP



SPEED LIMIT 25 MPH

N

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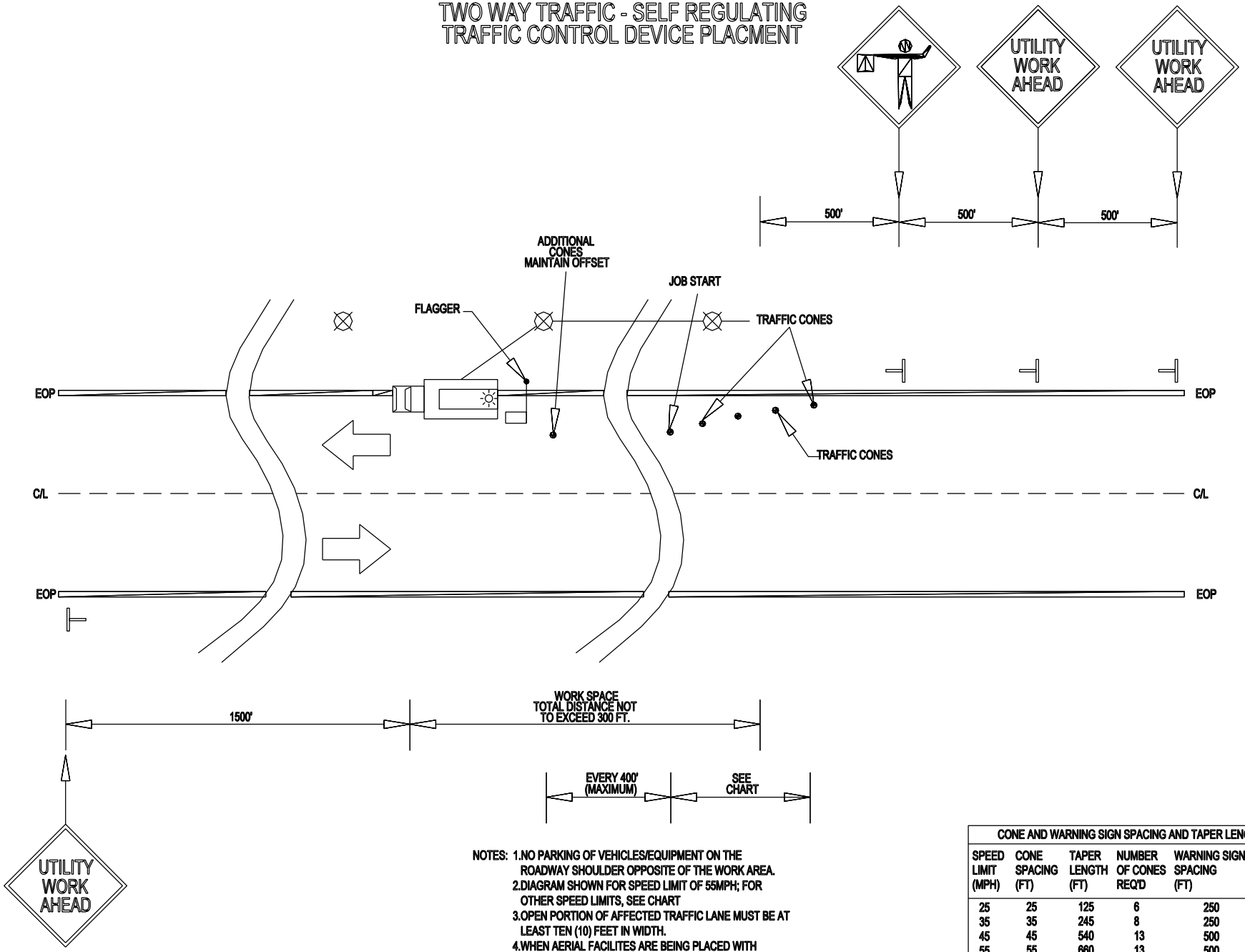
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PERMIT# TNKPSR11SR111507-UG-CITY
OPP NAME: TenHats
OPP ADDRESS: 11507 KINGSTON PIKE FARRAGUT TN 37934

FARRAGUT CITY

PERMIT APPLICATION


Jamestowne Blvd
North Fork Turkey Creek
START
END
Kroger Greenway
Kroger Greenway
Brooklawn St
11

MOVING OPERATION
TWO WAY TRAFFIC - SELF REGULATING
TRAFFIC CONTROL DEVICE PLACMENT



NOTES:
1. NO PARKING OF VEHICLES/EQUIPMENT ON THE ROADWAY SHOULDER OPPOSITE OF THE WORK AREA.
2. DIAGRAM SHOWN FOR SPEED LIMIT OF 55MPH; FOR OTHER SPEED LIMITS, SEE CHART
3. OPEN PORTION OF AFFECTED TRAFFIC LANE MUST BE AT LEAST TEN (10) FEET IN WIDTH.
4. WHEN AERIAL FACILITES ARE BEING PLACED WITH EQUIPMENT PARTIALLY ON THE TRAVELED PORTION OF THE HIGHWAY PLACE WARNING DEVICES AS ILLUSTRATED
*MAY USE "LANE NARROWS"

CONE AND WARNING SIGN SPACING AND TAPER LENGHTS					
SPEED LIMIT (MPH)	CONE SPACING (FT)	TAPER LENGTH (FT)	NUMBER OF CONES REQ'D	WARNING SIGN SPACING (FT)	MINIMUM SIGN SIZE
25	25	125	6	250	36"X36"
35	35	245	8	250	36"X36"
45	45	540	13	500	48"X48"
55	55	660	13	500	48"X48"
INTERSTATE, EXPRESSWAY AND LIMITED-ACCESS ROADWAYS				1000 2640 5280	48"X48" 48"X48" 48"X48"

Agenda Number: IV.C. **Meeting Date: January 15, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a site plan for the West End Center, Phase 3, 171 West End Avenue, Zoned C-1/MUTC (The Architecture Collaborative, Applicant)

Introduction & Background: This item was postponed at the November 20, 2025 Planning Commission meeting due to the applicant still working on a plan for stormwater management for the proposed project. The site plan has been updated and is now being presented for approval. The updated site plan and an updated drainage plan are included in the packet.

Discussion & Recommendations: The project includes a new 9,600 square foot building at the south intersection of West Point Drive and West End Avenue. The project will also involve some modifications to portions of the existing parking lot and a detention basin along West End Avenue that is associated with the West End Center. The proposed project will be part of the West End Center and will be referenced as West End Phase 3.

The West End Center is located within the Mixed Use Town Center (MUTC) and, when the Comprehensive Land Use Plan was updated in 2012, the plan included some design concepts that envisioned liner buildings in this development. The proposed project would help advance this design concept. In terms of the staff's review of the site plan, the staff recommends approval of the site plan subject to the following items being satisfactorily addressed:

1. Please consider adding a sidewalk section to access the new dumpster enclosure off West Point Drive to avoid walking in the street.
2. Please highlight (on the site layout sheet) the location and include the square footage of landscaped areas required

between the building and parking lot and accessways.
3. The tree preservation/removal plan is part of the site plan submittal. Please include in the final site plan set.
4. Please note that a separate landscape plan will be required in association with this project.
5. Please clarify on the architectural sheets that masonry is face brick in relation to this building.
6. The utility plan needs to show transformer locations and other utility structures, especially given the building's proximity to the street.
7. On the site lighting sheets please list the footcandle readings along the property lines, please include a column to verify compliance with the Kelvin temperature maximum, please note that the mounting height for wall fixtures cannot exceed 15 feet, and please ensure that the fixture cut sheets are legible.
8. Please provide an irrevocable letter of credit for $5,000 for erosion control and site stabilization.
9. Please note that staff will be presenting a text amendment discussion item to the Planning Commission that, if ultimately approved as a change to the Stormwater Ordinance, might make this site eligible for exemption from the need to detain stormwater runoff. Please contact staff for further information.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the site plan subject to the following items being satisfactorily addressed:

1. Please consider adding a sidewalk section to access the new dumpster enclosure off West Point Drive to avoid walking in the street.
2. Please highlight (on the site layout sheet) the location and include the square footage of landscaped areas required between the building and parking lot and accessways.
3. The tree preservation/removal plan is part of the site plan submittal. Please include in the final site plan set.
4. Please note that a separate landscape plan will be required in

association with this project.

5. Please clarify on the architectural sheets that masonry is face brick in relation to this building.
6. The utility plan needs to show transformer locations and other utility structures, especially given the building's proximity to the street.
7. On the site lighting sheets please list the footcandle readings along the property lines, please include a column to verify compliance with the Kelvin temperature maximum, please note that the mounting height for wall fixtures cannot exceed 15 feet, and please ensure that the fixture cut sheets are legible.
8. Please provide an irrevocable letter of credit for $5,000 for erosion control and site stabilization.
9. Please note that staff will be presenting a text amendment discussion item to the Planning Commission that, if ultimately approved as a change to the Stormwater Ordinance, might make this site eligible for exemption from the need to detain stormwater runoff. Please contact staff for further information.

A NEW DEVELOPMENT FOR:

WEST END PHASE 3

171 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/IPI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L, Page 53 (Buddy's BBQ)
4.815 Acres

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Grand total: 25

PROJECT INFORMATION:

PROJECT DESCRIPTION
A NEW MIXED USE TOWN CENTER - 9,600 S.F. FOR THE TOWN OF FARRAGUT.

JURISDICTION
TOWN OF FARRAGUT
COMMUNITY DEVELOPMENT DEPARTMENT
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
PHONE NUMBER: (865) 675-2384

DESIGN CODES
2018 INTERNATIONAL BUILDING CODE
2018 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL CODE
2018 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE (ICC A117.12009)

TYPE OF CONSTRUCTION: - TYPE IIB, UNSPRINKLERED
OCCUPANCY: - MERCANTILE

NUMBER OF STORIES: - 1 STORY - 25' TO 27' IN HEIGHT (EXTERIOR FACADE HEIGHT)

BUILDING AREA - 9,600 S.F.

SPRINKLER SYSTEM TYPE: - N/A
STANDPIPE SYSTEM: - N/A
FIRE/SMOKE ALARM SYSTEM - YES

ZONING: C-1 LOCATED IN THE MUTC (MIXED USE TOWN CENTER) ON THE FUTURE LAND USE MAP.

PRINCIPAL BLDG SETBACKS: 10' FROM ALL PROPERTY LINES

ACCESSORY STRUCTURE SETBACKS - 20' FROM ALL PROPERTY LINES

THE ACREAGE OF THE PROPERTY - 4.815
ACREAGE OF THE AREA OF DISTURBANCE -

PROJECT DIRECTORY:

OWNER:
M & M DEVELOPMENT CO INC.
SAM MISHU & TOMMY VANN
11235 W. POINT DR.
SMISHU@MMDEVELOPMENT.COM
TOMMY@VANNLAND.COM
(865) 675-0022 (865) 675-0038

ARCHITECT:
THE ARCHITECTURE COLLABORATIVE
DAN BRITTAIN, AIA
6700 BAUM DR., SUITE 23
KNOXVILLE, TN 37919
(865) 342-7505

CIVIL ENGINEER:
SPRINKLE ENGINEERING
MATT SPRINKLE
PO BOX 4013 MARYVILLE, TN 37802
MATT@SPRINKLEENGINEERING.COM
(865) 599-9192

MEP ENGINEER:
BEDINGER CONSULTING ENGINEERS
DAVID BLAKNEY
5641 MERCHANTS CENTER BLVD. STE A104
KNOXVILLE, TN 37912
DBLAKNEY@BCE1946.COM
(865) 299-5973

TAC
The Architecture Collaborative

TAC
The Architecture Collaborative
6215 Kingston Pike
Knoxville, TN 37919
www.tac-45.com
865.342.7505

A NEW DEVELOPMENT FOR:
WEST END PHASE 3
171 West End Phase Ave Farragut, TN 37934
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THIS DRAWING IS ISSUED FOR:

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Revisions:

No.	Date

Drawing Title:
COVER SHEET

Date: 12/15/25

Project No.
25012

Sheet No.
.CVR 01

GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. SITE BOUNDARY INFORMATION FROM SURVEY FILES PROVIDED BY LYNCH SURVEYS LLC DATED 05/01/18. TOPOGRAPHIC DATA IS FROM STATE OF TN LIDAR DATA. SPRINKLE ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.
3. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE TENNESSEE UTILITY PROTECTION SERVICES, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE UNDERGROUND PROTECTION, INC.
5. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
9. ANY WORK PERFORMED IN THE STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
10. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY TDEC FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
11. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY THE TOWN OF FARRAGUT AND TDEC.
12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
13. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
14. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
15. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.
16. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.

DEMOLITION NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH FARRAGUT STANDARDS - OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
5. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
10. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC., IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
2. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
5. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
6. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
8. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
9. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON PROJECT SITE. THIS INDIVIDUAL MUST HAVE COMPLETED THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL" COURSE OR AN EQUIVALENT COURSE.
2. REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK FOR DESIGN CRITERIA AND GUIDELINES FOR EROSION CONTROL MEASURES.
3. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
4. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.
5. CONSTRUCTION STAGING AND PHASING IS CRITICAL TO REDUCING SEDIMENT RUNOFF FROM SITE.
6. EROSION CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY AND AFTER EACH RAINFALL. CHECK DAILY DURING PROLONGED RAINFALL.
8. CONSTRUCTION DEBRIS MUST BE KEPT FROM ENTERING THE STORM MANAGEMENT SYSTEM.
9. STOCKPILED SOIL SHALL BE PROTECTED AND LOCATED FAR ENOUGH FROM STREAMS AND DRAINAGEWAYS SO THAT RUNOFF CANNOT CARRY SEDIMENT DOWNSTREAM.
10. VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING.
11. TEMPORARY SOIL STABILIZATION WITH APPROPRIATE ANNUAL VEGETATION SHALL BE APPLIED ON AREAS THAT WILL REMAIN UNFINISHED FOR MORE THAN 14 CALENDAR DAYS.
12. PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION SHALL BE APPLIED AS SOON AS PRACTICAL AFTER FINAL GRADING. CONTRACTOR SHALL INSPECT THE SITE PERIODICALLY TO REPAIR AND RE-ESTABLISH VEGETATION TO DAMAGED AREAS.
13. STAKED AND ENTRENCHED SILT FENCE MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS, ON THE DOWNHILL SIDES OF STOCKPILED SOIL, AND ALONG STREAM BANKS IN CLEARED AREAS TO PREVENT EROSION INTO STREAMS. SILT FENCE MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY OR PRIOR TO FORECASTING RAIN EVENTS.
14. WHERE APPROPRIATE, SURFACE WATER FLOWING TOWARD CONSTRUCTION AREA SHALL BE DIVERTED AROUND THE CONSTRUCTION AREA USING DIKES, TO REDUCE EROSION POTENTIAL.
15. PLACEMENT AND MAINTENANCE OF CHECK DAMS SHALL BE AS SPECIFIED ON PLANS AND AS REQUIRED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
16. ALL ROCK SHALL BE CLEAN, HARD ROCK CONTAINING NO SAND, DUST, OR ORGANIC MATERIAL.
17. REFER TO THE TENNESSEE EROSION CONTROL HANDBOOK FOR MAINTENANCE REQUIREMENTS OF EROSION AND SEDIMENT CONTROL MEASURES.
18. CONTRACTOR SHALL MAINTAIN SILT FENCES AND OTHER EROSION CONTROL DEVICES FOR THE DURATION OF THE PROJECT, TO ENSURE EFFECTIVENESS, UNTIL ACCEPTED BY THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER. IF CONSTRUCTION ACTIVITIES CEASE DUE TO WEATHER RELATED CAUSES, THEN THE CONTRACTOR WILL ENSURE THAT THE SITE IS PROPERLY STABILIZED AND ALL EROSION CONTROL DEVICES ARE MAINTAINED AND FUNCTIONAL DURING THOSE PERIODS OF INACTIVITY.
19. CONSTRUCTION EXIT - CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION EXIT PRIOR TO ANY EARTHWORK OPERATIONS, CONSTRUCTION EXIT SHALL BE LOCATED AS SHOWN. CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD TO PUBLIC RIGHTS-OF-WAYS. ALL MATERIAL SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES OR SITE ONTO ADJACENT ROADWAYS SHALL BE REMOVED IMMEDIATELY FROM THE ROADWAY.
20. CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT AND PROPER DISPOSAL OF ALL DEBRIS WITHIN THE STORM DRAINAGE STRUCTURES, INCLUDING SILT FROM FLUMES, PIPES, ETC., PRIOR TO COMPLETION OF THE PROJECT.
21. ADDITIONAL PROTECTION IN ADDITION TO THE ABOVE, SHALL BE PROVIDED THAT WILL PREVENT SILT FROM LEAVING THE SITE DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
22. MEASURES SHOWN FOR SEDIMENT AND EROSION CONTROL REPRESENT THE MINIMUM ANTICIPATED. ADDITIONAL PROTECTION SHALL BE PROVIDED AS NECESSARY THAT WILL PREVENT SEDIMENT FROM LEAVING THE SITE DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
23. THE GRADING CONTRACTOR AND BUILDING CONTRACTOR WILL REFRAIN FROM DOING ANY WORK OUTSIDE OF THE DELINEATED LIMITS OF DISTURBANCE.
24. ALL SILT FENCE IS TO BE TYPE A EXCEPT WHERE SPECIFIED DIFFERENTLY.
25. EROSION CONTROL MATTING TO BE JUTE MESH(OR APPROVED EQUAL) AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

LAYOUT NOTES

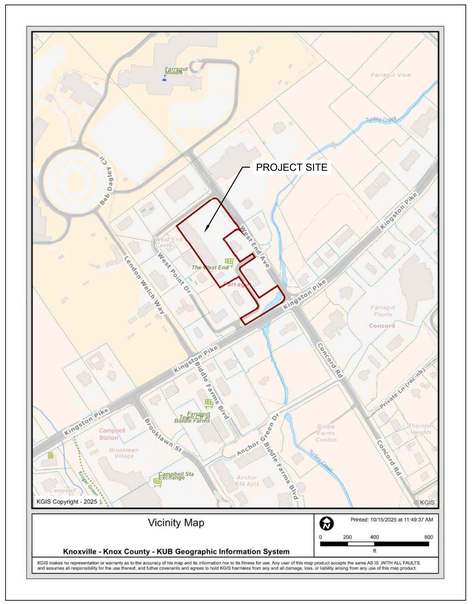
1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE TOWN OF FARRAGUT. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

STORM DRAINAGE NOTES

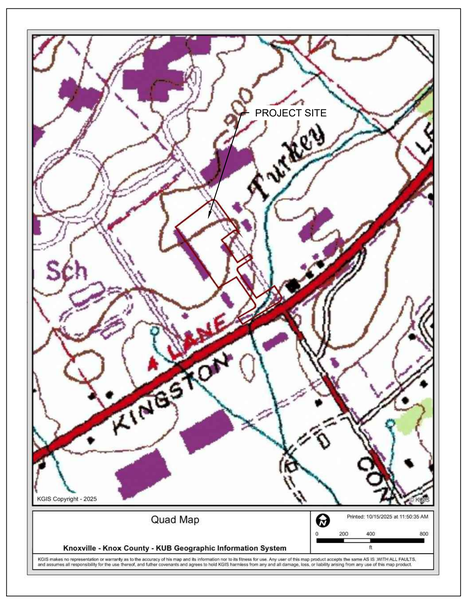
1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE(INCLUDING AS-BUILT SURVEY PLANS, IF REQUIRED) OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ANY FIELD TILE CUT IN EXCAVATION, WHICH DRAINS AN OFFSITE AREA, MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
5. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
6. ALL STORM STRUCTURES ARE TDOT TYPES UNLESS OTHERWISE INDICATED.
7. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS.

UTILITY NOTES

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
5. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
7. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.



VICINITY MAP



USGS TOPO QUAD

811 Know what's below. Call before you dig

LEGEND

- PROPERTY BOUNDARY
- EXISTING PAVEMENT
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING ELECTRICAL BOX
- 890 EXISTING CONTOUR INDEX
- 887 EXISTING CONTOUR INTERMEDIATE
- EXISTING WATER LINE
- OHW EXISTING OVERHEAD LINE
- UG-E EXISTING UNDERGROUND LINE
- 890 PROPOSED CONTOUR INDEX
- 887 PROPOSED CONTOUR INTERMEDIATE
- PROPOSED STORM LINE
- PROPOSED STORM STRUCTURE
- PROPOSED LIMITS OF DISTURBANCE
- SF PROPOSED SILT FENCE

OWNER: WEST END PHASE II PARTNERSHIP
124 B WEST END AVE
KNOXVILLE, TN 37934

DESIGN ENGINEER: SPRINKLE ENGINEERING, LLC - MATT SPRINKLE, PE
PO BOX 4013
MARYVILLE, TN 37802
PHONE NUMBER: 865-599-9192
MATT@SPRINKLEENGINEERING.COM

SITE DATA

PARCEL ID:	143 00127
ADDRESS:	171 WEST END AVE KNOXVILLE, TENNESSEE 37934
EXISTING USE:	RETAIL/MIXED USE
EXISTING ZONING:	C-1 MUTCD - MIXED USE TOWN CENTER
PROPOSED USE:	RETAIL/MIXED USE
SETBACKS:	FRONT - 10' SIDE - 0' REAR - 0'
ACREAGE OF EX SITE:	4.82 AC TOTAL
AREA OF DISTURBANCE:	±0.9 AC
POST CONSTRUCTION IMPERVIOUS AREA:	±51,750 SF

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SPRINKLE ENGINEERING, LLC
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MARYVILLE, TN 37802

TAC
The Architecture Collaborative
6215 Kingston Pike | Knoxville, TN 37919
www.tac-45.com | 865.342.7505

A NEW DEVELOPMENT FOR:
WEST END PHASE 3
171 WEST END AVE.
FARRAGUT, TN 37934

MATTHEW S. SPRINKLE — REGISTERED ENGINEER — COMMERCE — No. 121153 — STATE OF TENNESSEE — 12/29/25

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Revisions:

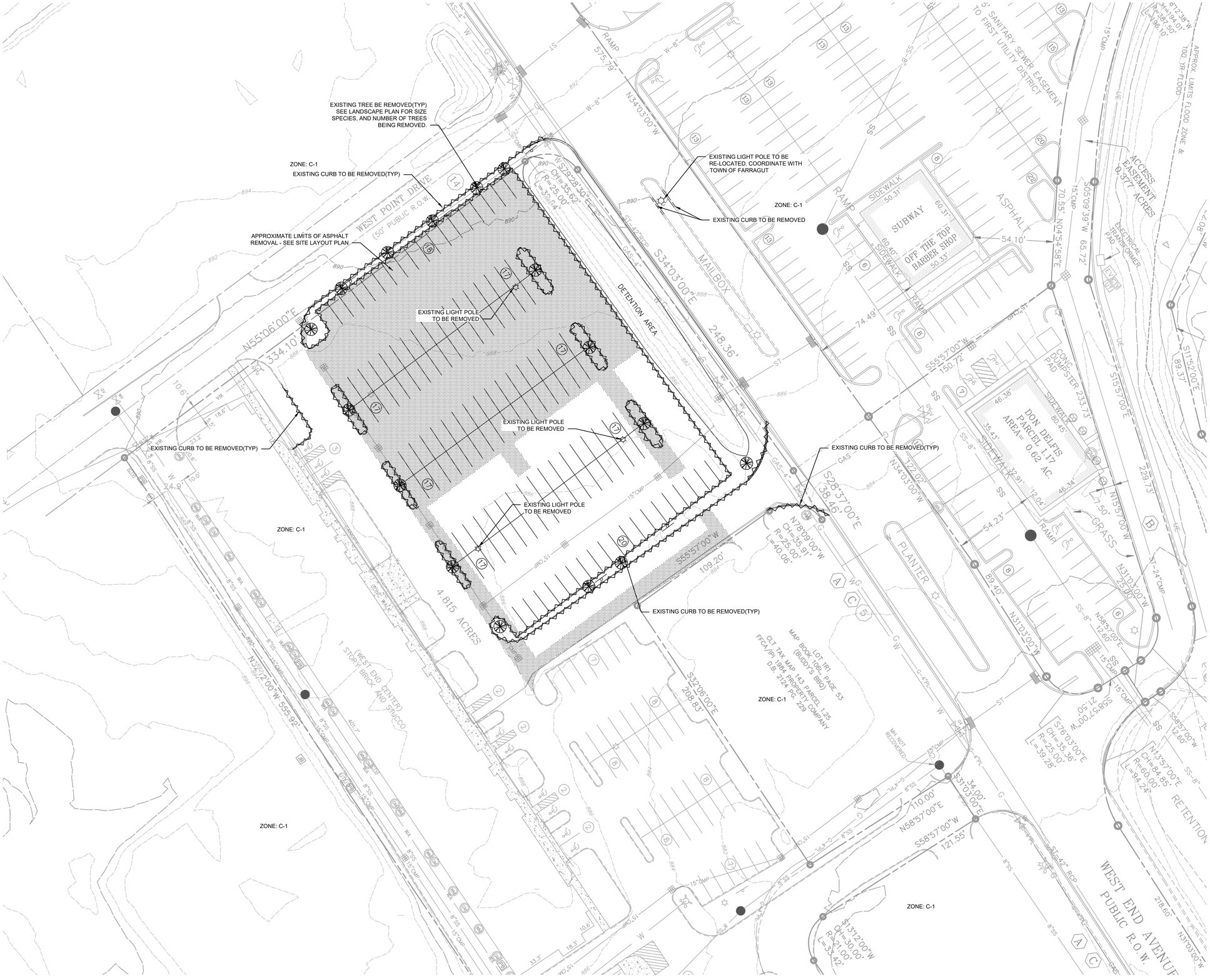
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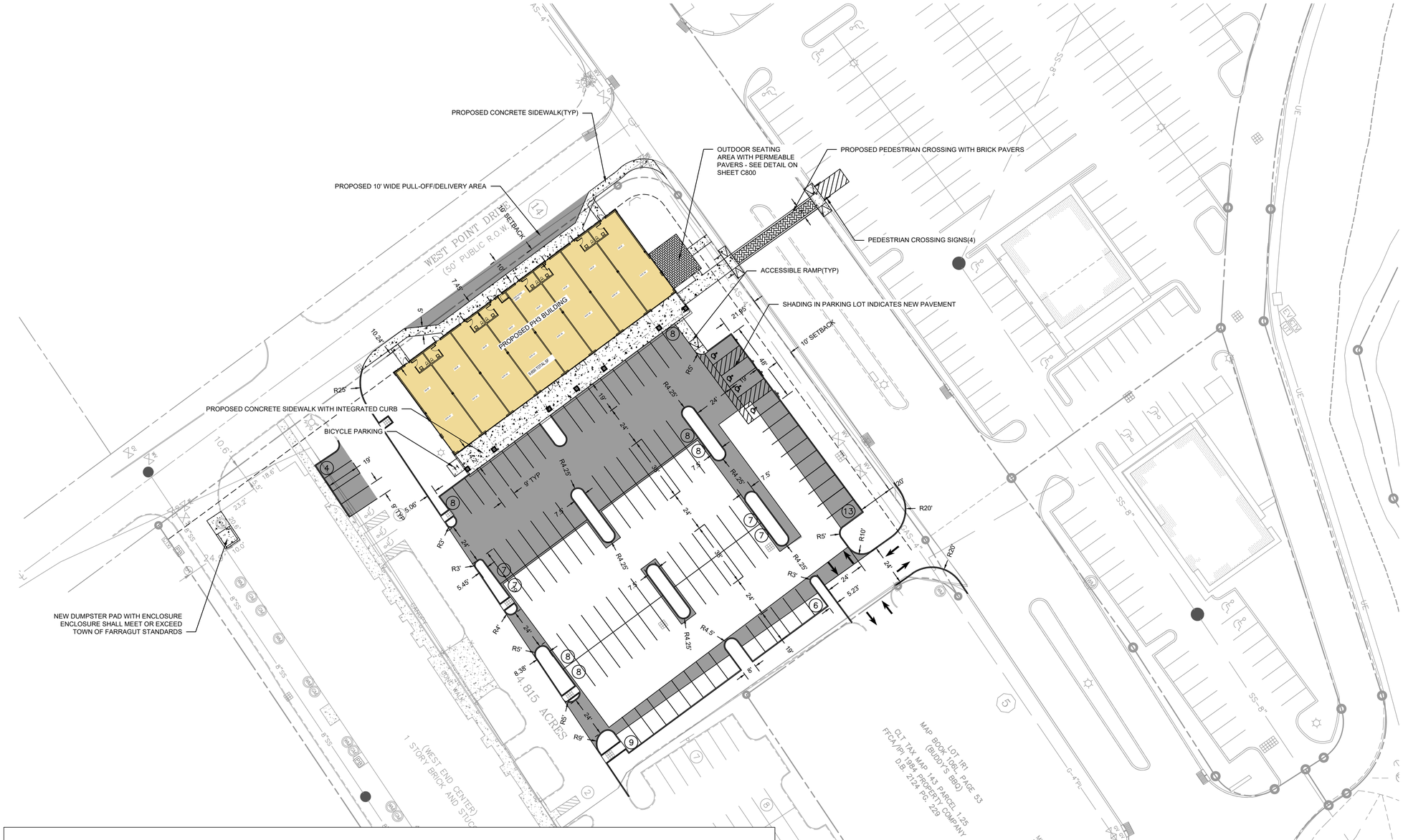
Drawing Title: GENERAL NOTES AND LEGEND

Date: 12/29/2025

Project No. 25012

Sheet No. C001


EXISTING TREE BE REMOVED(TYP)
SEE LANDSCAPE PLAN FOR SIZE
SPECIES, AND NUMBER OF TREES
BEING REMOVED.
ZONE: C-1
EXISTING CURB TO BE REMOVED(TYP)
APPROXIMATE LIMITS OF ASPHALT
REMOVAL - SEE SITE LAYOUT PLAN
EXISTING LIGHT POLE
TO BE REMOVED
EXISTING LIGHT POLE
TO BE REMOVED
EXISTING LIGHT POLE
TO BE REMOVED
EXISTING CURB TO BE REMOVED(TYP)
EXISTING LIGHT POLE TO BE
RE-LOCATED. COORDINATE WITH
TOWN OF FARRAGUT
EXISTING CURB TO BE REMOVED
EXISTING CURB TO BE REMOVED(TYP)
ZONE: C-1
ZONE: C-1
ZONE: C-1
ZONE: C-1
WEST POINT DRIVE
(50' PUBLIC R.O.W.)
DETENTION AREA
MAILBOX
SUBWAY
OFF THE TOP
BARBER SHOP
ASPHALT
DON DELPIS
PARCEL 1.17
AREA= 0.62 AC.
GRASS
RETENTION
WEST END AVENUE
PUBLIC R.O.W.
4.815 ACRES
(WEST END CENTER)
1 STORY BRICK AND STUCCO
5' SANITARY SEWER EASEMENT
TO FIRST UTILITY DISTRICT
APPROX. LIMITS FLOOD ZONE &
100 YR FLOOD
ACCESS
EASEMENT
0.377 ACRES
ELECTRICAL
TRANSFORMER
PAD
CONC.
DUMPSTER
PAD
PLANTER
RAMP
SIDEWALK
RAMP
N34°03'00"W
575.79'
S34°03'00"E
248.36'
N55°06'00"E
334.10'
N32°12'00"W
555.92'
S32°06'00"E
208.83'
S28°37'00"E
38.46'
N34°03'00"W
122.02'
S55°57'00"W
150.72'
S15°57'00"E
89.37'
S05°09'39"W
65.72'
N04°54'58"E
70.55'
N58°57'00"E
110.00'
S31°03'00"E
34.00'
S58°57'00"W
121.55'
N31°03'00"W
218.60'
N15°57'00"W
229.73'
N31°03'00"W
253.00'
S58°57'00"W
12.60'
N31°03'00"W
53.40'
S58°57'00"W
21.50'
N58°57'00"E
12.60'
N31°03'00"W
54.23'
N15°57'00"W
7.50'
S12°28'58"W
194.01'
R=1382.90'
L=196.10'
N78°09'00"W
CH=35.91'
R=25.00'
L=40.06'
S71°12'00"W
CH=30.00'
R=21.00'
L=33.42'
S71°03'00"E
CH=35.36'
R=25.00'
L=39.28'
N31°57'00"E
CH=84.85'
R=60.00'
L=94.24'
S71°03'00"E
CH=35.91'
R=25.00'
L=39.44'
#4 REBAR NOT RECOVERED
#4 REBAR
1/2" REBAR
#4 REBAR
1/2" REBAR
#4 REBAR
1/2" REBAR



Zoning: C-1 - Located in the MUTC (Mixed Use Town Center) on the Future Land Use Map
Principal Bldg Setbacks - 10' From All Property Lines
Accessory Structure Setbacks - 20' From All Property Lines

129 West End Ave	
Existing Spaces	
Large Parking Area	143
Small Parking Area	54
Fruition Café Lot	15
Total Spaces	212

Proposed Spaces	
Large Parking Area	113
Small Parking Area	54
Fruition Café Lot	15
Total Spaces	182

Required By Farragut Code	For MUTC Developments - One Parking Space per 250 square feet of gross floor area for the ground floor. One Parking Space per 500 square feet of gross floor area for the second floor. Bicycle Parking - 1 Bicycle Space per 5,000sf of gross floor area

Structure	Use	Size	Units	Spaces Required	
129 West End Ave					
Existing Bu	MUTC	23873	sf	95.492	
Frutition	MUTC	1972	sf	7.888	104 Spaces Required (Existing Conditions)
New Bldg	MUTC First Floor	9600	sf	38.4	
New Bldg	MUTC Second Floor	0	sf	0	142 Spaces Required(After New Building Added)
				141.78	

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FLOOD NOTE

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA OF FLOOD HAZARD PER THE FEMA FLOOD INSURANCE RATE MAP NO.47093C0244G EFFECTIVE AUGUST 5, 2013.

UTILITY NOTE

THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

0 30 60 Feet

SPRINKLE ENGINEERING
SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

TAC
The Architecture Collaborative
6215 Kingston Pike | Knoxville, TN 37919
www.tac-45.com | 865.342.7505

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171 WEST END AVE.
FARRAGUT, TN 37934

MATTHEW S. SPRINKLE
REGISTERED ENGINEER
No. 119133
STATE OF TENNESSEE
12/29/25

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Revisions:

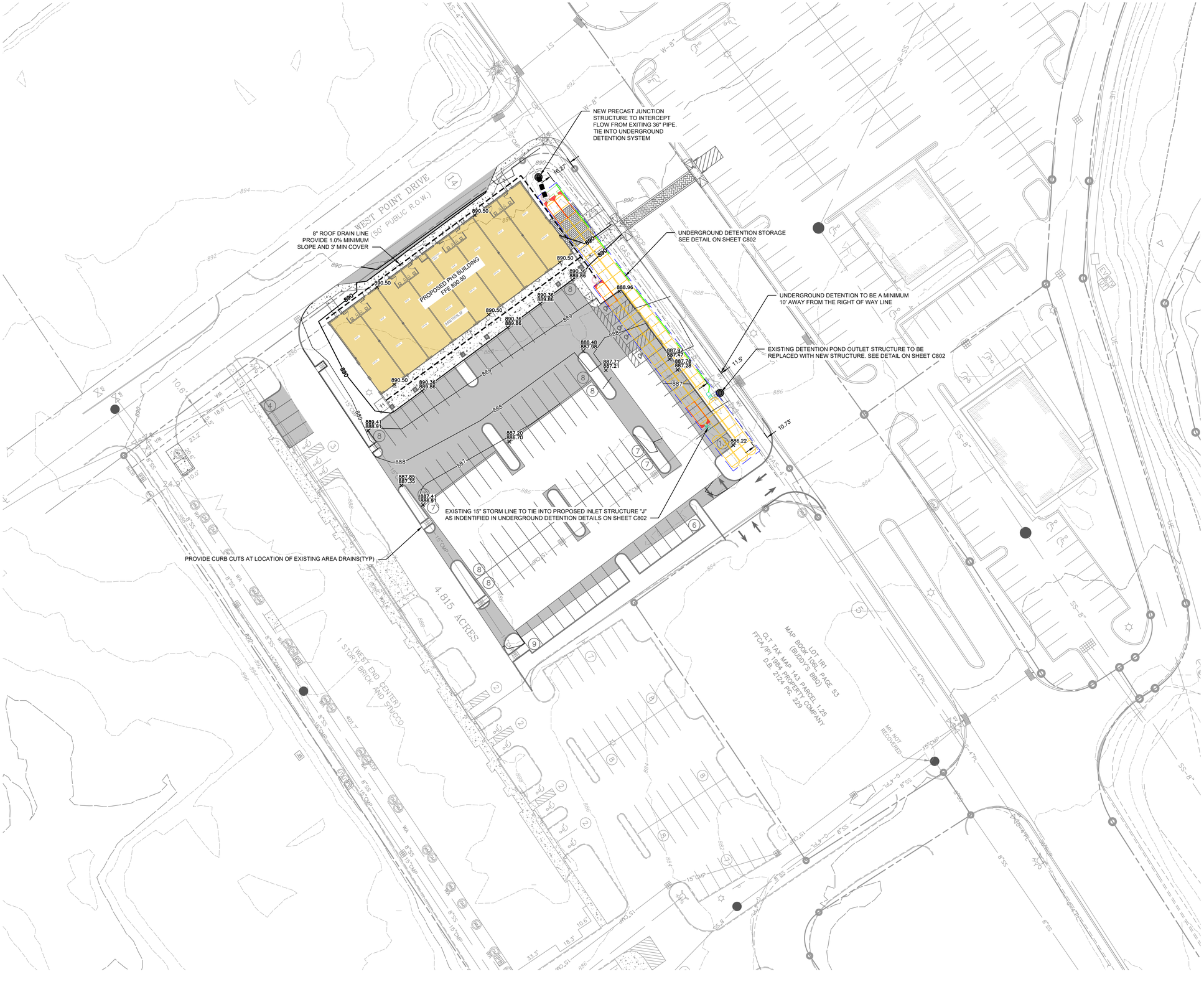
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Drawing Title:
SITE LAYOUT PLAN

Date: 12/29/2025

Project No.
25012

Sheet No.
C200



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0 30 60 Feet

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Revisions:

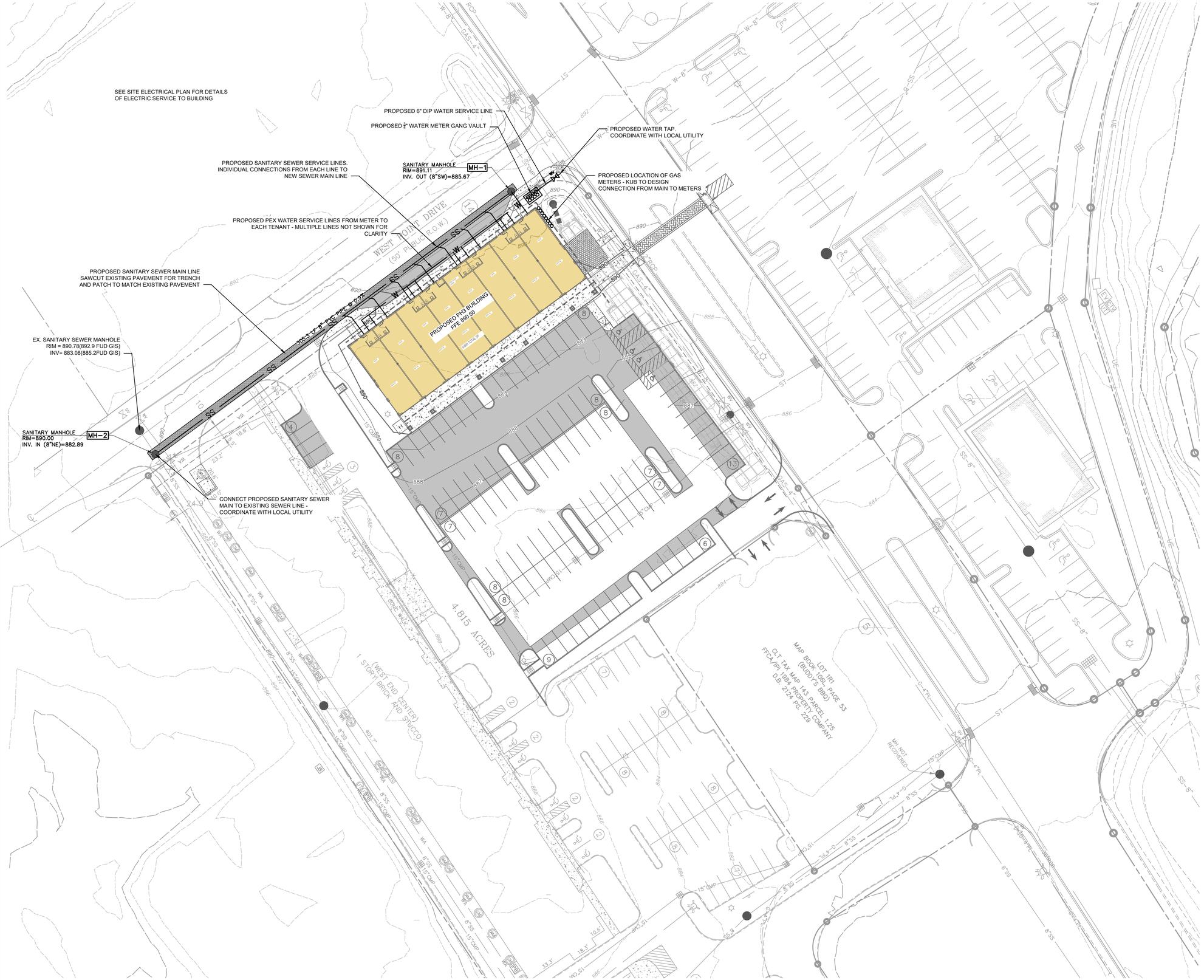
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Drawing Title:
SITE GRADING AND DRAINAGE PLAN

Date: 12/29/2025

Project No. 25012

Sheet No. C300



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UTILITY NOTE

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MATTHEW S. SPRINKLE REGISTERED ENGINEER STATE OF TENNESSEE 12/29/25

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Revisions:

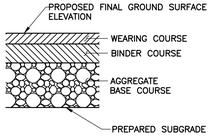
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Drawing Title:
SITE UTILITY PLAN

Date: 12/29/2025

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C500



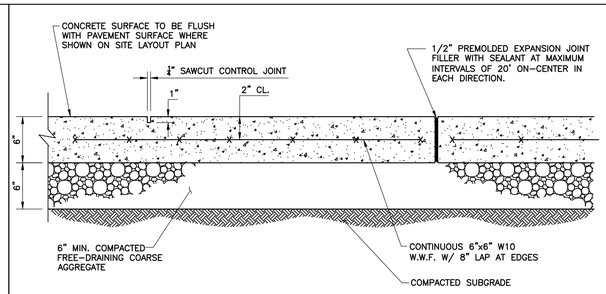
TDOT SPECIFICATION	ITEM	LIGHT DUTY PAVEMENT SECTION
SECTION 411, GRADING "E"	BITUMINOUS CONCRETE WEARING COURSE	1.5"
SECTION 307, GRADING "BM"	BITUMINOUS CONCRETE BINDER COURSE	2"
SECTION 903.05, GRADING A & D	AGGREGATE BASE COURSE	6"

NOTES:

1. THE PAVEMENT SUBGRADE SHALL BEPREPARED AS FOLLOWS:
   - A. PAVEMENT SUBGRADE SHALL BE PROOFROLLED AND COMPACTED TO AT LEAST 100% OF ITS MAXIMUM DRY DENSITY AND WITHIN ± 3% OF ITS OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR). ANY SOFT AREAS SHALL BE OVEREXCAVATED TO A FIRM AND COMPETENT MATERIAL AND BACKFILLED AS DESCRIBED IN 1B.
   - B. ALL APPROVED FILL SHALL BE PLACED IN MAXIMUM 8" THICK, LOOSE LIFTS AND COMPACTED TO 100% OF ITS MAXIMUM DRY DENSITY AND WITHIN ±3% OF ITS OPTIMUM MOISTURE CONTENT. THE FILL MATERIAL'S MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED BY ASTM D1557 (MODIFIED PROCTOR).
   - C. AFTER COMPACTION, THE PAVEMENT SUBGRADE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION WITH NO SUDDEN, SHARP OR ABRUPT CHANGES OR BREAKS IN GRADES. NO STANDING WATER OR EXCESS MOISTURE SHALL BE PRESENT. ALL SOFT AND YIELDING AREAS SHALL BE REWORKED BY OVEREXCAVATING TO A FIRM AND COMPETENT MATERIAL, AND BACKFILLED AS DESCRIBED IN 1B.
   - D. THE SUBGRADE SHALL BE GRADED AND SHAPED AS REQUIRED TO CONSTRUCT THE AGGREGATE BASE COURSE IN CONFORMANCE WITH THE GRADES, LINES AND THICKNESSES SHOWN ON THE DRAWINGS.
2. THE BITUMINOUS COURSES SHALL BE TAPERED INTO THE STORM SEWER INLETS WHILE MAINTAINING FULL PAVEMENT SECTION DEPTH.
3. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVEMENT RECOMMENDATIONS.

ASPHALT PAVEMENT SECTION

NOT TO SCALE

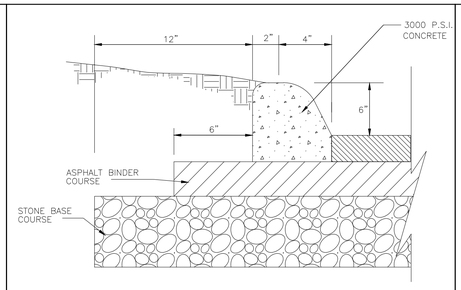


NOTES:

1. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ABUTS THE BUILDING.
2. REFER TO THE PROJECT SPECIFICATIONS FOR SPECIAL FINISHES, AGGREGATETREATMENT, COLORS, PATTERN FINISHES, ETC.
3. SEE C200 FOR LOCATIONS AND WIDTHS.

CONCRETE PAVEMENT

NOT TO SCALE

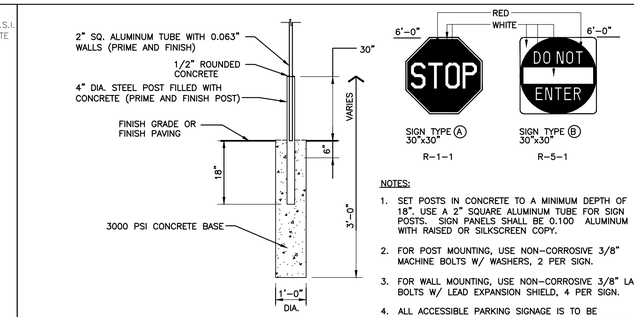


NOTES:

1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 5' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

TYPICAL EXTRUDED CURB DETAIL

NOT TO SCALE

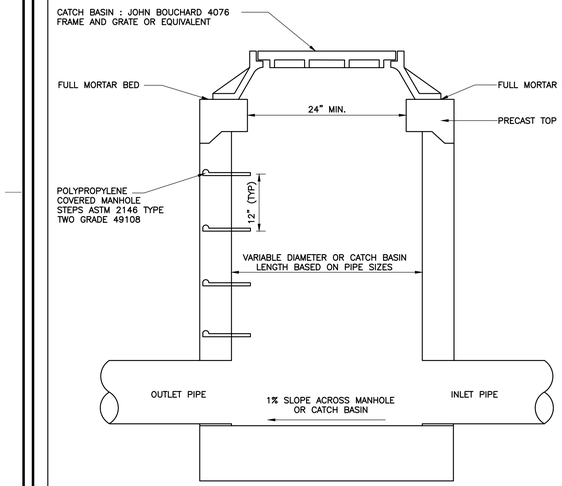


NOTES:

1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 18". USE A 2" SQUARE ALUMINUM TUBE FOR SIGN POSTS. SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN.
3. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS W/ LEAD EXPANSION SHIELD, 4 PER SIGN.
4. ALL ACCESSIBLE PARKING SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE.

SIGNAGE

NOT TO SCALE

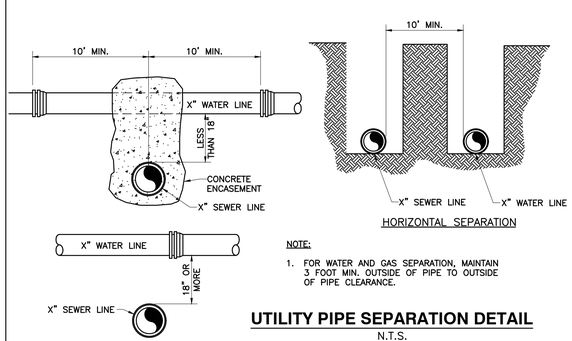


CATCH BASIN NOTE:

PRECAST CONCRETE CATCH BASIN WITH MASTIC JOINTS AND WEEP HOLES. OPENINGS FOR PIPES SHOULD BE 1" LARGER THAN THE OUTSIDE PIPE DIAMETER. CLEARANCE BETWEEN PIPE AND MANHOLE TO BE SEALED WITH SIKAFLEX 405, OR EQUIVALENT SEALANT.

CATCH BASIN

NOT TO SCALE

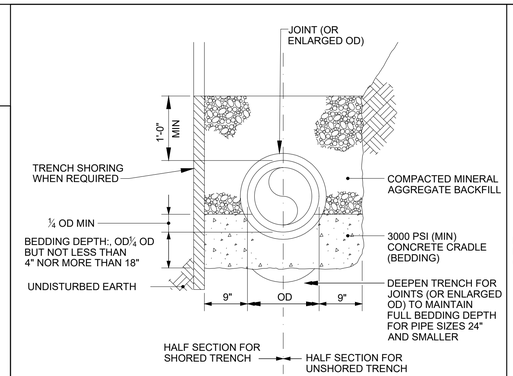


NOTE:

1. FOR WATER AND GAS SEPARATION, MAINTAIN 3 FOOT MIN. OUTSIDE OF PIPE TO OUTSIDE OF PIPE CLEARANCE.

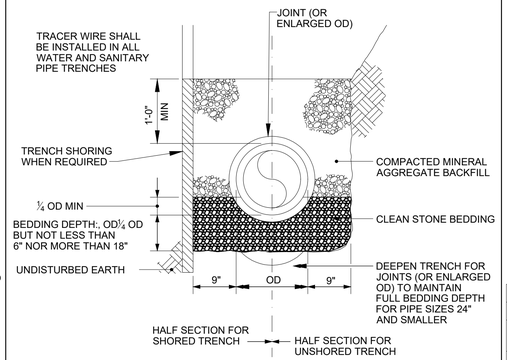
UTILITY PIPE SEPARATION DETAIL

N.T.S.



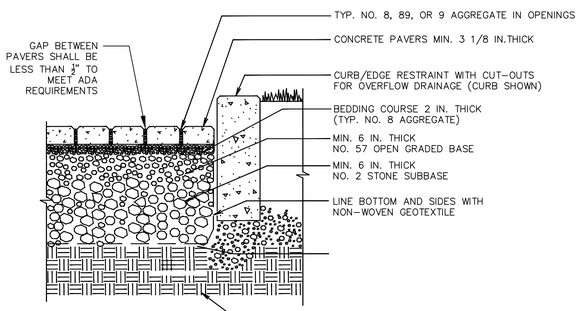
CLASS "A" PIPE BEDDING DETAIL

N.T.S.



WATER PIPE BEDDING DETAIL

NOT TO SCALE

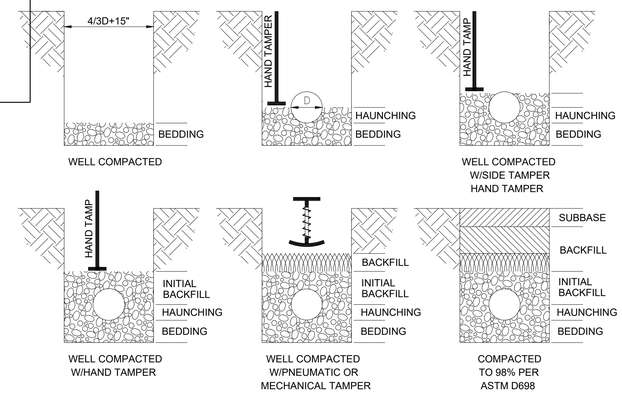


NOTES:

1. CROSS SECTION IS FOR TYPICAL PERMEABLE PAVER APPLICATION. MAY VARY DEPENDING ON PAVER SELECTED. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF PAVER MANUFACTURER.
2. SUBGRADE OF PERMEABLE PAVERS SHALL BE RELATIVELY FLAT(2% SLOPE OR LESS)

TYPICAL PERMEABLE PAVER SECTION

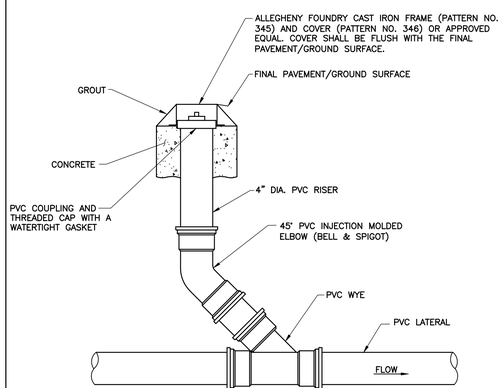
N T S



LAYER	DEPTH	MATERIAL
BEDDING	6" MIN.	CLASS I FOR FLEXIBLE PIPE, CLASS I-IV FOR RIGID PIPE
HAUNCHING	VARIES	CLASS I FOR FLEXIBLE PIPE, CLASS I-IV FOR RIGID PIPE, TAMPED IN 6" MAXIMUM LAYERS.
INITIAL BACKFILL	VARIES	CLASS I FOR FLEXIBLE PIPE, CLASS I-IV FOR RIGID PIPE
BACKFILL	VARIES	CLASS I-IV FOR ALL PIPE, 75% OF BACKFILL MATERIAL MAY CONTAIN BROKEN STONES NOT EXCEEDING 6" IN DIAMETER- TAMPED IN 6" MAXIMUM LAYERS
SUBBASE	12"	CLASS I-IV FOR ALL PIPE - EXCEPT USE T.D.O.T. MINERAL AGGREGATE BASE TYPE A, ACROSS OR ALONG EXISTING PAVEMENT

TRENCH BACKFILLING & COMPACTION IN UNIMPROVED AND IMPROVED AREAS

N.T.S.



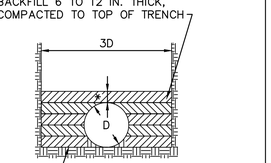
NOTES:

1. THIS DETAIL APPLIES TO STORM AND SANITARY SEWER CLEANOUTS WITH APPROPRIATE CHANGES TO WYE AND PIPE SIZES.
2. ALL PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH RUBBER GASKETED JOINTS.

SANITARY SEWER CLEANOUT

NOT TO SCALE

LEVEL LIFTS OF STRUCTURE BACKFILL 6 TO 12 IN. THICK, COMPACTED TO TOP OF TRENCH



* MINIMUM COVER OF STRUCTURE BACKFILL IS D/8 OR 12 IN. WHICHEVER IS GREATER.

COMPACTION KEY DETAIL

NOT TO SCALE

SPRINKLE ENGINEERING
SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

TAC
The Architecture Collaborative
6215 Kingston Pike | Knoxville, TN 37919
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A NEW DEVELOPMENT FOR:

WEST END PHASE 3

171 WEST END AVE.
FARRAGUT, TN 37934



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Revisions:

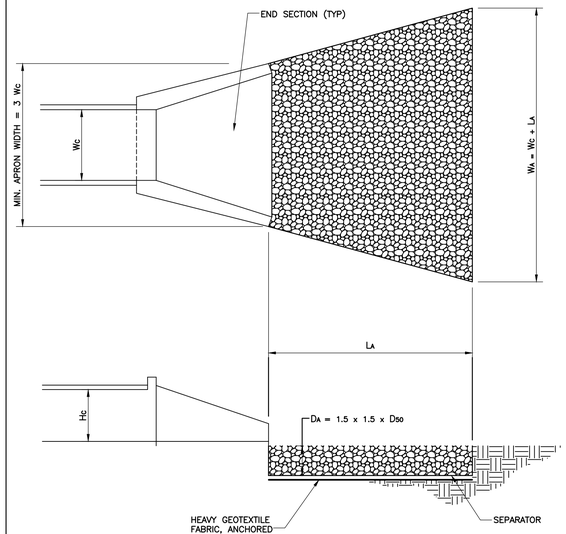
No.	Date

Drawing Title:
SITE DETAILS

Date: 12/29/2025

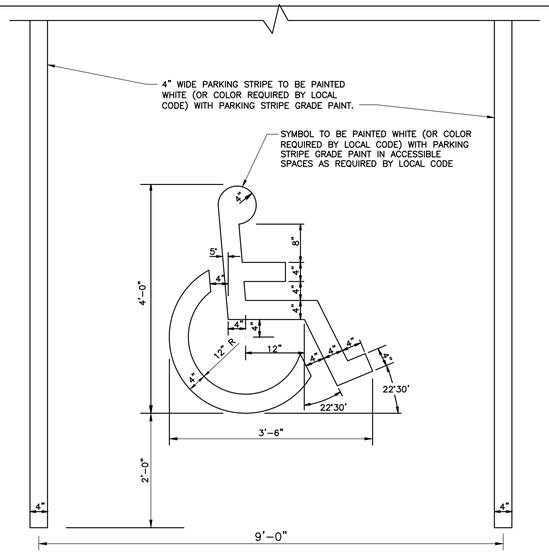
Project No.
25012

Sheet No.
C800



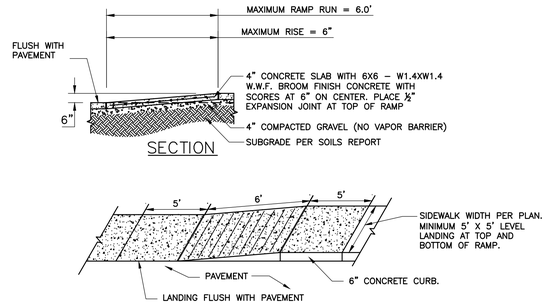
TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)

EROSION CONTROL PLAN LEGEND: OP



ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



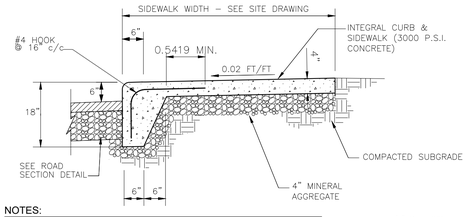
DIAGRAM

NOTES:

A. IN–LINE RAMP SHOWN WITH CURB AT SIDES SHALL HAVE A MAXIMUM ELEVATION CHANGE OF 6".
B. PROVIDE MINIMUM 5' X 5' LEVEL (<2% SLOPE IN ALL DIRECTIONS) LANDING AT TOP AND BOTTOM OF RAMP.
C. VERIFY SIZE AND STYLE OF RAMP WITH SITE IMPROVEMENT PLAN.

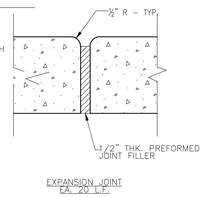
ACCESSIBLE PARALLEL RAMP

NOT TO SCALE



NOTES:

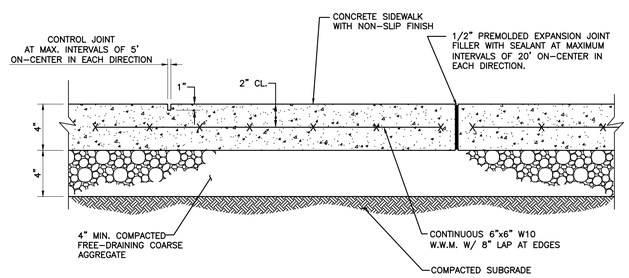
1. SPACE CONTRACTION JOINTS EQUAL TO WALK WIDTH BUT DO NOT EXCEED 5'. USE 1/4" RADIUS TOOLED JOINTS.
2. CONCRETE TO HAVE MINIMUM 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
3. SPACE 1/2" EXPANSION JOINTS NO MORE THAN 20' APART.
4. PLACE PREFORMED 1/2" EXPANSION JOINTS BETWEEN ALL FIXED OBJECTS AND SIDEWALKS, INCLUDING INTERSECTIONS WITH OTHER STRUCTURES, SIDEWALKS, FOUNDATIONS, ETC.



EXPANSION JOINT EA. 20 L.F.

INTEGRAL CURB & SIDEWALK

NOT TO SCALE

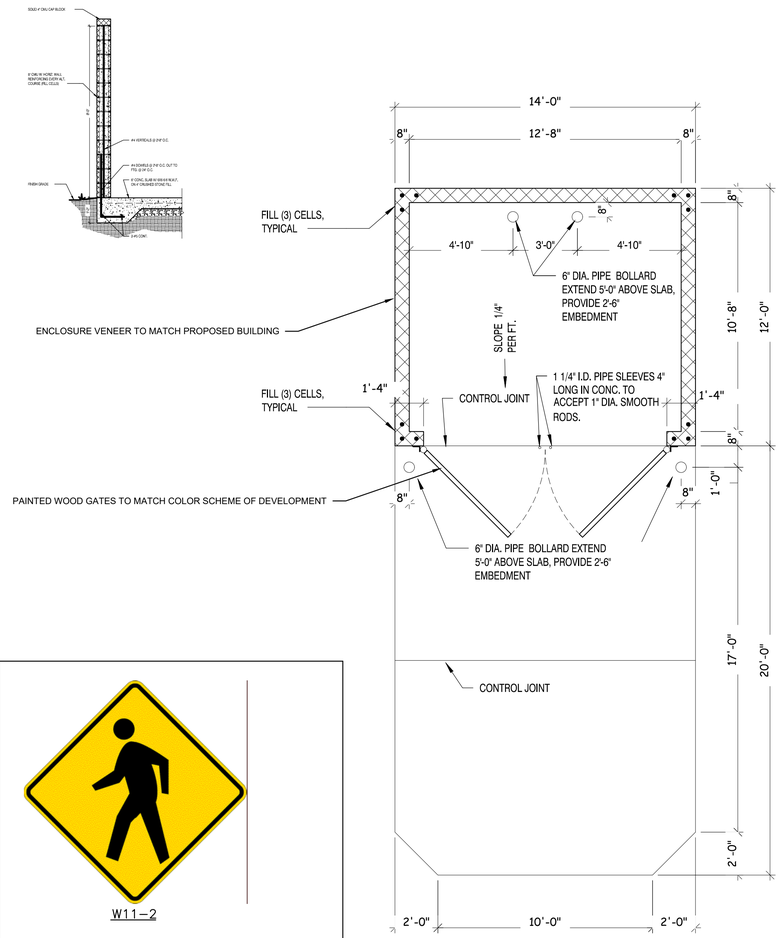


NOTES:

1. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ABUTS THE BUILDING.
2. PROVIDE MEDIUM BROOM FINISH.
3. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED.

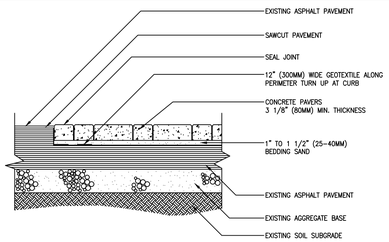
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL

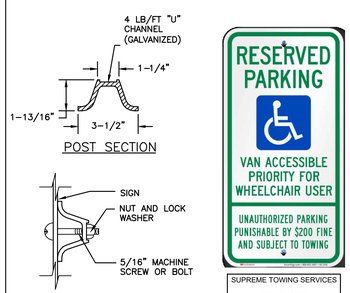
NOT TO SCALE



NOTES:

1. BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE, AND SOIL SUBGRADE.
2. BOTTOM ELEVATION OF EXISTING ASPHALT PAVEMENT MUST BE 1" (25MM) MIN. BELOW THAT OF BEDDING SAND.
3. CONCRETE BEAMS AT ENDS OF PAVEMENT MAY BE NECESSARY IF ASPHALT IS SUBJECT TO RUTTING.
4. DRAIN HOLES MAY BE NECESSARY AT LOWEST POINTS.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. DO NOT SCALE DRAWINGS.

CROSSWALK ON ASPHALT BASE



ACCESSIBLE PARKING SIGNS

NOT TO SCALE



PEDESTRIAN CROSSING SIGNS

NOT TO SCALE

NOTES:

1. ACCESSIBLE SPACE / LOADING AREA: MAXIMUM 2.0% (1:50) SLOPE IN ANY DIRECTION.
2. ASPHALT TO CONCRETE BLENDED TRANSITION TO BE COMPLETELY FLUSH, NO LIP.
3. PLACEMENT AND STRIPING SHOWN IN DETAIL IS SCHEMATIC, SEE SITE PLAN FOR CONFIGURATION.
4. PASSENGER LOADING AREAS SHALL BE PAINT STRIPED AT 45° ANGLE , EACH 6" WIDE STRIPE AT 24" ON CENTER.

ACCESSIBLE PARKING

NOT TO SCALE

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The Architecture Collaborative
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www.tac-45.com | 865.342.7505

A NEW DEVELOPMENT FOR:

WEST END PHASE 3

171 WEST END AVE.
FARRAGUT, TN 37934

MATTHEW S. SPRINKLE
REGISTERED ENGINEER
STATE OF TENNESSEE

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Revisions:

No.	Date

Drawing Title: SITE DETAILS

Date: 12/29/2025

Project No. 25012

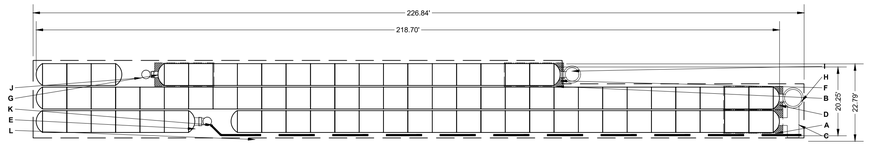
Sheet No. C801

SPRINKLE ENGINEERING
SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
77	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	893.50
10	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	887.50
18	STONE ABOVE (in)	TOP OF STONE:	887.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	887.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	887.00
16406	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	887.00
		TOP OF MC-3500 CHAMBER:	885.50
		36" x 24" BOTTOM MANIFOLD INVERT (24" PIPE):	881.92
		24" BOTTOM CONNECTION INVERT:	881.92
4682	SYSTEM AREA (SF)	24" BOTTOM CONNECTION INVERT:	881.92
499.3	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	881.50
		18" BOTTOM CONNECTION INVERT:	881.00
		BOTTOM OF MC-3500 CHAMBER:	881.75
		UNDERDRAIN INVERT:	881.03
		BOTTOM OF STONE:	881.00
		36" x 24" BOTTOM MANIFOLD INVERT (36" PIPE):	880.83

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS	2.06"	
PREFABRICATED END CAP	B	18" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
MANIFOLD	C	36" x 24" ADS N-12 (36" PIPE)	-9.88"	
		36" x 24" ADS N-12 (24" PIPE)	2.06"	
PIPE CONNECTION	D	24" BOTTOM CONNECTION	2.06"	
PIPE CONNECTION	E	24" BOTTOM CONNECTION	2.06"	
PIPE CONNECTION	F	18" BOTTOM CONNECTION	1.77"	
PIPE CONNECTION	G	18" BOTTOM CONNECTION	1.77"	
CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		17.0 CFS IN
CONCRETE STRUCTURE	I	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.5 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	J	30" DIAMETER (24.00" SUMP MIN)		5.5 CFS IN
NYLOPLAST (OUTLET)	K	30" DIAMETER (DESIGN BY ENGINEER)		7.0 CFS OUT
UNDERDRAIN	L	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



NO ISOLATOR ROW PLUS

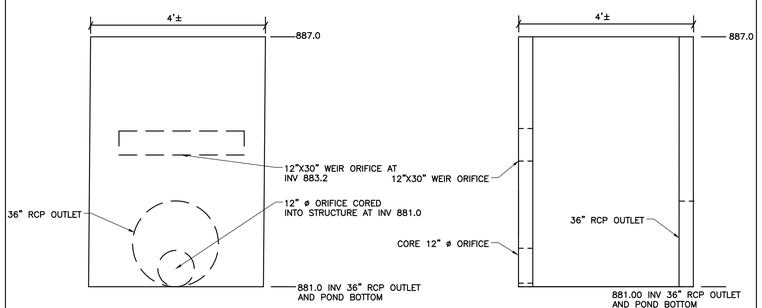
PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

PROPOSED OUTLET STRUCTURE NOTES:

1. ALL OUTLET STRUCTURE METAL GRATES SHALL BE PAINTED WITH RUST RESISTANT ZINC PAINT.
2. INLET JOINTS TO BE SEALED WITH 1" DIAMETER FLEXIBLE BUTYL RUBBER JOINT SEALANT, USE 1/2" DIAMETER FOR FRAME AND GRATE.



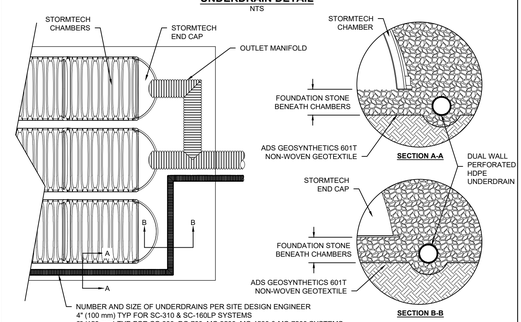
OUTLET STRUCTURE
NOT TO SCALE

OUTLET STRUCTURE PROFILE
NOT TO SCALE

UNDERGROUND DETENTION DETAILS
NOT TO SCALE

UNDERDRAIN DETAIL

NTS

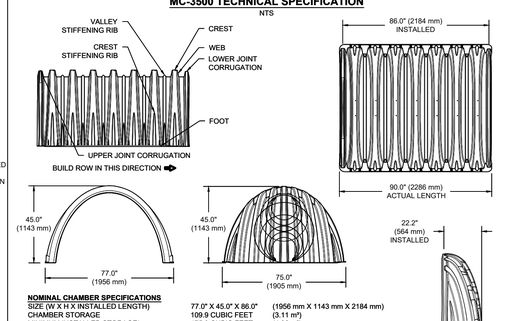


3 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

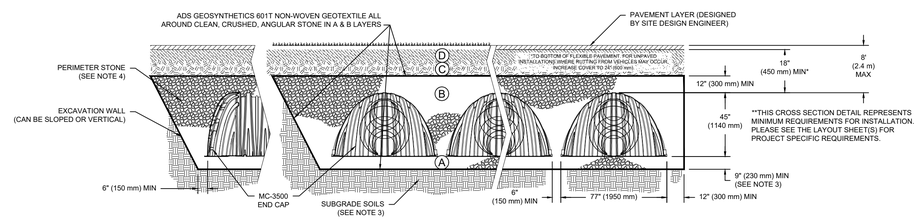
CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

DRAWN: MS | DATE: 12/09/2025
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

WEST END PH3
FARRAGUT, TN, USA

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SHEET 1 OF 1

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SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

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The Architecture Collaborative
6215 Kingston Pike | Knoxville, TN 37919
www.tac-45.com | 865.342.7505

A NEW DEVELOPMENT FOR:
WEST END PHASE 3
171 WEST END AVE.
FARRAGUT, TN 37934

MATTHEW S. SPRINKLE
REGISTERED ENGINEER
No. 111123
STATE OF TENNESSEE
12/29/25

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Revisions:

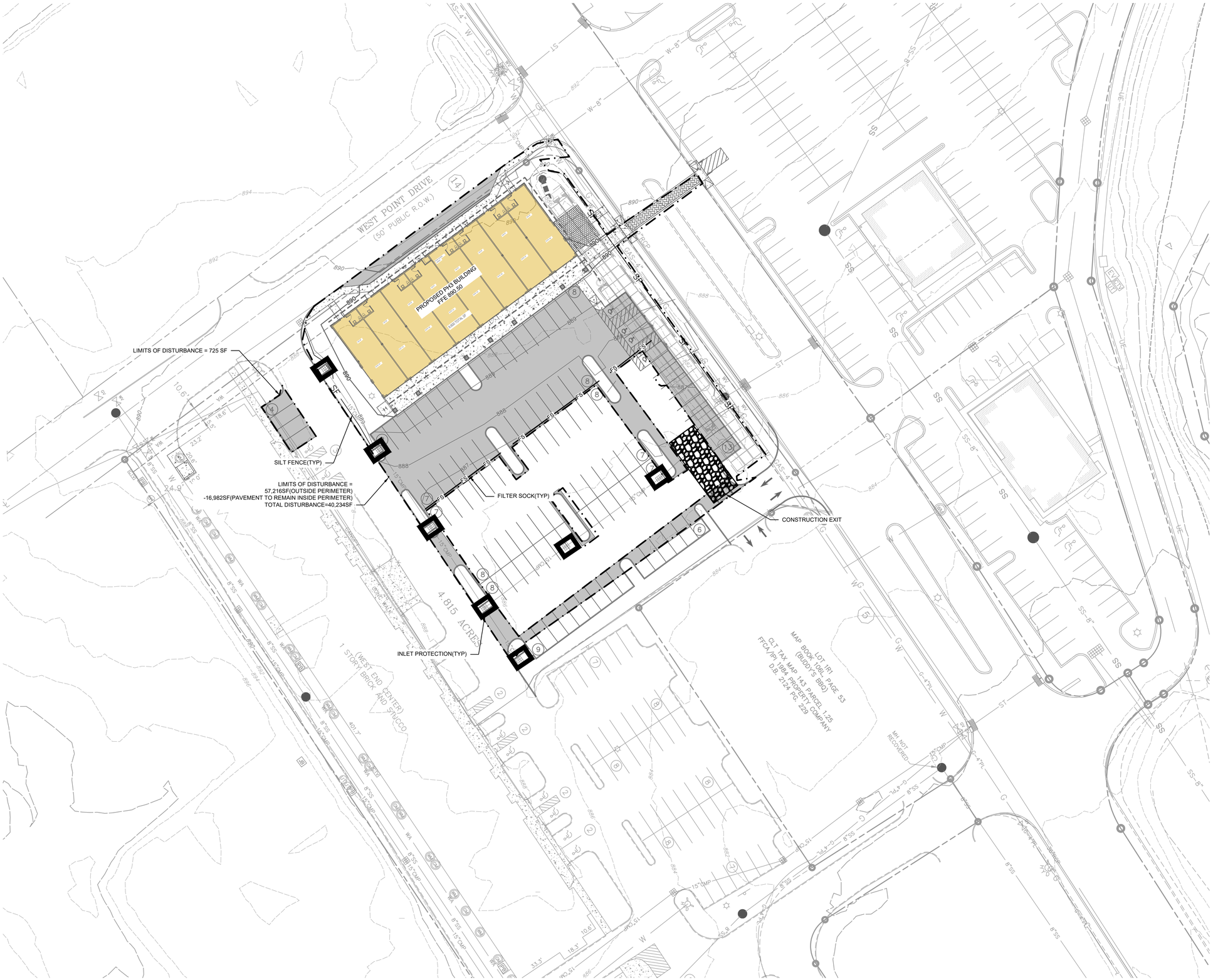
No.	Date

Drawing Title:
UNDERGROUND DETENTION DETAILS

Date: 12/29/2025

Project No.
25012

Sheet No.
C802



BASIS OR BEARING

EXISTING BOUNDARY INFORMATION FROM SURVEY FILES PROVIDED BY LYNCH SURVEYS LLC DATED 05/01/18. TOPOGRAPHIC DATA FROM STATE OF TN LIDAR DATA.

FLOOD NOTE

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA OF FLOOD HAZARD PER THE FEMA FLOOD INSURANCE RATE MAP NO.47093C0244G EFFECTIVE AUGUST 5, 2013.

UTILITY NOTE

THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

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SPRINKLE ENGINEERING, LLC
PO BOX 4013
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STATE OF TENNESSEE
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Revisions:

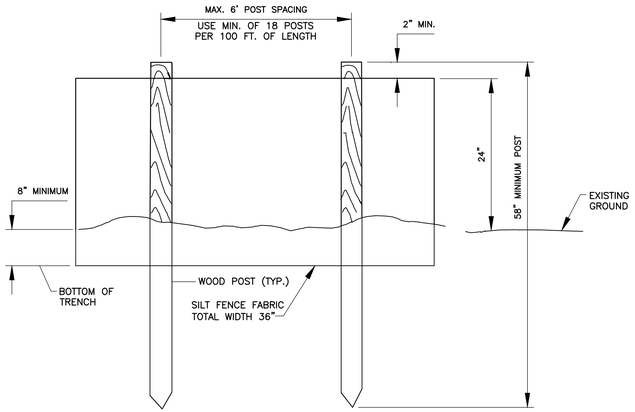
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Drawing Title:
EROSION PREVENTION AND SEDIMENT CONTROL PLAN

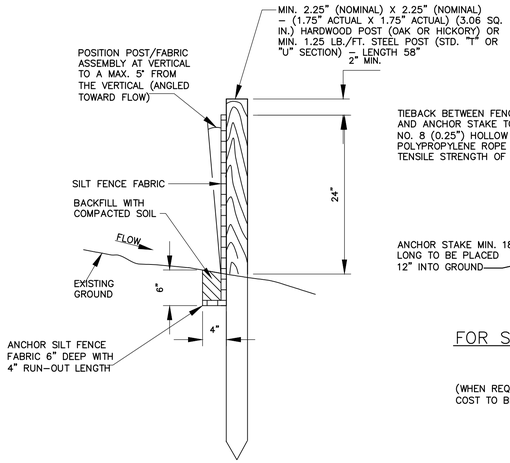
Date: 12/29/2025

Project No. 25012

Sheet No. C900

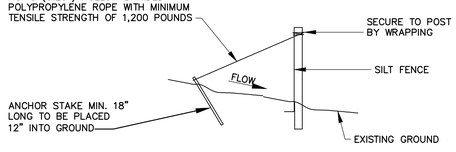


ELEVATION VIEW



SECTIONAL VIEW

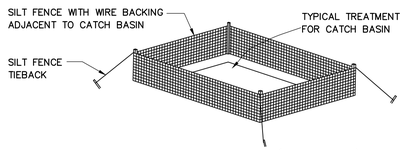
EROSION CONTROL PLAN LEGEND: SILT FENCE



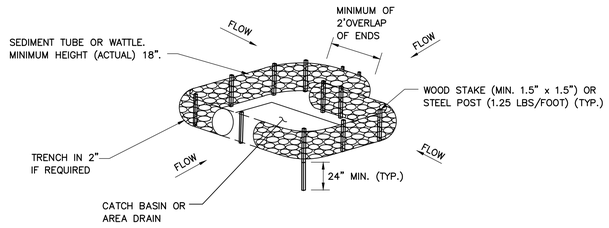
SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

CATCH BASIN PROTECTION (TYPE E)



CATCH BASIN PROTECTION (TYPE D)



PERMANENT SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	88%
	ENGLISH RYE	12%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	60%
	ENGLISH RYE	25%
	GERMAN MILLET	15%
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
DECEMBER 1 TO FEBRUARY 1	KENTUCKY 31 FESCUE	83%
	ENGLISH RYE	17%

SOURCE TDOT STANDARDS SPECIFICATIONS

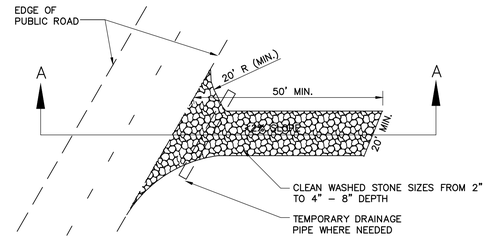
TEMPORARY SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	50%
	SUMMER OATS	50%
MAY 1 TO JULY 15	SUDAN–SORGHURM	100%
MAY 1 TO JULY 15	STARR MILLET	100%
JULY 15 TO JANUARY 1	BALBOA RYE	67%
	ITALIAN RYE	33%

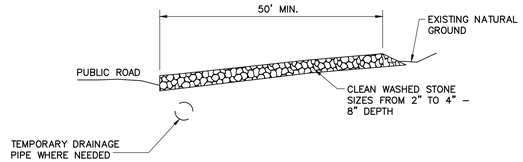
SOURCE TDOT STANDARDS SPECIFICATIONS

SEEDING SCHEDULE

NOT TO SCALE

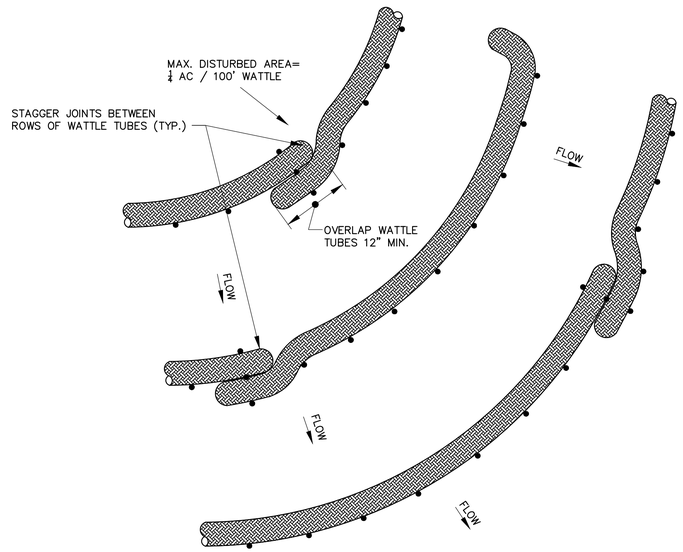


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A–A

CONSTRUCTION EXIT



PLAN VIEW FOR SLOPE APPLICATION

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SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

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The Architecture Collaborative
6215 Kingston Pike | Knoxville, TN 37919
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A NEW DEVELOPMENT FOR:
WEST END PHASE 3
171 WEST END AVE.
FARRAGUT, TN 37934

MATTHEW S. SPRINKLE
REGISTERED
ENGINEER
STATE OF TENNESSEE
12/29/25

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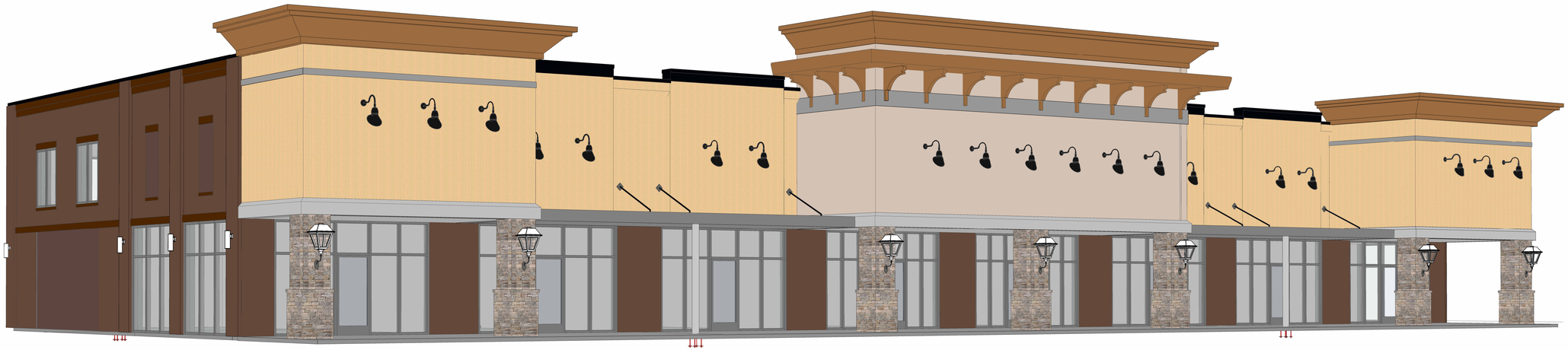
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EPSC DETAILS

Date: 12/29/2025

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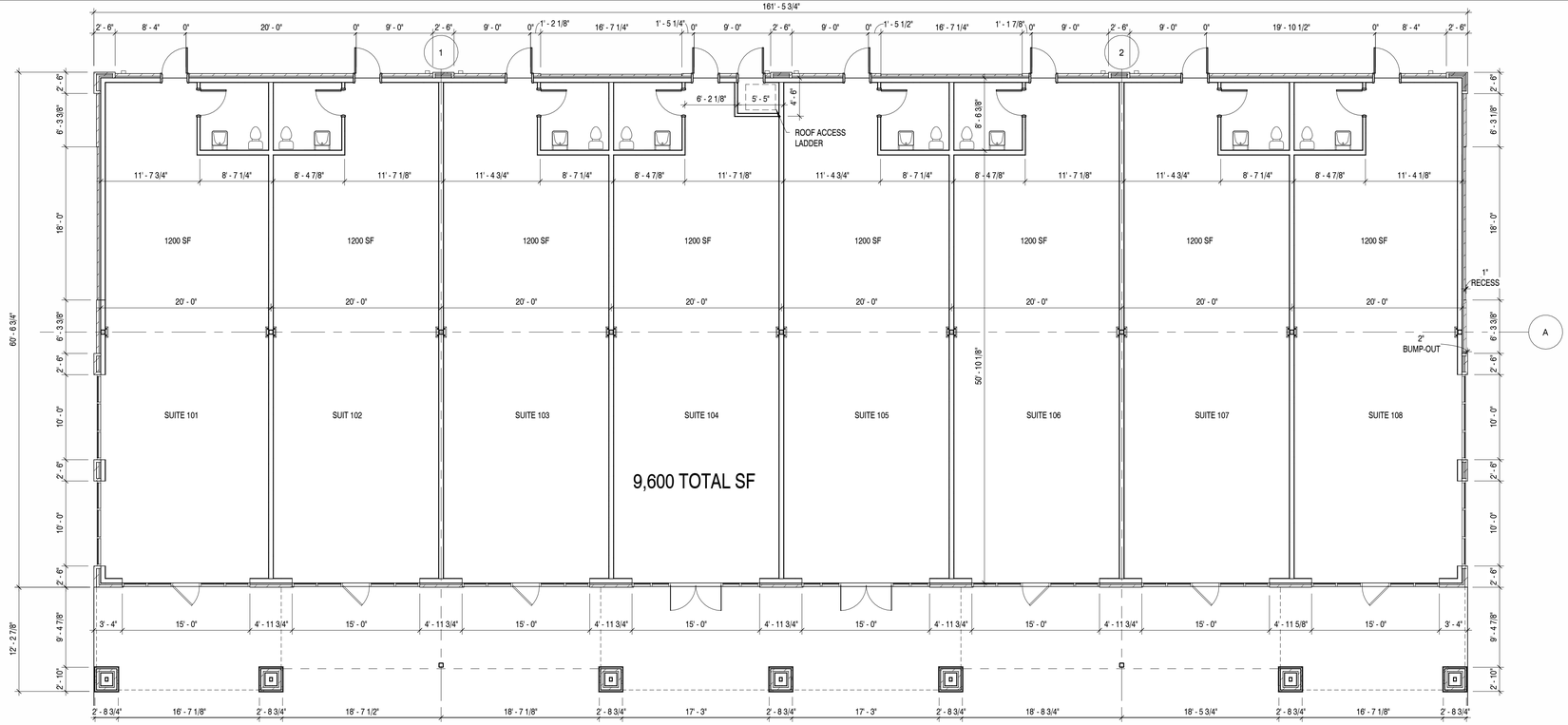
Sheet No.
C901



2 3D View



3 3D View 3



1 FIRST FLOOR PLAN
1/8" = 1'-0" NOTES

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A NEW DEVELOPMENT FOR:
WEST END PHASE 3
171 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/PI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L Page 53 (Buddy's BBQ)
4.815 Acres

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Revisions:

No.	Date

Drawing Title:
FLOOR PLAN &
PERSPECTIVE VIEWS

Date: 12/15/25

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25012

Sheet No.
A1.1

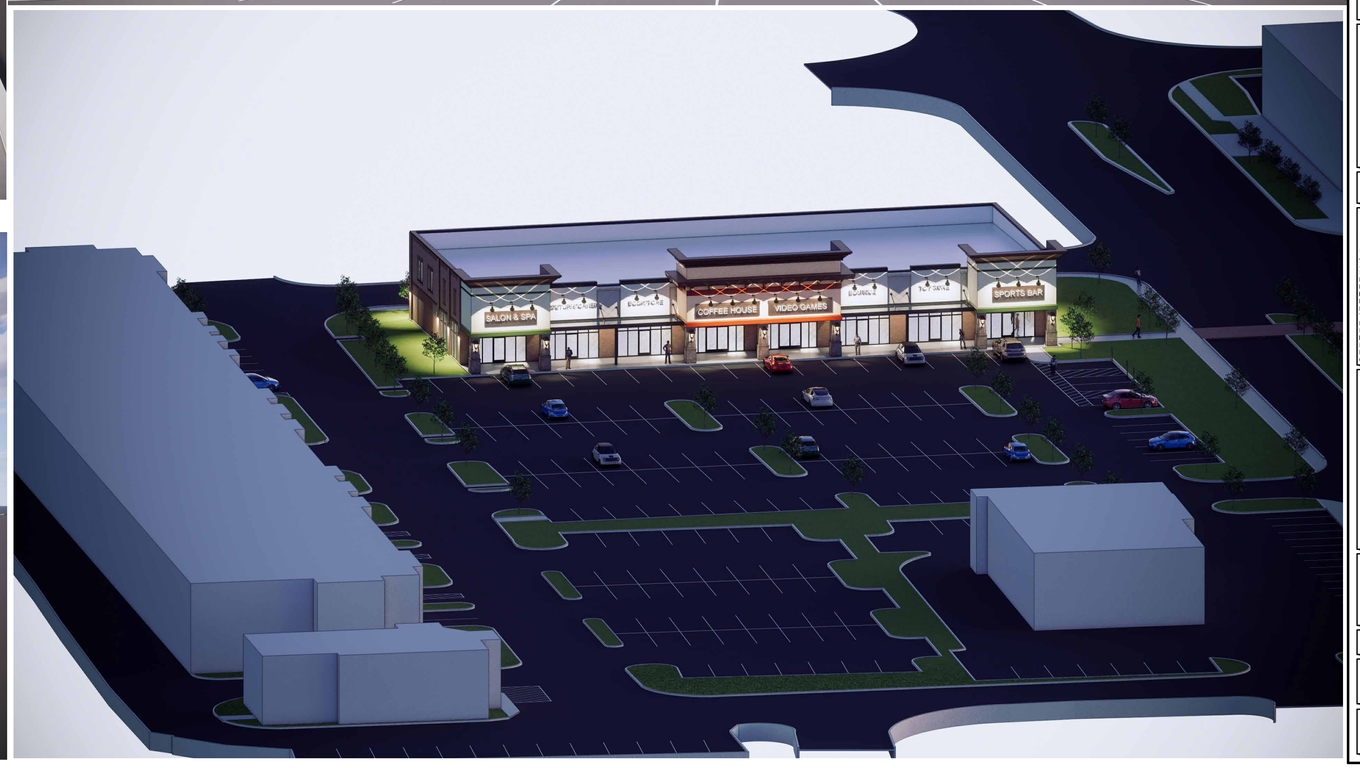












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WEST END PHASE 3

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RENDERING

Date: 12/15/25

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Sheet No.
A1.3

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Tax Map Number - 143
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A1.4

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WEST END PHASE 3

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Lot 1R1 Map Book 106L, Page 53 (Buddy's BBQ)
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No.	Date

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WEST END PHASE 3

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No.	Date

Drawing Title:
SITE CONTEXT

Date: 12/15/25

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A1.7

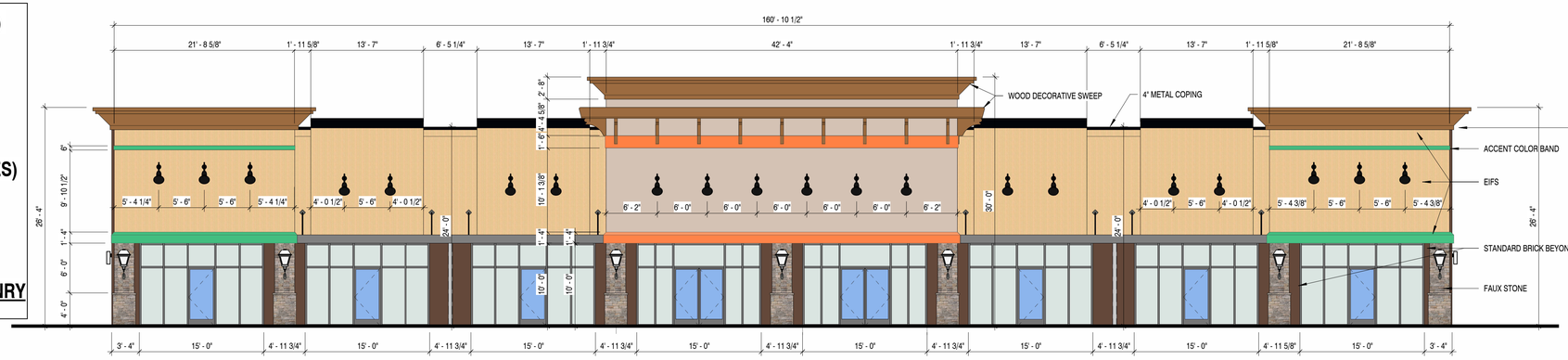
TOTAL FACADE (ALL FOUR SIDES) CUMULATIVE MATERIAL SQUARE FOOTAGE:

10,617.82 SQUARE FEET

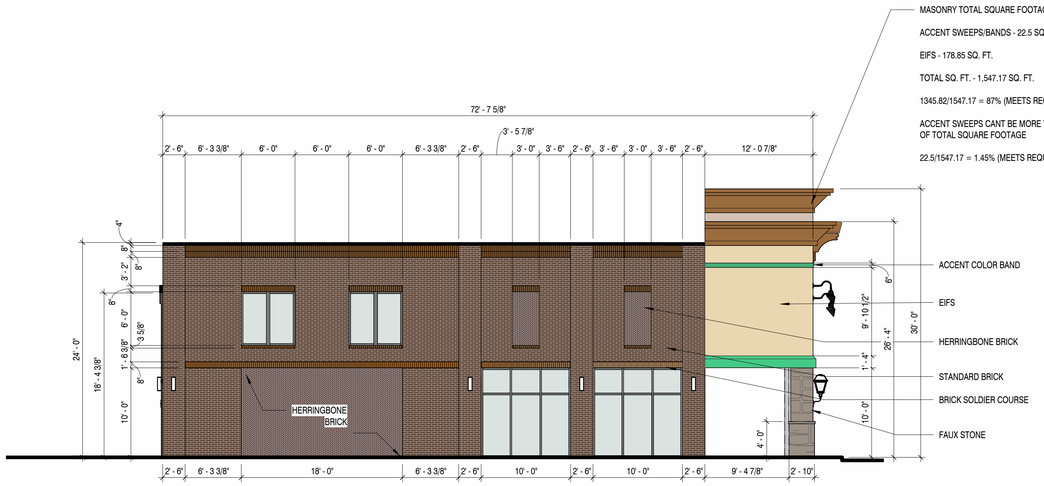
TOTAL MASONRY (ALL FOUR SIDES) CUMULATIVE SQUARE FOOTAGE:

8,017.55 SQUARE FEET

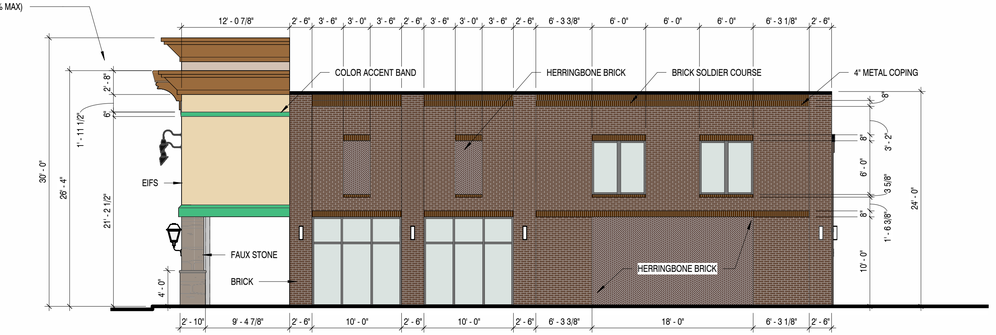
8,017.55/10,617.82 = <u>75.5% MASONRY</u>



1 FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2 LEFT ELEVATION (WEST)
1/8" = 1'-0"



3 RIGHT ELEVATION (EAST)
1/8" = 1'-0"

MASONRY TOTAL SQUARE FOOTAGE - 3,426.61 SQ. FT.

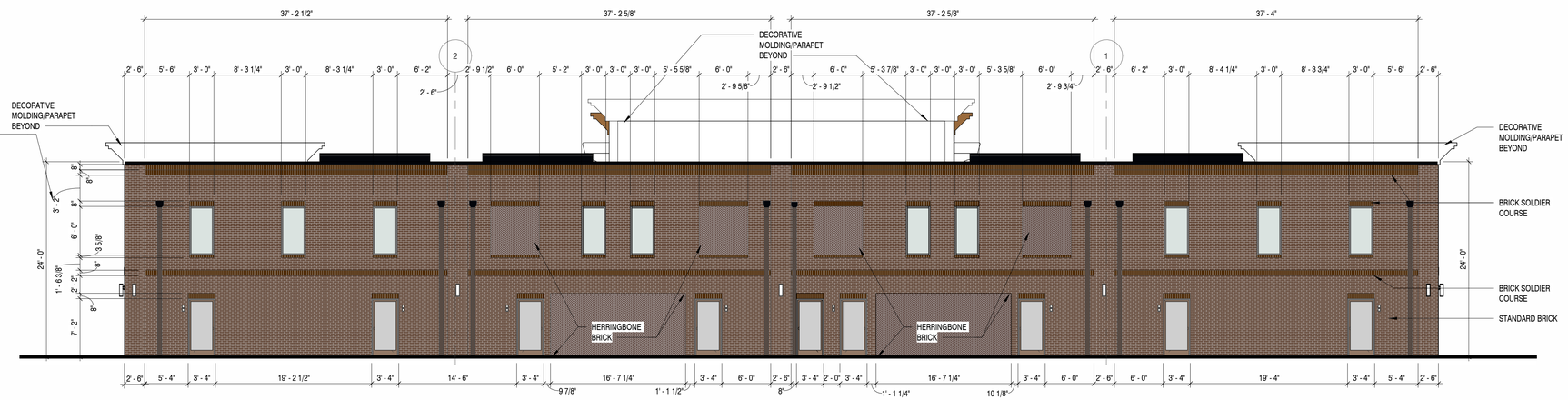
ACCENT SWEEPS/BANDS - 0 SQ. FT.

TOTAL SQ. FT. - 3,426.61 SQ. FT.

3,426.61/3,426.61 = 100% (MEETS REQUIREMENTS - 75% MIN.)

ACCENT SWEEPS CAN BE MORE THAN 10% OF TOTAL SQUARE FOOTAGE

0/3,653.68 = 0.00% (MEETS REQUIREMENTS - 10% MAX)



4 REAR ELEVATION (NORTH)
1/8" = 1'-0"

COLOR & MATERIALS BOARD TO BE PROVIDED AT PLANNING COMMISSION MEETING.

LIST OF MATERIALS:

-STANDARD BRICK
-HERRINGBONE PATTERNED BRICK
-BRICK SOLDIER COURSE.
-FAUX STONE
-EIFS
-ACCENT COLOR BANDS - METAL

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The Architecture Collaborative
6215 Kingston Pike
Knoxville, TN 37919
www.tac-45.com
865.342.7505

A NEW DEVELOPMENT FOR:

WEST END PHASE 3

171 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/PI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L Page 53 (Buddy's BBQ)
4.815 Acres

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Revisions:

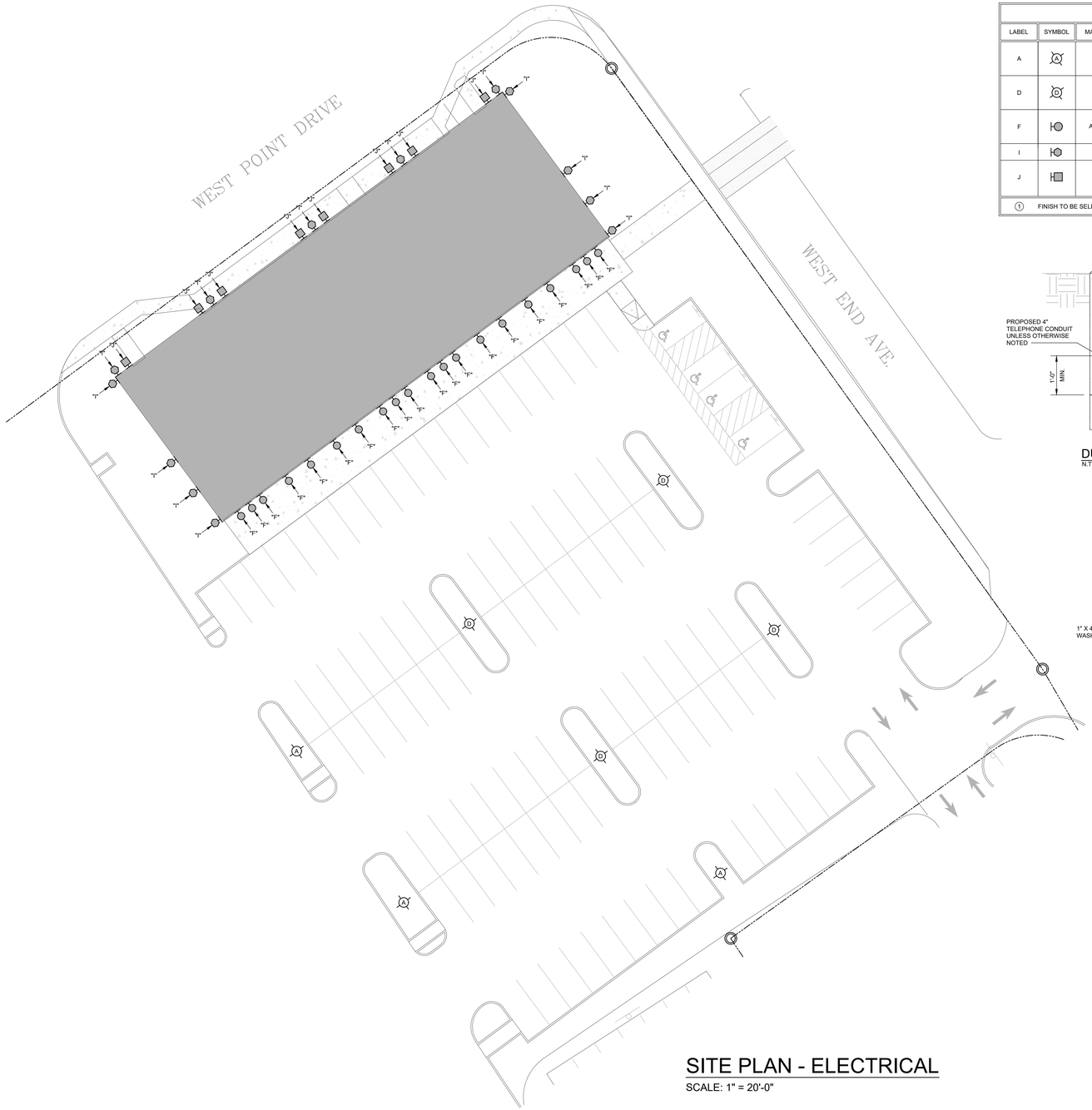
No.	Date

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12/15/25

Project No.
25012

Sheet No.
A4.1



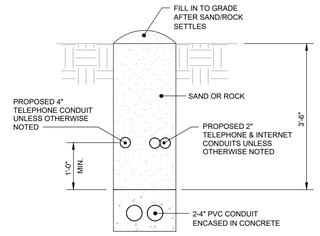
SITE PLAN - ELECTRICAL

SCALE: 1" = 20'-0"

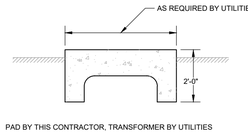
POOL BUILDING / SITE LIGHTING FIXTURE SCHEDULE

LABEL	SYMBOL	MANUFACTURER	CATALOG NUMBER	LAMPS QTY	LAMPS TYPE	MOUNTING	VOLT	REMARKS
A		LITHONIA	MRPLED-42C-1000-40K-SR2-MVOLT-*****	1	151-WATT LED	POLE @ 20'-0" AFG	208	1
			W/ RSS-20-5B-*** POLE					
D		LITHONIA	MRPLED-42C-1000-40K-SR5-MVOLT-*****	1	151-WATT LED	POLE @ 20'-0" AFG	208	1
			W/ RSS-20-5B-*** POLE					
F		ANP LIGHTING	WS20-AM30W-D-40K-RTCW-E3-100GLCL-	1	29.1-WATT LED	WALL @ 18'-0" AFF	120	1
			**					
I		LITHONIA	WMCL4-P1-SWW2-A45-UVOLT-*****-M4	1	18.9-WATT LED	WALL @ 8'-0" AFF	120	1
J		GOTHAM	ICO2WC-35/07-6070D-MVOLT-UGZ-RGH-	1	8.7-WATT LED	WALL @ 6'-0" AFG	120	1
			***					

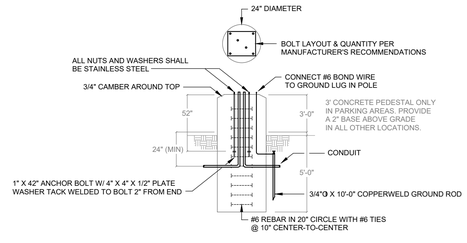
1 FINISH TO BE SELECTED BY THE ARCHITECT.



DUCT BANK DETAIL
N.T.S.



CONCRETE TRANSFORMER PAD DETAIL
N.T.S.



PARKING LOT LIGHTING POLE BASE DETAIL
N.T.S.

Jeffrey L. Lawson
Consulting Engineer
157 Elkins Road
Mooresburg, Tennessee 37811
Phone/Fax: (423)272-7129
email: jlawsonengineering@gmail.com

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A NEW DEVELOPMENT FOR:

WEST END PHASE 3

129 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/IPI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L, Page 53 (Buddy's BBQ)
4.815 Acres

JEFFREY LYNN LAWSON — REGISTERED — No. 103759 — STATE OF TENNESSEE — PROFESSIONAL ENGINEER

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Revisions:

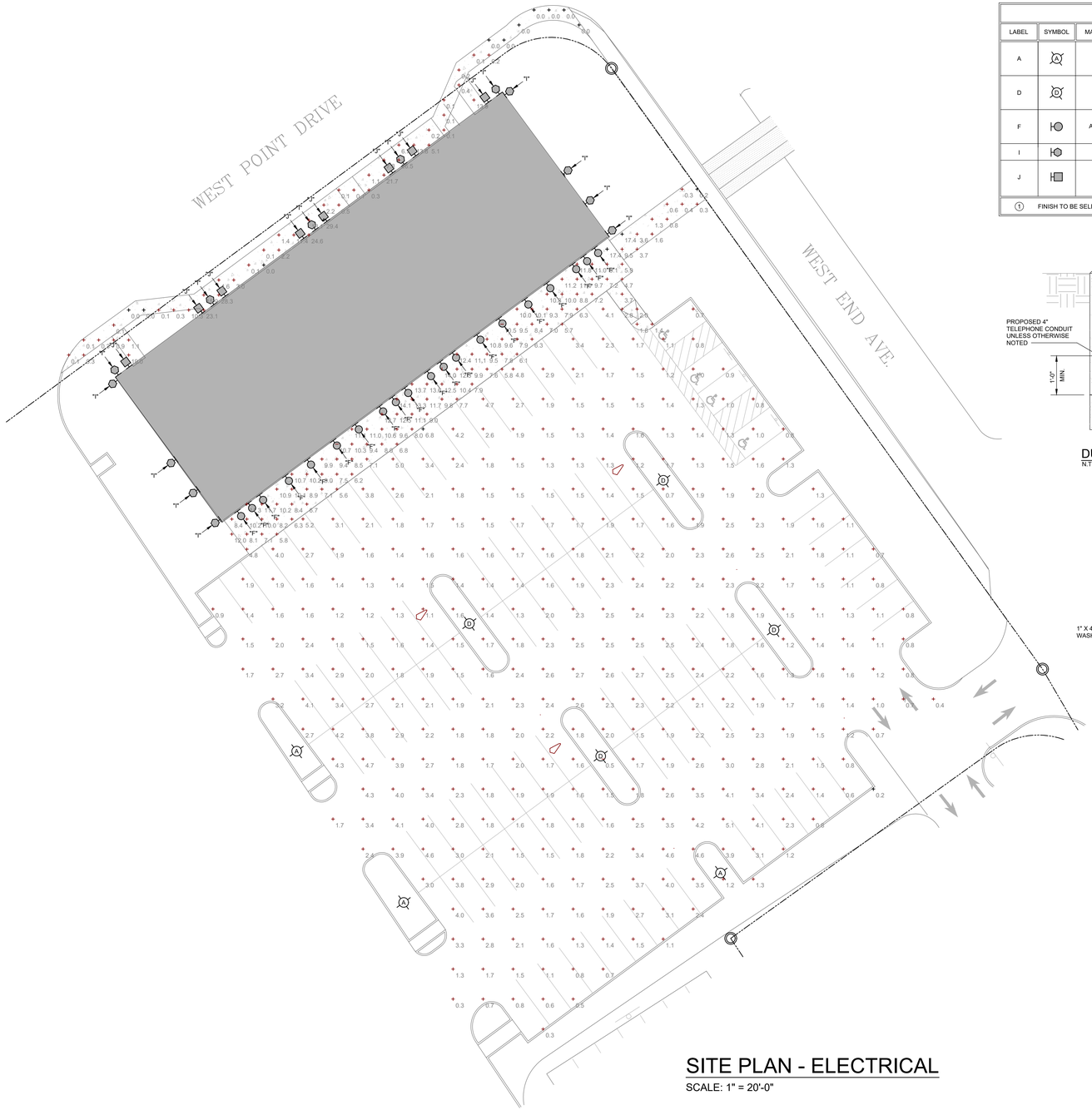
No.	Date

Drawing Title:
SITE PLAN - ELECTRICAL

Date: 12/24/2025

Project No.
25012

Sheet No.
E1.1



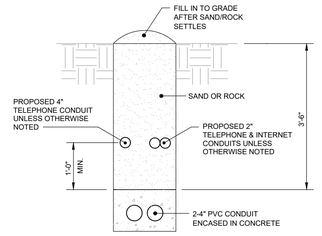
SITE PLAN - ELECTRICAL

SCALE: 1" = 20'-0"

POOL BUILDING / SITE LIGHTING FIXTURE SCHEDULE

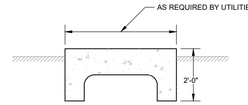
LABEL	SYMBOL	MANUFACTURER	CATALOG NUMBER	LAMPS QTY	LAMPS TYPE	MOUNTING	VOLT	REMARKS
A		LITHONIA	MRPLED-42C-1000-40K-SR2-MVOLT-*****	1	151-WATT LED	POLE @ 20'-0" AFG	208	(1)
			W/ RSS-20-5B-*** POLE					
D		LITHONIA	MRPLED-42C-1000-40K-SR5-MVOLT-*****	1	151-WATT LED	POLE @ 20'-0" AFG	208	(1)
			W/ RSS-20-5B-*** POLE					
F		ANP LIGHTING	W520-AM30W-D-40K-RTCW-E3-100GLCL-	1	29.1-WATT LED	WALL @ 18'-0" AFF	120	(1)
			**					
I		LITHONIA	WMCL4-P1-SWW2-A45-UVOLT-*****-M4	1	18.9-WATT LED	WALL @ 8'-0" AFF	120	(1)
J		GOTHAM	ICO2WC-35/07-6070D-MVOLT-UGZ-RGH-	1	8.7-WATT LED	WALL @ 6'-0" AFG	120	(1)
			***					

(1) FINISH TO BE SELECTED BY THE ARCHITECT.



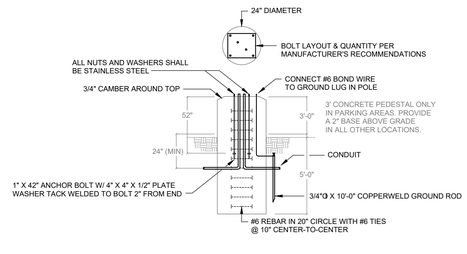
DUCT BANK DETAIL

N.T.S.



CONCRETE TRANSFORMER PAD DETAIL

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Jeffrey L. Lawson
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Revisions:

No.	Date

Drawing Title:
SITE PLAN - PHOTOMETRICS

Date: 12/24/2025

Project No.
25012

Sheet No.
E1.1p



W520 LED

EPA: 2.36
Weight: 2.5 lbs.

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

Specifications

Material:
RLM shades are constructed of 12 gauge 1100 series spun aluminum. Wall back plate and driver housing are cast aluminum, some types include a spun metal cover. All fasteners are stainless steel. Screw washers may be galvanized. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Electrical:
Approximately 6" of pull wire extends from luminaire. All luminaires are prewired with 0-10V dimming leads. Post Arms and Wall Mounts are also prewired with line voltage & dimming leads.

Drivers:
Universal Voltage 120-277V is standard, 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules. (Refer to Driver Specification section for other specifications.)

Dark Sky Friendly:
To maintain dark sky friendly compatibility: ≤ 3000K

Certifications:
Cord mounts are UL Listed for damp location. Arm mount, stem mount and wall mount are UL Listed for outdoor, wet location. LED Module is IP66

Finish:
A polyester powder coat high quality finish. Marine grade finish is available.

Modifications:
Consult factory for custom or modified designs.

Buy American:
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations. Click here for additional information.

Catalog Logic:

W520	AM30W	D	40K	RTCW	E9	100GCL	PC	41
RLM Style	Light Source, Wattage & Dimming	Logic: Distribution	CCT	Driver Housing	Mounting	Glass & Guard	Accessories	Outside Shade Finish

Catalog Number	1	2	3	4	5	6	7	8
W520	AM30W	D	40K	RTCW	E3	100CGL		**

1 LIGHT SOURCE & WATTAGES

AM10W (10W ANP Module COB)
AM20W (20W ANP Module COB)
AM30W (30W ANP Module COB)

2 DISTRIBUTION

D (Dome Frosted Acrylic Wide Distribution Lens)

3 CCT (COLOR TEMPERATURE)

27K (2700K)
30K (3000K)
35K (3500K)
40K (4000K)

4 DRIVER HOUSINGS

	Wall Mount Options Choose Arm in Box 5
RTCW	(Driver Housing for Wall only (E-arms); 6 1/2" OD x 5 5/8" H)
SRTCW	(Smooth Driver Housing for Wall only (E-arms); 6" OD x 2 7/8" H)
RTCNCW	(Driver Housing/No Spun Cover for Wall only (E-arms); 5 7/8" OD x 2 5/8" H)
	Cord Mount Options Choose Cord Style in Box 5
CRD-RTCC	(Driver Housing for Cord only; 6 1/2" OD x 5 5/8" H)
CRD-SRTCC	(Smooth Driver Housing for Cord only; 6" OD x 2 7/8" H)
CRD-RTCNCC	(Driver Housing/No Spun Cover for Cord only; 5 7/8" OD x 2 5/8" H)
	Stainless Steel Cable Mount Options Choose Cord Style in Box 5
SSC-RTCC	(Driver Housing for SS Cable/ Cord only; 6 1/2" OD x 5 5/8" H)
SSC-SRTCC	(Smooth Driver Housing for SS Cable/ Cord only; 6" OD x 2 7/8" H)
SSC-RTCNCC	(Driver Housing/No Spun Cover for SS Cable/Cord only; 5 7/8" OD x 2 5/8" H)
	Stem Mount Options Choose Stem Size in Box 5
ST-RTCC	(Driver Housing for Stem only; 6 1/2" OD x 5 5/8" H)
ST-SRTCC	(Smooth Driver Housing for Stem only; 6" OD x 2 7/8" H)
ST-RTCNCC	(Driver Housing/No Spun Cover for Stem only; 5 7/8" OD x 2 5/8" H)
	Emergency Backup Housing Options Choose EMG Driver in Box 7
CRD-DCCEM	(Emergency Ballast Housing for Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.
ST-DCCEM	(Emergency Ballast Housing for Stem only; 12" OD x 1 1/2" H) Choose Stem Size in Box 5.
SSC-DCCEM	(Emergency Ballast Housing for SS Cable/ Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.

*Driver Housing finish will match fixture finish.

5 MOUNTING SOURCES*

	Arm Mounts
E3 E4 E6 E8 E9 E10 E11 E12 E16 E25	
	Wall Mounts
WM54 WM74 WM317	
	Post Mounts
PM10 PM20 PM30 PM40 PM50 PM319	
	Cord Mounts
	Color & Style (See page 4 for color cord style)
	SJT Cord
BLC (5' Black SJT Cord)	WHC (5' White SJT Cord)
	Solid Fabric Colored Cords
BLSF (5' Black)	KGSF (5' Kelly Green)
ORSF (5' Orange)	WHSF (5' White)
GYSF (5' Gray)	CBSF (5' Cobalt Blue)
LGSF (5' Lime Green)	CASF (5' Cardinal)
CHSF (5' Chocolate Brown)	SBSF (5' Sky Blue)
	Patterned Fabric Colored Cords
BWHPF (5' Black/White Houndstooth)	MOSPF (5' Magenta/Orange Stripe)
BHPF (5' Brown/Ivory Houndstooth)	NMTPF (5' Navy Mint Tweed)
GYCPF (5' Gray/Citrus Yellow)	
	Glossy Fabric Colored Cords
GMGF (5' Gun Metal)	BRGF (5' Bronze)
SSGF (5' Sterling Silver)	GOGF (5' Gold)
CPGF (5' Copper Penny)	
	Stem Mounts*
1/2" (1/2x16" OD) Rigid Stems	3/4" (1" OD) Rigid Stems
2ST5 2ST12 2ST18	3ST6 3ST12 3ST18
2ST24 2ST36 2ST48	3ST24 3ST36 3ST48
2ST60 2ST72 2ST96	3ST60 3ST72 3ST96

*Arm mount, Wall mount or Stem finish will match fixture finish.

2025 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not effect the product's overall performance or appearance.

1-800-548-3227
ANPlighting.com

07302025

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

6 GLASS & GUARDS

Up to 30W Max	
100GLCL	(Clear Glass)
100GLFR	(Frosted Glass)
100GLPR	(Prismatic Glass)
100GLCLGUP	(Clear Glass & Small Wire Guard)
100GLFRGUP	(Frosted Glass & Small Wire Guard)
100GLPRGUP	(Prismatic Glass & Small Wire Guard)
100GLCLGUPC	(Clear Glass and Cast Guard)
100GLFRGUPC	(Frosted Glass and Cast Guard)
100GLPRGUPC	(Prismatic Glass and Cast Guard)
100GLGUP	(Small Wire Guard with No Glass)
100GLGUPC	(Small Cast Guard with No Glass)

*Cast and Wire Guard finish will match fixture.

7 MOUNTING ACCESSORIES

EMG-LED06	(6W, LED Emergency Driver, DCCEM Placement, ANP Module Only)
EMG-LED10	(10W, LED Emergency Driver, DCCEM Placement, ANP Module Only)
EMG-LED18	(18W, LED Emergency Driver, DCCEM Placement, ANP Module Only)
EMG-LED20	(20W, LED Emergency Driver, DCCEM Placement, ANP Module Only)
EMG-LED/R05	(5W, LED Emergency Driver, Remote Placement up to 20', ANP Module Only, Provided with Flexible Conduit)
EMG-LED/R7.5	(7.5W, LED Emergency Driver, Remote Placement up to 20', ANP Module Only, Provided with Flexible Conduit)
EMG-LED/R10.7	(10.7W, LED Emergency Driver, Remote Placement up to 30', ANP Module Only, Provided with Flexible Conduit)
EMG-LED/R17	(17W, LED Emergency Driver, Remote Placement up to 30', ANP Module Only, Provided with Flexible Conduit)
GR20	(20" Wire Grid)**
PC	(Button Photo-Cell) Remote Only
SC	(Sand for Arms)**
SLC	(Sloped Ceiling Mount Canopy, 20° Max)**
SQ	(Square Back Plate)**
SWL	(Adjustable Locking Swivel)**
TBK	(Turn Buckle Kit)**

*Most EM Packs are remote mount only (consult factory). For percent lumens in emergency mode, see Technical Section at www.ANPlighting.com.

**Accessory finish will match fixture finish.

8 FINISHES
*Premium and Marine Grade Finish have additional charges

Standard Colors	Standard Grade*	Marine Grade*	Premium Colors	Premium Grade*	Marine Grade*
Aspen Green	10	10M	High Gloss Black	01	01M
Caribbean	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	64	64M
Putty	13	13M	Cobalt Blue	65	65M
Raw Unfinished	40	NA	Caramel	66	66M
Black	41	41M	Butterscotch	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Gunmetal Gray	69	69M
White	44	44M	Mayan Gold	79	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Greystone	82	82M
Galvanized	49	NA	Oil-Rubbed Bronze	83	83M
Navy	50	50M	Carbon Graphite	96	96M
Architectural Bronze	51	51M			
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Verde	61	61M			
Painted Chrome	70	70M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Architectural Bronze	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			

Consult Factory for additional paint charges and availability.

PERFORMANCE TABLE - ANP MODULE - INITIAL LUMENS

			2700K				3000K				3500K				4000K			
LED CATALOG	WATTS	DISTRIBUTION	INITIAL LUMENS	lm/W	B	U	G	INITIAL LUMENS	lm/W	B	U	G	INITIAL LUMENS	lm/W	B	U	G	INITIAL LUMENS	lm/W	B	U	G
AM10W	10W	TYPE V	847	85	1	0	0	888	89	1	0	0	899	90	1	0	0	910	91	1	0	0
AM20W	20W	TYPE V	1694	85	1	0	0	1777	89	1	0	0	1799	90	1	0	0	1820	91	1	0	0
AM30W	30W	TYPE V	2541	85	1	0	0	2665	89	1	0	0	2698	90	1	0	0	2730	91	1	0	0

MODULE SPECIFICATION

- CREE XLAMP™ CMU
- Typical Efficacy 90 lm/W
- CCT: 2700K, 3000K, 3500K, 4000K
- CRI: 90 (min) 92 Typical
- 3-Step Ellipse
- Certifications: UL Recognized, RoHS, ENEC, REACH

DRIVER SPECIFICATION

- Universal Input: 120-277V
- Dimming: 0-10V, TRIAC, ELV (Dims to 1%)
- Power Factor: @ Full Load >90%
- THD: @ Full Load <20%
- Constant Current Output 60/60Hz
- Operating Temperature: -30°C Minimum
- Lifetime: >50,000 hours
- Ingress Protection: IP66
- Certifications: UL Recognized, CE, FCC, Energy Star, DLC, CA Title 24

FINISHES

- A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3,000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

WARRANTY

See www.ANPlighting.com for complete fixture warranty.

LED warranty information

- 5 year limited warranty*
- *Limited Warranty: A typical year is defined as 4,380 hours of operation.

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07302025

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

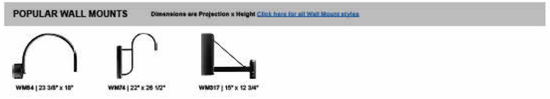
ACCESSORIES



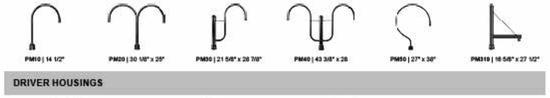
POPULAR ARM MOUNTS Dimensions are Projection x Height | CB included with all arms Click here for all Arm Mount styles



POPULAR WALL MOUNTS Dimensions are Projection x Height Click here for all Wall Mount styles



POPULAR POST MOUNTS Dimensions are Projection x Height Click here for all Post Mount styles



DRIVER HOUSINGS



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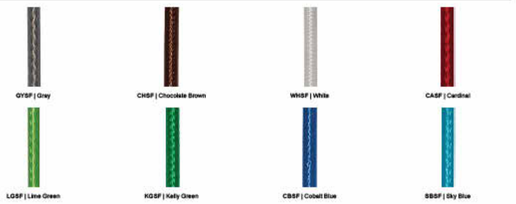
07302025

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

GLASS GUARD + UP TO 50W MAX + CL = Clear + FR = Frosted + PR = Prismatic + 100 = Small + 200 = Large



SOLID FABRIC COLORED CORDS All fabric Color Cords are three conductor, 1/4" diameter



PATTERNED FABRIC COLORED CORDS All fabric Color Cords are three conductor, 1/4" diameter



GLOSSY FABRIC COLORED CORDS All fabric Color Cords are three conductor, 1/4" diameter



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Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

FINISHES COLORS



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865.342.7505
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A NEW DEVELOPMENT FOR:

WEST END PHASE 3
1-W West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/IPI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L, Page 53 (Buddy's BBQ)
4.815 Acres

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Revisions:

No.	Date

Drawing Title:
FIXTURE CUT SHEET

Date: 12/15/25

Project No.
25012

Sheet No.
E1.2

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Luminaire Type:
Catalog Number:

BAA BABA

High Center Beam Wall Mount Cylinder 2"

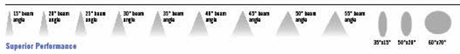


OVERVIEW

Feature Set

- Thirteen optimized distribution patterns allow designers to achieve tailored objectives
- Bounding Ray™ optical design
- 50° Cutoff to source and source image
- Field interchangeable optic
- Driver and LED light engine fully serviceable from room side.
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are wet location wall mounted (WL option)
- 20 standard colors in textured and gloss finish; custom or RAL colors also available

Distribution



Superior Performance

Nominal Lumens	025LM	05LM	07LM	10LM	15LM	20LM
Delivered Lumens:	264	543	813	1093	1647	2112
Wattage	3.13	5.35	8.48	11.93	19.6	28.55
Lumens per Watt:	91	98	96	92	83	74

*Based on 3500K 4R LSS 15D BSCRI

MULTIPLE LAYERS OF LIGHT

Incito & EVO Product Families | Building Layers of Light



High Corner Beam Layer | Incito



General Illumination Layer | EVO



EVO + Incito — Multiple Layers of Light



Visit: Core | Special Applications | Healthcare

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2" High Center Beam Wall Mount Cylinder

Luminaire Type:
Catalog Number:

ORDERING INFORMATION

EXAMPLE: IC02WC 30/10 AR LSS 20D MVOLT U8Z RGH DWHG

Series	Color Temperature	Lumens	Reflector Color	Reflector Finish	Beam
IC02WC Incito 2in Round Wall Mount Cylinder/Open Downlight	23/ 2700 K 30/ 3000 K 35/ 3500 K 40/ 4000 K 50/[A] 5000 K	02 250 lumens 05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens	AR Clear PR Powder WTB Wheat GB Gold WH[B] White painted BKP Black painted BZRP Dark Bronze painted	LSS Semi-specular LD Matte diffuse	15D 15° beam angle 20D 20° beam angle 25D 25° beam angle 30D 30° beam angle 35D 35° beam angle 40D 40° beam angle 45D 45° beam angle 50D 50° beam angle 55D 55° beam angle 35150 Elliptical 35° x 15° beam angle 50200 Elliptical 50° x 20° beam angle 60300 Elliptical 60° x 70° beam angle

Voltage	Driver	Mounting	Control Interface[4]
MVOLT[1] 120V - 277V 120 120V 277 277V	U8Z[2] Universal dimming to 1% (0-10V, 120V TRIAC or ELV)	RGH[3] Recessed Gear Housing SGB Surface Gear Box	(blank) NLT Embedded wired controls by nLight NLTAIR[4] Embedded wired controls by nLight with ULS24 listed emergency operation NLTAIR2 Embedded wireless controls by nLight NLTAIRER3[4] Embedded wireless controls by nLight with ULS24 listed emergency operation via power inline leads NLTAIRER2 Embedded wireless controls by nLight with ULS24 listed emergency operation

Options	Architectural Colors - Powder Paint[5]		
DHCB[7] High CRI (90+) WAV[8] nLight Lumen Compensation WL[9] Wet Location	DBB Gloss Dark Bronze DBL Matte Black DWH Gloss White DMB Matte Medium Bronze DNA Gloss Natural Aluminum DGS Gloss Sandstone DGC Gloss Charcoal Grey DTG Gloss Tennis Green DBR Gloss Bright Red DSB Gloss Steel Blue	DDBT Textured Dark Bronze DBLB Textured Black DWHG Textured White DBRH Textured Bronze DNAT Textured Natural Aluminum DSST Textured Sandstone DSPD Textured Dark Grey DSPE Textured Green DSPH Textured Light Red DWHGWF Gloss White with Anti-microbial finish

ACCESSORIES — order as separate catalog numbers (shipped separately)	
IC02LORS KIT	Architectural colors chip kit, consisting of powder-coat and plated finishes.
IC02OPTC XXD	Additional optics for field installation. Replace "XX" with beam angle.
IC02OPTC KIT	Kit including a field interchangeable optic for each of the 13 preset beam distribution patterns
IC02ARTL	Hole saw for RGH option
SURT 343T12V 75WA	5479/120V, 75VA step down transformer. Must be remote mounted.

ORDERING NOTES

1. 5000K CCT not available with 90CRI.
2. Not available with Reflector Finish.
3. Refer to Tech 24C for compatible dimmers.
4. RGH with 2000LM option requires 120 or 277 (non-IC).
5. Field installed. Access required to location of remote mounted device.
6. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
7. Requires NLT or NLTER.
8. Must be mounted in down orientation in wet location applications.
9. For details on RAL and Custom colors please see Architectural colors.

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2" High Center Beam Wall Mount Cylinder

SPECIFICATIONS

Optical and Trim Assembly
Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from room side.
Optical design is a Bounding Ray™ design with 50° cutoff to source and source image. Top down flash characteristic for superior glare control.
Superior 100% Virgin-silicone refractive optic, enables maximum dimensional stability and optical transmission with no discoloration over life. Field inter-changeable optics.

Electrical
The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. Support 347V via remote-mounted step-down transformer. The fluctuations of line voltage shall have no visible effect on the luminous output.
The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.
Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages. THD @ Full Load is >20%. Inrush current meets NEMA-410 requirements. Surge Protection +/- 1kV DM, +/- 2kV CM.

Controls
Luminaire shall be equipped with inteface for nLight wired or nLight AIR networks with integral power supply as per specification.

Dimming
The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 1.0% of rated lumen output with a smooth shut off function to step to 0%.
Driver is inscribble in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction
Surface Gear Box (SGB) for direct installation to 4" recessed or surface octagonal (by others).
Recessed Gear Housing (RGH) ships with driver box for recessed or surface installation.
Die cast with flangeless reflector allows flow-through passive thermal management.
Accommodates between 3/8" to 3"-thick wall surfaces.

Listings
Fixtures are UL Certified to meet US and Canadian Standards. All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, damp location standard; wet location wall mounted optional (WL).
RGH option is IC rated up to 1500LM

Government Procurement
BAA - Buy America(n) Act. Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations
BABA - Build America Buy America. Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act Please refer to www.acuitybrands.com/buy-american for additional information

Photometrics
LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.
Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by the center of the quadrangles defined in ANSI C78.377-2015.

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.acuitybrands.com/support/warrantyterms-and-conditions

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.

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provided consistent color appearance and out-of-the-box control capability with simple commissioning when used with Acuity Brands controls products.
All configurations of this luminaire are calibrated and tested meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.
To learn more about A+, visit www.acuitybrands.com/aplus.

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2" High Center Beam Wall Mount Cylinder

TABLES OF USE

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.910
	3000K	0.940
	3500K	1.000
	4000K	1.027
	5000K	1.054
90	2700K	0.794
	3000K	0.847
	3500K	0.874
	4000K	0.940

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LSS - Semi Specular	1.00
LD - Matte Diffuse	0.98
Reflector Color	Multiplier
WH - White	0.98
BK - Black	0.92
BZR - Bronze	0.91
AR - Clear	1.00
GB - Gold	0.99
PR - Powder	0.99
WTB - Wheat	0.99

Driver			Control Provided			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2	NLTAIRER3
U8Z	0-10V driver dims to 1%	4PP10 D3PP	4PP10 D 3R PP	RPP20 D 24V E2	RPP20 D 24V 3R E2	RPP20 DC 24V 3R E2

3-box Compatibility Matrix		Cylinder Configurations	
		SGB	RGH
Recessed Box (optional)	4" Octagonal 4x4x2.5 deep (by others)	✓	✗
	4" Octagonal 4x4x2.125 deep (by others)	✓	✗
	Factory Provided Gear Box (4" Square 4x4x1.5 deep)	✗	✓

Standard Architectural Color Options for Cylinder Bodies



NOTE: These colors were carefully reproduced to give as true a depiction as possible of finished product color. Some colors, however, may vary slightly from actual appearance due to display/printing variations and limitations. Please always contact a Gotham representative for an accurate paint chip sample.

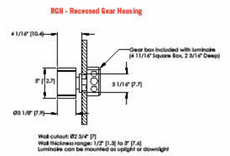
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2" High Center Beam Wall Mount Cylinder

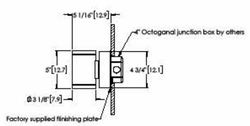
DIMENSIONAL DATA

RGH - Recessed Gear Housing



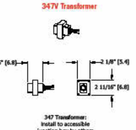


SGB - Surface Gear Box





347V Transformer



*Dimensions in inches (centimeters)

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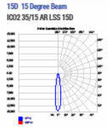
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2" High Center Beam Wall Mount Cylinder

PHOTOMETRY

15D 15 Degree Beam

IC02 35/15 AR LSS 15D



Wattage: 19.8, Lumens: 1647.1, LPW: 83, S/MH: .29, Test No: 19-383-01P929

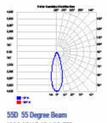
Candela Summary	
0°	14453
10°	8506
20°	606
30°	161
40°	62
50°	18
60°	3
70°	1
80°	0
90°	0

Zonal Lumen Summary		
Zone	Lumens	%
0-30	1641	93.6%
0-40	1607	97.6%
0-60	1644	99.8%
0-90	1647	100%

Cone of Light		
Mounting Height	Initial FC Center Beam	Beam Diameter (ft) Horizontal	Vertical
8'	225.84	2.3	2.3
10'	144.53	2.9	2.9
12'	100.37	3.5	3.5
14'	73.74	4.1	4.1
16'	56.46	4.7	4.7

30D 30 Degree Beam

IC02 35/15 AR LSS 30D



Wattage: 19.8, Lumens: 1568.3, LPW: 79, S/MH: .51, Test No: 19-383-04P929

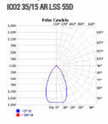
Candela Summary	
0°	4553
10°	3471
20°	1303
30°	364
40°	138
50°	39
60°	5
70°	2
80°	1
90°	0

Zonal Lumen Summary		
Zone	Lumens	%
0-30	1343	85.6%
0-40	1483	94.5%
0-60	1563	99.7%
0-90	1568	100%

Cone of Light		
Mounting Height	Initial FC Center Beam	Beam Diameter (ft) Horizontal	Vertical
8'	73.14	4.4	4.4
10'	45.53	5.5	5.5
12'	31.62	6.5	6.5
14'	23.23	7.6	7.6
16'	17.79	8.7	8.7

55D 55 Degree Beam

IC02 35/15 AR LSS 55D



Wattage: 19.8, Lumens: 1585, LPW: 80, S/MH: .91, Test No: 19-383-09P929

Candela Summary	
0°	1675
10°	1715
20°	1373
30°	752
40°	348
50°	51
60°	6
70°	2
80°	1
90°	0

Zonal Lumen Summary		
Zone	Lumens	%
0-30	1090	68.8%
0-40	1434	90.5%
0-60	1580	99.7%
0-90	1585	100.0%

Cone of Light		
Mounting Height	Initial FC Center Beam	Beam Diameter (ft) Horizontal	Vertical
8'	26.17	8.6	8
10'	16.75	10.7	10
12'	11.63	12.9	12
14'	8.54	15	14
16'	6.54	17.2	16

CP/CCT Multiplier Table		
CRI	CCT	Multiplier
80	2700K	0.93
	3000K	0.96
	3500K	1.00
	4000K	1.02
	5000K	1.04
90	2700K	0.81
	3000K	0.84
	3500K	0.87
	4000K	0.91

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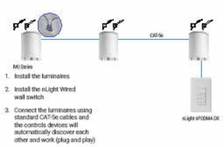
2" High Center Beam Wall Mount Cylinder

nLIGHT

nLIGHT

Single Lighting Controls Platform for Indoor & Outdoor Spaces
nLight® is your networked lighting controls platform, for indoor and outdoor applications, providing wired or wireless options. Scaling from room to campus-wide applications, it is the one platform that grows with your business today and tomorrow; to seamlessly address energy cost optimization, building code compliance, improved occupant comfort, and much more. nLight also interfaces with DALI®, BACnet®, DMX and additional third-party devices.
nLightcontrols.com

Wired Controls



Wired
1. Install the luminaires
2. Install the nLight Wired wall switch
3. Connect the luminaires using standard CAT5e cables and the controls devices will automatically discover each other and work (plug and play)

Wireless Controls



Wireless
1. Install the luminaires
2. Install the nLight AIR battery-powered wall switch
3. Use CLARITY+ mobile app to pair the fixtures with the wall switch and if desired, customize the sensor settings

UL 924 Sequence of Operation
The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLARITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency eFP20, eLDZR, eSBOR, eSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

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865.342.7505
www.tac-45.com

A NEW DEVELOPMENT FOR:

WEST END PHASE 3
1711 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/IPI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L, Page 53 (Buddy's BBQ)
4.815 Acres

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Revisions:

No.	Date

Drawing Title:
FIXTURE CUT SHEET

Date: 12/15/25

Project No.
25012

Sheet No.
E1.3

Catalog Number	
Notes	
Type	

Contractor Select™

WMCL4/6

LED WALL CYLINDER LIGHT

Lithonia Lighting



FEATURES

- Switchable CCT (30K/40K/50K) offers warm, cool, and daylight in a single fixture
- Selectable Light Direction (Up/Down/Both)
- Integrated On/Off photocell
- UNV(1-10V) Driver (120-347)

Factory Settings	
Light Output	Maximum
CCT	4000K
Photocell	On

Selectable Light Direction | Switchable CCT 3/4/5K | Integrated Photocell

Catalog	Size	Wattage	Lumens @ 50K	LPW	Beam Spread	Color	CCT	Voltage	Photocell	Emergency Battery	Qtcode	Lead Time
WMCL4 P1 SWW2 A46 UNV DLC PE DDBXD M4	4"	18	2,474	130	45 Degree	Dark Bronze	3/4/4500K	UNIV	On/Off	No	2870PF	Stock
WMCL4 P1 SWW2 A46 UNV LTPE DDBXD M4	6"	31	4,238	153	45 Degree	Dark Bronze	3/4/4500K	UNIV	On/Off	No	2870Y1	Stock
WMCL4 P1 SWW2 A75 UNV DLC PE DDBXD M4	4"	18	2,433	128	75 Degree	Dark Bronze	3/4/4500K	UNIV	On/Off	No	2883PT	Stock
WMCL4 P1 SWW2 A75 UNV DLC PE DDBXD M4	6"	31	4,520	146	75 Degree	Dark Bronze	3/4/4500K	UNIV	On/Off	No	2903PB	Stock

Specifications

INTENDED USE:
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION:
Cast aluminum housing with corrosion-resistant paint in dark bronze. Other colors available upon request

OPTICS:
80 CRI
Switchable CCTs 30K/40K/50K
Uplight and Downlight standard on unit and is field adjustable
Photocell is standard and can be turned on/off via switch
Glass lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE:
The LED will deliver 70% of its initial lumens at 50,000 hour average LED life.

ELECTRICAL:
UNIVOLT driver operates on any line voltage from 120-347V
Operating temperature -40°C to 40°C.
4KV surge protection standard.

INSTALLATION:
Surface mounts to universal junction box (provided by others).

LISTINGS:
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
Fixture is IP66 rated for wet locations.

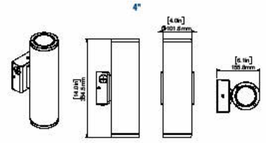
WARRANTY:
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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.
The product images shown are for illustration purposes only and may not be an exact representation of the product.
Specifications subject to change without notice.

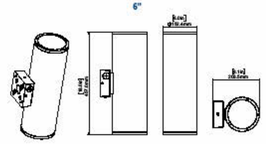
Dimensions

	4"	6"
Length (inches)	14.0	18.0
Diameter (inches)	4.0	6.0
Depth (inches)	6.1	8.1
Weight (lbs)	5.0	7.5

4"



6"



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www.tac-45.com | 865.342.7505

A NEW DEVELOPMENT FOR:
WEST END PHASE 3
171 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/PI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L, Page 53 (Buddy's BBQ)
4.815 Acres

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Revisions:

No.	Date

Drawing Title:
FIXTURE CUT SHEET

Date: 12/15/25

Project No.
25012

Sheet No.
E1.4



MRP LED
LED Area Luminaire

Catalog Number

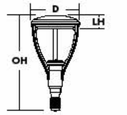
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA:	1.125 ft² (0.105 m²)
Luminaire Height:	6-3/8" (16.2 cm)
Overall Height:	32" (81.3 cm)
Diameter:	18" (45.7 cm)
Weight (max):	27.5 lbs (12 kg)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type II SR4 Type IV SR5 Type V	MVOLT[1] 277[2] 120[2] 347[2] 208[2] 480[2] 240[2]	Shipped included (blank) Fits 4"OD round pole Shipped separately[3] MRPT20 2-3/8" tenon slipfitter MRPT25 2-7/8" tenon slipfitter Shipped separately[3] MRPTD Fits 4"OD round pole MRPTS 4" tenon slipfitter MRPE3 3"OD round pole adapter MRPE5 5"OD round pole adapter[4]

Control options		Other options		Finish (required)	
Shipped installed		SF Single fuse (120, 277, 347V)[2]	DDBXD Dark bronze	DDBTXD Textured dark bronze
PER NEMA twist-lock receptacle only (control ordered separately)	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[5]	DF Double fuse (208, 240, 480V)[2]	DBLXD Black	DBLBXD Textured black
PER5 Five-wire receptacle only (control ordered separately)[5]			DNAXD Natural aluminum	DNATXD Textured natural aluminum
PER7 Seven-wire receptacle only (control ordered separately)[5]			DWHXD White	DWHGXD Textured white

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Ordering Information

Accessories
Ordered and shipped separately.

BLLSTP 1.5 IR	Pintorial - 1.5 inch stick (120-277V)[1]
BLLSTP 1.5 IUL IR	Pintorial - 1.5 inch stick (347V)[1]
BLMSTP 1.5 IUL IR	Pintorial - 1.5 inch stick (480V)[1]
RSMSTUBIRT	Slipfitter adapter[2]
MRPTS20 DDBXD U	2-3/8" tenon slipfitter (specify finish)
MRPTS25 DDBXD U	2-7/8" tenon slipfitter (specify finish)
MRPTS30 DDBXD U	3-1/2" tenon slipfitter (specify finish)
MRPTS35 DDBXD U	4" tenon slipfitter (specify finish)
MRPTS20DDBXD U	3" OD round pole adapter (specify finish)[3]
MRPTS25DDBXD U	5" OD round pole adapter (specify finish)[3]

For more control options, visit DTL and ROAM online.

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3. Also available as a separate accessory; see Accessories information at left.
4. Maximum pole wall thickness is 0.156".
5. RTCOMMB node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6. DMG not available with PER, PER5 or PER7.
7. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K Lumens	30K B	30K U	30K G	30K LPW	40K Lumens	40K B	40K U	40K G	40K LPW	50K Lumens	50K B	50K U	50K G	50K LPW
42C (42 LEDs)	530	75W	SR2	5,496	1	2	1	73	6,405	1	2	1	88	6,471	1	2	1	89
			SR3	5,436	1	1	1	72	6,501	1	1	2	88	6,447	1	1	2	89
			SR4	5,350	1	1	1	72	6,137	1	1	2	87	6,402	1	1	2	88
			SR5	5,748	3	1	3	77	6,959	3	1	3	93	7,029	3	1	3	94
	700	100W	SR2	6,630	1	2	1	66	8,026	2	2	2	80	8,106	2	2	2	81
			SR3	6,605	1	1	2	66	7,997	1	2	2	80	8,037	1	2	2	81
			SR4	6,561	1	1	2	66	7,545	1	2	2	75	8,022	1	2	2	80
			SR5	6,985	3	1	3	70	8,456	3	2	3	85	8,541	3	2	3	85
	1000	151W	SR2	8,765	2	2	2	56	9,885	2	2	2	65	9,983	2	2	2	66
			SR3	8,135	1	2	2	54	9,848	2	2	2	65	9,947	2	2	2	66
			SR4	8,080	2	2	2	54	9,292	2	2	2	61	9,880	2	2	2	65
			SR5	8,682	3	2	3	57	10,614	4	2	4	70	10,538	4	2	4	70

PER Table

Control	PER (1 wire)	PER5 (5 wire)		PER7 (7 wire)		
		Wire 4/White1		Wire 4/White1	Wire 6/White7	
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wire Capped Inside Fixture
ROAM	⊘	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wire Capped Inside Fixture
ROAM with Motion (ROAM on/off only)	⊘	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wire Capped Inside Fixture
Futureproof*	⊘	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wire Capped Inside Fixture
Futureproof* with Motion	⊘	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wire Capped Inside Fixture

✓ Recommended
⊘ Will not work
▲ Alternate
*Futureproof means: Ability to change controls in the future.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MRP LED 42C 700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.92	0.85

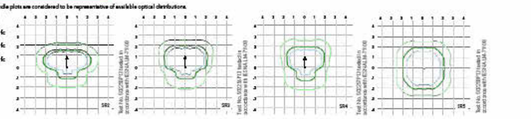
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRP LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.

LEGEND
0.1 fc
0.5 fc
1.0 fc



FEATURES & SPECIFICATIONS

INTENDED USE
Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of .093". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 3000K (70 CRI) or optional 4000K (70 CRI) or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Each power-surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D656,267.

GOVERNMENT PROCUREMENT
BAA – Buy American Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

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:
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A NEW DEVELOPMENT FOR:
WEST END PHASE 3
171 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/PI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L Page 53 (Buddy's BBQ)
4.815 Acres

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Revisions:

No.	Date

Drawing Title:
FIXTURE CUT SHEET

Date: 12/15/25

Project No.
25012

Sheet No.
E1.5

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Round Straight Steel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and flood lights.

CONSTRUCTION —

Pole Shafts: The pole shaft is of 0.120" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length, longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft within taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote. Shaft wall thickness of .188" is available with certain taper diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, 4" tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable pico-fit, black, low density polyethylene top cap.

Handhole: A textured hand hole with grounding provision is provided at 12" or 18" from the base end of the pole assembly on a side A. Every hand hole includes a cover and cover attachment hardware. 2.5"x5" rectangular handhole is provided as pole.

Base Cover: A two-piece ABS round plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel. All base covers are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" material on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

GOVERNMENT PROCURMENT MEANS —

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american-faq for additional information.

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NOTE: Actual performance may differ as a result of end-user environment and application.
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Anchor Base Poles

RSS

ROUND STRAIGHT STEEL

BAA BABA

RSS Round Straight Steel Pole

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** RSS 20 4-5B DM32AS DDBXD

RSS						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness †**	**Mounting[4]**	**Options**		**Finish**
RSS	8'-30' (Set 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 206 in.)	3B 3" Tbpr (.120")	Tenon mounting	Shipped installed		Super durable paint colors
		4B 4" Tbpr (.120")	PT Open top	VD	Vibration dampers[8]	DDBXD Dark Bronze
		4-5B 4.5" Tbpr (.120")	T20 2-3/8" O.D. (2" NPS)	HKey	J-Hook for cable strain relief[9]	DBLXD Black
	(See technical information table for complete ordering information.)	5B 5" Tbpr (.120")	T25 2-7/8" O.D. (2-1/2" NPS)	HKay	Horizontal arm bracket (1 fixture)[10]	DNAXD Natural Aluminum
			T30 3-1/2" O.D. (3" NPS)	FOLay	Fusion outlet less electrical[11]	DWHXD White
			T35 4" O.D. (3-1/2" NPS)	FOLGFCIay	Fusion with GFCI outlet and in-use cover[11]	DSSXD Sandstone
			DSX/DSXD/MRDC™ Drill mounting[5]	CPLSUay	1/2" coupling[7]	DGCXD Charcoal gray
			DM19AS 1 at 90°	CPLMay	3/4" coupling[7]	DTGXD Tennis green
			DM28AS 2 at 180°	CPLVay	1" coupling[7]	DBRXD Bright red
			DM29AS 3 at 90°	NPLU2ay	1/2" threaded nipple[7]	DSBXD Steel blue
			DM32AS 3 at 120°	NPL34ay	3/4" threaded nipple[7]	DBLBXD Textured black
			DM39AS 3 at 90°	NPL1ay	1" threaded nipple[7]	DBATXD Textured bronze
			DM49AS 4 at 90°	EHRay	Extra handhole[6,14]	DNATXD Textured natural aluminum
			RAL drill mounting[5,13]			DWHGXD Textured white
			DM19RAD 1 at 90°	STLHHC	Steel handhole cover (standard on plastic, holds in smooth)[12]	Other finishes
			DM28RAD 2 at 180°			GALV Galvanized finish
			DM29RAD 2 at 90°	FACSTL2PC	2 Piece steel base cover (standard on plastic)[12]	Architectural colors and special finishes[14]
			DM32RAD 3 at 120°			(PAINT) GALV Paint over galvanizing
			DM39RAD 3 at 90°	IC	Interior coating[8]	VPSD 3 year wolf warranty extension
			DM49RAD 4 at 90°	LINR	Less anchor bolts (Include when anchor bolts are not needed)	VPSS 5 year wolf warranty extension
			ESX drill mounting[5]			RALAMAY Use designated Lithonia Lighting numeral code from this chart
			DM19ESX 1 at 90°	TP	Tamper resistant handhole cover fastener	
			DM28ESX 2 at 180°	NEC	NEC 410.30 compliant gasketed handhole (Not UL Labeled)	Custom color Numeral code assigned through Customer Care "Custom Color Process"
			DM29ESX 2 at 90°			
			DM32ESX 3 at 120°	UL	UL listed with label (Includes NEC compliant cover)	
			DM39ESX 3 at 90°			
			DM49ESX 4 at 90°	BAA	Buy America(n) Act Compliant[15]	
			Aim drill mounting			
			To be added as series + drill orientations Ex: DM2AT9 for SMAC aim drilling 1 at 90°	YMAoriginal ordered	Match paint to prior order of project[16]	

Accessories: Order as separate catalog number.	
PLDT20	Plug for ESX drillings
PLDT8	Plug for DMxxAS drillings
FHD xx FT	Field installed vibration dampers (snake style)

NOTES:
1. Wall thickness will be signified with a "B" (11 Gauge) or a "7" (7-Gauge) in nomenclature. "B" - .120" | "7" - .188"
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM2AT20
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. DM19RAD, DM28RAD and DM39RAD require a minimum top O.D. of 4". DM29RAD, DM32RAD and DM49RAD require a minimum top O.D of 4.25".
5. YD not available with 3" pole. On 4" and 5" poles, YD cannot be installed if penetrations (EHH, FOL, HPL, CPL) are located higher than 3.25' of the pole's total height.
   Example: Pole height is 25ft, a provision cannot be placed above 7ft8.
6. Specify location and orientation when ordering option.
   For "A": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 5ft3in = 5-3
   For "B": Specify orientation from the handhole (A, B, C, D). Refer to the Handhole Orientation diagram below.
   Example: 1/2" diagonal at 7ft 1", orientation C = EHR25-5C
7. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. fit for attaching two horizontal arms at the same height, specify with HKay.
   Example: HKA2BBS
8. FOL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
9. Fusion option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
10. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
11. Plastic handhole cover and fusion covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
12. N/A with GALV.
13. Use when mill certifications are required.
14. 14. Must add original order number. Not for replacement parts or part sales issues, contact tech support or post sales teams. RAL is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders. *Example:* RAL6005-2w70d
15. Must be quoted "through add). Finishes do not require BAA. RAL colors and tints are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

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RSS Round Straight Steel Pole

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog number	Nominal shaft length (ft.)*	Pole shaft size (in. x ft.)	Wall thickness (in.)	80 mph	Max weight	90 mph	Max weight	100 mph	Max weight	Approximate ship weight (lbs.)
RSS 8 4-5B	8	4.5 x 8.0	0.120	26.7	630	19.7	495	16.0	430	55
RSS 10 3B	10	3.0 x 10.0	0.120	10.0	250	7.7	190	6.0	175	55
RSS 10 4B	10	4.0 x 10.0	0.120	19.1	480	15	375	12.2	305	70
RSS 10 4-5B	10	4.5 x 10.0	0.120	26.5	670	19.5	490	15.8	395	75
RSS 12 3B	12	3.0 x 12.0	0.120	7.7	195	5.8	145	4.6	130	60
RSS 12 4B	12	4.0 x 12.0	0.120	15.0	390	11.8	300	9.5	240	80
RSS 12 4-5B	12	4.5 x 12.0	0.120	19.8	495	15.7	395	12.7	320	85
RSS 14 3B	14	3.0 x 14.0	0.120	6.0	175	4.4	130	3.5	90	70
RSS 14 4B	14	4.0 x 14.0	0.120	12.2	305	9.4	250	7.6	195	90
RSS 14 4-5B	14	4.5 x 14.0	0.120	16.2	405	12.8	320	10.3	260	95
RSS 15 4-5B	15	4.5 x 15.0	0.120	12.0	360	9.5	250	7.5	200	96
RSS 16 3B	16	3.0 x 16.0	0.120	4.6	125	3.2	100	2.3	60	80
RSS 16 4B	16	4.0 x 16.0	0.120	9.6	250	7.4	185	5.9	150	100
RSS 16 4-5B	16	4.5 x 16.0	0.120	13.1	330	10.2	265	8.2	205	105
RSS 18 3B	18	3.0 x 18.0	0.120	3.4	90	2.3	60	1.4	70	90
RSS 18 4B	18	4.0 x 18.0	0.120	7.6	190	5.7	150	4.5	130	110
RSS 18 4-5B	18	4.5 x 18.0	0.120	10.5	265	8.2	210	6.5	165	115
RSS 20 3B	20	3.0 x 20.0	0.120	2.4	70	1.4	75	--	--	100
RSS 20 4B	20	4.0 x 20.0	0.120	6.0	150	4.45	150	3.45	125	120
RSS 20 4-5B	20	4.5 x 20.0	0.120	8.5	215	6.6	165	5.2	130	130
RSS 20 5B	20	5.0 x 20.0	0.120	11.75	300	9.1	230	7.25	180	145
RSS 22 4-5B	22	4.5 x 22.0	0.120	6.0	150	4.5	125	3.75	100	134
RSS 25 4B	25	4.0 x 25.0	0.120	2.85	100	1.95	75	1.35	75	145
RSS 25 4-5B	25	4.5 x 25.0	0.120	4.8	130	3.6	90	2.7	90	145
RSS 25 5B	25	5.0 x 25.0	0.120	7.25	180	5.5	150	4.25	150	180
RSS 30 4-5B	30	4.5 x 30.0	0.120	2.3	80	1.5	75	1.0	60	185
RSS 30 5B	30	5.0 x 30.0	0.120	4.2	150	3	125	2.25	100	210

NOTE: EPA values are based ASCE 7-05 wind map.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 206 in.

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RSS Round Straight Steel Pole

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft.)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
RSS	8	4-5B	16.5	467	15	375	13	325	11	275	9.5	238	8	200	7	175	55
RSS	10	3B	6	150	5	125	4	100	3.5	88	2.5	63	2	50	2	50	55
RSS	10	4B	12	300	9.5	238	8	200	6.5	163	5.5	138	5	125	4.5	113	70
RSS	10	4-5B	15.5	388	12.5	313	10.5	263	9	225	7.5	188	6.5	163	6	150	75
RSS	12	3B	5	125	4	100	3	75	2.5	63	2	50	1.5	38	1	25	60
RSS	12	4B	10	250	8	200	6.5	162	5.5	138	4.5	113	4	100	3.5	88	80
RSS	12	4-5B	13	325	10.5	263	9	225	7.5	188	6.5	163	5.5	138	4.5	113	85
RSS	14	3B	4	100	3	75	2.5	63	2	50	1.5	38	1	25	0.5	13	70
RSS	14	4B	8.5	213	6.5	163	5.5	138	4	100	3.5	88	3	75	2.5	63	90
RSS	14	4-5B	11	275	9	225	7	175	6	150	5	125	4.5	113	4	100	95
RSS	15	4-5B	10	250	8	200	6.5	163	5.5	138	4.5	113	4	100	3.5	88	96
RSS	16	3B	3	75	2.5	63	1.5	38	1	25	0.5	13	0.5	13	-	-	80
RSS	16	4B	7	175	5.5	138	4	100	3	75	2.5	63	2	50	2	50	100
RSS	16	4-5B	9	225	7	175	6	150	5	125	4	100	3.5	88	3	75	105
RSS	18	3B	2.5	62	1.5	38	1	25	0.5	13	-	-	-	-	-	-	90
RSS	18	4B	5.5	138	4	100	3	75	2.5	63	2	50	1.5	38	1	25	110
RSS	18	4-5B	7.5	188	6	150	4.5	113	4	100	3	75	2.5	63	2	50	115
RSS	20	3B	2	50	1	25	0.5	13	-	-	-	-	-	-	-	-	100
RSS	20	4B	4.5	113	3	75	2	50	1.5	38	1	25	1	25	0.5	13	120
RSS	20	4-5B	6	150	4.5	113	3.5	88	3	75	2.5	63	2	50	1.5	38	130
RSS	20	5B	8	200	6.5	163	5.5	138	4.5	113	3.5	88	3	75	2.5	63	145
RSS	22	4-5B	5	125	3.5	88	2.5	63	2	50	1.5	38	1	25	1	25	134
RSS	25	4B	2.5	62	1	25	0.5	13	-	-	-	-	-	-	-	-	145
RSS	25	4-5B	3.5	88	2	50	1.5	38	1	25	0.5	13	-	-	-	-	145
RSS	25	5B	5	125	3.5	88	3	75	2	50	1.5	38	1.5	38	1	25	180
RSS	30	4-5B	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	185
RSS	30	5B	2.5	62	1.5	38	1	25	0.5	13	-	-	-	-	-	-	210

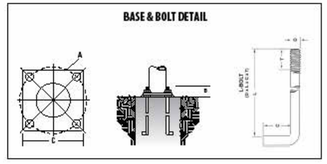
NOTE: AASHTO 2013 design criteria is the most common EPA and associated map ASCE7-05. Please review the project Spec document to determine the correct design criteria for the poles on your jobsite.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 206 in.

RSS Round Straight Steel Pole

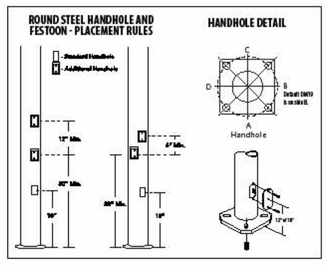
ANCHORAGE AND TEMPLATE INFORMATION

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Bolt size (in.) D x L x C
3"	7.5" - 8.5"	3.50"-3.75"	10.50"	ARTEMPLATE PS10041	AB1B-0	3/4 x 18 x 3
4"	7.5" - 8.5"	3.50"-3.75"	10.50"	ARTEMPLATE PS10041	AB1B-0	3/4 x 18 x 3
4.5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ARTEMPLATE PS10041	AB1B-0	3/4 x 18 x 3
5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ARTEMPLATE PS10041	AB1B-0	3/4 x 18 x 3

BASE & BOLT DETAIL



ROUND STEEL HANDHOLE AND FESTOON - PLACEMENT RULES



HANDHOLE DETAIL

IMPORTANT INSTALLATION NOTES:
- Do not erect poles without having fixtures installed.
- Factory supplied template must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

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TAC
The Architecture Collaborative
6700 Baum Drive, Suite 23 | Knoxville, TN 37919
www.tac-45.com | 865.342.7505

A NEW DEVELOPMENT FOR:

WEST END PHASE 3
171 West End Phase Ave Farragut, TN 37934
Parcel 1.25 FFCA/IPI 1984 Property Company D.B. 2124 PG. 229
Tax Map Number - 143
Lot 1R1 Map Book 106L Page 53 (Buddy's BBQ)
4.815 Acres

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Revisions:

No.	Date

Drawing Title:
FIXTURE CUT SHEET - POLE

Date: 12/15/25

Project No.
25012

Sheet No.
E1.6

DRAINAGE SUMMARY

WEST END PHASE 3



DECEMBER 2025

Sprinkle Engineering, LLC PO Box 4013 – Maryville, TN 37802 865-599-9192 matt@sprinkleengineering.com

PROJECT DESCRIPTION

The project is located in Farragut TN on Parcel 143 00127 at 129 West End Ave. The property currently consists of a commercial development of multiple tenants and associated parking. The proposed development is an additional commercial building with multiple tenants that will be located in an existing parking area.

DRAINAGE AREA SUMMARY

The proposed development area will drain to an existing underground stormwater collection system which feeds into an existing detention pond along West End Ave. The existing development is served by this system. The proposed development will continue to utilize the existing stormwater pipe system in the parking lot. The existing detention pond will be replaced with an underground system that meets current Town of Farragut stormwater regulations .

IMPERVIOUS SURFACES

As stated above, the proposed development will be located in an existing parking area of the site. With the addition of landscaping around the new building and parking islands, the overall impervious area will be decreased post-development. See Figure 1 for comparison of impervious surfaces.

DETENTION DESIGN

Based on the existing site topography, the existing detention pond has a storage volume of 9,267 cf. The existing detention pond will be replaced with an underground detention system. The proposed underground detention will have a storage volume of 16,406 cf to meet the current Town of Farragut stormwater requirements. The existing detention pond outlet structure is in poor condition and will be replaced with a new precast outlet structure.

To mitigate the impact of the increase in the peak flow from the contributing drainage area, an underground detention system will be constructed to detain and release the stormwater runoff to mimic pre-developed conditions. The system is designed to control the outflow for the 1-YR, 2-YR, 5-YR, 10-YR, 25-YR and 100-YR storms. The system will also provide first flush treatment.

Table 1

HYDROGRAPH	1-YR STORM	2-YR STORM	5-YR STORM	10-YR STORM	25-YR STORM	100-YR STORM
1–PRE-DEV AREA	3.1cfs	5.3cfs	8.8cfs	11.8cfs	16.3cfs	24.1cfs
2-PRE-DEV DA 2	5.4cfs	8.1cfs	12.1cfs	15.5cfs	20.4cfs	28.9cfs
3-PRE-DEV DA 3	3.1cfs	4.1cfs	7.7cfs	11.7cfs	16.4cfs	24.1cfs

CONCLUSION

The post-developed site will provide adequate stormwater management. First Flush treatment will be provided by the anticipated infiltration occurring in the underground detention system.

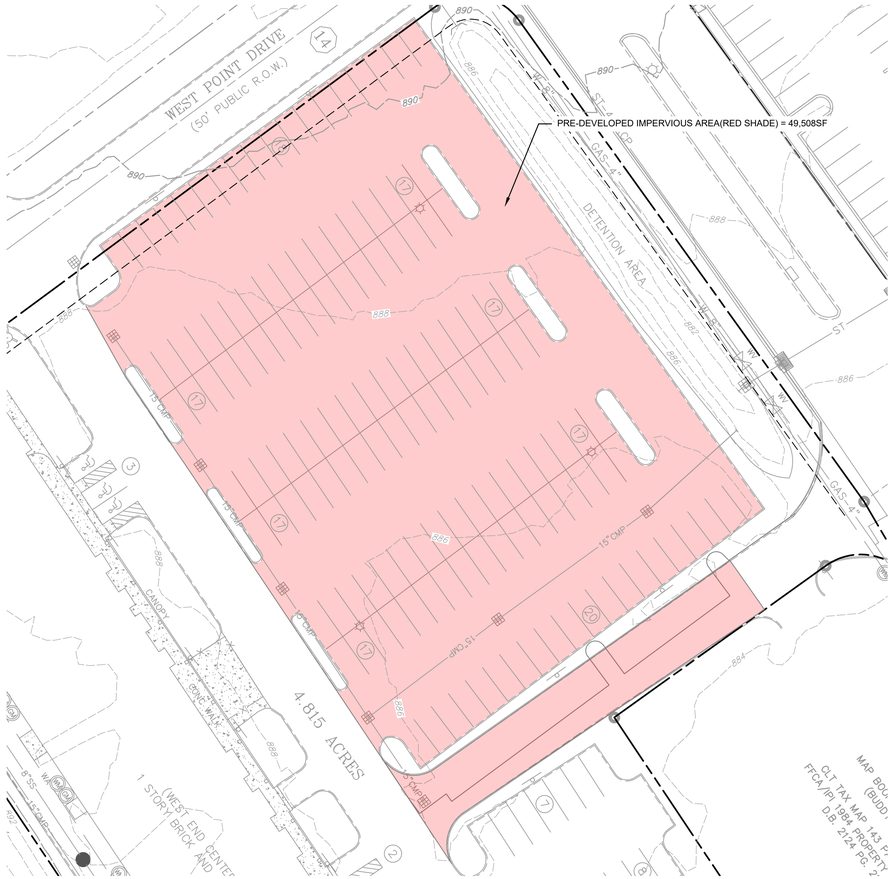
APPENDICIES

Figure 1 – Pre vs Post Impervious Areas

Figure 2 – Drainage Map

Hydraflow Report

Underground Detention Information





SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

SPRINKLE ENGINEERING

General Notes

No.	Revision/Issue	Date

Project Name and Address

WEST END PHASE III

129 WEST END AVE
FARRAGUT, TN 37934

FOR
WEST END PARTNERSHIP

CERTIFICATION

DRAWING TITLE

IMPERVIOUS AREA COMPARISON

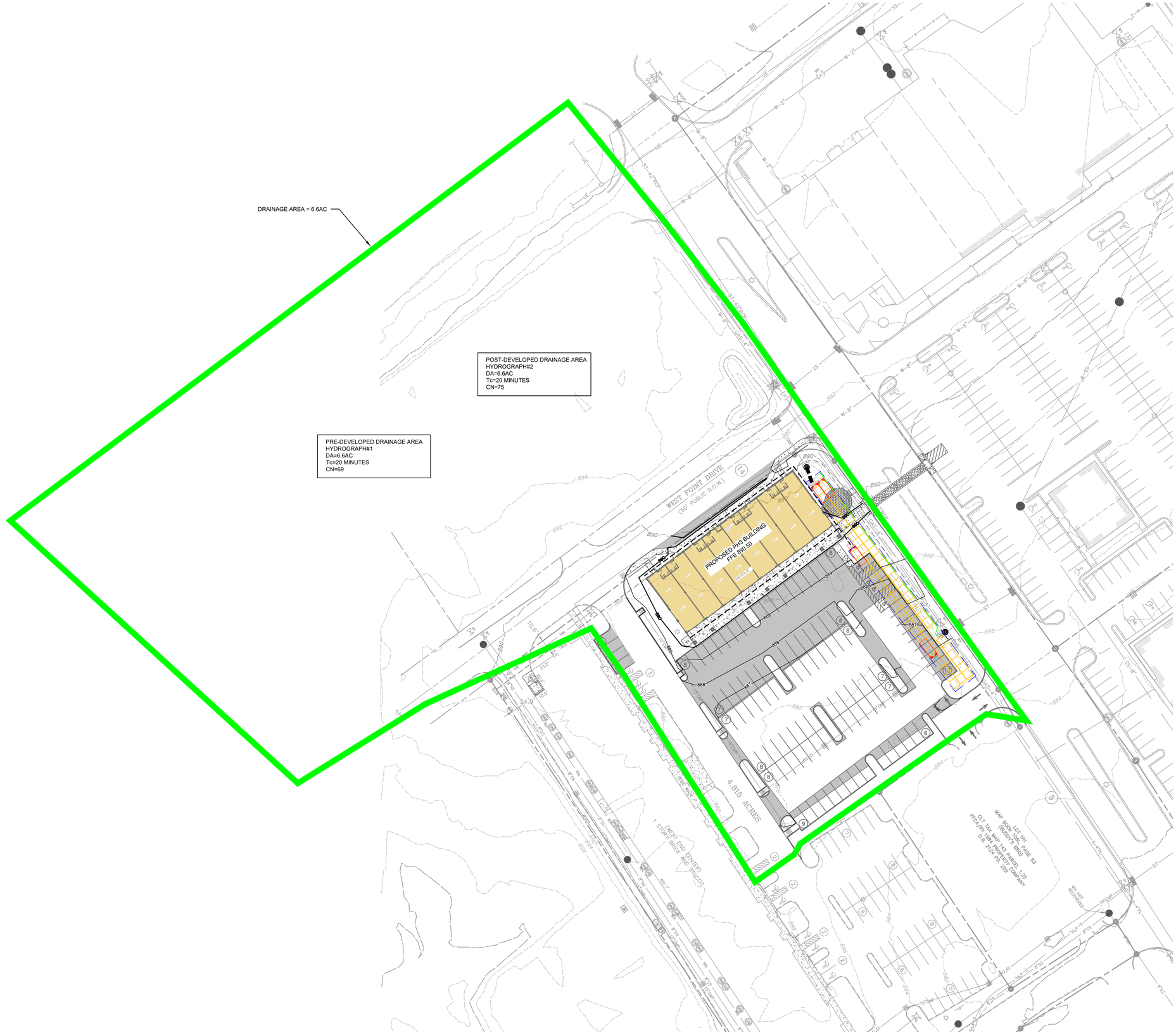
SCALE 1"=30' (0, 30, 60 Feet)

DRAWN BY	MSS
DESIGNED	MSS
REVIEWED	MSS
DATE	10/20/25

NORTH ARROW

SHEET

FIG-1



BASIS OR BEARING

EXISTING BOUNDARY INFORMATION FROM SURVEY FILES PROVIDED BY LYNCH SURVEYS LLC DATED 05/01/18. TOPOGRAPHIC DATA FROM STATE OF TN LIDAR DATA.

FLOOD NOTE

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA OF FLOOD HAZARD PER THE FEMA FLOOD INSURANCE RATE MAP NO.47093C0244G EFFECTIVE AUGUST 5, 2013.

UTILITY NOTE

THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

SPRINKLE ENGINEERING
SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

TAC
The Architecture Collaborative
6215 Kingston Pike | Knoxville, TN 37919
www.tac-45.com | 865.342.7505

A NEW DEVELOPMENT FOR:

WEST END PHASE 3

171 WEST END AVE.
FARRAGUT, TN 37934

MATTHEW S. SPRINKLE
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
STATE OF TENNESSEE

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Revisions:

No.	Date

Drawing Title:
DRAINAGE AREA MAP

Date: 12/15/2025

Project No.
25012

Sheet No.
MAP-1

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	3.125	5.332	-------	8.788	11.77	16.25	-------	24.13	Pre-Dev Area(1980s)
2	SCS Runoff	------	5.421	8.110	-------	12.11	15.49	20.45	-------	28.87	Prop Post-Dev Area
3	Reservoir	2	3.095	4.105	-------	7.721	11.68	16.45	-------	24.15	UG Detention Outflow

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.125	1	727	12,235	------	------	------	Pre-Dev Area(1980s)
2	SCS Runoff	5.421	1	726	18,310	------	------	------	Prop Post-Dev Area
3	Reservoir	3.095	1	738	18,302	2	882.31	3,484	UG Detention Outflow

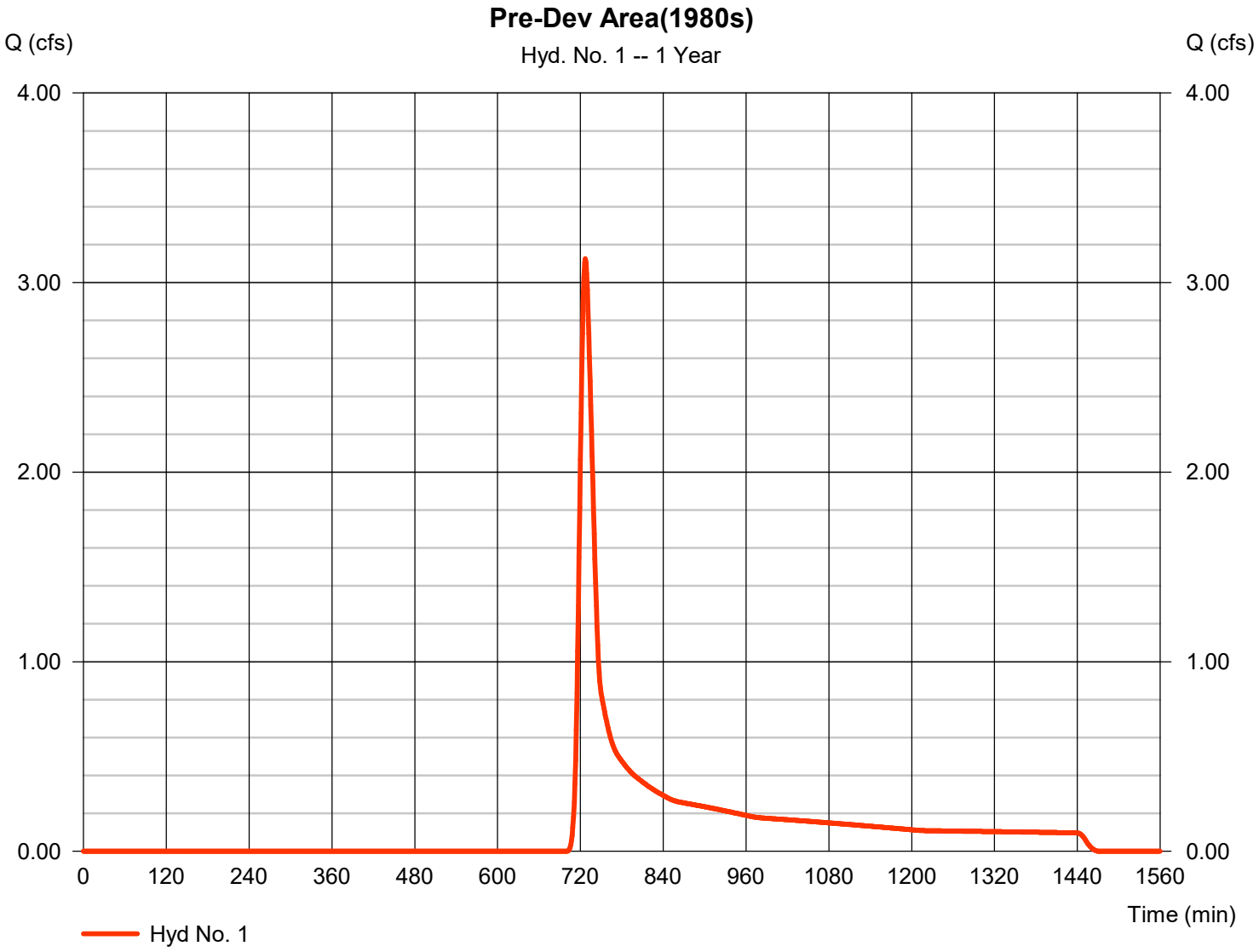
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 1

Pre-Dev Area(1980s)

Hydrograph type	= SCS Runoff	Peak discharge	= 3.125 cfs
Storm frequency	= 1 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 12,235 cuft
Drainage area	= 6.600 ac	Curve number	= 69
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 20.00 min
Total precip.	= 2.69 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

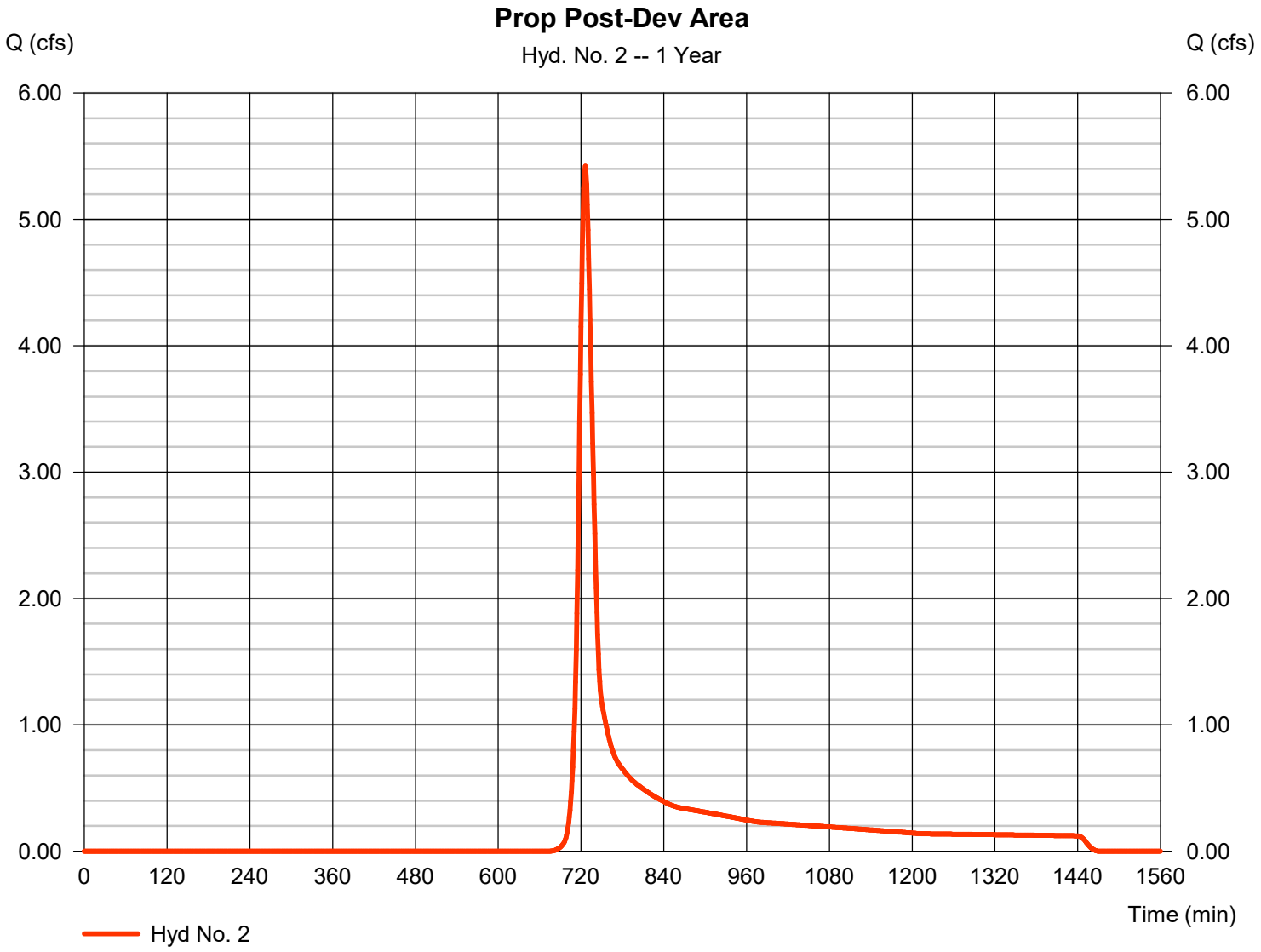
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 2

Prop Post-Dev Area

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.421 cfs
Storm frequency	=	1 yrs	Time to peak	=	726 min
Time interval	=	1 min	Hyd. volume	=	18,310 cuft
Drainage area	=	6.600 ac	Curve number	=	75*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	20.00 min
Total precip.	=	2.69 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.800 x 69) + (1.800 x 92)] / 6.600



Hydrograph Report

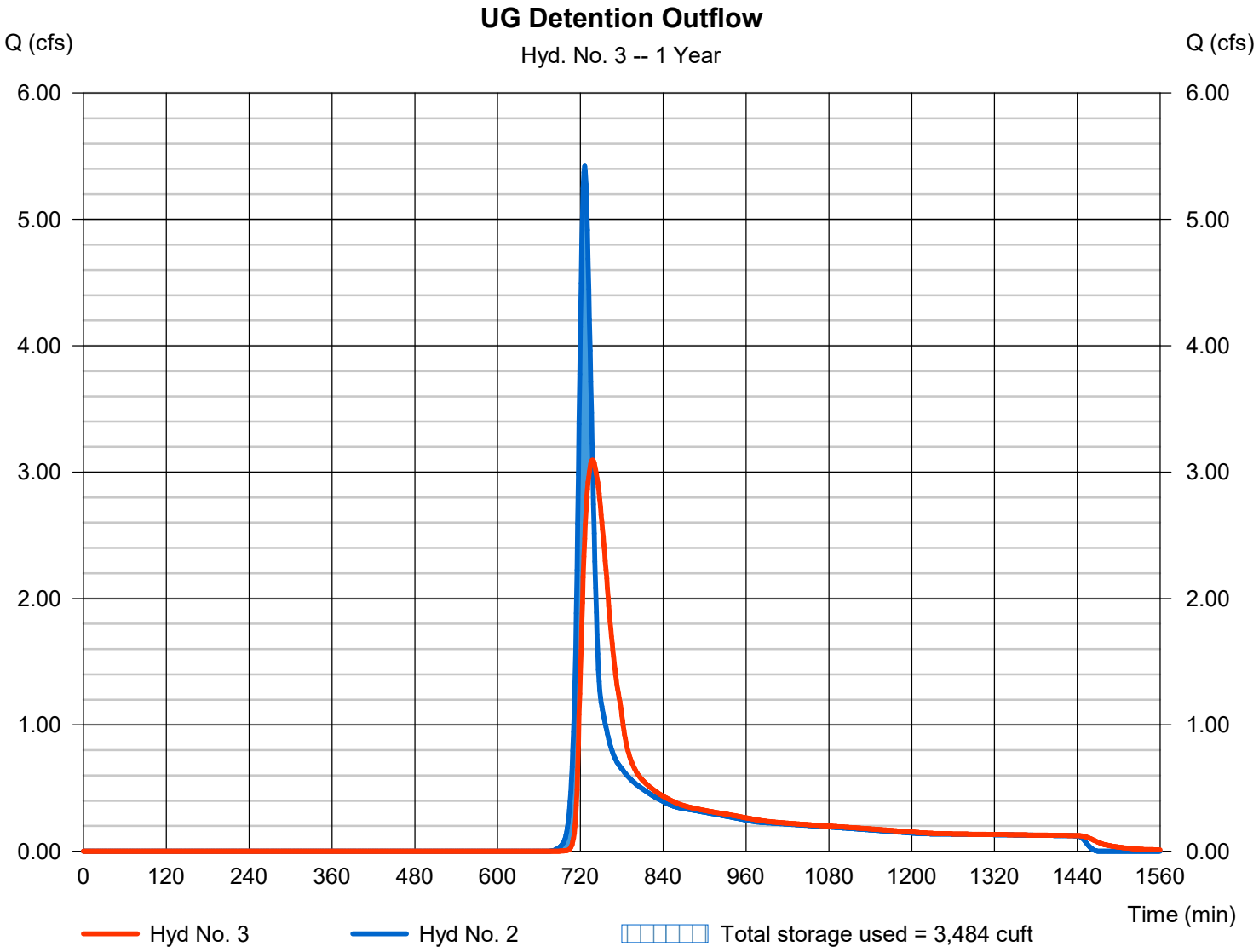
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 3

UG Detention Outflow

Hydrograph type	=	Reservoir	Peak discharge	=	3.095 cfs
Storm frequency	=	1 yrs	Time to peak	=	738 min
Time interval	=	1 min	Hyd. volume	=	18,302 cuft
Inflow hyd. No.	=	2 - Prop Post-Dev Area	Max. Elevation	=	882.31 ft
Reservoir name	=	UG Detention	Max. Storage	=	3,484 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	5.332	1	726	18,812	------	------	------	Pre-Dev Area(1980s)
2	SCS Runoff	8.110	1	726	26,371	------	------	------	Prop Post-Dev Area
3	Reservoir	4.105	1	738	26,363	2	882.92	5,796	UG Detention Outflow

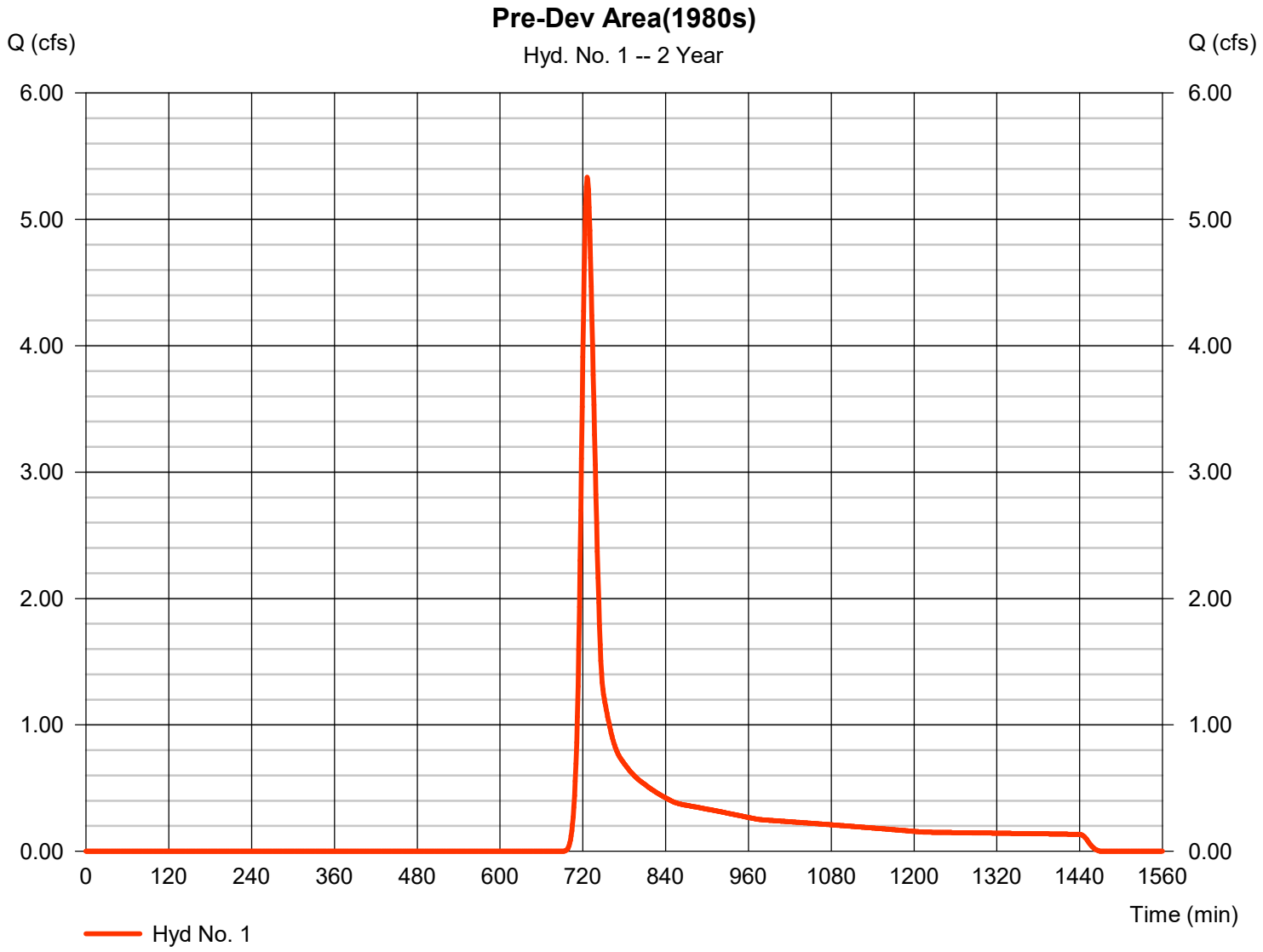
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 1

Pre-Dev Area(1980s)

Hydrograph type	= SCS Runoff	Peak discharge	= 5.332 cfs
Storm frequency	= 2 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 18,812 cuft
Drainage area	= 6.600 ac	Curve number	= 69
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 20.00 min
Total precip.	= 3.21 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

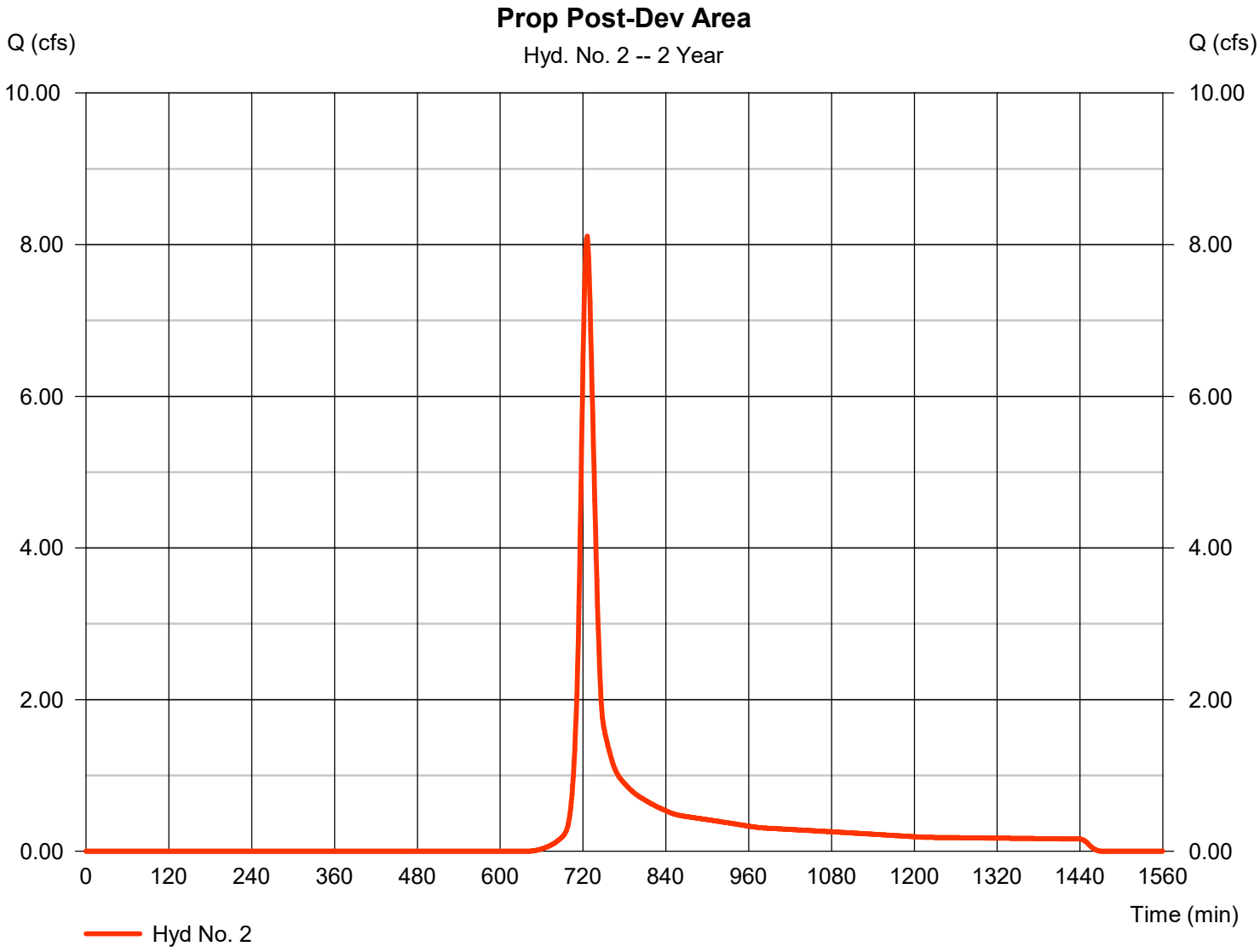
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 2

Prop Post-Dev Area

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.110 cfs
Storm frequency	=	2 yrs	Time to peak	=	726 min
Time interval	=	1 min	Hyd. volume	=	26,371 cuft
Drainage area	=	6.600 ac	Curve number	=	75*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	20.00 min
Total precip.	=	3.21 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.800 x 69) + (1.800 x 92)] / 6.600



Hydrograph Report

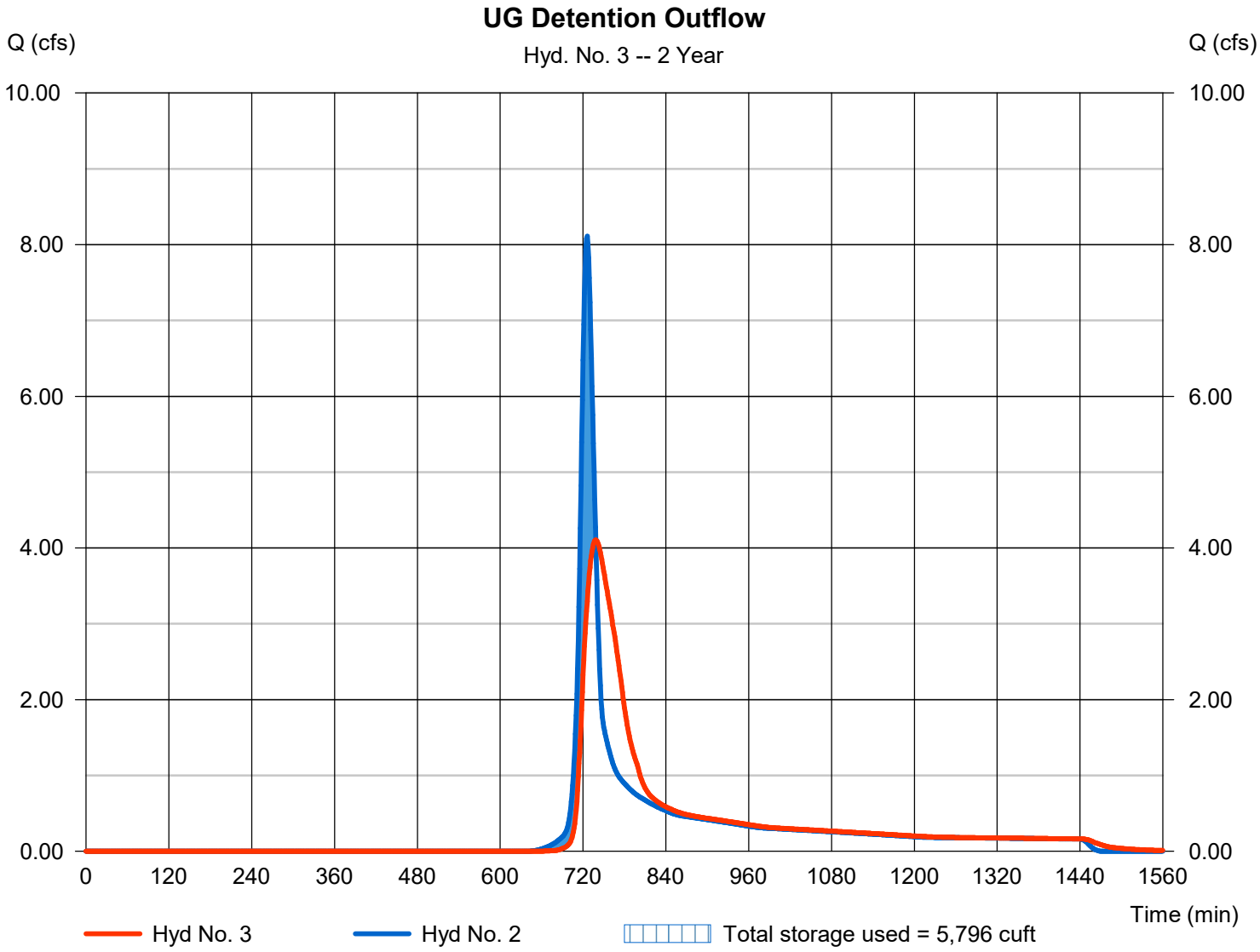
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 3

UG Detention Outflow

Hydrograph type	=	Reservoir	Peak discharge	=	4.105 cfs
Storm frequency	=	2 yrs	Time to peak	=	738 min
Time interval	=	1 min	Hyd. volume	=	26,363 cuft
Inflow hyd. No.	=	2 - Prop Post-Dev Area	Max. Elevation	=	882.92 ft
Reservoir name	=	UG Detention	Max. Storage	=	5,796 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

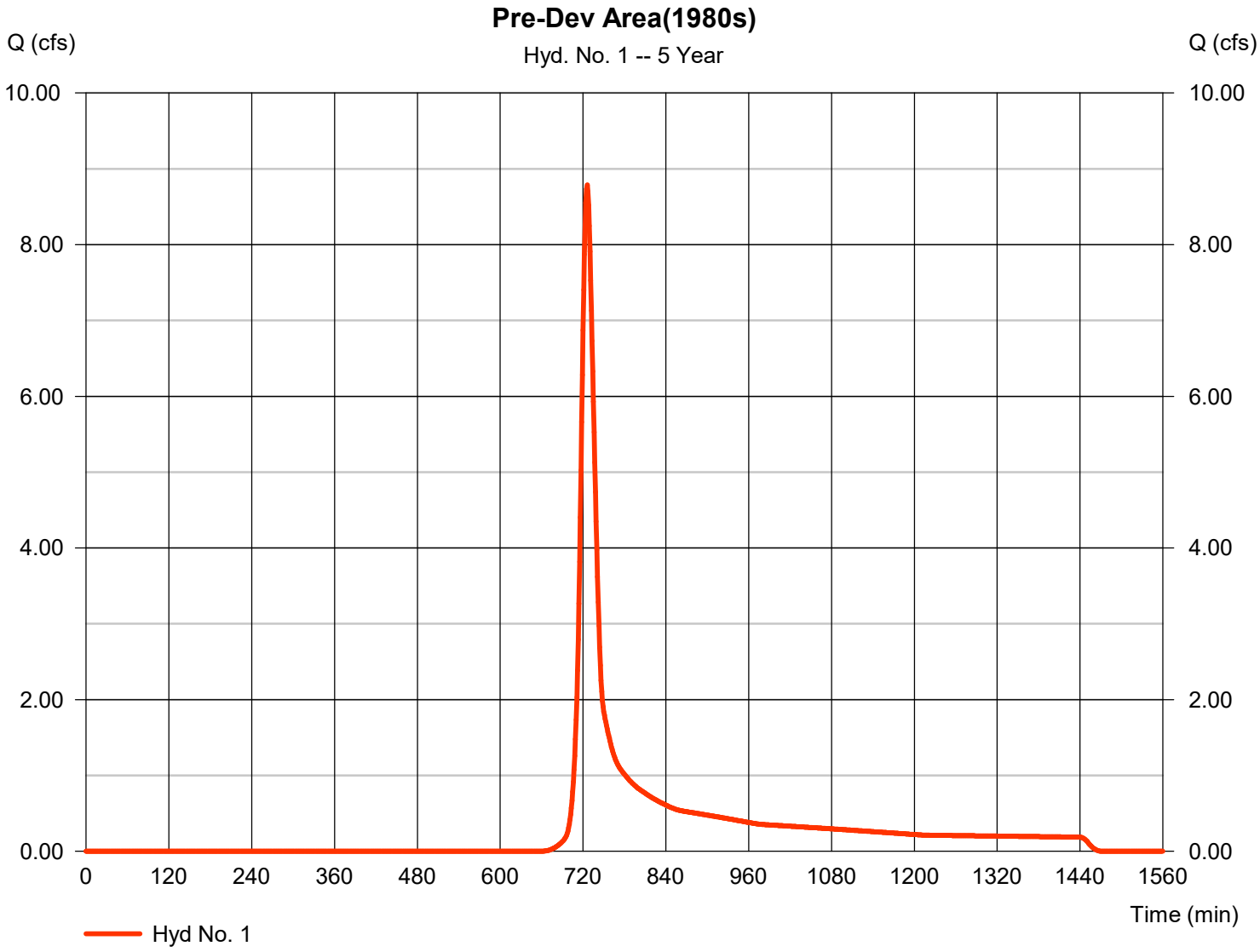
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.788	1	726	29,107	------	------	------	Pre-Dev Area(1980s)
2	SCS Runoff	12.11	1	725	38,498	------	------	------	Prop Post-Dev Area
3	Reservoir	7.721	1	735	38,490	2	883.69	8,567	UG Detention Outflow

Hydrograph Report

Hyd. No. 1

Pre-Dev Area(1980s)

Hydrograph type	= SCS Runoff	Peak discharge	= 8.788 cfs
Storm frequency	= 5 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 29,107 cuft
Drainage area	= 6.600 ac	Curve number	= 69
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 20.00 min
Total precip.	= 3.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

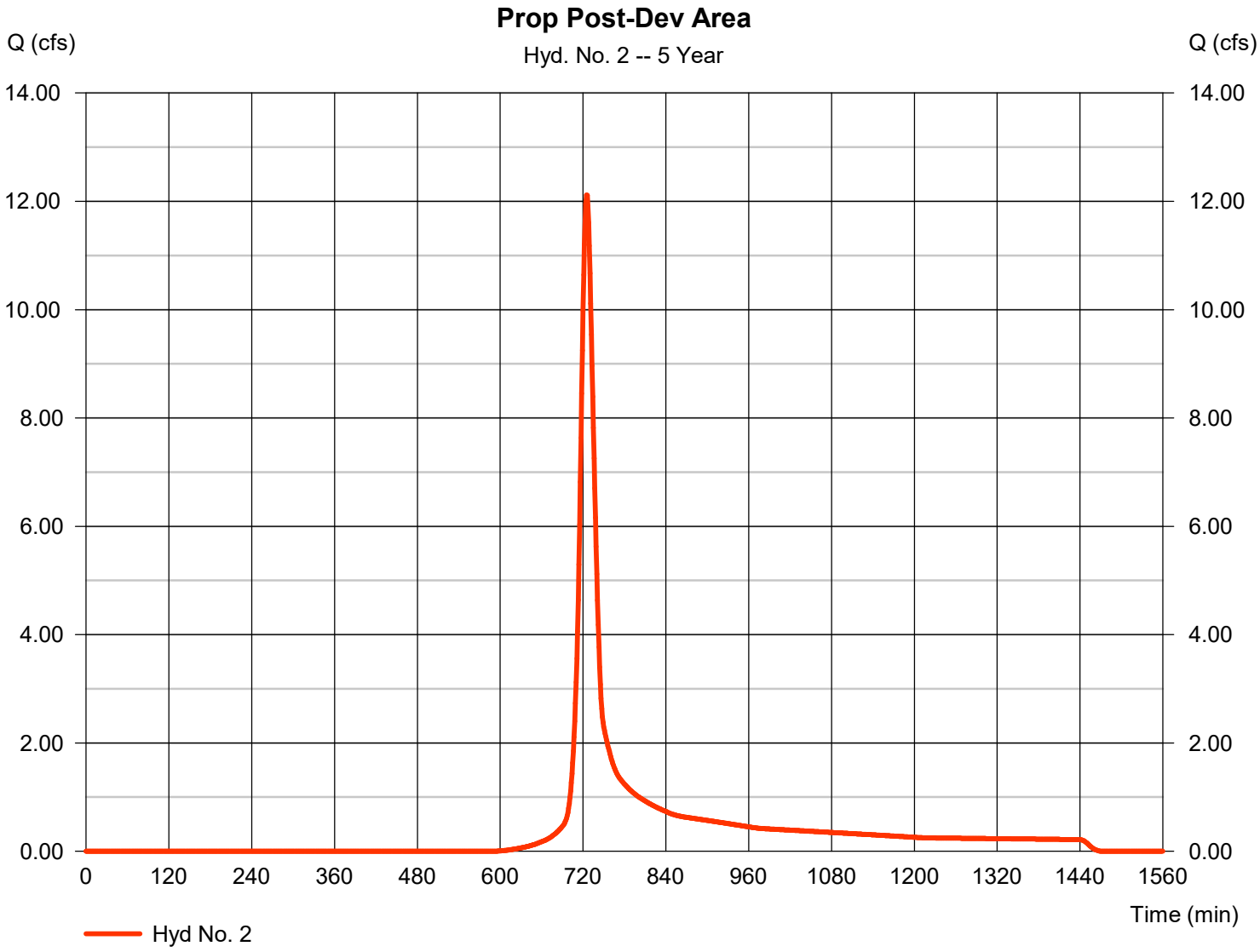
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 2

Prop Post-Dev Area

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.11 cfs
Storm frequency	=	5 yrs	Time to peak	=	725 min
Time interval	=	1 min	Hyd. volume	=	38,498 cuft
Drainage area	=	6.600 ac	Curve number	=	75*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	20.00 min
Total precip.	=	3.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.800 x 69) + (1.800 x 92)] / 6.600



Hydrograph Report

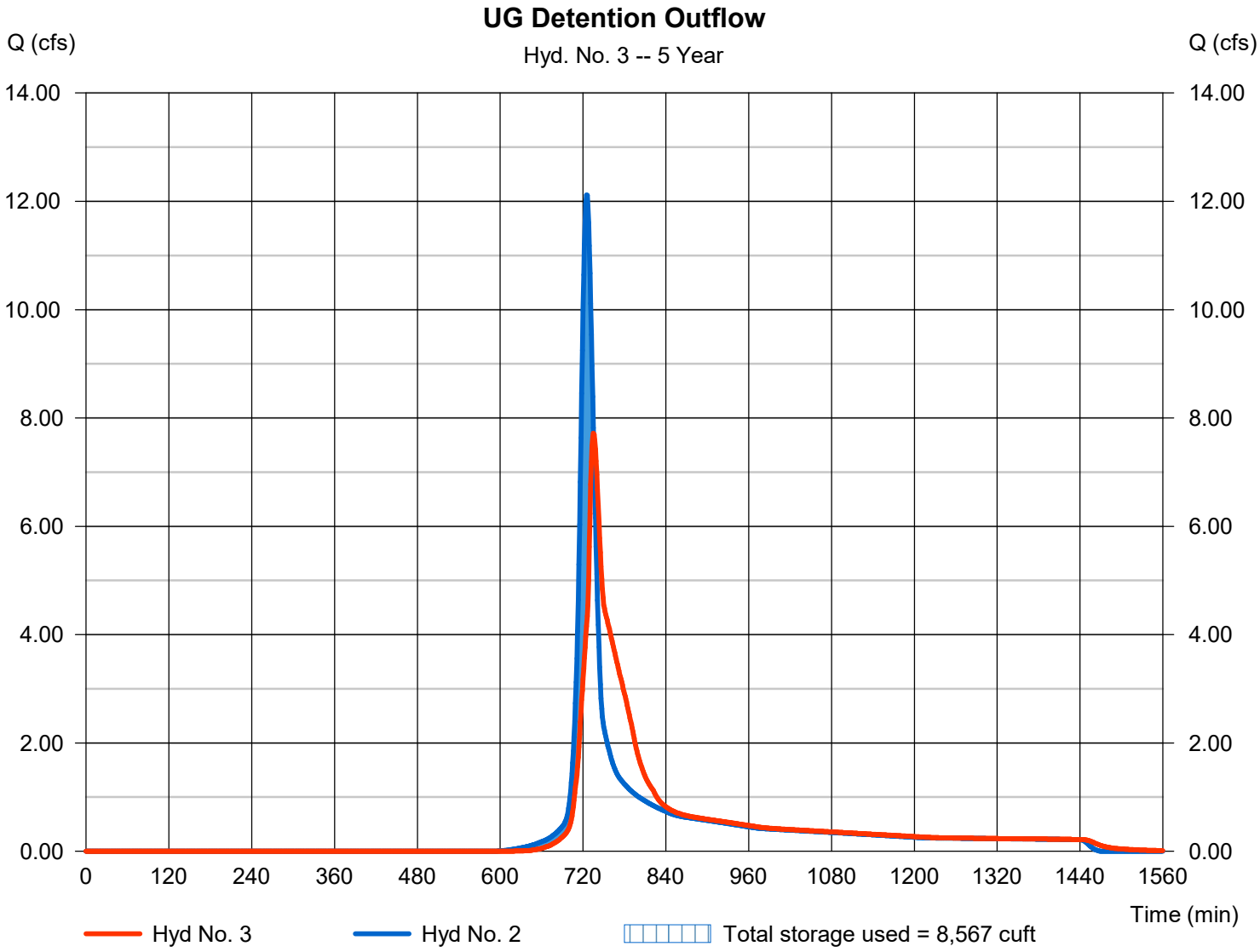
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 3

UG Detention Outflow

Hydrograph type	=	Reservoir	Peak discharge	=	7.721 cfs
Storm frequency	=	5 yrs	Time to peak	=	735 min
Time interval	=	1 min	Hyd. volume	=	38,490 cuft
Inflow hyd. No.	=	2 - Prop Post-Dev Area	Max. Elevation	=	883.69 ft
Reservoir name	=	UG Detention	Max. Storage	=	8,567 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

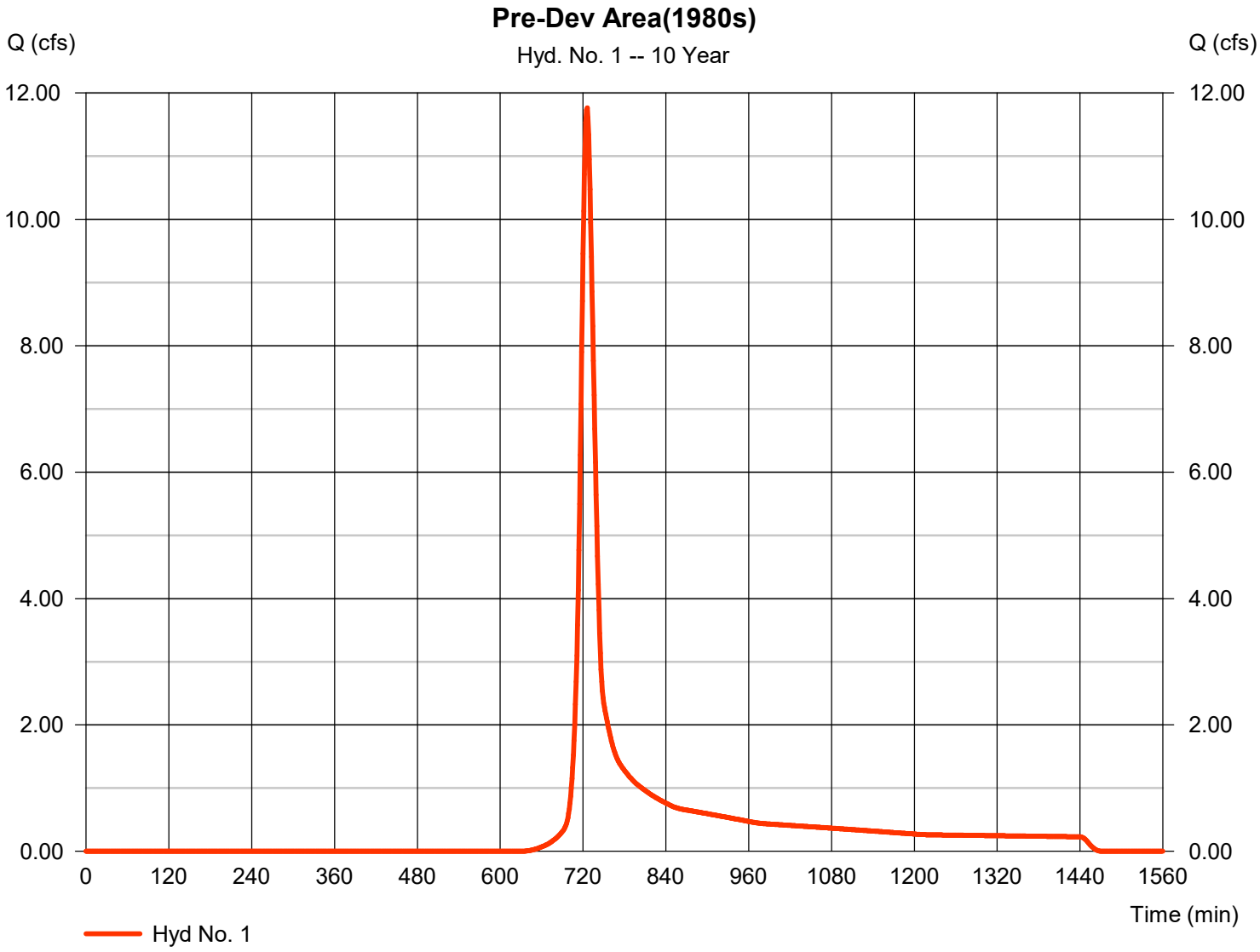
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	11.77	1	726	38,060	------	------	------	Pre-Dev Area(1980s)
2	SCS Runoff	15.49	1	725	48,748	------	------	------	Prop Post-Dev Area
3	Reservoir	11.68	1	733	48,740	2	884.06	9,858	UG Detention Outflow

Hydrograph Report

Hyd. No. 1

Pre-Dev Area(1980s)

Hydrograph type	= SCS Runoff	Peak discharge	= 11.77 cfs
Storm frequency	= 10 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 38,060 cuft
Drainage area	= 6.600 ac	Curve number	= 69
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 20.00 min
Total precip.	= 4.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

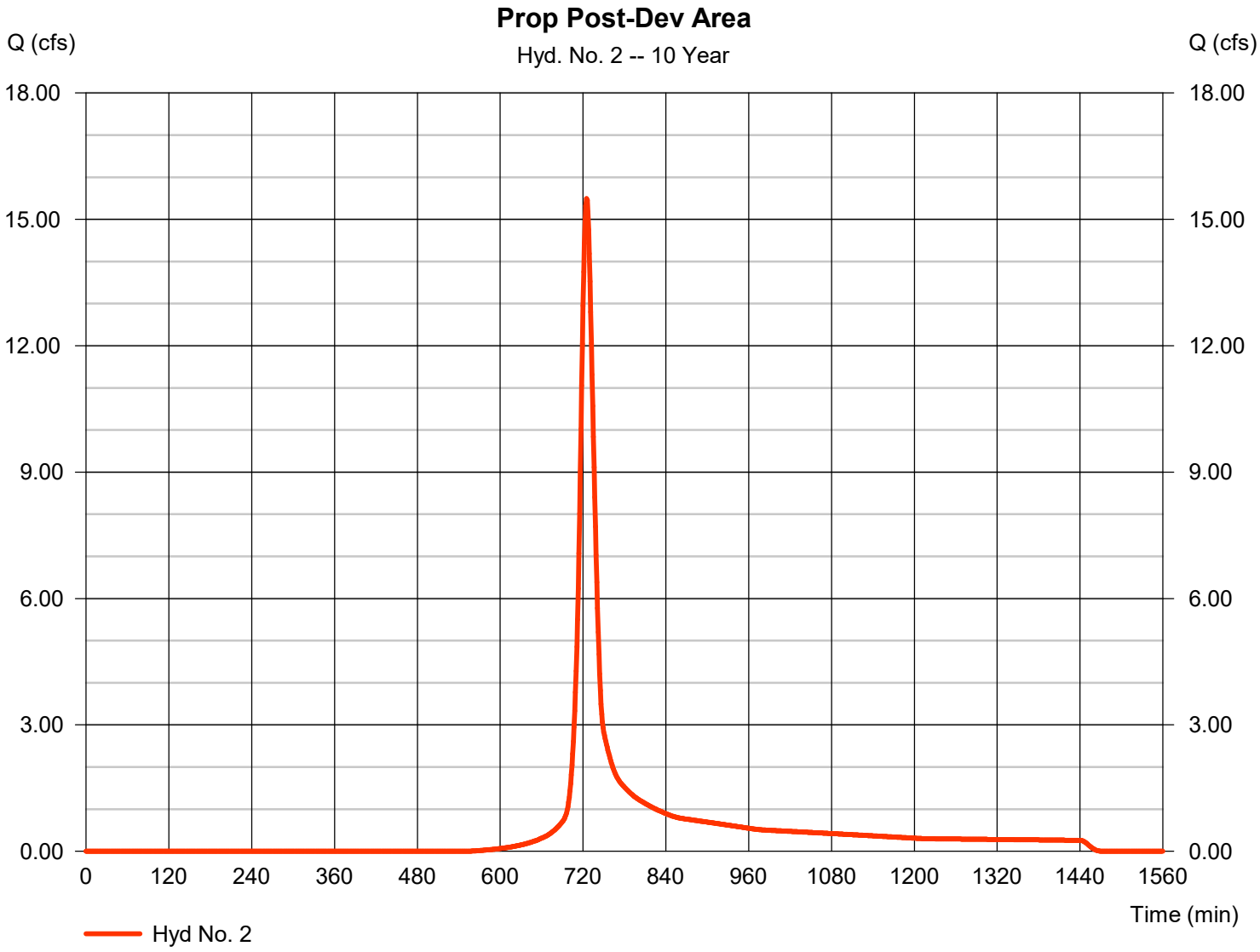
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 2

Prop Post-Dev Area

Hydrograph type	= SCS Runoff	Peak discharge	= 15.49 cfs
Storm frequency	= 10 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 48,748 cuft
Drainage area	= 6.600 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 20.00 min
Total precip.	= 4.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(4.800 x 69) + (1.800 x 92)] / 6.600



Hydrograph Report

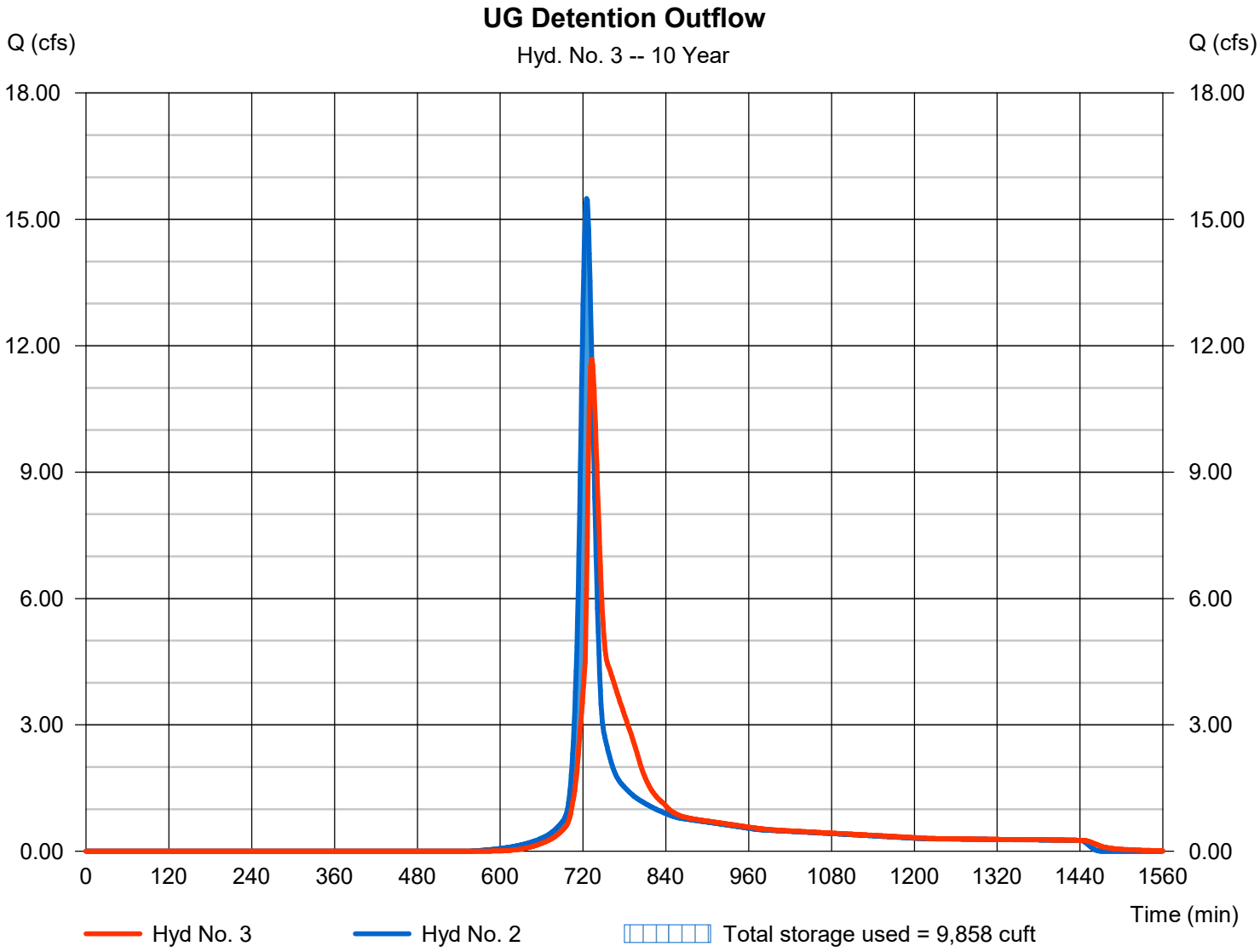
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 3

UG Detention Outflow

Hydrograph type	=	Reservoir	Peak discharge	=	11.68 cfs
Storm frequency	=	10 yrs	Time to peak	=	733 min
Time interval	=	1 min	Hyd. volume	=	48,740 cuft
Inflow hyd. No.	=	2 - Prop Post-Dev Area	Max. Elevation	=	884.06 ft
Reservoir name	=	UG Detention	Max. Storage	=	9,858 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	16.25	1	725	51,649	------	------	------	Pre-Dev Area(1980s)
2	SCS Runoff	20.45	1	725	63,967	------	------	------	Prop Post-Dev Area
3	Reservoir	16.45	1	731	63,959	2	884.59	11,569	UG Detention Outflow

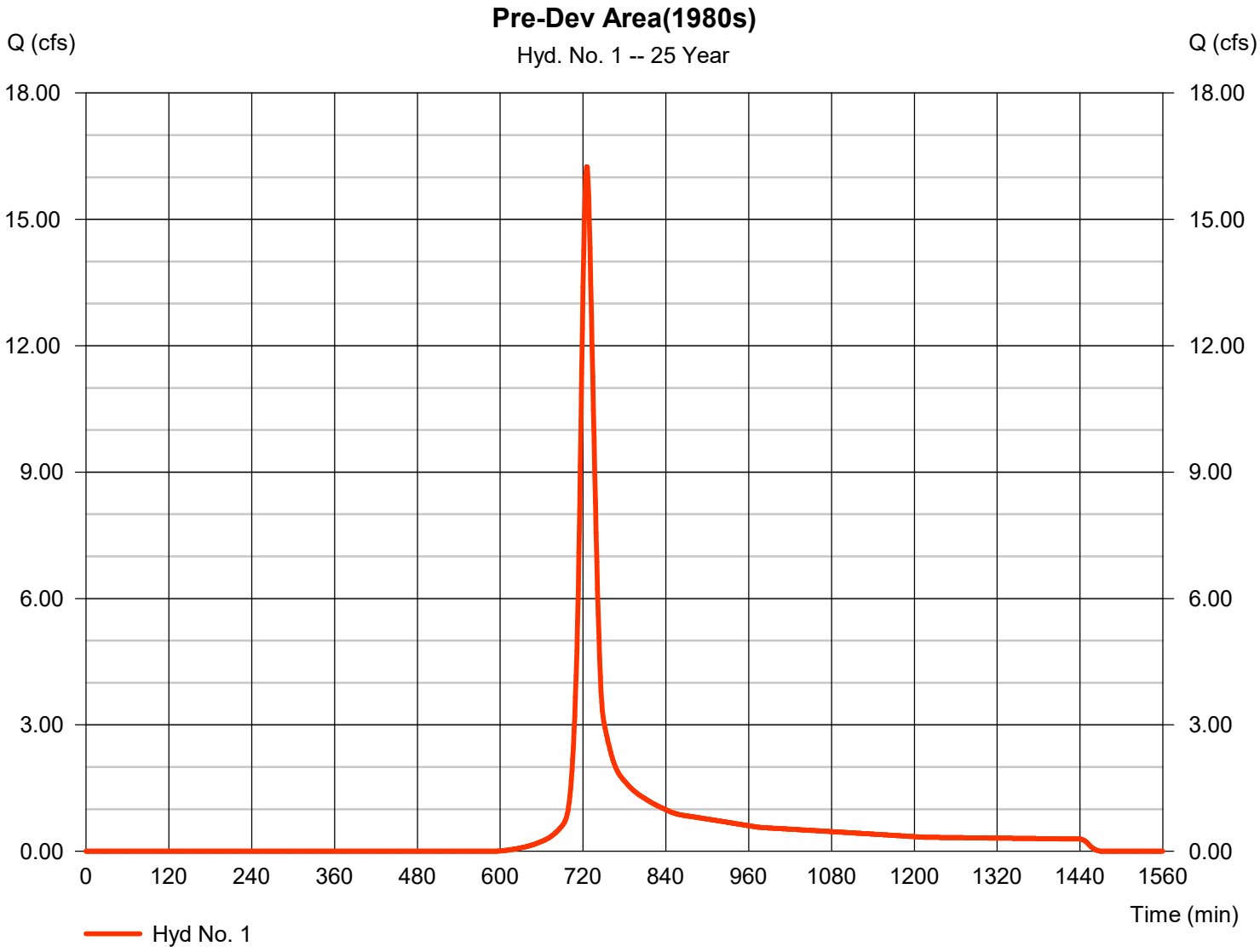
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 1

Pre-Dev Area(1980s)

Hydrograph type	= SCS Runoff	Peak discharge	= 16.25 cfs
Storm frequency	= 25 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 51,649 cuft
Drainage area	= 6.600 ac	Curve number	= 69
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 20.00 min
Total precip.	= 5.27 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

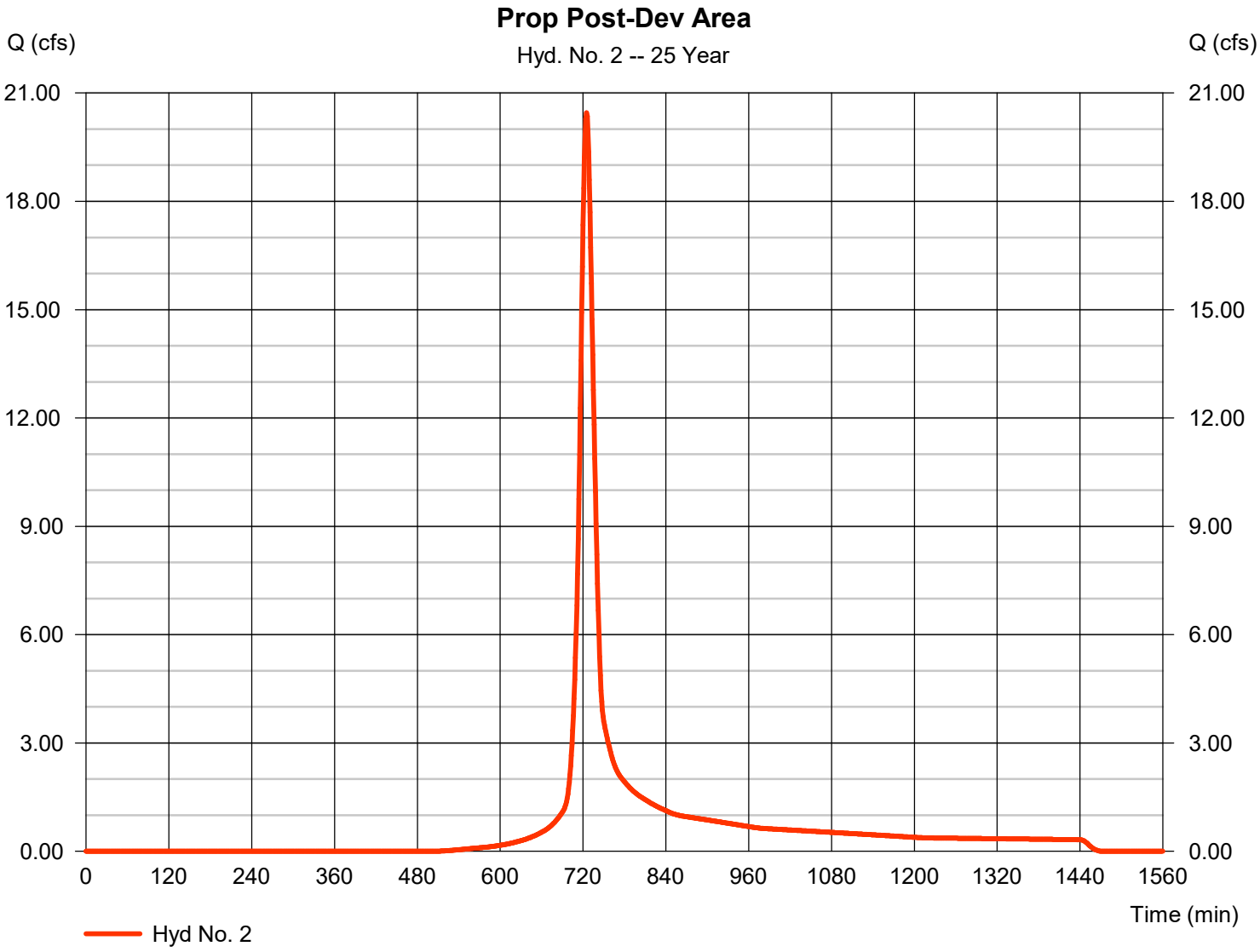
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 2

Prop Post-Dev Area

Hydrograph type	=	SCS Runoff	Peak discharge	=	20.45 cfs
Storm frequency	=	25 yrs	Time to peak	=	725 min
Time interval	=	1 min	Hyd. volume	=	63,967 cuft
Drainage area	=	6.600 ac	Curve number	=	75*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	20.00 min
Total precip.	=	5.27 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.800 x 69) + (1.800 x 92)] / 6.600



Hydrograph Report

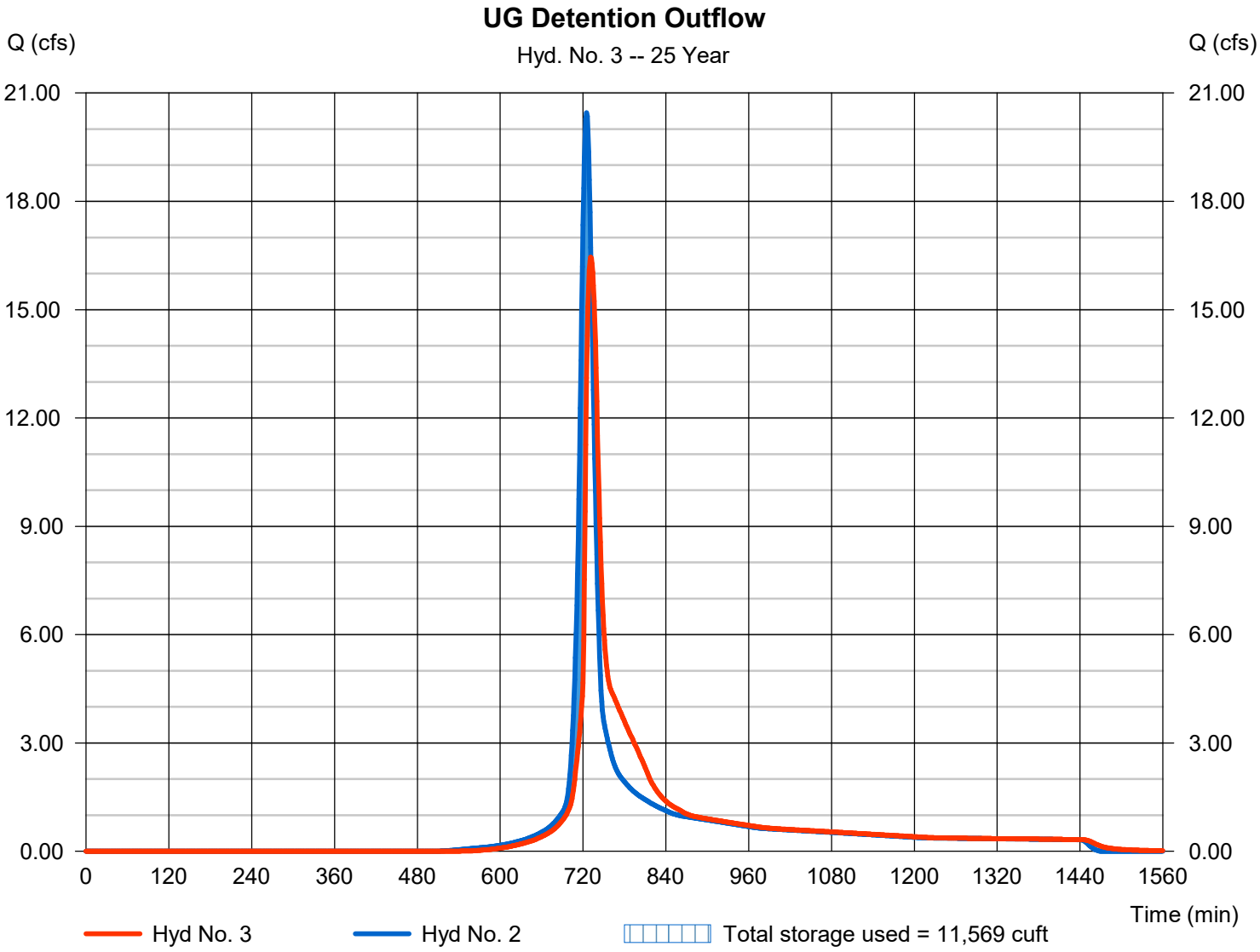
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 3

UG Detention Outflow

Hydrograph type	=	Reservoir	Peak discharge	=	16.45 cfs
Storm frequency	=	25 yrs	Time to peak	=	731 min
Time interval	=	1 min	Hyd. volume	=	63,959 cuft
Inflow hyd. No.	=	2 - Prop Post-Dev Area	Max. Elevation	=	884.59 ft
Reservoir name	=	UG Detention	Max. Storage	=	11,569 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	24.13	1	725	75,624	------	------	------	Pre-Dev Area(1980s)
2	SCS Runoff	28.87	1	725	90,184	------	------	------	Prop Post-Dev Area
3	Reservoir	24.15	1	730	90,176	2	886.01	14,618	UG Detention Outflow

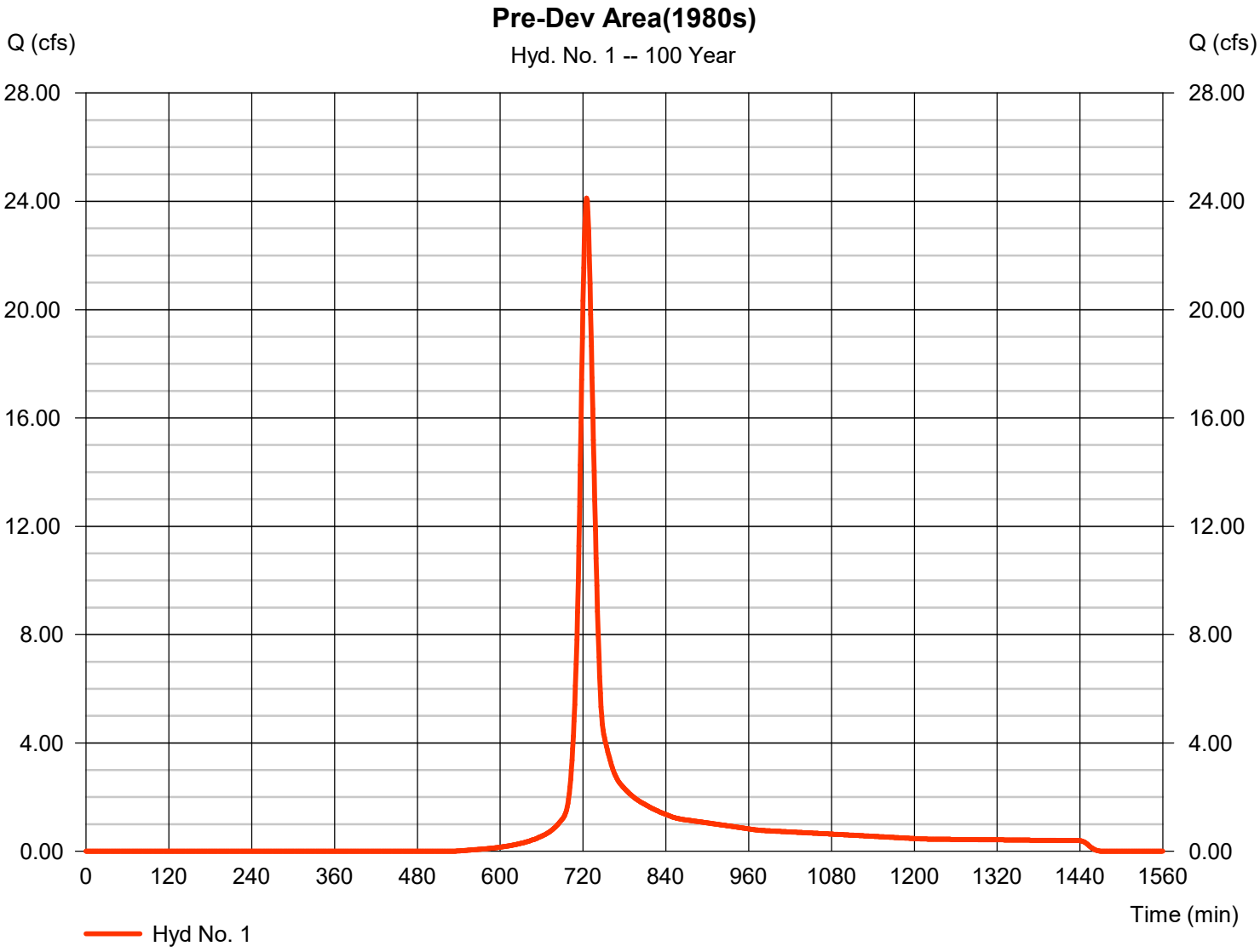
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 1

Pre-Dev Area(1980s)

Hydrograph type	= SCS Runoff	Peak discharge	= 24.13 cfs
Storm frequency	= 100 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 75,624 cuft
Drainage area	= 6.600 ac	Curve number	= 69
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 20.00 min
Total precip.	= 6.56 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

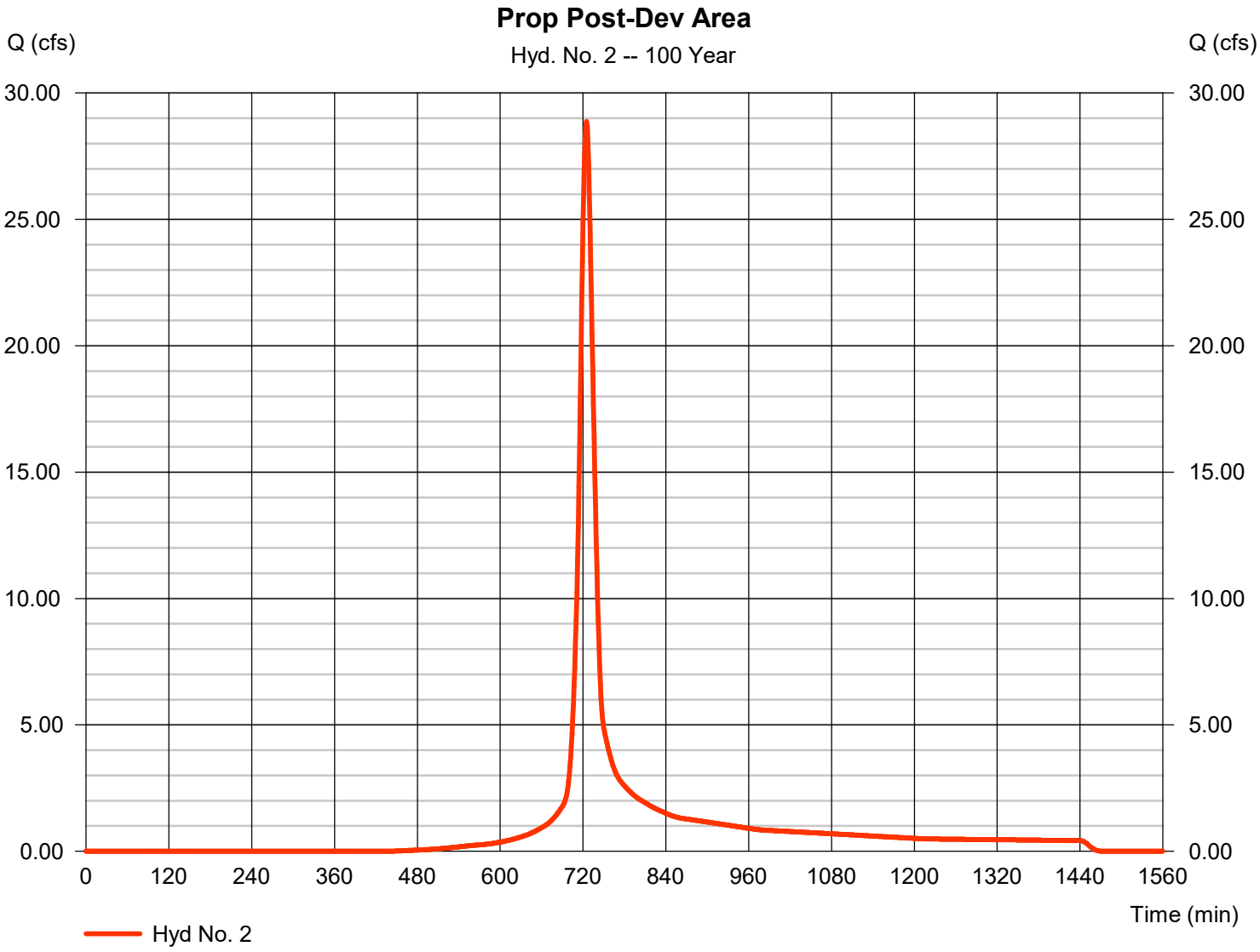
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Hyd. No. 2

Prop Post-Dev Area

Hydrograph type	=	SCS Runoff	Peak discharge	=	28.87 cfs
Storm frequency	=	100 yrs	Time to peak	=	725 min
Time interval	=	1 min	Hyd. volume	=	90,184 cuft
Drainage area	=	6.600 ac	Curve number	=	75*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	20.00 min
Total precip.	=	6.56 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.800 x 69) + (1.800 x 92)] / 6.600



Hydrograph Report

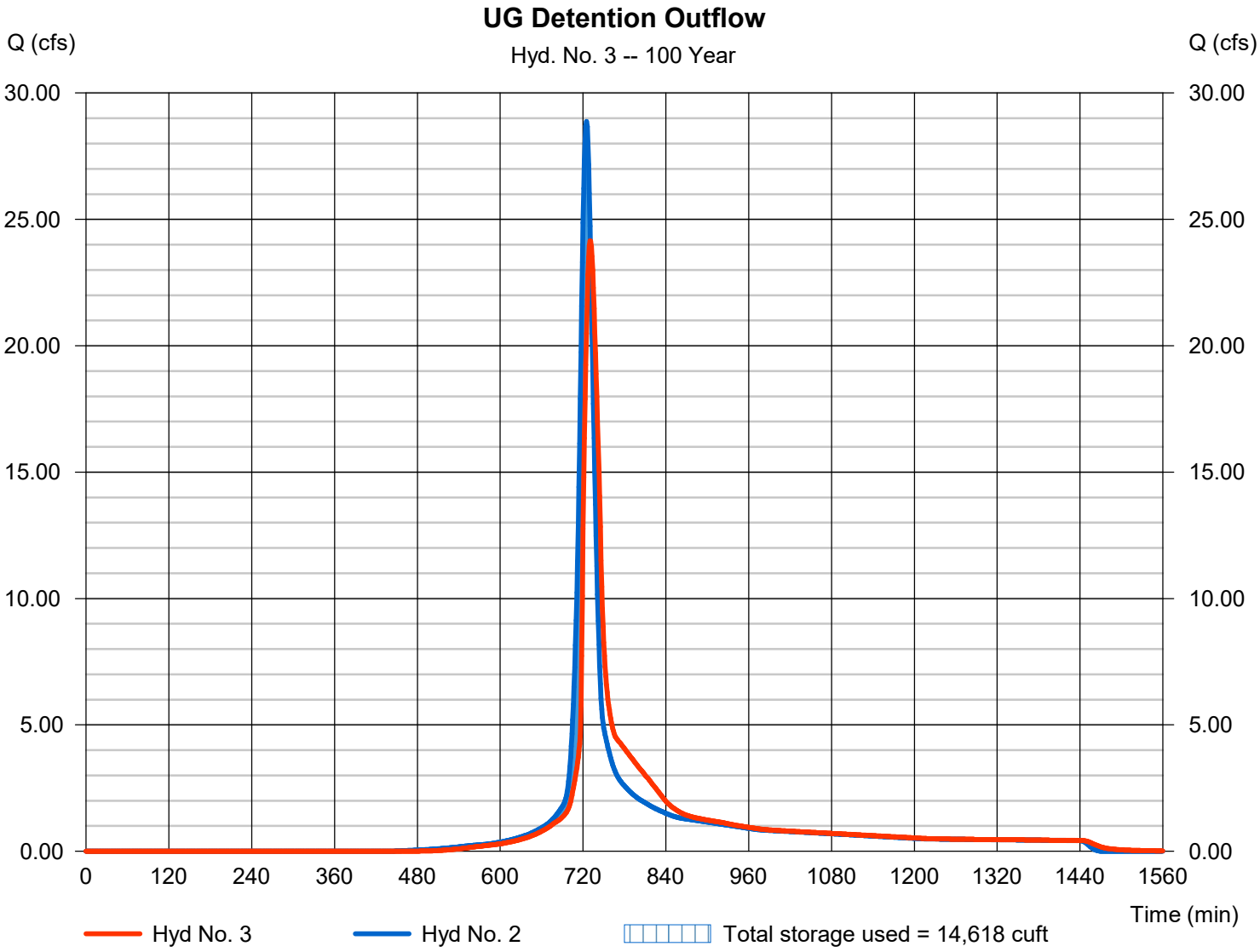
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Friday, 12 / 12 / 2025

Hyd. No. 3

UG Detention Outflow

Hydrograph type	= Reservoir	Peak discharge	= 24.15 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 1 min	Hyd. volume	= 90,176 cuft
Inflow hyd. No.	= 2 - Prop Post-Dev Area	Max. Elevation	= 886.01 ft
Reservoir name	= UG Detention	Max. Storage	= 14,618 cuft

Storage Indication method used.



PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
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WEST END PH3

FARRAGUT, TN, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

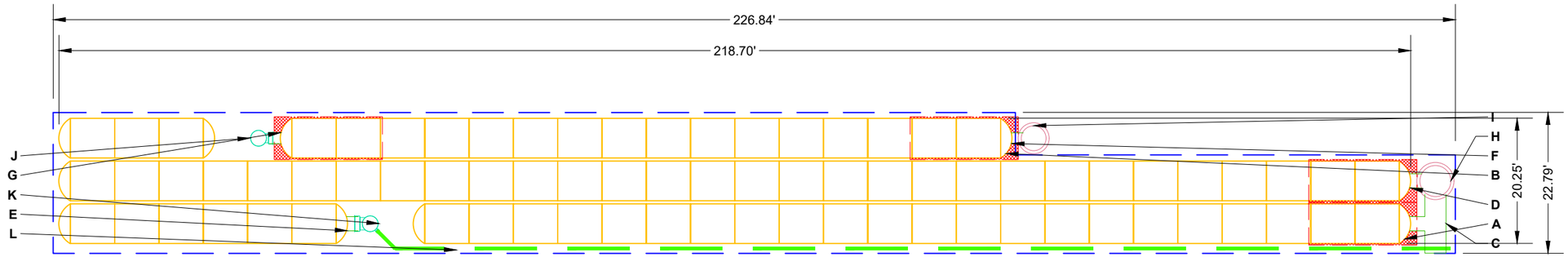
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT		PROPOSED ELEVATIONS	
77	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	893.50
10	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	887.50
18	STONE ABOVE (in)	TOP OF STONE:	887.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	887.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	887.00
16406	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	887.00
		TOP OF MC-3500 CHAMBER:	885.50
		36" x 24" BOTTOM MANIFOLD INVERT (24" PIPE):	881.92
		24" BOTTOM CONNECTION INVERT:	881.92
4682	SYSTEM AREA (SF)	24" BOTTOM CONNECTION INVERT:	881.92
499.3	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	881.90
		18" BOTTOM CONNECTION INVERT:	881.90
		BOTTOM OF MC-3500 CHAMBER:	881.75
		UNDERDRAIN INVERT:	881.00
		BOTTOM OF STONE:	881.00
		36" x 24" BOTTOM MANIFOLD INVERT (36" PIPE):	880.93

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS	2.06"	
PREFABRICATED END CAP	B	18" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
MANIFOLD	C	36" x 24" ADS N-12 (36" PIPE) 36" x 24" ADS N-12 (24" PIPE)	-9.86" 2.06"	
PIPE CONNECTION	D	24" BOTTOM CONNECTION	2.06"	
PIPE CONNECTION	E	24" BOTTOM CONNECTION	2.06"	
PIPE CONNECTION	F	18" BOTTOM CONNECTION	1.77"	
PIPE CONNECTION	G	18" BOTTOM CONNECTION	1.77"	
CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		17.0 CFS IN
CONCRETE STRUCTURE	I	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.5 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	J	30" DIAMETER (24.00" SUMP MIN)		5.5 CFS IN
NYLOPLAST (OUTLET)	K	30" DIAMETER (DESIGN BY ENGINEER)		7.0 CFS OUT
UNDERDRAIN	L	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



NO ISOLATOR ROW PLUS

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

WEST END PH3

FARRAGUT, TN, USA

DRAWN: MS

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DATE: 12/09/2025

PROJECT #:

DATE	DWN	CHK

StormTech®
Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

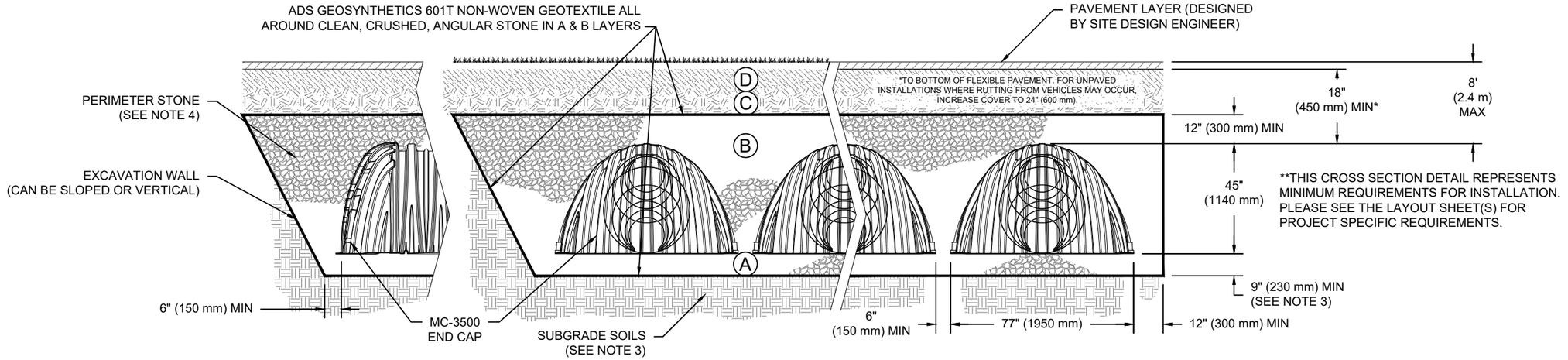
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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FARRAGUT, TN, USA
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DATE: 12/09/2025
PROJECT #:

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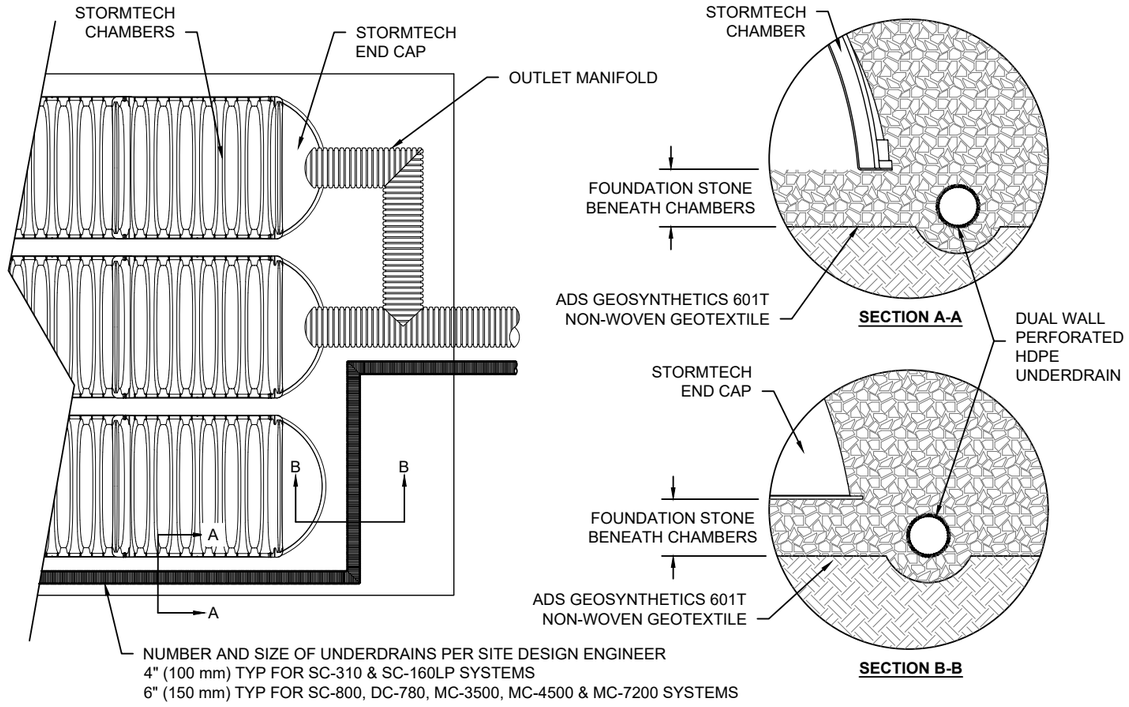
StormTech® Chamber System

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HILLIARD, OH 43026
1-800-733-7473

SHEET
3 OF 5

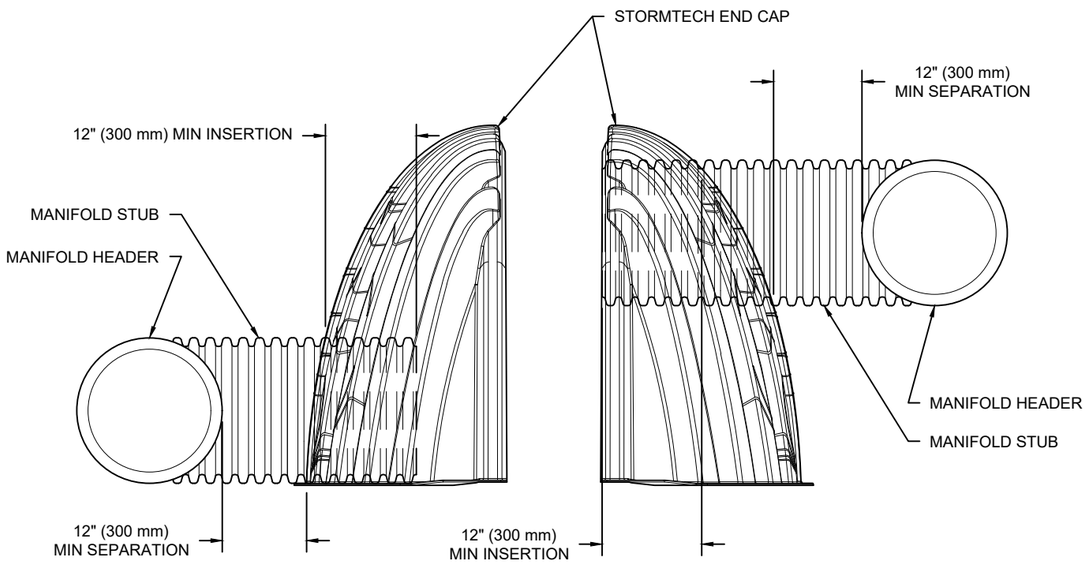
UNDERDRAIN DETAIL

NTS



MC-SERIES END CAP INSERTION DETAIL

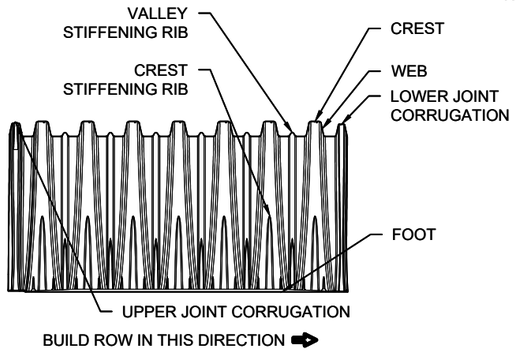
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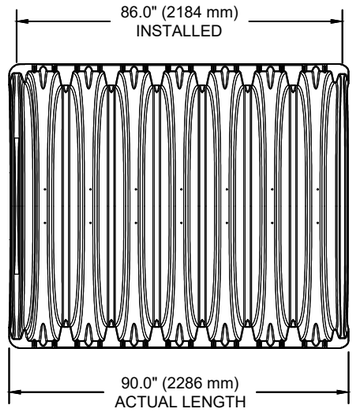


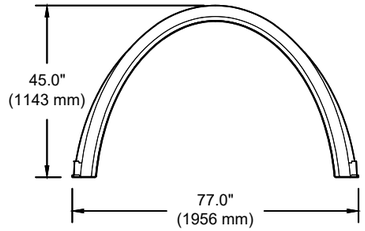
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

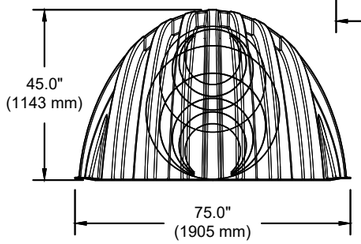
MC-3500 TECHNICAL SPECIFICATION

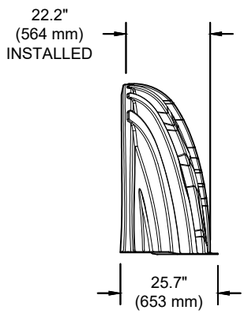
NTS











NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

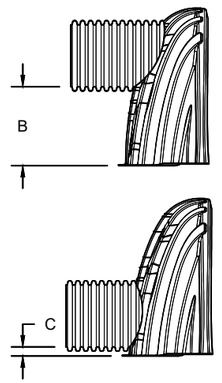
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

WEST END PH3
FARRAGUT, TN, USA
DATE: 12/09/2025
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PROJECT #:
CHECKED: N/A

DATE	DWN	CHK

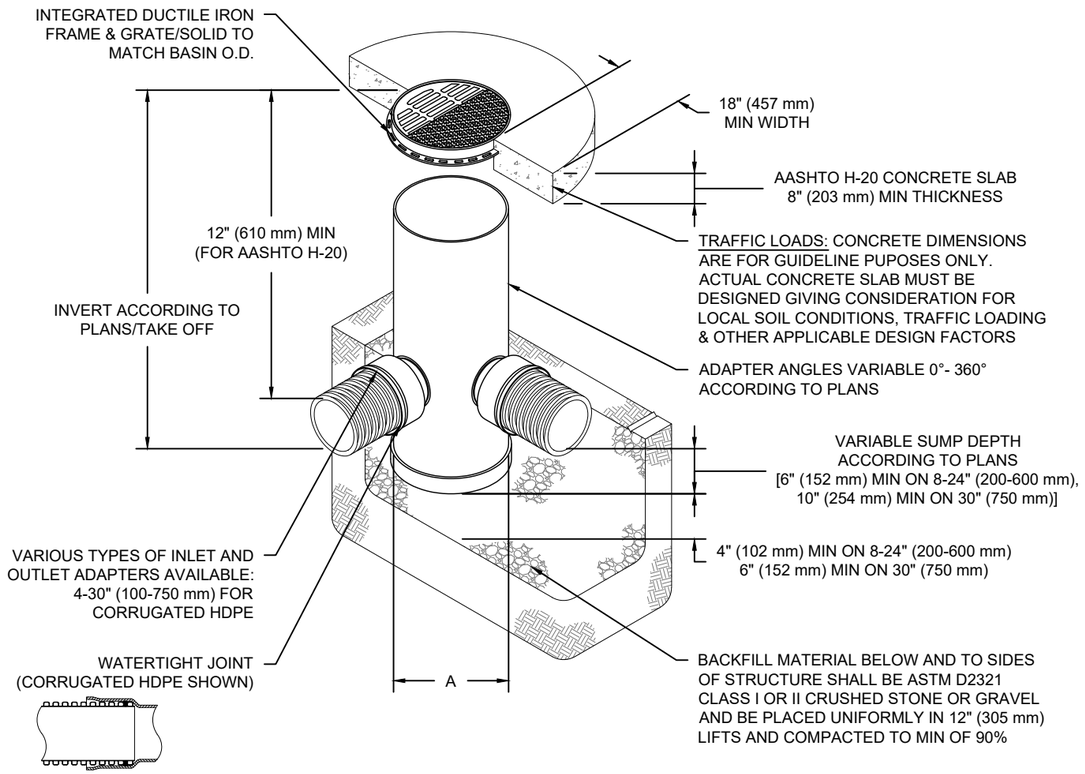
StormTech®
Chamber System

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NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

WEST END PH3

FARRAGUT, TN, USA

DATE: 12/09/2025 | DRAWN: MS | CHECKED: N/A

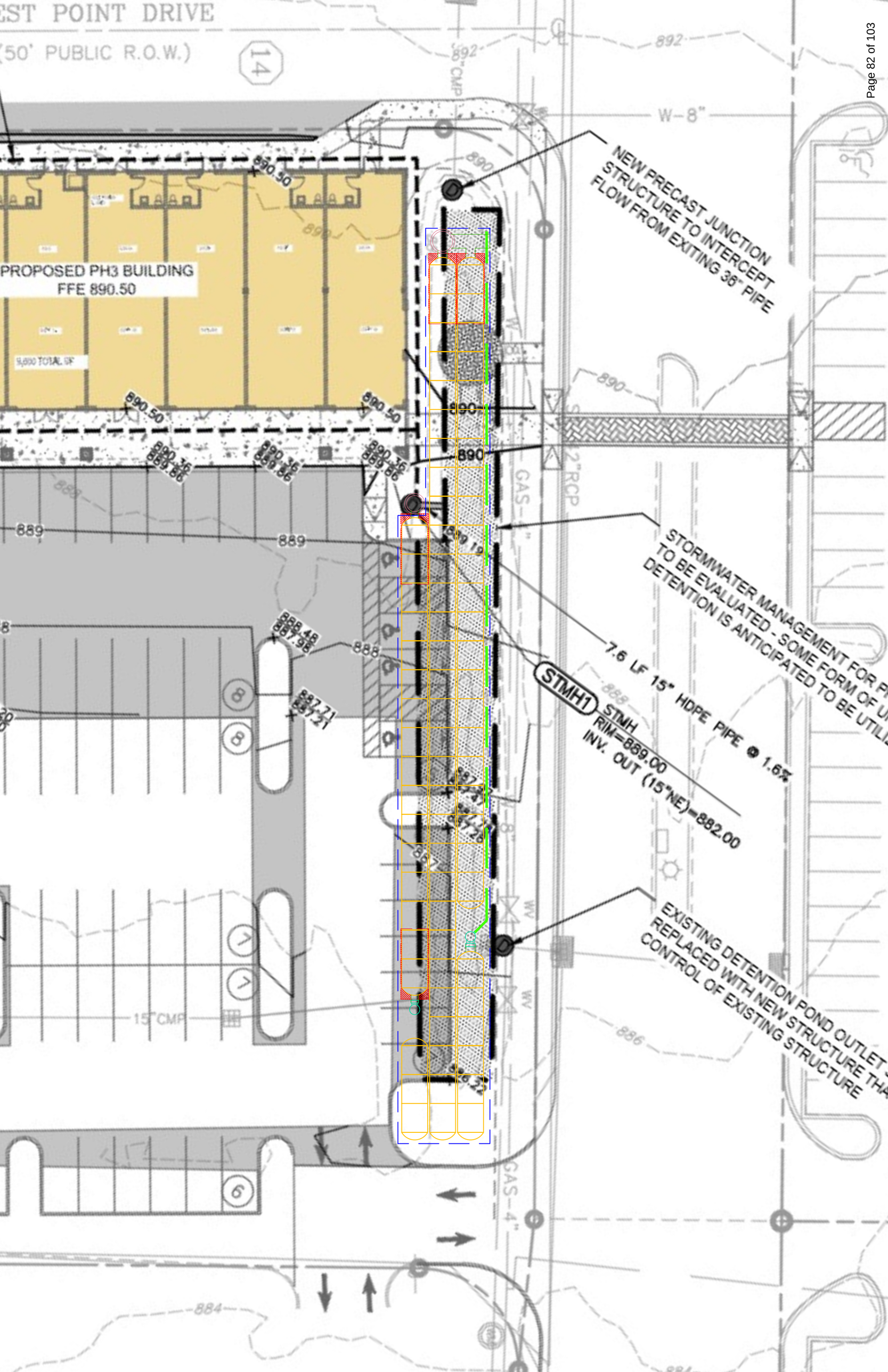
PROJECT #:

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EST POINT DRIVE
(50' PUBLIC R.O.W.)
PROPOSED PH3 BUILDING
FFE 890.50
NEW PRECAST JUNCTION STRUCTURE TO INTERCEPT FLOW FROM EXITING 36" PIPE
STORMWATER MANAGEMENT FOR PH
TO BE EVALUATED - SOME FORM OF U
DETENTION IS ANTICIPATED TO BE UTILI
7.6 LF 15" HDPE PIPE @ 1.6%
STMH1
STMH
RIM=889.00
INV. OUT (15"NE)=882.00
EXISTING DETENTION POND OUTLET
REPLACED WITH NEW STRUCTURE THA
CONTROL OF EXISTING STRUCTURE
15" CMP
8" CMP
12" RCP
W-8"
GAS-4"
890.50
890
889
888
887.21
888.48
887.98
889.19
889.36
889.86
892
886
884

Version 1.1

Project: **WEST END PH3**

Chamber Model -	MC-3500	
Units -	**Imperial**	
Number of Chambers -	77	
Number of End Caps -	10	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -	881.00	ft
Amount of Stone Above Chambers -	18	in
Amount of Stone Below Chambers -	9	in
Area of system -	4682	sf Min. Area - 3979 sf min. area

☑ Include Perimeter Stone in Calculations

☐ Click for Stage Area Data

☐ Click to Invert Stage Area Data

Click Here for Metric

Interpolation Tools

☐ Click to Define Top and/or Bottom of storage

☐ Click to Define Target Volume & Reference Elevation

StormTech MC-3500 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
72	0.00	0.00	0.00	0.00	156.06	156.06	16405.58	887.00
71	0.00	0.00	0.00	0.00	156.06	156.06	16249.52	886.92
70	0.00	0.00	0.00	0.00	156.06	156.06	16093.46	886.83
69	0.00	0.00	0.00	0.00	156.06	156.06	15937.40	886.75
68	0.00	0.00	0.00	0.00	156.06	156.06	15781.34	886.67
67	0.00	0.00	0.00	0.00	156.06	156.06	15625.28	886.58
66	0.00	0.00	0.00	0.00	156.06	156.06	15469.22	886.50
65	0.00	0.00	0.00	0.00	156.06	156.06	15313.16	886.42
64	0.00	0.00	0.00	0.00	156.06	156.06	15157.10	886.33
63	0.00	0.00	0.00	0.00	156.06	156.06	15001.04	886.25
62	0.00	0.00	0.00	0.00	156.06	156.06	14844.98	886.17
61	0.00	0.00	0.00	0.00	156.06	156.06	14688.92	886.08
60	0.00	0.00	0.00	0.00	156.06	156.06	14532.86	886.00
59	0.00	0.00	0.00	0.00	156.06	156.06	14376.80	885.92
58	0.00	0.00	0.00	0.00	156.06	156.06	14220.74	885.83
57	0.00	0.00	0.00	0.00	156.06	156.06	14064.68	885.75
56	0.00	0.00	0.00	0.00	156.06	156.06	13908.62	885.67
55	0.00	0.00	0.00	0.00	156.06	156.06	13752.56	885.58
54	0.06	0.00	4.47	0.00	154.27	158.74	13596.51	885.50
53	0.19	0.02	14.95	0.24	149.99	165.17	13437.76	885.42
52	0.29	0.04	22.63	0.38	146.86	169.87	13272.59	885.33
51	0.40	0.05	31.08	0.52	143.42	175.02	13102.73	885.25
50	0.69	0.07	52.91	0.68	134.62	188.21	12927.71	885.17
49	1.03	0.09	79.18	0.88	124.04	204.10	12739.50	885.08
48	1.25	0.11	96.21	1.07	117.15	214.43	12535.40	885.00
47	1.42	0.13	109.51	1.26	111.75	222.52	12320.97	884.92
46	1.57	0.14	121.13	1.44	107.03	229.60	12098.45	884.83
45	1.71	0.16	131.45	1.63	102.83	235.91	11868.84	884.75
44	1.83	0.18	140.79	1.82	99.01	241.63	11632.93	884.67
43	1.94	0.20	149.21	2.01	95.57	246.79	11391.31	884.58
42	2.04	0.22	157.14	2.18	92.33	251.66	11144.52	884.50
41	2.13	0.23	164.37	2.35	89.37	256.09	10892.86	884.42
40	2.22	0.25	171.27	2.51	86.55	260.32	10636.77	884.33
39	2.31	0.27	177.62	2.66	83.95	264.23	10376.45	884.25
38	2.38	0.28	183.63	2.80	81.49	267.92	10112.22	884.17
37	2.46	0.29	189.35	2.94	79.14	271.43	9844.31	884.08
36	2.53	0.31	194.67	3.08	76.96	274.71	9572.88	884.00
35	2.59	0.32	199.72	3.21	74.89	277.82	9298.17	883.92
34	2.66	0.33	204.52	3.34	72.92	280.78	9020.35	883.83
33	2.72	0.35	209.06	3.47	71.05	283.58	8739.57	883.75
32	2.77	0.36	213.39	3.60	69.26	286.25	8455.99	883.67
31	2.82	0.37	217.50	3.72	67.57	288.79	8169.74	883.58
30	2.88	0.38	221.41	3.84	65.96	291.21	7880.95	883.50
29	2.92	0.40	225.16	3.96	64.41	293.53	7589.74	883.42
28	2.97	0.41	228.68	4.08	62.96	295.71	7296.21	883.33
27	3.01	0.42	231.96	4.19	61.60	297.75	7000.49	883.25
26	3.05	0.43	235.10	4.30	60.30	299.70	6702.75	883.17
25	3.09	0.44	238.26	4.40	58.99	301.66	6403.05	883.08
24	3.13	0.45	241.05	4.51	57.84	303.40	6101.39	883.00
23	3.17	0.46	243.76	4.61	56.71	305.08	5798.00	882.92
22	3.20	0.47	246.36	4.71	55.63	306.70	5492.92	882.83
21	3.23	0.48	248.80	4.80	54.62	308.22	5186.22	882.75
20	3.26	0.49	251.13	4.89	53.65	309.67	4878.00	882.67
19	3.29	0.50	253.35	4.98	52.73	311.06	4568.33	882.58
18	3.32	0.51	255.48	5.06	51.84	312.39	4257.27	882.50
17	3.34	0.51	257.50	5.14	51.00	313.64	3944.89	882.42
16	3.37	0.52	259.38	5.22	50.22	314.82	3631.24	882.33
15	3.39	0.53	261.22	5.30	49.45	315.97	3316.42	882.25
14	3.41	0.54	262.92	5.37	48.75	317.03	3000.45	882.17
13	3.44	0.54	264.65	5.43	48.03	318.11	2683.42	882.08
12	3.46	0.55	266.24	5.49	47.36	319.10	2365.31	882.00
11	3.48	0.56	267.86	5.55	46.69	320.11	2046.21	881.92
10	3.51	0.59	269.89	5.95	45.72	321.56	1726.10	881.83
9	0.00	0.00	0.00	0.00	156.06	156.06	1404.53	881.75
8	0.00	0.00	0.00	0.00	156.06	156.06	1248.48	881.67
7	0.00	0.00	0.00	0.00	156.06	156.06	1092.42	881.58
6	0.00	0.00	0.00	0.00	156.06	156.06	936.36	881.50
5	0.00	0.00	0.00	0.00	156.06	156.06	780.30	881.42
4	0.00	0.00	0.00	0.00	156.06	156.06	624.24	881.33
3	0.00	0.00	0.00	0.00	156.06	156.06	468.18	881.25
2	0.00	0.00	0.00	0.00	156.06	156.06	312.12	881.17
1	0.00	0.00	0.00	0.00	156.06	156.06	156.06	881.08

Agenda Number: IV.D. **Meeting Date:** January 15, 2026

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on right of way improvements associated with the EZ Stop Convenience Market to be constructed outside the Town limits at 1064 Concord Road, 4.69 Acres, Zoned CN (Knox County Zoning)(Cannon & Cannon, Applicant)

Introduction & Background: Concord Road is a State route with the entire right of way within the Town of Farragut. This agenda item involves a request for approval of work (namely a deceleration lane) within the Town's right of way for a development that is not within the Town limits.

Discussion & Recommendations: The development's access onto Concord Road is in a location that was pre-established when TDOT improved Concord Road. The development has a second access onto Second Drive, which is not within the Town limits. Along the development's frontage of Concord Road, there is a raised median that will not be altered. Consequently, the Concord Road access for this development is a right in and right out only.

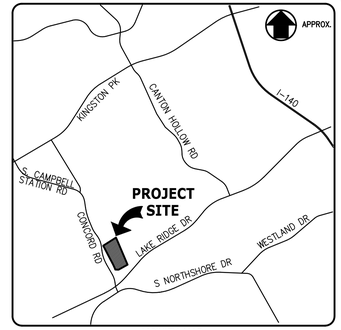
As required in the Town's Access Ordinance and to help facilitate the traffic flow along Concord Road, a deceleration lane is proposed and is a main focus of the staff's review since the development itself is not within the Town limits. The sidewalk along the east side of Concord Road will be mostly undisturbed but routed through the proposed access and tied to the access along Second Drive.

In terms of the work within the Town's jurisdiction specific to this project, the staff recommends approval subject to obtaining a right of way permit from the Town's Engineering Department to help coordinate traffic control and impacts to existing infrastructure and providing an irrevocable letter of credit for $20,000 to ensure that any damaged areas are restored to their pre-development condition.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the proposed right of way improvements subject to obtaining a right of way permit from the Town's Engineering Department and providing an irrevocable letter of credit for $20,000 to ensure that any damaged areas are restored to their pre-development condition.

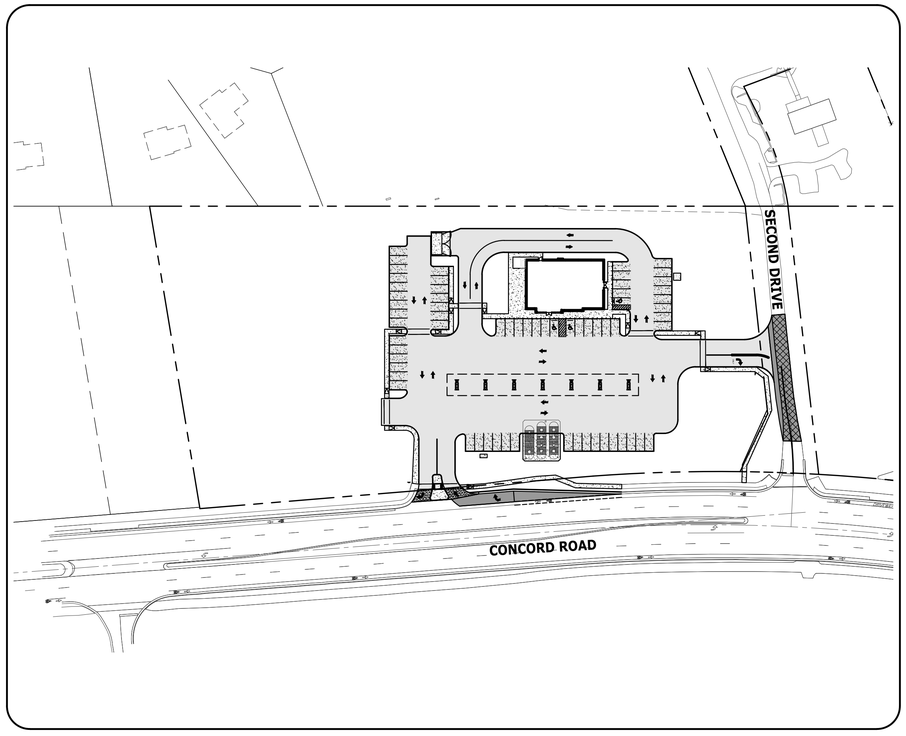
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TENNESSEE 37934



VICINITY MAP
(NOT TO SCALE)

DRAWING INDEX

C001	COVER SHEET
C002	GENERAL NOTES
C003	EXISTING CONDITIONS
C101	SITE LAYOUT PLAN
C201	SITE GRADING & DRAINAGE PLAN
C202	ENLARGED GRADING AND DRAINAGE PLAN
C203	GROUND PENETRATING RADAR EXTENTS
C301	INITIAL EROSION CONTROL PLAN
C302	FINAL EROSION CONTROL PLAN
C401	SITE DETAILS
C402	SITE DETAILS
C403	SITE DETAILS
C404	SITE DETAILS
C405	SITE DETAILS
C501	SITE UTILITIES PLAN
C502	SEWER MAIN EXTENSION PLAN



LOCATION MAP
N.T.S.

PROPERTY DATA

PROPERTY OWNER	FOURTH GENERATION INVESTMENTS LLC
KNOXVILLE CLT. MAP NO.	153
PARCEL NUMBER	37.11
JURISDICTION	KNOX COUNTY
ZONING	CN, "NEIGHBORHOOD COMMERCIAL ZONE"
AREA	4.69 AC. TOTAL

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

COVER SHEET

RUSSELL HUNTER EDENS
REGISTERED ENGINEER
AGRICULTURE
No. 130493
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C001

GENERAL PROPERTY INFORMATION

1. OWNERSHIP AND REFERENCE:
   PARCEL ID: 153 03711
   1064 CONCORD ROAD
   KNOXVILLE, TN 37934
   CLT MAP 153, PARCEL 37.03
2. TOTAL SITE AREA: 4.69 AC
3. TOTAL DISTURBED AREA: 4.64 AC.
4. THE BOUNDARY DATA SHOWN WAS PROVIDED BY MICHAEL SUTTLES DATED JANUARY 23, 2023 AND JULY 22, 2025. THE TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY MICHAEL SUTTLES DATED JANUARY 23, 2023 AND JULY 22, 2025.
5. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
6. PROPERTY CONCERNED REFLECTS PARCEL 37.03 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 153. PROPERTY ZONED: CN (NEIGHBORHOOD COMMERCIAL ZONE)
7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE. FOR SITUATIONS WHEN THERE ARE NO BUILDING SETBACKS SPECIFIED ON APPROVED DEVELOPMENT PLANS AND WHEN NOT CONTROLLED BY A PERIPHERY BOUNDARY SETBACK, THE MINIMUM SETBACKS FOR MAIN STRUCTURES WILL BE AS FOLLOWS:
   FRONT: THIRTY-FIVE (35) FEET.
   SIDE: TWENTY (20) FEET (ADJACENT TO RESIDENTIAL OR AGRICULTURAL) TEN (10) FEET (ALL OTHER)
   REAR: TEWNTY-FIVE (25) FEET (ADJACENT TO RESIDENTIAL OR AGRICULTURAL) TEN (10) FEET (ALL OTHER)
9. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE. COMMUNITY PANEL NO: 47093C0357G DATED 8/05/2013.

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS REQUIRED TO PERFORM DEMOLITION WORK.
2. INSTALL EPSC MEASURES PRIOR TO SITE DEMOLITION.
3. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY PRIOR TO DEMOLITION OF EXISTING SITE UTILITIES. TERMINATION OF UTILITIES SHALL BE IN ACCORDANCE WITH THE UTILITY REQUIREMENTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING FIELD CONDITIONS WITH THE APPROPRIATE UTILITY. CONFIRM IF REMOVAL WILL AFFECT ANY OTHER UTILITY SERVICES IN OPERATION. IF IT IS DETERMINED THE UTILITY LINE NEEDS TO REMAIN IN SERVICE, COORDINATE RELOCATION/REPLACEMENT WITH OWNER.
4. ALL ABANDONED UTILITY LINES AND APPURTENANCES SHALL BE REMOVED & DISPOSED OF PROPERLY.
5. CONTRACTOR TO ENSURE ALL EXISTING CUSTOMERS IN PROJECT AREA HAVE RELOCATED AND THAT ALL TERMINATION OF SERVICES HAVE BEEN APPROVED BY THE UTILITY PROVIDERS PRIOR TO DEMOLITION.
6. CONTRACTOR SHALL PROPERLY DISPOSE OF DEMOLITION MATERIAL OFFSITE.
7. CONTRACTOR TO PERFORM DEMOLITION OF RETAINING WALLS, BUILDING WALLS, FOUNDATIONS, PAVEMENT, UNDERGROUND UTILITIES, ETC. AS REQUIRED TO INSTALL THE PROPOSED PLAN AS SHOWN.
8. EXCAVATIONS FROM DEMOLITION ARE TO BE BACKFILLED WITH SOIL OR ENGINEERED FILL IN ACCORDANCE WITH RECOMMENDATIONS BY A GEOTECHNICAL ENGINEER. CONTRACTOR SHALL PROVIDE A PLAN AS NEEDED FOR DEWATERING OF EXCAVATION AREAS.
9. THE UTILITY SERVICES SHOWN ARE BASED ON THE AVAILABLE INFORMATION PROVIDED. ADDITIONAL SERVICE LINES WHICH ARE NOT SHOWN MAY BE ENCOUNTERED DURING DEMOLITION. ALL UTILITY SERVICES CONNECTING TO THE BUILDING WILL BE REMOVED FROM WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED ON THE DEMOLITION PLANS. ALL SERVICES SHALL BE TERMINATED OR CAPPED IN ACCORDANCE WITH UTILITY PROVIDER GUIDELINES.

GENERAL SITE NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW OR THE GOVERNING JURISDICTIONS. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, KNOX COUNTY, AND THE TOWN OF FARRAGUT.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT), AND KNOX COUNTY STANDARD SPECIFICATIONS.
4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
5. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING RIGHT-OF-WAY ELEMENTS DAMAGED DURING CONSTRUCTION PER KNOX COUNTY AND TDOT STANDARDS.
7. PROPOSED LANDSCAPE WILL COMPLY WITH THE KNOX COUNTY TREE PROTECTION ORDINANCE.
8. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
9. REFER TO SHEET C002 (OR ORIGINAL SURVEY) FOR HORIZONTAL CONTROL INFORMATION.

STORM PIPE NOTES

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF TDOT AND THE KNOX COUNTY STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE IN ACCORDANCE WITH AASHTO M170 OR EQUAL, OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AASHTO M294 OR EQUAL. REFER TO THE STORM PIPE TABLES FOR PIPE MATERIAL, SIZE, AND SLOPE.
4. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
5. PIPE WITH DEFLECTION 5% OR GREATER OR WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. STORM PIPE LENGTHS LOCATED IN STORM PIPE TABLE REPRESENT CENTER OF STRUCTURE TO CENTER OF STRUCTURE (COORDINATE TO COORDINATE). CONTRACTOR TO ADJUST LENGTHS AS NEEDED BASED ON SIZE OF STRUCTURE (REFER TO STORM DATA TABLES).
7. ROOF DRAINS AND DOWNSPOUT LEADERS SHALL BE SDR 35 PVC OR SMOOTH INTERIOR HDPE. SLOPE 4" LEADERS AT A MINIMUM 2% SLOPE AND 6" OR LARGER LEADERS AT A MINIMUM 1% SLOPE. CLEANOUTS LOCATED IN TRAFFIC AREAS TO BE HEAVY DUTY RATED. REFER TO DOWNSPOUT/ROOF DRAIN CONNECTION DETAILS FOR ADDITIONAL INFORMATION. DOWNSPOUT LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.

GENERAL GRADING NOTES

1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. CONTRACTOR TO ADJUST FOR PAVEMENT, TOPSOIL, ETC. THICKNESS AS REQUIRED. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FT. INTERVALS.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
3. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
4. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
5. STRIP TOPSOIL TO A DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. STRIP TOPSOIL ONLY FROM AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, PAVING, OR COMPACTION BY EQUIPMENT. TEMPORARILY STOCKPILE EXCAVATED MATERIALS AND INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
6. PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE SITE SPECIFIC REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY UES PROFESSIONAL SOLUTIONS 19, LLC DATED FEBRUARY 29, 2024.
7. A 4 IN. MINIMUM UNIFORM LAYER (SETTLED) OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISHED GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
8. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE. REFER TO SEEDING MIXTURE CHART ON THIS SHEET FOR ADDITIONAL INFORMATION.
9. MULCH WITH STRAW AT A RATE OF 100 LBS/1000 SF OVER THE SEEDED AREAS.
10. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
11. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER. NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EROSION CONTROL BLANKET.
12. TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
14. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES. STEEP SLOPES (SLOPES GREATER THAN 35%) SHALL BE STABILIZED WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
15. 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.

SEEDING MIXTURE CHART:

1. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	SUDAN - SORGHUM	100%
5/1 TO 7/15	STAR MILLET	100%
7/15 TO 1/1	BALBOA RYE	67%
	ITALIAN RYE	33%

2. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/15 TO 8/15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

GENERAL EROSION CONTROL NOTES

1. INITIAL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL SHEETS SHALL BE INSTALLED AS FIRST ITEM OF CONSTRUCTION. THESE ITEMS SHALL BE COMPLETED PRIOR TO COMMENCING WITH SITE CLEARING, GRUBBING, AND GRADING OPERATIONS.
2. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
3. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
4. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS WHEN IT REACHES 1/4 TO 1/3 OF THE TOTAL STORAGE VOLUME.
5. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PROPERTY OWNER.
6. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH THE LATEST CONSTRUCTION GENERAL PERMIT.
7. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
9. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART OR AS REQUIRED IN THE LATEST CONSTRUCTION GENERAL PERMIT.
10. VEGETATION, EPSCs & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
11. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.
12. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM
13. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO WATERS WITH UNAVAILABLE PARAMETERS FOR SILTATION OR EXCEPTIONAL TN WATERS.
14. TEMPORARY SEDIMENT TRAP(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 3.5 ACRES FOR SITES THAT DISCHARGE TO WATERS WITH UNAVAILABLE PARAMETERS FOR SILTATION OR EXCEPTIONAL TN WATERS.
15. GREEN INFRASTRUCTURE BMPs (INFILTRATION AREAS) SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE OR ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED TO PREVENT SEDIMENTATION AND COMPACTION.
16. TEMPORARY SEDIMENT BASINS OR TRAPS SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED AND ALL FUTURE SECTIONS ARE COMPLETE. SEDIMENT BASINS USED AS PERMANENT DETENTION PONDS SHALL BE CONVERTED TO DETENTION STRUCTURES AFTER FINAL STABILIZATION OF SITE.
17. IF OFF-SITE BORROW MATERIAL IS UTILIZED, A COPY OF PERMIT SHALL BE PROVIDED TO KNOX COUNTY.

GENERAL SITE UTILITY NOTES

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
2. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
3. TRENCHING FOR UTILITIES IN PAVED AREAS SHALL BE REPAIRED TO MEET STANDARDS APPLICABLE TO THE GOVERNING AGENCY.
4. CONTRACTOR TO INSTALL ALL WATER LINES AND APPURTENANCES PER MANUFACTURER'S SPECIFICATIONS.
5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
6. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND/OR THE APPLICABLE UTILITY PROVIDER.
7. WATER LINE PIPE SHALL BE IN ACCORDANCE WITH KNOX COUNTY BUILDING CODE REQUIREMENTS; FROM THE METER TO THE MAIN SYSTEM SHALL MEET FIRST UTILITY DISTRICT REQUIREMENTS.
8. WATER PIPES LARGER THAN 2 INCHES SHALL BE DUCTILE IRON PIPE SIZE (DIPS) IN COMPLIANCE WITH ASTM C906 AND AWWA F 714. PIPES 2 INCHES OR LESS SHALL BE PVC IN COMPLIANCE WITH ASTM D2241 AND SDR17.
9. ALL WATER LINE MATERIAL SHALL BE LEAD FREE.
10. CONTRACTOR TO INSTALL WATER LINES AT A POSITIVE GRADE BETWEEN DESIGNATED HIGH AND LOW POINTS TO PREVENT TRAPPING OF AIR. AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS IN THE PROPOSED WATER LINE.
11. CONTRACTOR TO USE FITTINGS WITH REACTION BLOCKING AS REQUIRED FOR PROPER HORIZONTAL AND VERTICAL ALIGNMENT.
12. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH KNOX COUNTY BUILDING CODE REQUIREMENTS; FROM MAIN TO PRIVATE SEWER CLEANOUT SHALL MEET FIRST UTILITY DISTRICT REQUIREMENTS.
13. SANITARY SEWER LATERALS 6 INCHES AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS (ASTM D 2665 OR ASTM D 2241) OR CERAMIC-EPOXY COATED (PROTECTO 401) DUCTILE IRON (ASTM A746 OR ASTM A 377).
14. REFERENCE BUILDING PLUMBING, ELECTRIC, AND MECHANICAL DRAWINGS FOR LOCATION OF UTILITY CONNECTIONS. INCLUDE FITTINGS AS REQUIRED TO MATCH BUILDING SERVICE SIZES AND MATERIALS.
15. ALL INTERIOR FLOOR DRAINS WILL BE CONNECTED TO THE SANITARY SYSTEM.
16. THE WATER SYSTEMS FOR EACH BUILDING WILL NOT BE TIED TOGETHER.
17. IRRIGATION SERVICES SHALL INCLUDE BACKFLOW PREVENTION AS REQUIRED BY FIRST UTILITY DISTRICT.

UTILITY SERVICE PROVIDERS

WATER AND SEWER
FIRST UTILITY DISTRICT
122 DURWOOD ROAD
KNOXVILLE, TN 37922
(865) 966-9741

GAS
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
(865) 524-2911

ELECTRIC
LENOIR CITY UTILITIES BOARD
501 N. CEDAR BLUFF ROAD
KNOXVILLE, TN 37923
(844) 687-5282

LEGEND

- CONCRETE PAVEMENT (HEAVY DUTY)
- ROW ASPHALT PAVEMENT
- CONCRETE PAVEMENT (TDOT DRIVEWAY)
- CONCRETE PAVEMENT (LIGHT DUTY)
- CONCRETE SIDEWALK
- EXIST. R.O.W./PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- # / C401 — (DETAIL NO.) / (SHEET NO.)
- 1 — NUMBER OF PARKING SPACES
- 1 — COORDINATE POINT
- ACCESSIBLE PARKING SYMBOL
- ACCESSIBLE CURB RAMP
- 884 — EXISTING CONTOUR
- 890 — PROPOSED CONTOUR
- × 00.50 — PROPOSED SPOT ELEVATIONS:
  FINISH FLOOR ELEV
  (TC) TOP BACK CURB
  (BC) BOTTOM OF CURB
  (SW) SIDEWALK
  (TOS) TOP OF STEP
  (BOS) BOTTOM OF STEP
  (TOW) TOP OF WALL
  (BOW) BOTTOM OF WALL
- # / CB — (STORM STRUCTURE NO.) / (STORM STRUCTURE TYPE)
- CO — PROPOSED STORM CLEANOUT
- RD — PROPOSED ROOF DRAIN
- UD — PROPOSED UNDERDRAIN
- ST — PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- DRAINAGE FLOW PATH
- PROPOSED DIVERSION BERM
- TEMP. INLET PROTECTION
- SFR — STONE FILTER RING
- CD — TEMP. ROCK CHECK DAM
- ECD — TEMP. ENHANCED CHECK DAM
- EROSION CONTROL BLANKET
- DRAINAGE AREA
- SF — TEMP. SILT FENCE
- SFB — TEMP. SILT FENCE WITH BACKING
- TUBE — TEMP. SEDIMENT TUBE
- EEL — TEMP. EROSION EEL
- FW — FLOODWAY
- 100YR — 100-YR FLOODPLAIN
- 500YR — 500-YR FLOODPLAIN
- NF — NO-FILL LINE
- ZONE A — FEMA ZONE A
- RBZ — RIPARIAN BUFFER ZONE
- 50'BUFFER — SINKHOLE BUFFER

- ST — EXISTING STORM SEWER PIPE
- W — EXISTING WATER LINE
- SA — EXISTING SANITARY SEWER LINE
- LPS — EXISTING LOW PRESSURE SEWER LINE
- G — EXISTING GAS LINE
- UGP — EXISTING UNDERGROUND POWER LINE
- UGT — EXISTING UNDERGROUND TELEPHONE
- OH — EXISTING OVERHEAD UTILITIES
- X — EXISTING FENCE
- EXISTING SIGN
- EXISTING TREE
- SURVEY CONTROL POINT
- EXISTING CATCH BASIN
- EXISTING SMALL ROUND DRAIN
- CMP — CORRUGATED METAL PIPE
- RCP — REINFORCED CONCRETE PIPE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- WV — EXISTING WATER VALVE
- FH — EXISTING FIRE HYDRANT
- EXISTING GAS METER
- GV — EXISTING GAS VALVE
- EXISTING GAS MARKER
- WM — EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- W — EXISTING WATER MANHOLE
- P — EXISTING POWER MANHOLE
- T — EXISTING TELEPHONE MANHOLE
- MB — EXISTING MAILBOX
- EXISTING TELEPHONE MARKER
- EXISTING TELEPHONE RISER
- PROPOSED AIR RELEASE VALVE
- FH — PROPOSED FIRE HYDRANT
- PROPOSED WATER BLOW-OFF VALVE
- FDC — PROPOSED FIRE DEPART. CONNECTION
- P.I.V. — PROPOSED POST INDICATOR VALVE
- PROPOSED WATER VALVE
- PROPOSED FLUSH CONNECTION
- E/1 — PROPOSED E/ONE GRINDER PUMP
- PROPOSED SANITARY SEWER MANHOLE
- C.O. — PROPOSED SANITARY SEWER CLEAN OUT
- E — PROPOSED ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- SA — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- WM — PROPOSED WATER METER
- G — PROPOSED GAS LINE
- LPS — PROPOSED LOW PRESSURE SEWER
- PROPOSED STORM SEWER SYSTEM

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

GENERAL NOTES

RUSSELL HUNTER EDENS — REGISTERED ENGINEER — AGRICULTURE — No. 130499 — STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C002

GRID NORTH
NAD 83 (1995)
NAVD 88

0 40 80
SCALE: 1" = 40'

-RA ZONING-

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

CHOTA LODGE 253
"CONCORD MASONIC CEMETERY"
DEED BOOK 525, PAGE 322
TAX MAP 153, GROUP B, PARCEL 019.00

A PORTION OF DRIVE ENCROACHMENT FOR CEMETERY ECHOTA LODGE #253 AS NOTED ON INST.#199212140045277.

TIMOTHY AND BELINDA BROWN
INSTR. 199505260000356
INSTR. 200306050112782
TAX MAP 153, GROUP B, PARCEL 014.12

STEVE R. AND BERNADETTE HAMMOND
INSTR. 199505260000356
INSTR. 200609290028280
TAX MAP 153, GROUP B, PARCEL 014.11

APPROX. LIMIT OF UNDISTURBED AREA

EXISTING CEMETERY ROAD TO REMAIN.

CEMETERY STONE

CEMETERY STONE

S22°59'30"E
121.49'

S22°59'30"E
544.44'

(S22°59'30"E)
(23.87')

(S22°58'34"E)
(23.87')

S22°58'34"E
262.83'

CHURCH STREET

SECOND DRIVE

CONCRETE

CHAIN LINK FENCE

HOUSE

DECK

BRICK WALKWAY

PLANTER

STEPS

GRAVEL DRIVE

TERRY L. AND SHARON R. MCCARTER
INSTR. 198803180015820
DEED BOOK 1941, PAGE 255
TAX MAP 153, GROUP B, PARCEL 019.00

HAROLD T. & MARGARET JEAN STANSBERRY
DEED BOOK 1544, PAGE 76
TAX MAP 153, INSERT G, GROUP B, PARCEL 020.00

RUSS AND WENDY EGLI
INSTR. 201206250073408
TAX MAP 163, GP B, PAR. 021.00

WM

8" WATERLINE

20" DIP WATERLINE

SA
TOP=823.0
INV=817.4

100.00'

TVA POWERLINE EASEMENT

N57°33'11"E
342.88'

SARAH RALSTON
INSTR. 200303280086634
INSTR. 201902200049244
TAX MAP 153, PARCEL 037.03

212,229 SQ.FT.
4.84 ACRES
ACREAGE TO CENTERLINE OF SECOND STREET

4.69 ACRES
204,417 SQ.FT.
ACREAGE EXCLUDING R.O.W. OF SECOND STREET

S60°50'21"W
233.42'

N60°28'10"E
301.82'

50'

SARAH RALSTON
INSTR. 200302230075128
TAX MAP 153, PARCEL 037.05

80,217 SQ.FT.
1.84 ACRES
ACREAGE TO CENTERLINE OF SECOND STREET

1.67 ACRES
72818 SQ.FT.
AGREAGE EXCLUDING R.O.W. OF SECOND STREET

A=276.27'
R=542.95'
N73°49'48"E
273.30'
T141.20'

LAKE RIDGE DRIVE

FRANK VENABLE
INSTR. 201011150030437
TAX MAP 153, PARCEL 039.00

APPROXIMATE LOCATION OF HISTORIC FARM ACCESS DRIVE

REMOVE EXISTING ASPHALT

REMOVE EXISTING SIDEWALK, CURB AND GUTTER.

REMOVE APPROX. 120 LF OF SSWL

A=164.47'
R=1944.85'
N24°43'26"W
164.42'
T82.29'

N27°44'14"W
190.50'

N87°37'24"W
71.51'

S88°24'33"E
50.31'

A=178.66'
R=1944.85'
N17°04'16"W
178.59'
T89.39'

10' TDOT CONSTRUCTION EASEMENT

TDOT SLOPE EASEMENT (VARIABLE

10' KUB UTILITY EASEMENT

10' TDOT CONSTRUCTION EASEMENT

TDOT SLOPE EASEMENT (VARIABLE

10' KUB UTILITY EASEMENT

OLD STORE BUILDING

15' KUB UTILITY EASEMENT

GAS LINE AS PER KUB DRAWING 5 OF 18
PROJECT NO. 214.106 FULGHUM MACINDOE
DRAWINGS DATE 10-23-17
NO MARKINGS OR UTILITIES FOUND

RELOCATED POWER POLE

NEW POWER POLE

LP-37

LP-36

LP-35

LP-34

LP-33

LP-32

N27°43'32"W
250.44'

TDOT SLOPE EASEMENT (VARIABLE

CB
TOP=865.03
INV860.03

CB
TOP=865.01
INV860.91

CB
TOP=865.0
INV860.90

CB
TOP=865.8
INV862.4

CB
TOP=865.8
INV862.4

CB
TOP=859.5
INV=855.7

CB
TOP=858.1
INV=851.1

CB
TOP=856.8
INV=850.7

CB
TOP=851.1
INV=847.3

CB
TOP=850.0
INV=845.9

CB
TOP=848.6
INV=844.9

CB
TOP=851.1
INV=844.4

HW
INV=853.1

18" ST

12" ST

8" DIP WATERLINE

DRIVEWAY CUT

DRIVEWAY CUT

MAG FOUND

MAG FOUND

C1

C2

67.19

870 865 860 858 857 856 859 850 840 830 855 851

NOTES:
1. REFER TO SHEET C002 FOR GENERAL NOTES.

REVISIONS	DATE

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TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

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CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

EXISTING CONDITIONS

RUSSELL HUNTER EBENS
REGISTERED ENGINEER
AGRICULTURE
130499
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C003

GRID NORTH
NAD 83 (1995)
NAVD 88

0 40 80
SCALE: 1" = 40'

-RA ZONING-

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

CHOTA LODGE 253
"CONCORD MASONIC CEMETERY"
DEED BOOK 525, PAGE 322
TAX MAP 153, GROUP B, PARCEL 019.00

A PORTION OF DRIVE ENCROACHMENT FOR CEMETERY ECHOTA LODGE #253 AS NOTED ON INST.#199212140045277.

TIMOTHY AND BELINDA BROWN
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INSTR. 200306050112782
TAX MAP 153, GROUP B, PARCEL 014.12

STEVE R. AND BERNADETTE HAMMOND
INSTR. 199505260000356
INSTR. 200609290028280
TAX MAP 153, GROUP B, PARCEL 014.11

SAPPHIRE PROPERTIES, INC.
DEED BOOK 201304113, PAGE 63434
TAX MAP 153, GROUP B, PARCEL 018.00

SAPPHIRE PROPERTIES, INC.
DEED BOOK 201304113, PAGE 63434
TAX MAP 153, GROUP B, PARCEL 017.00

JAMES D. & ALICE A. KIRK
DEED BOOK 200903, PAGE 18294
TAX MAP 153, GROUP B, PARCEL 016.00

HAROLD T. & MARGARET JEAN STANSBERRY
DEED BOOK 1544, PAGE 76
TAX MAP 153, INSERT G, GROUP B, PARCEL 020.00

TERRY L. AND SHARON R. MCCARTER
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INSTR. 201206250073408
TAX MAP 163, GP B, PAR. 021.00

FRANK VENABLE
INSTR. 201011150030437
TAX MAP 153, PARCEL 039.00

CHURCH STREET

LAKE RIDGE DRIVE

SECOND DRIVE

CONCORD ROAD (TN 332)
SPEED LIMIT: 40 MPH
AADT: 16,318 (BOTH DIRECTIONS)

PROPOSED BUILDING
GFA: 4,956 S.F.

APPROX. LOCATION OF TRANSFORMER PAD. SEE DETAILS BY OTHERS.

PROPOSED APPROX. 30"x30" SIGN "LOCAL DELIVERIES ONLY" DETAILS BY OTHERS.

PROPOSED MONUMENT SIGN (BY OTHERS)

PROPOSED SOLID DOUBLE YELLOW LINE STRIPING

PROPOSED SIDEWALK EASEMENT

CONCRETE PAD FOR UNDERGROUND FUEL TANKS (FUEL TANKS BY OTHERS)

APPROX. LOCATION OF AIR/VAC PAD. SEE DETAILS BY OTHERS.

RAISED CONCRETE MEDIAN WITH SLOPING DETACHED CURB. SEE TDOT STANDARD DRAWINGS RP-SC-1 AND CR-51 FOR FURTHER DETAIL.

ALL CONCRETE SIDEWALK WITHIN TDOT ROW SHALL BE PER TDOT STANDARD DRAWING MM-SW-1

PROPOSED CURB AND GUTTER PER TDOT STANDARD DRAWING RP-VC-11

APPROX. 120 LF OF (2) SDWL 4' WIDE PER TDOT STANDARD DRAWING MM-PM-5

10 C401 6" BOLLARD TYP.
6 C401 POST CURB TYP.
4 C401 CONCRETE SIDEWALK TYP.
3 C401 CONCRETE PAVEMENT (LIGHT DUTY) TYP.
3 C401 CONCRETE PAVEMENT (HEAVY DUTY) TYP.
9 C401 WHEEL STOP TYP.
7 C401 ACCESSIBLE SYMBOL, TYP.
8 C401 ACCESSIBLE SIGN TYP.
12 C402 CROSSWALK TYP.
11 C402 YIELD SIGN
3 C401 CONCRETE SIDEWALK TYP.
2 C401 KNOX CO. ASPHALT PAVEMENT (FULL DEPTH), TYP.
2 C401 KNOX CO. ASPHALT PAVEMENT (MILL AND OVERLAY), TYP.
3 C401 CONCRETE PAVEMENT (IDOT ROW) TYP.
1 C401 TDOT ASPHALT PAVEMENT TYP.

BUILDING SETBACK & REAR LANDSCAPE BUFFER
BUILDING SETBACK
PARKING SETBACK
10' TDOT CONSTRUCTION EASEMENT
TDOT SLOPE EASEMENT (VARIABLE
10' KUB UTILITY EASEMENT
15' KUB UTILITY EASEMENT
TVA POWERLINE EASEMENT
GAS LINE AS PER KUB DRAWING 5 OF 18 PROJECT NO. 214.106 FULGHUM MACINDOE DRAWINGS DATE 10-23-17 NO MARKINGS OR UTILITIES FOUND
RELOCATED POWER POLE
NEW POWER POLE
OLD STORE BUILDING
DRIVEWAY CUT
DRIVE WAY CUT
MAG FOUND
20" DIP WATERLINE
8" DIP WATERLINE
SA TOP=823.0 INV=817.4

STRIPING NOTES

1. ON-SITE PAVEMENT MARKINGS TO BE YELLOW UNLESS NOTED OTHERWISE.
2. RAISED CURB ADJACENT TO BUILDING TO BE PAINTED YELLOW.
3. COLOR OF PAVEMENT MARKINGS IN ROW TO BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION.

TDOT NOTES

1. ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
2. ALL STRIPING IN ROW SHALL BE THERMOPLASTIC.
3. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.
4. PROPOSED SIDEWALK IN ROW TO BE CONSTRUCTED PER TDOT STANDARD DRAWING MM-SW-1
5. PROPOSED CURB AND GUTTER TO BE CONSTRUCTED PER TDOT STANDARD DRAWING RP-VC-11.

PARKING SUMMARY:

GASOLINE SERVICE STATION
ONE (1) SPACE FOR EACH EMPLOYEE, PLUS TWO (2) FOR EACH SERVICE BAY

2 GAS STATION EMPLOYEES = 2 SPACES

RETAIL
ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF RETAIL FLOOR SPACE

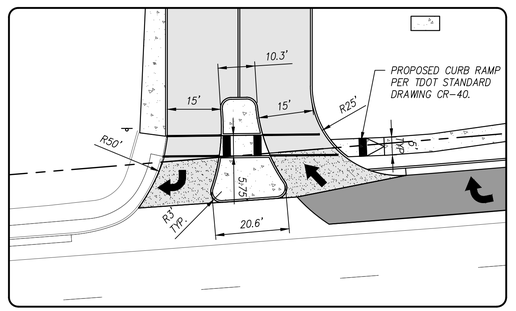
4,985 S.F. OF RETAIL FLOOR SPACE = 50 SPACES

TOTAL PARKING REQUIRED = 2 + 50 = 52

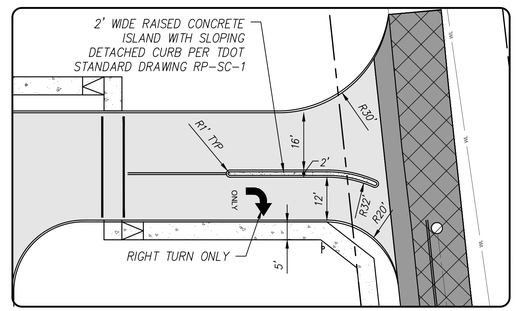
TOTAL PARKING PROVIDED = 64 SPACES

811 Know what's below Call before you dig

STRIPING DETAIL
SCALE: 1"=20'



DRIVEWAY INSET - CONCORD
SCALE: 1"=20'



DRIVEWAY INSET - SECOND DRIVE
SCALE: 1"=20'

REVISIONS | DATE

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TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
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MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SITE LAYOUT PLAN

RUSSELL HUNTER EDENS
REGISTERED ENGINEER
AGRICULTURE
NUMBER 130493
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C101

GRID NORTH
NAD 83 (1995)
NAVD 88

0 40 80
SCALE: 1" = 40'

-RA ZONING-

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

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INSTR. 200309050112782
TAX MAP 153, GROUP B, PARCEL 014.12

STEVE R. AND BERNADETTE HAMMOND
INSTR. 199505260000356
INSTR. 200609290028280
TAX MAP 153, GROUP B, PARCEL 014.11

HAROLD T. & MARGARET JEAN STANSBERRY
DEED BOOK 1544, PAGE 76
TAX MAP 153, INSERT G, GROUP B, PARCEL 020.00

TERRY L. AND SHARON R. MCCARTER
INSTR. 198803180015820
DEED BOOK 1941, PAGE 255
TAX MAP 153, GROUP B, PARCEL 019.00

RUSS AND WENDY EGLI
INSTR. 201206250013408
TAX MAP 163, GP B, PAR. 021.00

FRANK VENABLE
INSTR. 201011150030437
TAX MAP 153, PARCEL 039.00

APPROX. LIMIT OF UNDISTURBED AREA

50' OUTSIDE RIM.

CLOSED DEPRESSION RIM.

BOTTOM OF FOREBAY ELEV 855.53

CHURCH STREET

LAKE RIDGE DRIVE

SECOND DRIVE

LAKE RIDGE DRIVE

CEMETERY STONE

CEMETERY STONE

BUILDING SETBACK & REAR LANDSCAPE BUFFER

100.00'

TVA POWERLINE EASEMENT

GAS LINE AS PER KUB DRAWING 5 OF 18
PROJECT NO. 214.106 FULGHUM MACINDOE
DRAWINGS DATE 10-23-17
NO MARKINGS OR UTILITIES FOUND

RELOCATED POWER POLE

NEW POWER POLE

NEW POWER POLE

PROPOSED BUILDING
FFE = 863.50

PROPOSED DETENTION POND #1

PROPOSED DETENTION POND #2

19 C403 DETENTION POND #1 FOREBAY

20 C404 DETENTION POND #2 FOREBAY

28 C404 EMERGENCY SPILLWAY #2

27 C404 EMERGENCY SPILLWAY #1

TOE OF SLOPE ELEV. 854.14

3" DOWNSPOUT CONNECTION, TYP. SEE ARCHITECTURAL PLANS FOR DETAIL.

CONTRACTOR TO COORDINATE WATERLINE CROSSING WITH FIRST UTILITY DISTRICT (FUD).

REPLACE EXISTING COMBINATION INLET WITH MANHOLE COVER. MANHOLE COVER SHALL BE JORDAN IRON WORKS #1045 OR APPROVED EQUAL.

CONTRACTOR TO VERIFY THE EXACT ELEVATION OF EXISTING STORM PIPE BEFORE CONSTRUCTION.

CONCORD ROAD (TN 332)

10' TDOT CONSTRUCTION EASEMENT

TDOT SLOPE EASEMENT (VARIABLE

10' KUB UTILITY EASEMENT

15' KUB UTILITY EASEMENT

OLD STORE BUILDING

20" DIP WATERLINE

8" DIP WATERLINE

SA TOP=823.0 INV=817.4

MAG FOUND

STORMWATER NOTES:

1. PER TDOT, DETENTION PONDS WILL BE ALLOWED TO DISCHARGE TO TDOT SYSTEM AS LONG AS PEAK FLOW RATES ARE LESS THAN PRE-DEVELOPED PEAK FLOWS.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SITE GRADING AND DRAINAGE PLAN

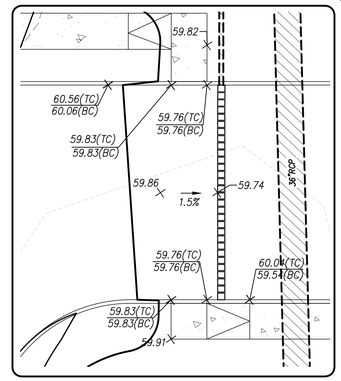
RUSSELL HUNTER EDENS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 130499
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C201

GRID NORTH
NAD 83 (1995)
NAVD 88

0 20 40
SCALE: 1" = 20'



INSET
SCALE: 1" = 10'

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

ENLARGED GRADING AND DRAINAGE PLAN

RUSSELL HUNTER EDENS
130499
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C202

GRID NORTH
NAD 83 (1995)
NAVD 88

0 40 80
SCALE: 1" = 40'

-RA ZONING-

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

CHOTA LODGE 253
"CONCORD MASONIC CEMETERY"
DEED BOOK 525, PAGE 322
TAX MAP 153, GROUP B, PARCEL 019.00

A PORTION OF DRIVE ENCROACHMENT FOR CEMETERY ECHOTA LODGE #253 AS NOTED ON INST.#199212140045277.

APPROX. LIMIT OF UNDISTURBED AREA

CEMETERY STONE

CEMETERY STONE

TIMOTHY AND BELINDA BROWN
INSTR. 199505260000356
INSTR. 200306050112782
TAX MAP 153, GROUP B, PARCEL 014.12

STEVE R. AND BERNADETTE HAMMOND
INSTR. 199505260000356
INSTR. 200609290028280
TAX MAP 153, GROUP B, PARCEL 014.11

BUILDING SETBACK & REAR LANDSCAPE BUFFER

60'

100.00'

APPROX. LIMITS OF GROUND PENETRATING RADAR. CONTRACTOR TO MARK THIS AREA IN THE FIELD. REMOVE TREES AND STUMPS TO MINIMUM EXTENTS TO ACCOMMODATE GROUND PENETRATING RADAR. RESULTS MUST BE APPROVED BY KNOX COUNTY BEFORE TYPICAL GRADING OPERATIONS CAN BEGIN.

PROPOSED BUILDING

PROPOSED DETENTION POND #1

PROPOSED DETENTION POND #2

TVA POWERLINE EASEMENT

BUILDING SETBACK

GAS LINE AS PER KUB DRAWING 5 OF 18
PROJECT NO. 214.106 FULGHUM MACINDOE
DRAWINGS DATE 10-23-17
NO MARKINGS OR UTILITIES FOUND

RELOCATED POWER POLE

NEW POWER POLE

NEW POWER POLE

10' TDOT CONSTRUCTION EASEMENT

15' KUB UTILITY EASEMENT

TDOT SLOPE EASEMENT (VARIABLE

10' TDOT CONSTRUCTION EASEMENT

TDOT SLOPE EASEMENT (VARIABLE

10' KUB UTILITY EASEMENT

15' KUB UTILITY EASEMENT

10' KUB UTILITY EASEMENT

OLD STORE BUILDING

CHURCH STREET

SECOND DRIVE

LAKE RIDGE DRIVE

CONCORD ROAD (TN 332)

DRIVEWAY CUT

DRIVEWAY CUT

HAROLD T. & MARGARET JEAN STANSBERRY
DEED BOOK 1544, PAGE 76
TAX MAP 153, INSERT G, GROUP B, PARCEL 020.00

TERRY L. AND SHARON R. MCCARTER
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TAX MAP 153, GROUP B, PARCEL 019.00

RUSS AND WENDY EGLI
INSTR. 201206250013408
TAX MAP 153, GP B, PAR. 021.00

FRANK VENABLE
INSTR. 201011150030437
TAX MAP 153, PARCEL 039.00

SAPPHIRE PROPERTIES, INC.
DEED BOOK 201804110 PAGE 60434
TAX MAP 153, GROUP B, PARCEL 018.00

SAPPHIRE PROPERTIES, INC.
DEED BOOK 201804110 PAGE 60434
TAX MAP 153, GROUP B, PARCEL 017.00

JAMES D. & [illegible]
DEED BOOK 200905[illegible] PAGE 19
TAX MAP 153, GROUP B, PARCEL 016.00

MULTI-FAMILY HOUSING

ASPHALT PARKING

FLAGSTONE WALKWAY

WOODEN PRIVACY FENCE

CONCRETE

CONCRETE DRIVE

CHAIN LINK FENCE

HOUSE

DECK

PLANTER

BRICK WALKWAY

GRAVEL DRIVE

STEPS

MAG FOUND

IPS

IPF

CB TOP=865.03 INV860.03

CB TOP=865.01 INV860.91

CB TOP=865.0 INV860.90

CB TOP=865.8 INV862.4

CB TOP=865.8 INV862.4

CB TOP=859.5 INV=855.7

CB TOP=858.1 INV=851.1

CB TOP=856.8 INV=850.7

HW INV=853.1

CB TOP=851.1 INV=847.3

CB TOP=850.0 INV=845.9

CB TOP=848.6 INV=844.8

CB TOP=851.1 INV=844.4

SA TOP=823.0 INV=817.4

20" DIP WATERLINE

8" DIP WATERLINE

LP-32

LP-33

LP-34

LP-35

LP-36

LP-37

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
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Suite 120
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CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

GROUND PENETRATING RADAR EXTENTS

RUSSELL HUNTER EDENS
REGISTERED ENGINEER
AGRICULTURE
No. 130499
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C203

GRID NORTH
NAD 83 (1995)
NAVD 88

0 40 80
SCALE: 1" = 40'

-RA ZONING-

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

CHOTA LODGE 253
"CONCORD MASONIC CEMETERY"
DEED BOOK 525, PAGE 322
TAX MAP 153, GROUP B, PARCEL 019.00

A PORTION OF DRIVE ENCROACHMENT FOR CEMETERY ECHOTA LODGE #253 AS NOTED ON INST.#199212140045277.

TIMOTHY AND BELINDA BROWN
INSTR. 199505260000356
INSTR. 200306050112782
TAX MAP 153, GROUP B, PARCEL 014.12

STEVE R. AND BERNADETTE HAMMOND
INSTR. 199505260000356
INSTR. 200609290028280
TAX MAP 153, GROUP B, PARCEL 014.11

CEMETERY STONE
CEMETERY STONE

OUTFALL #3
AREA: 0.26 AC
AVERAGE SLOPE = 4.5%

AREA DRAINING TO CLOSED DEPRESSION HAS NO OUTFALL.

OUTFALL #1
AREA: 1.35 AC
AVERAGE SLOPE = 3.3%

OUTFALL #2
AREA: 0.28 AC
AVERAGE SLOPE = 5.0%

31 C405 TEMP. SILT FENCE TYP.

26 C404 TEMP. CONSTRUCTION ENTRANCE, TYP.

CONCRETE WASHOUT AREA. CONTRACTOR TO ADJUST LOCATION AS NECESSARY. SEE DETAIL 33, SHEET C405.

32 C405 TEMP. INLET PROTECTION, TYP.

34 C405 TEMP. EROSION EEL

LIMITS OF DISTURBANCE, TYP. CONTRACTOR TO MARK LIMIT OF DISTURBANCE IN THE FIELD.

BUILDING SETBACK
REAR LANDSCAPE BUFFER
PARKING SETBACK

CHURCH STREET
SECOND DRIVE
LAKE RIDGE DRIVE
CONCORD ROAD (TN 332)

HAROLD T. & MARGARET JEAN STANSBERRY
DEED BOOK 1544, PAGE 76
TAX MAP 153, INSERT G, GROUP B, PARCEL 020.00

TERRY L. AND SHARON R. MCCARTER
INSTR. 198803180015820
DEED BOOK 1941, PAGE 255
TAX MAP 153, GROUP B, PARCEL 019.00

RUSS AND WENDY EGLI
INSTR. 201206250073408
TAX MAP 153, GP B, PAR. 021.00

FRANK VENABLE
INSTR. 201011150030437
TAX MAP 153, PARCEL 039.00

TVA POWERLINE EASEMENT

GAS LINE AS PER KUB DRAWING 5 OF 18
PROJECT NO. 214.106 FULGHUM MACINDOE
DRAWINGS DATE 10-23-17
NO MARKINGS OR UTILITIES FOUND

RELOCATED POWER POLE
NEW POWER POLE

10' TDOT CONSTRUCTION EASEMENT
TDOT SLOPE EASEMENT (VARIABLE
10' KUB UTILITY EASEMENT
15' KUB UTILITY EASEMENT
OLD STORE BUILDING

CB TOP=865.03 INV860.03
CB TOP=865.01 INV860.91
CB TOP=865.0 INV860.90
CB TOP=865.8 INV862.4
CB TOP=865.8 INV862.4
CB TOP=859.5 INV=855.7
CB TOP=858.1 INV=851.1
CB TOP=856.8 INV=850.7
CB TOP=851.1 INV=847.3
CB TOP=850.0 INV=845.9
CB TOP=848.6 INV=844.8
CB TOP=851.1 INV=844.4
SA TOP=823.0 INV=817.4
HW INV=853.1

LP-37 LP-36 LP-35 LP-34 LP-33 LP-32

18" ST 24" ST

8" WATERLINE
20" DIP WATERLINE
6" DIP WATERLINE
WM

NOTES:

1. REFER TO SHEET C002 FOR GENERAL EPSC AND GRADING NOTES.

CONCRETE WASHOUT NOTES:

1. SITE-BUILD WASHOUTS SHOULD BE CONSTRUCTED BY PROVIDING A TEMPORARY PIT OR BERMED AREA IN ACCORDANCE WITH SECTION 7.16 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
2. ABOVE GRADE AREAS SHOULD ALLOW A MINIMUM 4" FREEBOARD. IN-GROUND FACILITIES SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM 12" FREEBOARD AND SHALL BE LINED WITH A PERMEABLE GEOTEXTILE FABRIC.
3. FACILITIES SHALL BE LOCATED A MINIMUM 50' AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
4. SIGNS SHALL BE POSTED INDICATING THE LOCATION AND DESIGNATED USE OF ALL CONCRETE WASHOUT FACILITIES.
5. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

INITIAL EROSION CONTROL PLAN

RUSSELL HUNTER EVENS
REGISTERED ENGINEER
AGRICULTURE
No. 130493
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C301

GRID NORTH
NAD 83 (1995)
NAVD 88

0 40 80
SCALE: 1" = 40'

-RA ZONING-

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

CHOTA LODGE 253
"CONCORD MASONIC CEMETERY"
DEED BOOK 525, PAGE 322
TAX MAP 153, GROUP B, PARCEL 019.00

A PORTION OF DRIVE ENCROACHMENT FOR CEMETERY ECHOTA LODGE #253 AS NOTED ON INST.#199212140045277.

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INSTR. 200306050112782
TAX MAP 153, GROUP B, PARCEL 014.12

STEVE R. AND BERNADETTE HAMMOND
INSTR. 199505260000356
INSTR. 200609290028280
TAX MAP 153, GROUP B, PARCEL 014.11

25 C404 EROSION CONTROL BLANKET TYP.

CEMETERY STONE

CEMETERY STONE

OUTFALL #3
AREA: 0.17 AC
AVERAGE SLOPE = 6.0%

35 C405 RIP-RAP APRON, TYP.

CHURCH STREET

SECOND DRIVE

LIMITS OF DISTURBANCE, TYP. CONTRACTOR TO MARK LIMIT OF DISTURBANCE IN THE FIELD.

36 C405 TEMP. ROCK CHECK DAM TYP.

CONCRETE WASHOUT AREA. CONTRACTOR TO ADJUST LOCATION AS NECESSARY. SEE DETAIL 33, SHEET C405.

OUTFALL #1
AREA: 1.66 AC
AVERAGE SLOPE = 3.75%

OUTFALL #2
AREA: 3.48 AC
AVERAGE SLOPE = 4.1%

TVA POWERLINE EASEMENT

100.00'

50'

SETBACK

PARKING SETBACK

BUILDING SETBACK

10' TDOT CONSTRUCTION EASEMENT

15' KUB UTILITY EASEMENT

10' KUB UTILITY EASEMENT

TDOT SLOPE EASEMENT (VARIABLE

GAS LINE AS PER KUB DRAWING 5 OF 18
PROJECT NO. 214.106 FULGHUM MACINDOE
DREAWINGS DATE 10-23-17
NO MARKINGS OR UTILITIES FOUND

RELOCATED POWER POLE

NEW POWER POLE

CONCORD ROAD (TN 332)

27 C403 TEMP. EROSION EEL TYP.

DRIVE/WAY CUT

OLD STORE BUILDING

HAROLD T. & MARGARET JEAN STANSBERRY
DEED BOOK 1544, PAGE 76
TAX MAP 153, INSERT G, GROUP B, PARCEL 020.00

TERRY L. AND SHARON R. MCCARTER
INSTR. 198803180015820
DEED BOOK 1941, PAGE 255
TAX MAP 153, GROUP B, PARCEL 019.00

RUSS AND WENDY EGLI
INSTR. 201206250003408
TAX MAP 153, GP B, PAR. 021.00

FRANK VENABLE
INSTR. 201011150030437
TAX MAP 153, PARCEL 039.00

LAKE RIDGE DRIVE

20" DIP WATERLINE

8" WATERLINE

WM

SA TOP=823.0 INV=817.4

CB TOP=865.03 INV860.03

CB TOP=865.01 INV860.91

TOP=865.0 INV860.90

TOP=865.8 INV862.4

CB TOP=865.8 INV862.4

CB TOP=859.5 INV=855.7

CB TOP=858.1 INV=851.1

CB TOP=856.8 INV=850.7

CB TOP=851.1 INV=847.3

CB TOP=850.0 INV=845.9

CB TOP=848.6 INV=844.9

CB TOP=851.1 INV=844.4

HW INV=853.1

LP-32 LP-33 LP-34 LP-35 LP-36 LP-37

NOTES:
1. REFER TO SHEET C002 FOR GENERAL EPSC AND GRADING NOTES.

REVISIONS	DATE

CANNON & CANNON INC
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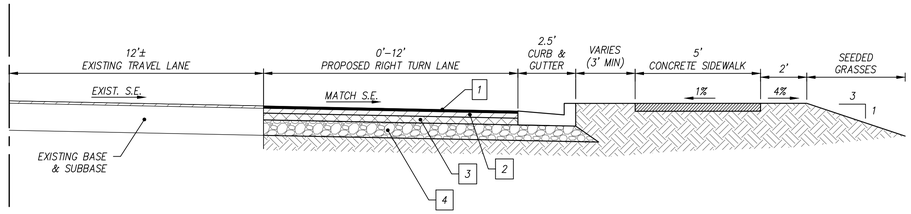
PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

FINAL EROSION CONTROL PLAN

RUSSELL HUNTER EDENS
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 130499
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO. 01634-0010
DRAWING DATE DECEMBER 4, 2025
PROJECT MANAGER: RE
DRAWN BY: RE

C302

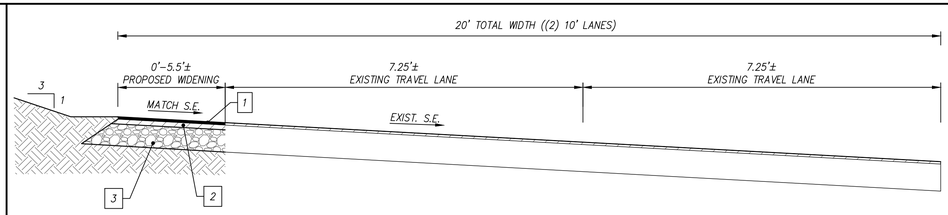


PROPOSED PAVEMENT SCHEDULE

1	ASPHALT CONCRETE SURFACE @ 1.25" THICK (APPROX. 132.5 LB/SY) 411-02.10 ASPHALT CONCRETE MIX (PG70-22) (ACS) GRADING "D" 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) RATE 0.07 GAL/SY)
2	BITUMINOUS PLANT MIX BASE @ 2.0" THICK (APPROX. 226 LB/SY) 307-02.08 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING "B-M2" 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) RATE 0.07 GAL/SY)
3	BITUMINOUS AGGREGATE BASE @ 3.0" THICK (APPROX. 460 LB/SY) 307-02.01 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING "A" 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) RATE 0.35 GAL/SY 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) RATE 0.07 GAL/SY
4	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

NOTES:
1. PAVEMENT SECTION SHOWN PER TDOT MINIMUM REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SPECIFICATIONS SHALL MEET TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPEICIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN AS REQUIRED BY TOWN OF FARRAGUT, TDOT, AND KNOX COUNTY.

01 TURN LANE PAVEMENT SECTION (CONCORD ROAD)
N.T.S.

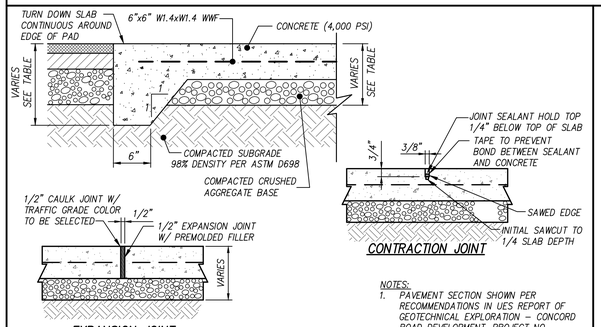


PROPOSED PAVEMENT SCHEDULE

1	ASPHALT CONCRETE SURFACE @ 1.5" THICK (APPROX. 132.5 LB/SY) 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING "D" 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) RATE 0.07 GAL/SY)
2	BITUMINOUS PLANT MIX BASE @ 2.5" THICK (APPROX. 282.5 LB/SY) 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING "B-M2" 402-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) RATE 0.07 GAL/SY)
3	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

NOTES:
1. PAVEMENT SECTION SHOWN PER TDOT MINIMUM REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SPECIFICATIONS SHALL MEET TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPEICIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN AS REQUIRED BY TOWN OF FARRAGUT, TDOT, AND KNOX COUNTY.

02 SECOND DRIVE ROAD WIDENING
N.T.S.

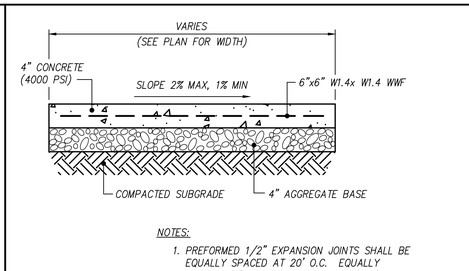


CONCRETE PAVEMENT TABLE

PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY	TDOT ROW
CONCRETE PAVEMENT (4,000 PSI)	6.0"	8.0"	8.0"
COMPACTED CRUSHED AGGREGATE BASE TYPE "A", GRADE "D" TDOT SECTION 303-01	4.0"	6.0"	10.0"

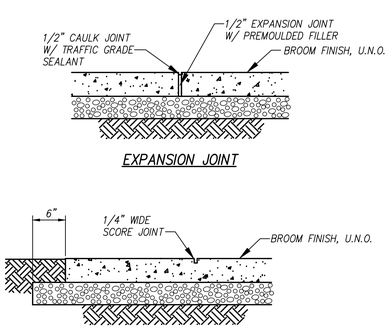
NOTES:
1. PAVEMENT SECTION SHOWN PER RECOMMENDATIONS IN LIES REPORT OF GEOTECHNICAL EXPLORATION – CONCORD ROAD DEVELOPMENT, PROJECT NO. A24109.01058.000, DATED FEBRUARY 29, 2024 AND TDOT DRIVEWAY REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SPECIFICATIONS SHALL MEET TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT), FARRAGUT AND/OR KNOX COUNTY STANDARD SPECIFICATIONS. CONCRETE SHALL BE PLACE AND CURED IN ACCORDANCE WITH ACI STANDARDS.
3. CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET). SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

03 CONCRETE PAVEMENT
N.T.S.



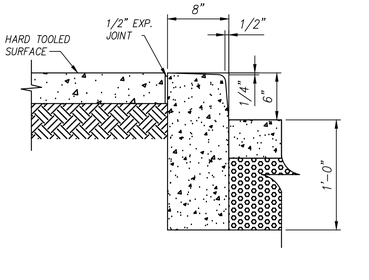
NOTES:
1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' O.C. EQUALLY SPACE 1/4" CONTRACTION JOINTS AT 5' O.C. BETWEEN EXPANSION JOINTS. SEE DETAIL 3, THIS SHEET.
2. SIDEWALK SHALL BE SLOPED AWAY FROM BUILDING.
3. CONCRETE SURFACE TO BE BROOM FINISH
4. SIDEWALKS WHICH DO NOT MEET ADA STANDARDS WITH REGARD TO RUNNING SLOPE AND CROSS SLOPES WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

04 CONCRETE SIDEWALK
N.T.S.



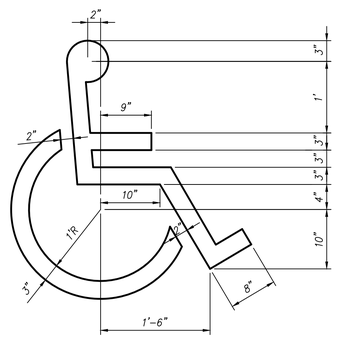
NOTES:
1. SEE SIDEWALK DETAIL FOR NOTES AND DIMENSIONS.

05 SIDEWALK CONTROL JOINTS
N.T.S.



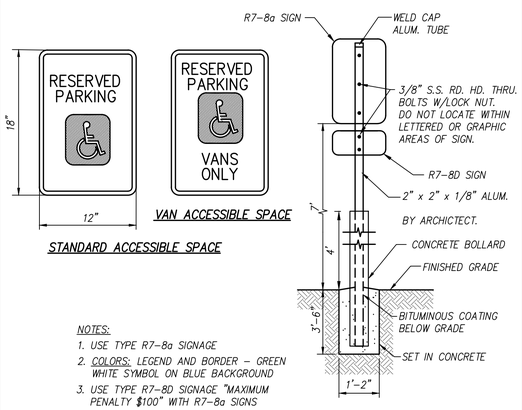
NOTES:
1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS. EQUALLY SPACED AT 10' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

06 POST CURB
N.T.S.



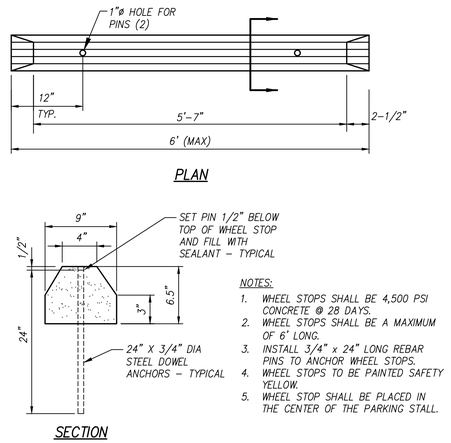
NOTES:
1. ADA STRIPING TO BE YELLOW ON BLUE BACKGROUND.

07 ACCESSIBLE SYMBOL
N.T.S.



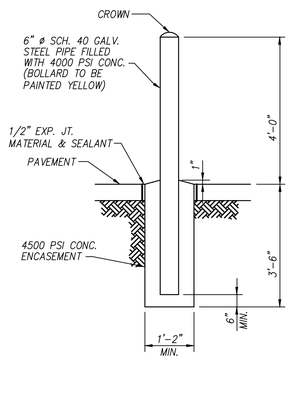
NOTES:
1. USE TYPE R7-8a SIGNAGE
2. COLORS: LEGEND AND BORDER – GREEN WHITE SYMBOL ON BLUE BACKGROUND
3. USE TYPE R7-8D SIGNAGE "MAXIMUM PENALTY $100" WITH R7-8a SIGNS
4. SEE DETAIL 14 ON SHEET C4.02 FOR CONCRETE BOLLARD DETAILS.

08 ACCESSIBLE PARKING SIGN IN CONCRETE BOLLARD
N.T.S.



NOTES:
1. WHEEL STOPS SHALL BE 4,500 PSI CONCRETE @ 28 DAYS.
2. WHEEL STOPS SHALL BE A MAXIMUM OF 6' LONG.
3. INSTALL 3/4" x 24" LONG REBAR PINS TO ANCHOR WHEEL STOPS.
4. WHEEL STOPS TO BE PAINTED SAFETY YELLOW.
5. WHEEL STOP SHALL BE PLACED IN THE CENTER OF THE PARKING STALL.

09 WHEEL STOP
N.T.S.



10 6" BOLLARD
N.T.S.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

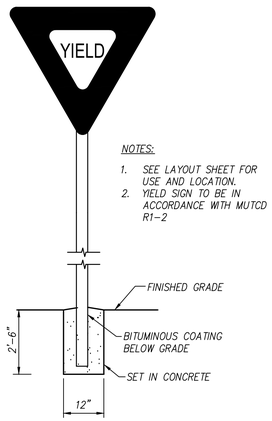
PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SITE DETAILS

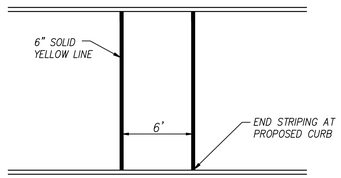
RUSSELL HUNTER EDENS — REGISTERED ENGINEER — AGRICULTURE — NUMBER 130459 — STATE OF TENNESSEE — 12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

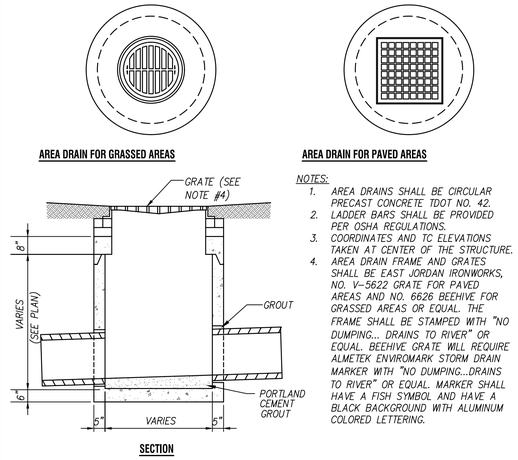
C401



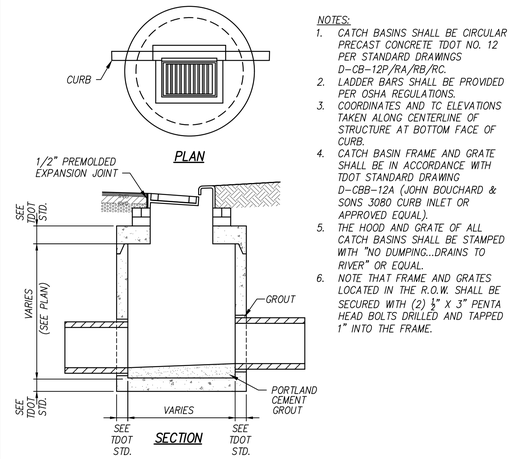
11 YIELD SIGN
N.T.S.



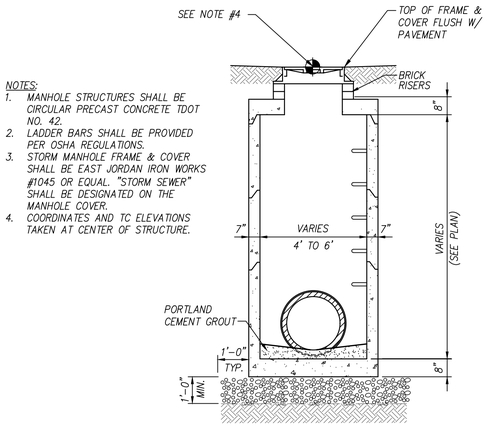
12 CROSSWALK STRIPING
N.T.S.



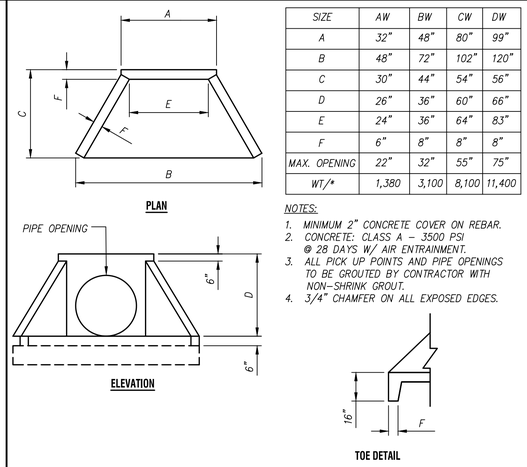
13 AREA DRAIN
N.T.S.



14 SINGLE CATCH BASIN
N.T.S.

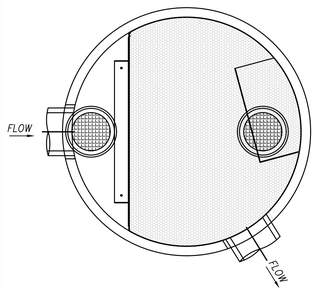


15 STORM SEWER MANHOLE
N.T.S.

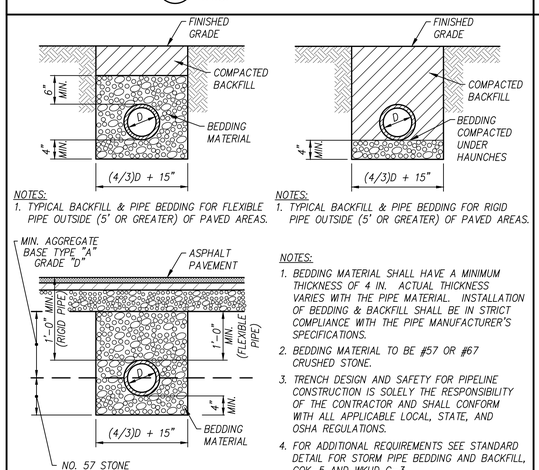


SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/*	1,380	3,100	8,100	11,400

16 PRECAST CONCRETE HEADWALL
N.T.S.



17 WATER QUALITY UNIT
N.T.S.



18 PIPE BEDDING & BACKFILL
N.T.S.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
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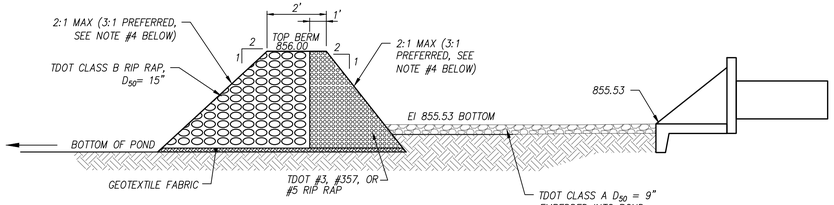
PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SITE DETAILS

RUSSELL HUNTER EDENS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 130498 — STATE OF TENNESSEE — 12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C402



POND #1 FOREBAY DATA TABLE			
ELEVATION	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU. FT.)
855.53	1,321	0	0
856.00	1,531	0.47	670
TOTAL AVAILABLE FOREBAY 1 VOLUME = 670 CU-FT			

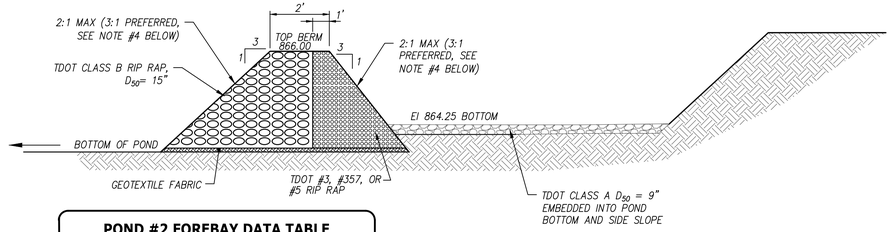
FOREBAY #1 CALCULATIONS

FOREBAY #1
REQUIRED VOL = 0.1"/ACRE CONTRIBUTED IMPERV AREA
1.75 ACRES (PROPOSED)
1.75 AC X 363 CF/AC = 636 CF

PROPOSED VOL = 670 CF > 636 CF REQUIRED

FOREBAY NOTES:
1. REFER TO GRADING AND DRAINAGE PLAN (C201) FOR CONTOURS.
2. CONTRACTOR SHALL MONITOR THE FOREBAY AND REMOVE ANY SEDIMENT DEPOSITION AS NEEDED TO ENSURE THAT THE PROPOSED STORAGE ELEVATIONS ARE PROVIDED.
3. MACHINED RIPRAP TO BE WASHED CLASS B ROCK WITH D_{50} = 15" OR A-1 ROCK WITH D_{50} = 9" AS NOTED IN THE DETAILS AND HAND PLACED TO A THICKNESS OF 2 X D_{50} WHERE PLACED ALONG THE SIDES AND TOP OF SOIL BERM.
4. ROCK KEY TO BE PLACED INTO BERM TO ALLOW FOR PERMEABILITY.
5. ANY SLOPE STEEPER THAN 3H:1V REQUIRES A GEOTECHNICAL ENGINEER TO REVIEW AND SIGN-OFF FOR STABILITY.

19 DETENTION FOREBAY #1
N.T.S.



POND #2 FOREBAY DATA TABLE			
ELEVATION	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU. FT.)
864.25	213	0	0
865.00	334	0.75	205
866.00	541	1.75	643
TOTAL AVAILABLE FOREBAY 1 VOLUME = 643 CU-FT			

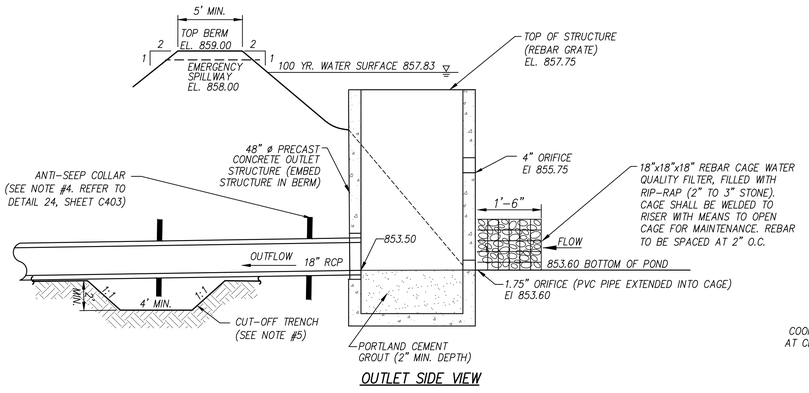
FOREBAY #2 CALCULATIONS

FOREBAY #2
REQUIRED VOL = 0.1"/ACRE CONTRIBUTED IMPERV AREA
1.04 ACRES (ASSUMED FUTURE IMPERVIOUS)
1.04 AC X 363 CF/AC = 378 CF

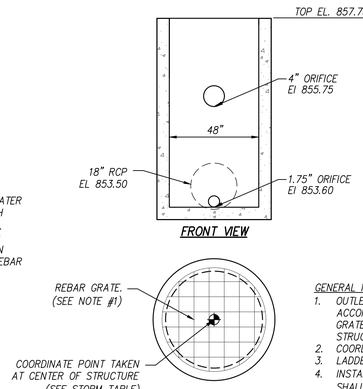
PROPOSED VOL = 643 CF > 378 CF REQUIRED

FOREBAY NOTES:
1. REFER TO GRADING AND DRAINAGE PLAN (C201) FOR CONTOURS.
2. CONTRACTOR SHALL MONITOR THE FOREBAY AND REMOVE ANY SEDIMENT DEPOSITION AS NEEDED TO ENSURE THAT THE PROPOSED STORAGE ELEVATIONS ARE PROVIDED.
3. MACHINED RIPRAP TO BE WASHED CLASS B ROCK WITH D_{50} = 15" OR A-1 ROCK WITH D_{50} = 9" AS NOTED IN THE DETAILS AND HAND PLACED TO A THICKNESS OF 2 X D_{50} WHERE PLACED ALONG THE SIDES AND TOP OF SOIL BERM.
4. ROCK KEY TO BE PLACED INTO BERM TO ALLOW FOR PERMEABILITY.
5. ANY SLOPE STEEPER THAN 3H:1V REQUIRES A GEOTECHNICAL ENGINEER TO REVIEW AND SIGN-OFF FOR STABILITY.

20 DETENTION FOREBAY #2
N.T.S.



OUTLET SIDE VIEW

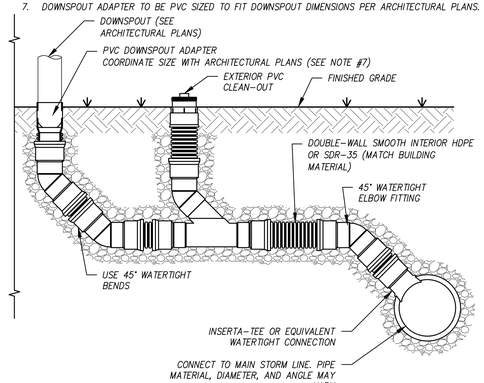


DETENTION POND #1 DATA TABLE			
ELEVATION	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU. FT.)
853.6	0	0	0
854	2,374	0.4	475
854.14	3,376	0.54	877
855	6,094	1.4	4,949
856	8,663	2.4	12,328
857	10,009	3.4	21,664
858	11,253	4.4	32,295
859	12,706	5.4	44,274
TOTAL AVAILABLE VOLUME FOR DETENTION = 44,274 CU. FT. VOLUMES CALCULATED USING PRISMATIC METHOD			

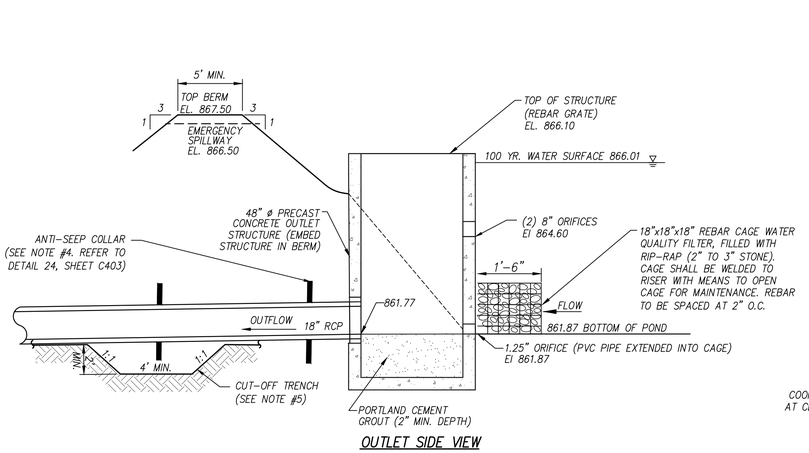
GENERAL NOTES:
1. OUTLET CONTROL STRUCTURE SHALL BE 48"ø PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH TDOT STANDARD DRAWINGS D-CB-12SC OR APPROVED EQUAL. GRATE SHALL BE FABRICATED OF REBAR TO ALLOW PROPER COVERAGE OF STRUCTURE AND NOT IMPEDE FLOWS.
2. COORDINATES AND TC ELEV. TAKEN ALONG CENTERLINE OF STRUCTURE.
3. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
4. INSTALL FIRST ANTI-SEEP COLLAR 2' FROM OUTLET STRUCTURE. MAXIMUM SPACING SHALL BE 14 TIMES THE COLLAR HEIGHT (H) OR 25 FEET, WHICHEVER IS LESS. MINIMUM SPACING IS 10'. PROVIDE A COLLAR AT THE HALF-WAY POINT IN THE BERM.
5. FOR EARTH-FILL EMBANKMENTS, A CUT-OFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE DAM. THE TRENCH MUST EXTEND AT LEAST ONE (1) FOOT INTO THE STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO (2) FEET. THE MINIMUM BOTTOM WIDTH SHALL BE 4 FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1.

21 OUTLET STRUCTURE #1
N.T.S.

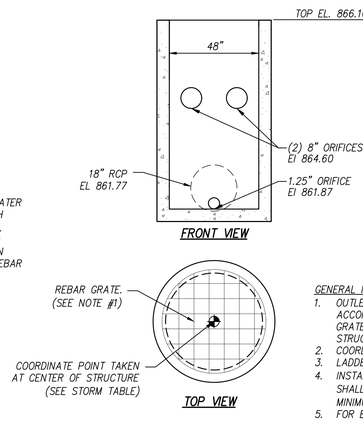
NOTES:
1. SLOPE LEADER @ 2% MINIMUM.
2. USE ADS DOUBLE WALLED SMOOTH INTERIOR PIPE OR SDR 35 PVC WITH WATERTIGHT FITTINGS OR EQUAL.
3. CLEAN-OUT END CAPS LOCATED IN ASPHALT PAVEMENT AREAS SHALL BE HEAVY DUTY CAST IRON WITH CONCRETE COLLAR. INSTALL TOP FLUSH WITH FINISHED GRADE IN PAVED AREAS.
4. CONCRETE COLLAR NOT REQUIRED IN CONCRETE AREAS, INCLUDING SIDEWALK.
5. USE LIGHT-DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT-TRAFFIC ARES.
6. INSTALL TOP 1" ABOVE FINISHED GRADE IN GRASSED AREAS.
7. DOWNSPOUT ADAPTER TO BE PVC SIZED TO FIT DOWNSPOUT DIMENSIONS PER ARCHITECTURAL PLANS.



22 DOWN SPOUT CONNECTION
N.T.S.



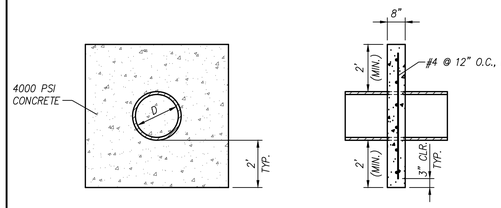
OUTLET SIDE VIEW



DETENTION POND #1 DATA TABLE			
ELEVATION	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU. FT.)
861.87	0	0	0
862	317	0.13	21
863	2,352	1.13	1,355
864	3,218	2.13	4,140
865	4,407	3.13	7,953
866	5,527	4.13	12,920
867	6,780	5.13	19,073
867.50	7,433	5.63	22,626
TOTAL AVAILABLE VOLUME FOR DETENTION = 22,626 CU. FT. VOLUMES CALCULATED USING PRISMATIC METHOD			

GENERAL NOTES:
1. OUTLET CONTROL STRUCTURE SHALL BE 48"ø PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH TDOT STANDARD DRAWINGS D-CB-12SC OR APPROVED EQUAL. GRATE SHALL BE FABRICATED OF REBAR TO ALLOW PROPER COVERAGE OF STRUCTURE AND NOT IMPEDE FLOWS.
2. COORDINATES AND TC ELEV. TAKEN ALONG CENTERLINE OF STRUCTURE.
3. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
4. INSTALL FIRST ANTI-SEEP COLLAR 2' FROM OUTLET STRUCTURE. MAXIMUM SPACING SHALL BE 14 TIMES THE COLLAR HEIGHT (H) OR 25 FEET, WHICHEVER IS LESS. MINIMUM SPACING IS 10'. PROVIDE A COLLAR AT THE HALF-WAY POINT IN THE BERM.
5. FOR EARTH-FILL EMBANKMENTS, A CUT-OFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE DAM. THE TRENCH MUST EXTEND AT LEAST ONE (1) FOOT INTO THE STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO (2) FEET. THE MINIMUM BOTTOM WIDTH SHALL BE 4 FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1.

23 OUTLET STRUCTURE #2
N.T.S.



NOTES:
1. DETAIL SHOWN FOR EARTH FOUNDATIONS. FOR ROCK FOUNDATIONS, KEY COLLAR 6" INTO ROCK.
2. MAXIMUM SPACING OF COLLARS IS 15 FT; MINIMUM SPACING = 10'

24 ANTI-SEEP COLLAR
N.T.S.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SITE DETAILS

RUSSELL HUNTER EDENS — REGISTERED ENGINEER — AGRICULTURE — CIVIL — STATE OF TENNESSEE — No. 130493
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C403

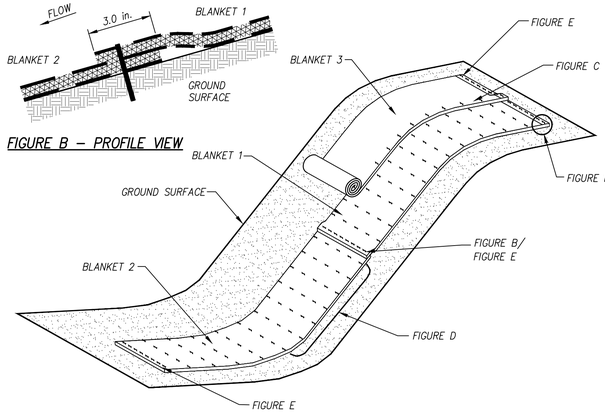


FIGURE B – PROFILE VIEW

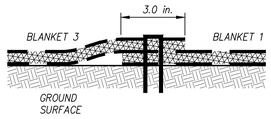


FIGURE C – CROSS SECTION VIEW

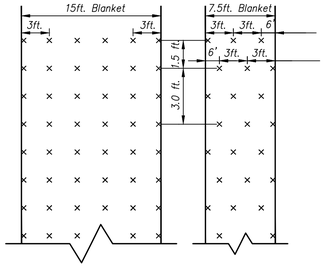


FIGURE D – PLAN VIEW

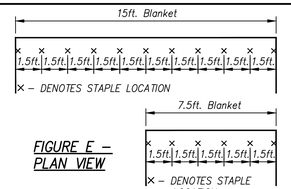


FIGURE E – PLAN VIEW

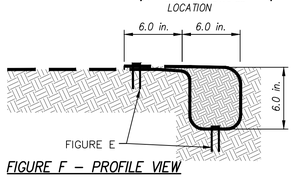


FIGURE F – PROFILE VIEW

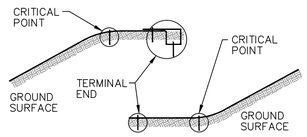


FIGURE G – CRITICAL POINT SECURING

NOTES:

1. EXTENDED TERM EROSION CONTROL BLANKET SHALL BE WESTERN EXCELSIOR EXCEL CS–3 OR EQUAL. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.

STEP 1 – SITE PREPARATION
PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC.. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE BLANKET REMAINS IN CONTACT WITH SLOPE.

STEP 2 – SEEDING
SEEDING OF SITE SHOULD BE CONDUCTED TO DESIGN REQUIREMENTS OR TO FOLLOW LOCAL OR STATE SEEDING REQUIREMENTS AS NECESSARY.

STEP 3 – STAPLE SELECTION
AT A MINIMUM, 6 IN. LONG BY 1 IN. CROWN, 11 GAUGE STAPLES ARE TO BE USED TO SECURE THE BLANKET TO THE GROUND SURFACE. INSTALLATION IN ROCKY, SANDY OR OTHER LOOSE SOIL MAY REQUIRE LONGER STAPLES.

STEP 4 – EXCAVATE ANCHOR TRENCH AND SECURE BLANKET
EXCAVATE A TRENCH ALONG THE TOP OF THE SLOPE TO SECURE THE UPSTREAM END OF THE BLANKET. THE TRENCH SHOULD RUN ALONG THE LENGTH OF THE INSTALLATION, BE 6 IN. WIDE AND 6 IN. DEEP. STAPLE BLANKET ALONG BOTTOM OF TRENCH, FILL WITH COMPACTED SOIL, OVERLAP BLANKET TOWARDS TOE OF SLOPE AND SECURE WITH ROW OF STAPLES (SHOWN IN FIGURES A, E AND F).

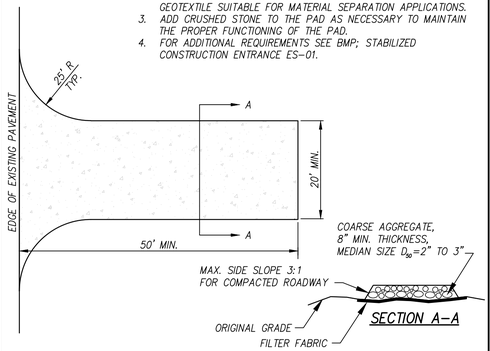
STEP 5 – SECURE BODY OF BLANKET
ROLL BLANKET DOWN SLOPE FROM ANCHOR TRENCH. STAPLE BODY OF BLANKET FOLLOWING THE PATTERN SHOWN IN FIGURE D. LEAVE END OF BLANKET UNSTAPLED TO ALLOW FOR OVERLAP SHOWN IN FIGURE B. PLACE DOWNSTREAM BLANKET UNDERNEATH UPSTREAM BLANKET TO FORM SHINGLE PATTERN. STAPLE SEAM AS SHOWN IN FIGURE E. SECURE DOWNSTREAM BLANKET WITH STAPLING PATTERN SHOWN IN FIGURE D. STAPLING PATTERN SHOWN IN FIGURE D REFLECTS MINIMUM STAPLES TO BE USED. MORE STAPLES MAY BE REQUIRED TO ENSURE BLANKET IS SUFFICIENTLY SECURED TO RESIST MOWERS AND FOOT TRAFFIC AND TO ENSURE BLANKET IS IN CONTACT WITH SOIL SURFACE OVER THE ENTIRE AREA OF BLANKET. FURTHER, CRITICAL POINTS REQUIRE ADDITIONAL STAPLES. CRITICAL POINTS ARE IDENTIFIED IN FIGURE G.

STEP 6 – CONTINUE ALONG SLOPE – COMPLETE INSTALLATION
OVERLAP ADJACENT BLANKETS AS SHOWN IN FIGURE C AND REPEAT STEP 5. SECURE TOE OF SLOPE USING STAPLING PATTERN SHOWN IN FIGURE E. SECURE EDGES OF INSTALLATION BY STAPLING AT 1.5' INTERVALS ALONG THE TERMINAL EDGE.

25 EROSION CONTROL BLANKET
N.T.S.

NOTES:

1. THE PURPOSE OF THE STABILIZED CONSTRUCTION ENTRANCE IS TO AID THE CONTRACTOR IN ELIMINATING TRACKING OF MUD ONTO PUBLIC STREETS. THIS DETAIL DOES NOT LIMIT THIS RESPONSIBILITY. OTHER METHODS OF SEDIMENT REMOVAL SHALL BE IMPLEMENTED IF THIS DOES NOT ADEQUATELY REMOVE THE MUD.
2. CONSTRUCT THE PAD WITH A 8" (MIN.) THICKNESS OF 2" TO 3" CRUSHED STONE PLACED ON TOP OF MEDIUM TO HEAVY GEOTEXTILE SUITABLE FOR MATERIAL SEPARATION APPLICATIONS.
3. ADD CRUSHED STONE TO THE PAD AS NECESSARY TO MAINTAIN THE PROPER FUNCTIONING OF THE PAD.
4. FOR ADDITIONAL REQUIREMENTS SEE BMP; STABILIZED CONSTRUCTION ENTRANCE ES–01.



SECTION A–A

26 TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

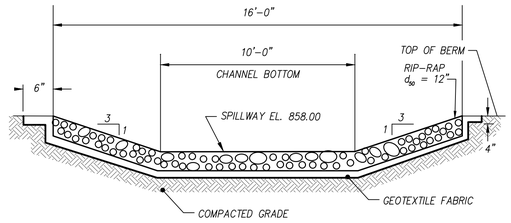
STORM DRAINAGE STRUCTURES						
NO.	DESCRIPTION	LOCATION	TOP OF CASTING	INVERT EL. (IN)	INVERT EL. (OUT)	DEPTH
1 JB	JUNCTION BOX SEE DETAIL #15, SHEET C402	N 562042.26 E 2519031.14	857.00	852.55(2)		4.45'
2 OS	OUTLET STRUCTURE SEE DETAIL #21, C403	N 562092.52 E 2519050.03	857.75		853.50	4.25'
3 HW	PRECAST CONC. HEADWALL SEE DETAIL #16, C402	N 562129.24 E 2519103.83		854.14(4)		
4 HW	PRECAST CONC. HEADWALL SEE DETAIL #16, C402	N 562161.53 E 2519174.65			854.53	
5 OF	TRENCH DRAIN OUTFALL	N 562166.97 E 2519164.97		857.00(6)		
6 TD	TRENCH DRAIN SEE DETAIL #30, C404	N 562158.43 E 2519144.85	859.80		858.00	
7 HW	PRECAST CONC. HEADWALL SEE DETAIL #16, C402	N 562214.56 E 2519227.47		855.53(7.1)		
7.1 WQU	WATER QUALITY UNIT SEE DETAIL 17, SHEET C402	N 562227.27 E 2519223.98	860.50	855.67(8)	855.67	4.83'
8 CB	CATCH BASIN SEE DETAIL #14, SHEET C402	N 562230.40 E 2519213.38	860.46	855.88(13) 856.29(9)	855.78	4.68'
9 CB	CATCH BASIN SEE DETAIL #14, SHEET C402	N 562303.08 E 2519192.12	861.41	856.99(10) 856.93(19)	856.89	4.52'
10 CB	CATCH BASIN SEE DETAIL #14, SHEET C402	N 562401.71 E 2519150.31	862.08	857.86(11)	857.76	4.32'
11 CB	CATCH BASIN SEE DETAIL #14, SHEET C402	N 562409.40 E 2519092.18	861.90	858.40(12)	858.30	3.60'
12 CB	CATCH BASIN SEE DETAIL #14, SHEET C402	N 562438.92 E 2519066.38	862.23		858.73	3.50'
13 CB	CATCH BASIN SEE DETAIL #14, SHEET C402	N 562200.19 E 2519142.39	858.96	856.56(14)	856.46	2.50'
14 AD	AREA DRAIN SEE DETAIL #13, SHEET C402	N 562207.12 E 2519107.57	861.00	857.00(15) 856.93(16)	856.83	4.17'
15 AD	AREA DRAIN SEE DETAIL #13, SHEET C402	N 562369.34 E 2519038.73	862.00		858.50	3.50'
16 AD	AREA DRAIN SEE DETAIL #13, SHEET C402	N 562181.21 E 2519046.51	861.43	857.53(17)	857.43	4.00'
17 AD	AREA DRAIN SEE DETAIL #13, SHEET C402	N 562343.34 E 2518977.70	862.35		858.85	3.50'
18 OS	OUTLET STRUCTURE SEE DETAIL #23, C403	N 562590.79 E 2518806.76	866.10		861.77	4.33'
19 HW	PRECAST CONC. HEADWALL SEE DETAIL #16, C402	N 562310.18 E 2519227.03			859.00	
21 CB	SINGLE CATCH BASIN SEE DETAIL #13, C402	N 562562.96 E 2518754.60	865.18	861.33(18)		3.95'
22 CB	SINGLE CATCH BASIN SEE DETAIL #13, C402	N 562266.78 E 2518918.74	865.81		862.60	3.21'
23 EX	EXISTING STORM STRUCTURE	N 562262.31 E 2518910.18	865.80	862.50(22)		3.40'

29 STORM TABLES
N.T.S.

STORM PIPE TABLE				
FROM	TO	DIAMETER	LENGTH (LF)	SLOPE (%)
2	1	18"RCP	54	1.77%
4	3	36"RCP	78	0.50%
6	5	6"PVC	20	5.04%
7.1	7	24"HDPE	13	1.06%
8	7.1	24"HDPE	11	1.00%
9	8	18"HDPE	76	0.80%
10	9	15"HDPE	107	0.72%
11	10	15"HDPE	59	0.75%
12	11	15"HDPE	39	0.84%
13	8	18"HDPE	77	0.76%
14	13	18"HDPE	36	0.75%
15	14	15"HDPE	176	0.85%
16	14	15"HDPE	66	0.75%
17	16	15"HDPE	176	0.75%
18	21	18"RCP	59	0.74%
19	9	15"HDPE	36	5.81%
22	23	18"RCP	10	1.04%

NOTES:

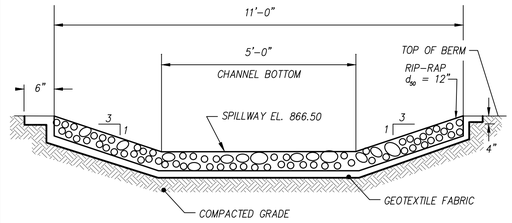
1. GEOTEXTILE FABRIC SHALL BE SYNTHETIC INDUSTRIES EROSION XV OR EQUAL.
2. RIP RAP SHALL BE d_{50} = 12" UNLESS OTHERWISE NOTED SELECTION TO BE APPROVED BY ENGINEER AND OWNER.
3. ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.



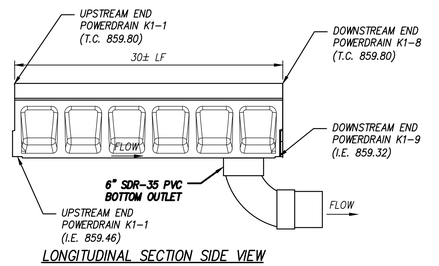
27 RIP RAP SPILLWAY #1
N.T.S.

NOTES:

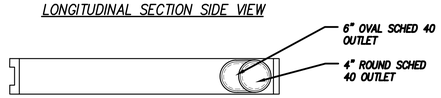
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3. ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.



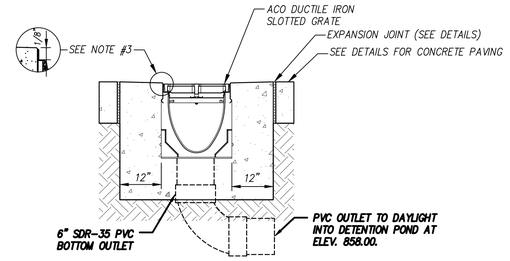
28 RIP RAP SPILLWAY #2
N.T.S.



LONGITUDINAL SECTION SIDE VIEW



LONGITUDINAL SECTION UNDERSIDE VIEW



CROSS SECTION

NOTES:

1. TRENCH DRAIN SYSTEM SHALL BE ACO POWERDRAIN S100K LOAD CLASS C OR APPROVED EQUAL. S100K PARTS SHALL BE K1–1 THROUGH K1–9 SLOPED CHANNEL WITH 6" BOTTOM OPENING. GRATE SHALL BE ACO DUCTILE IRON LONGITUDINAL SLOTTED GRATE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROXIMATELY 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
4. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. REFER TO DETAIL 3/C401.
5. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS AND ADDITIONAL DETAILS.
6. THE GRATE SHALL BE STAMPED "NO DUMPING...DRAINS TO RIVER" OR EQUAL OR REQUIRE ALMETEK ENVIROMARK STORM DRAIN MARKER WITH "NO DUMPING...DRAINS TO RIVER".

30 TRENCH DRAIN
N.T.S.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

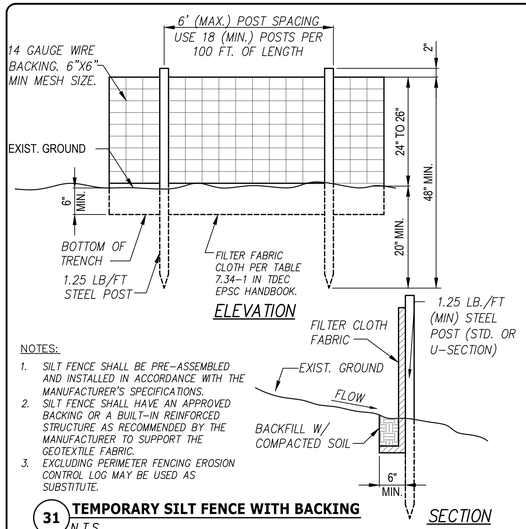
PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SITE DETAILS

RUSSELL HUNTER EDENS — REGISTERED ENGINEER — AGRICULTURE — No. 130493 — STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

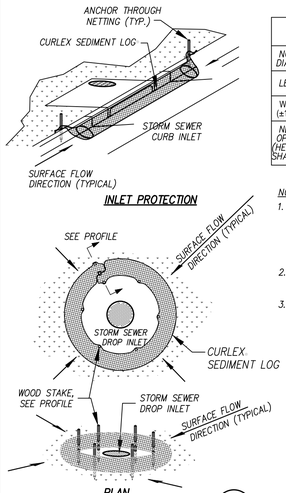
C404



NOTES:

1. SILT FENCE SHALL BE PRE-ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. SILT FENCE SHALL HAVE AN APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE GEOTEXTILE FABRIC.
3. EXCLUDING PERIMETER FENCING EROSION CONTROL LOG MAY BE USED AS SUBSTITUTE.

31 TEMPORARY SILT FENCE WITH BACKING
N.T.S.

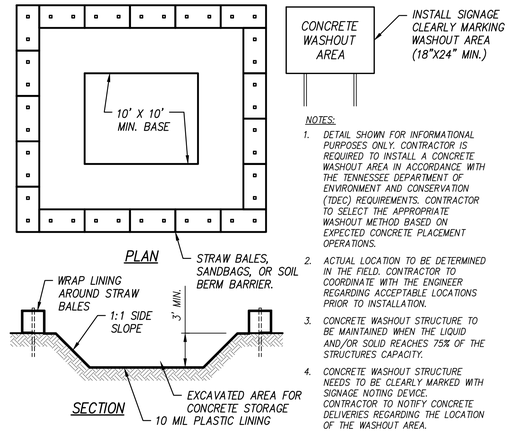


	TYPE I	TYPE II	TYPE III	TYPE IV
NORMAL DIAMETER	.50 CM (20 IN)	.30 CM (12 IN)	.23 CM 9 IN)	.15 CM (6 IN)
LENGTH	3.05 M (10 FT.)	3.05 M (10 FT.)	7.62 M (25 FT.)	7.62 M (25 FT.)
WEIGHT (±10%)	13.62 KG (30 LB)	9.08 KG (20 LB)	11.35 KG (25 LB)	5.45 KG (12 LB)
NET OPENING (HEXAGONAL-SHAPED)	2.5 CM (1 IN)	2.5 CM (1 IN)	1.9 CM (.75 IN)	1.3 CM (.5 IN)

NOTES:

1. TYPE III SEDIMENT CONTROL LOGS TO BE THE MINIMUM USED FOR ENERGY DISSIPATION IN MILD CONCENTRATED FLOW AREAS. SLOPE INTERRUPTION. CONTRACTOR TO DETERMINE IF TYPE I OR II IS APPROPRIATE PER MANUFACTURER'S RECOMMENDATION.
2. SEDIMENT CONTROL DEVICES SHALL BE CURLEX SEDIMENT LOG, AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, OR EQUAL.
3. WHERE EROSION CONTROL IS NEEDED BUT STAKING IS NOT PRACTICAL, SECURE ROLL USING SANDBAGS AT 2' C-C SPACING.

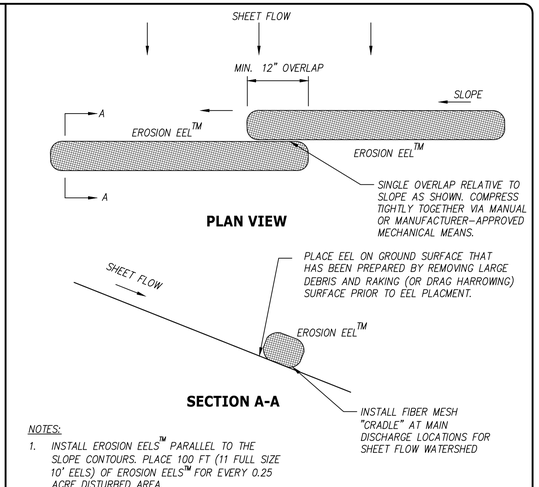
32 TEMPORARY INLET PROTECTION
N.T.S.



NOTES:

1. DETAIL SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS REQUIRED TO INSTALL A CONCRETE WASHOUT AREA IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS. CONTRACTOR TO SELECT THE APPROPRIATE WASHOUT METHOD BASED ON EXPECTED CONCRETE PLACEMENT OPERATIONS.
2. ACTUAL LOCATION TO BE DETERMINED IN THE FIELD. CONTRACTOR TO COORDINATE WITH THE ENGINEER REGARDING ACCEPTABLE LOCATIONS PRIOR TO INSTALLATION.
3. CONCRETE WASHOUT STRUCTURE TO BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
4. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE. CONTRACTOR TO NOTIFY CONCRETE DELIVERIES REGARDING THE LOCATION OF THE WASHOUT AREA.

33 CONCRETE WASHOUT AREA
N.T.S.



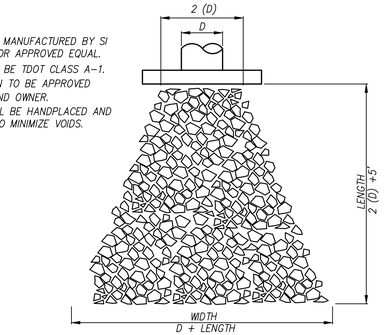
NOTES:

1. INSTALL EROSION EELS™ PARALLEL TO THE SLOPE CONTOURS. PLACE 100 FT (11 FULL SIZE 10' EELS) OF EROSION EELS™ FOR EVERY 0.25 ACRE DISTURBED AREA.

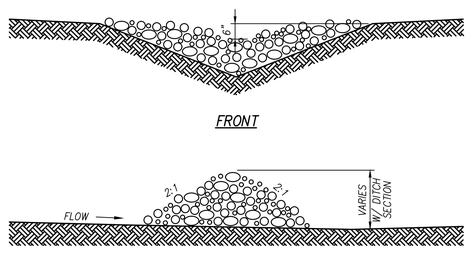
34 EROSION EEL
N.T.S.

NOTES:

1. GEOTEX 861 AS MANUFACTURED BY SI GEOSOLUTIONS OR APPROVED EQUAL.
2. RIP-RAP SHALL BE TDOT CLASS A-1. ROCK SELECTION TO BE APPROVED BY ENGINEER AND OWNER.
3. ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.



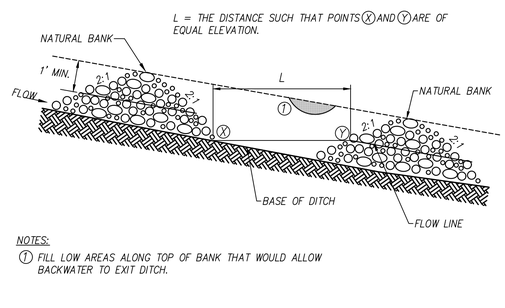
35 RIP-RAP APRON
N.T.S.



NOTES:

1. STONE SHALL BE 2"-3".
2. CONSTRUCT, MAINTAIN, AND REMOVE IN ACCORDANCE WITH THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.

36 TEMPORARY ROCK CHECK DAM
N.T.S.



NOTES:

1. FILL LOW AREAS ALONG TOP OF BANK THAT WOULD ALLOW BACKWATER TO EXIT DITCH.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SITE DETAILS

RUSSELL HUNTER EBERS REGISTERED ENGINEER AGRICULTURE No. 130493 STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

C405

GRID NORTH
NAD 83 (1995)
NAVD 88

0 40 80
SCALE: 1" = 40'

-RA ZONING-

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

CHOTA LODGE 253
"CONCORD MASONIC CEMETERY"
DEED BOOK 525, PAGE 322
TAX MAP 153, GROUP B, PARCEL 019.00

A PORTION OF DRIVE ENCROACHMENT FOR CEMETERY ECHOTA LODGE #253 AS NOTED ON INST.#199212140045277.

TIMOTHY AND BELINDA BROWN
INSTR.: 199505260000356
INSTR. 200306050112782
TAX MAP 153, GROUP B, PARCEL 014.12

STEVE R. AND BERNADETTE HAMMOND
INSTR. 199505260000356
INSTR. 200609290028280
TAX MAP 153, GROUP B, PARCEL 014.11

CEMETERY STONE
CEMETERY STONE

PROPOSED 10' PRIVATE SEWER EASEMENT.

PROPOSED PUBLIC SEWER MAIN. SEE SHEET C502.

PROPOSED GREASE TRAP. SEE PLUMBING PLANS

I.E. 863.07
I.E. 860.18
I.E. 857.45
I.E. 858.87
I.E. 859.35
I.E. 864.00

BUILDING SETBACK & REAR LANDSCAPE BUFFER

8"SA
6"SA
2"W

¾" LINE CONNECTING TO FROST PROOF YARD HYDRANT WITH BACKFLOW PREVENTER.

4" SANITARY SEWER LINE. I.E. = 859.75 (45" B.F.F.). SEE BUILDING PLANS FOR FINAL LOCATION AND CONTINUATION.

2" WATERLINE. SEE BUILDING PLANS FOR FINAL LOCATION AND CONTINUATION.

2" WATERLINE TO BE INSTALLED WITH 3' COVER MIN.

3'

PRPOSED GAS LOCATION SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL GAS DESIGN TO BE PERFORMED BY KUB.

PROPOSED EMPTY 4" HDPE CASING.

SEE NOTE #2 THIS SHEET.

SEE NOTE #1 THIS SHEET.

CONCORD ROAD (TN 332)

CHURCH STREET

SECOND DRIVE

LAKE RIDGE DRIVE

LAKE RIDGE DRIVE

HAROLD T. & MARGARET JEAN STANSBERRY
DEED BOOK 1544, PAGE 76
TAX MAP 153, INSERT G, GROUP B, PARCEL 020.00

TERRY L. AND SHARON R. MCCARTER
INSTR. 198803180015820
DEED BOOK 1941, PAGE 255
TAX MAP 153, GROUP B, PARCEL 019.00

RUSS AND WENDY EGLI
INSTR. 201206250013408
TAX MAP 163, GP B, PAR. 021.00

FRANK VENABLE
INSTR. 201011150030437
TAX MAP 153, PARCEL 039.00

TVA POWERLINE EASEMENT

BUILDING SETBACK

10' TDOT CONSTRUCTION EASEMENT

15' KUB UTILITY EASEMENT

TDOT SLOPE EASEMENT (VARIABLE

10' KUB UTILITY EASEMENT

OLD STORE BUILDING

GAS LINE AS PER KUB DRAWING 5 OF 18
PROJECT NO. 214.106 FULGHUM MACINDOE
DRAWINGS DATE 10-23-17
NO MARKINGS OR UTILITIES FOUND

RELOCATED POWER POLE

NEW POWER POLE

LP-32 LP-33 LP-34 LP-35 LP-36 LP-37

CB TOP=865.03 INV860.03
CB TOP=865.01 INV860.91
CB TOP=865.0 INV860.90
CB TOP=865.8 INV862.4
CB TOP=865.8 INV862.4
CB TOP=859.5 INV855.7
CB TOP=858.1 INV851.1
CB TOP=856.8 INV850.7
CB TOP=851.1 INV847.3
CB TOP=850.0 INV845.9
CB TOP=848.6 INV844.8
CB TOP=851.1 INV844.4

SA TOP=823.0 INV=817.4

HW INV=853.1

20" DIP WATERLINE

8" DIP WATERLINE

WATER LINE NOTES:

1. CONNECT 2" WATER LINE TO 8" D.I. MAIN WITH 2" VALVE, AND 2" WATER METER (FINAL METER SIZE TO BE COORDINATED WITH PLUMBING PLANS). SEE FUD STANDARD DRAWING W-13. COORDINATE CONNECTION WITH FIRST UTILITY DISTRICT.
2. PROPOSED 2" TAP FOR IRRIGATION SERVICE LINE. INSTALL A 2"X2" TEE, 2"X1-1/2" REDUCER, IRRIGATION METER, AND BACKFLOW PREVENTER WITH HEATED ENCLOSURE. FINAL SIZE OF SERVICE LINE AND METER TO BE PROVIDED BY OTHERS. REFERENCE ELECTRICAL PLANS FOR SERVICE TO HEATED ENCLOSURE. BACKFLOW DEVICE, ENCLOSURE, AND METER TO BE APPROVED BY FUD PRIOR TO INSTALLATION.

NOTES:

1. REFER TO SHEET C002 FOR GENERAL NOTES.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
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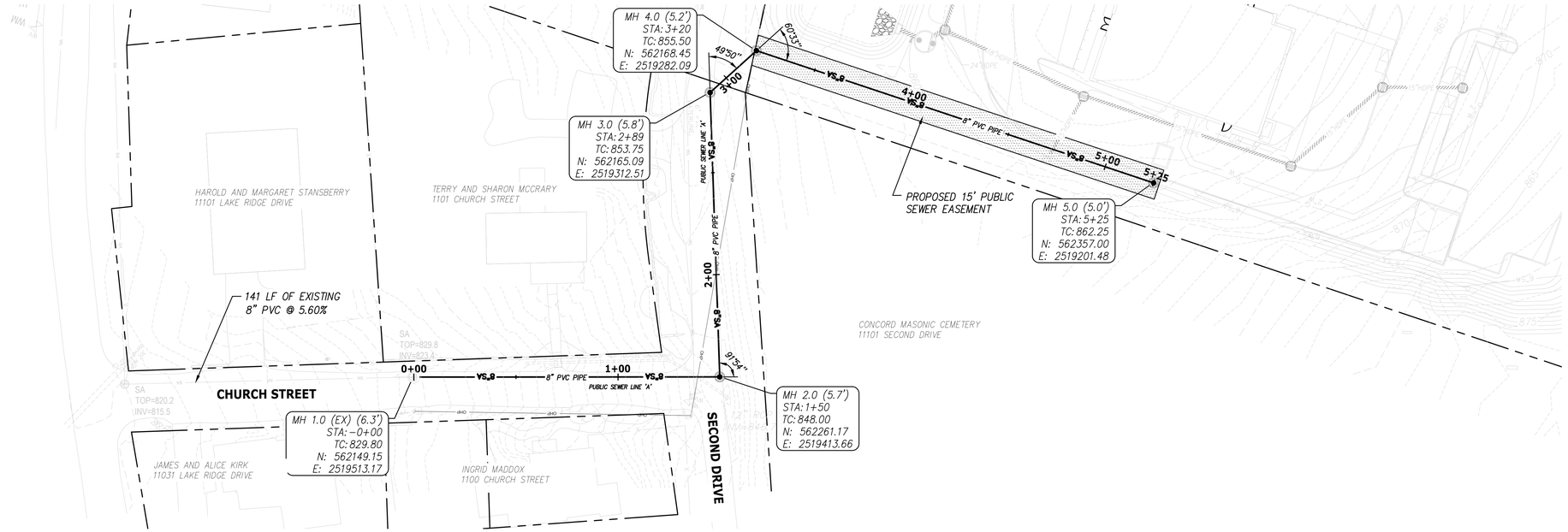
PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

ON-SITE UTILITY LAYOUT

RUSSELL HUNTER EDENS
REGISTERED ENGINEER
AGRICULTURE
CONSERVE
No. 130499
STATE OF TENNESSEE
12/04/2025

CCI PROJECT NO.	01634-0010
DRAWING DATE	DECEMBER 4, 2025
PROJECT MANAGER:	RE
DRAWN BY:	RE

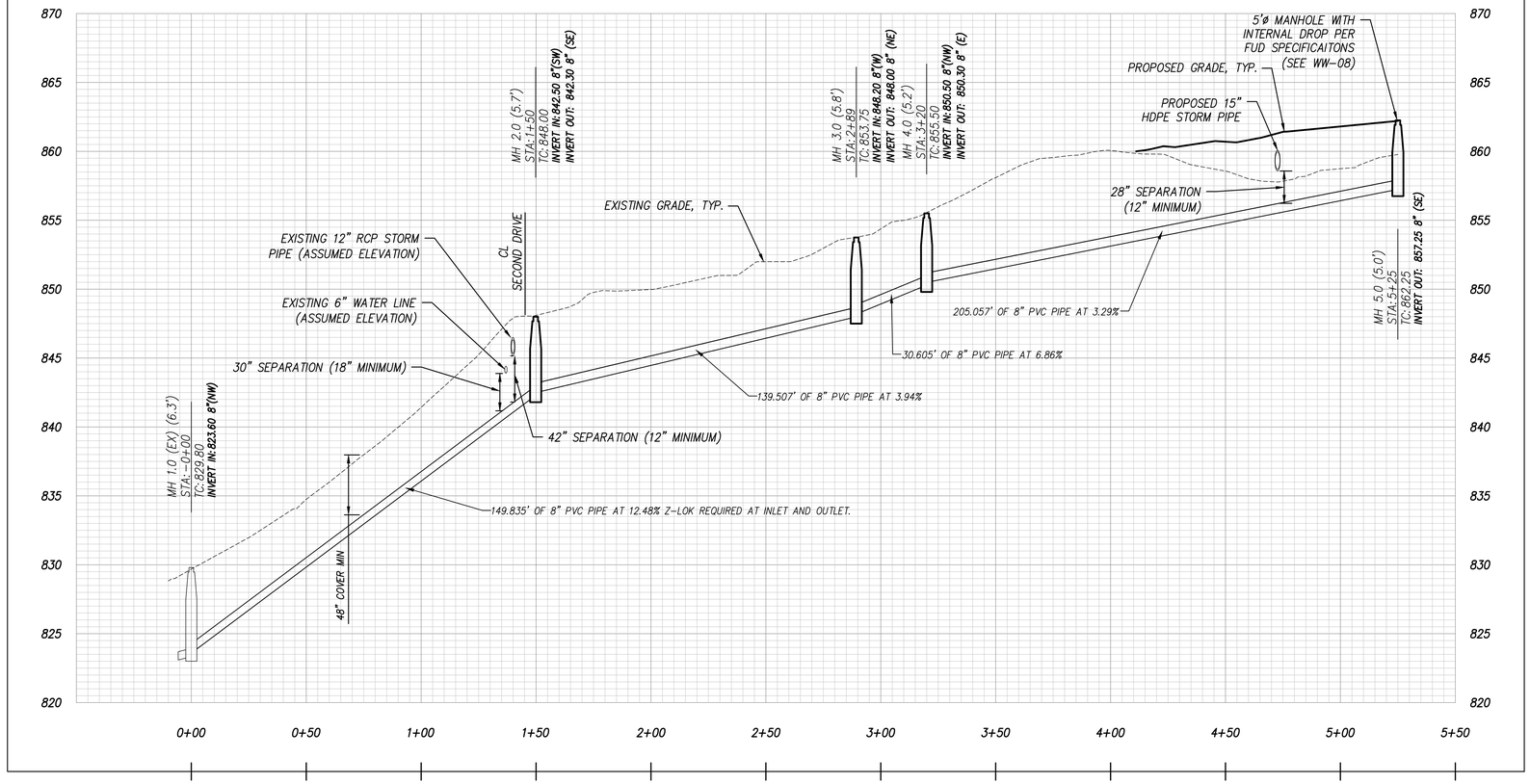
C501



GRID NORTH
NAD 83 (1995)
NAVD 88

0 30 60
SCALE: 1" = 30'

PUBLIC SEWER LINE 'A' PROFILE



PROFILE VIEW
SCALE: 1"=30' HORIZ.
1" =5' VERT.

PROFILE NOTES:

1. THE EXISTING UTILITIES SHOWN AND INDICATED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISRUPTION OF UTILITY SERVICE DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION..

NOTES:

1. REFER TO SHEET C002 FOR GENERAL NOTES.

REVISIONS	DATE

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37821

PROJECT:
EZ STOP
1064 CONCORD ROAD
KNOXVILLE, TN 37934

SEWER MAIN EXTENSION

RUSSELL HUNTER EDENS
REGISTERED ENGINEER
AGRICULTURE
CIVIL
OWNER
No. 130499
STATE OF TENNESSEE
12/04/2025

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C502

Agenda Number: V.A. **Meeting Date: January 15, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Darryl Smith, Town Engineer

Subject: Discussion on Amendments to the Farragut Code of Ordinances, Chapter 111- Stormwater Management Control, Section 111-7. - Design standards for detention and/or retention ponds, to provide exemptions related to the peak discharge of stormwater in the lower portions of major watersheds

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Introduction & Background: There is a reasonable argument to allow developments in the lower portions of large watersheds to be exempt from stormwater detention requirements. This should be considered only for developments draining directly into a major stream (not over other properties or public drainage systems), and then only in the lower portion of the watershed.

Discussion & Recommendations: Major streams normally drain very large watersheds. During storm events, the peak discharge of a stream arrives to a given point at the time at which all areas of the watershed are contributing to the stream's flow. In other words, the time required for runoff from the farthest reach of the watershed to flow overland, and perhaps through a channel or ditch to a small stream and on to the larger stream to the site's discharge point dictates the time of the peak discharge at that particular location. If a site in the lower portions of the watershed does not detain its runoff, the peak discharge from the site might be released long before the peak discharge from the major stream arrives from higher portions of the watershed.

Several municipalities in East Tennessee provide for this exemption under certain conditions, including Knoxville, Sevierville, Johnson City, Kingsport, Bristol and Elizabethton. If we wish to allow this exemption, Staff suggests adding language to Section 111-7 such as the following:

(g) At the discretion of the Town Administrator, detention may not be required under the following conditions:

1. The project site discharges stormwater runoff directly into Turkey Creek west of Admiral Road, or directly into the North Fork of Turkey Creek south of Kingston Pike, or directly into Little Turkey Creek south of Needlegrass Lane. Qualifying properties must directly abut the stream sections listed without stormwater flowing across other property lines to discharge into the listed stream sections;
2. It can be demonstrated that stormwater detention for a project site is unwarranted due to the development's location in the lower portion of the watershed and the timing of the peak discharge without detention. The developer must submit complete hydrologic and hydraulic computations prepared by a registered civil engineer with expertise in hydrology to support this conclusion. Typically, this might occur in the very lowest downstream reaches of a major watershed, if it can be proved that undetained stormwater should be discharged quickly to avoid the peak discharge timing for the entire watershed; and
3. Even if stormwater detention is waived for the above situations, the site development must still employ low-impact development practices (see Section 111-8) and provide water quality treatment for the runoff.

Recommended By: Darryl Smith, Town Engineer

Proposed Motion: For discussion purposes only