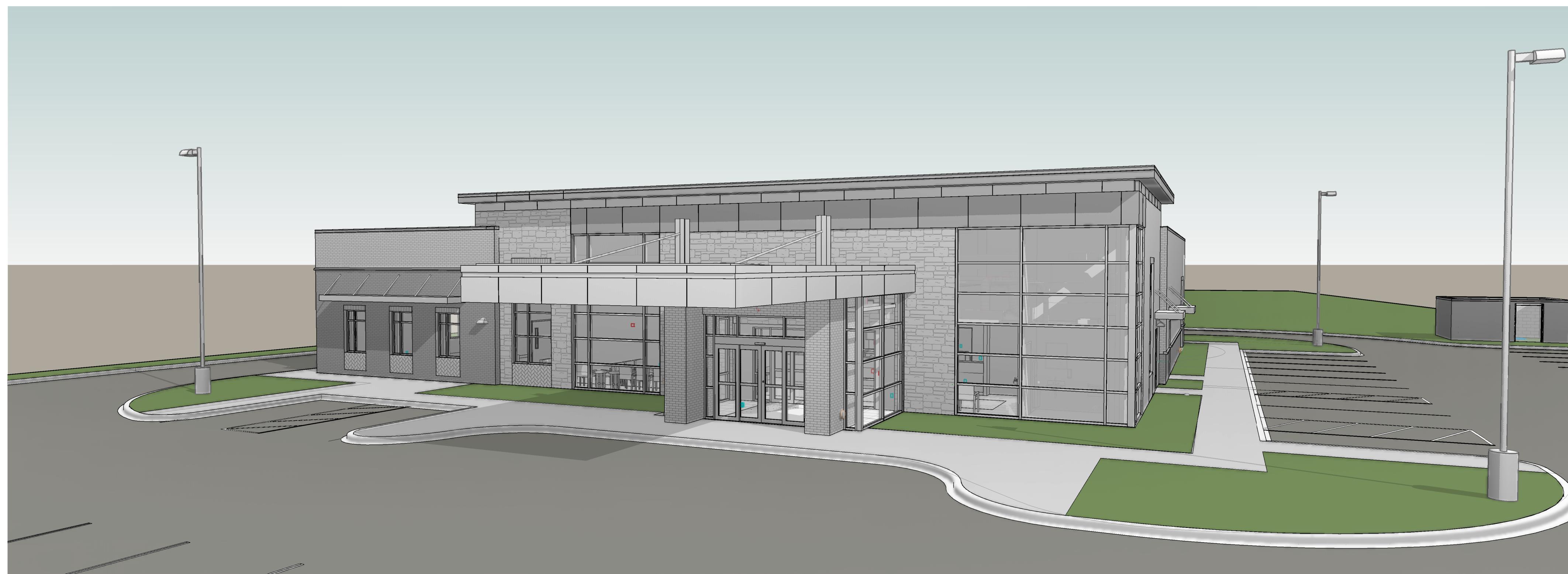


TIER 1 ORTHO & URGENT CARE CROSSVILLE

MILLER AVENUE,
CROSSVILLE, TN



TIER 1 ORTHOPEDIC AND
NEUROSURGICAL
INSTITUTE

CONSTRUCTION DOCUMENTS

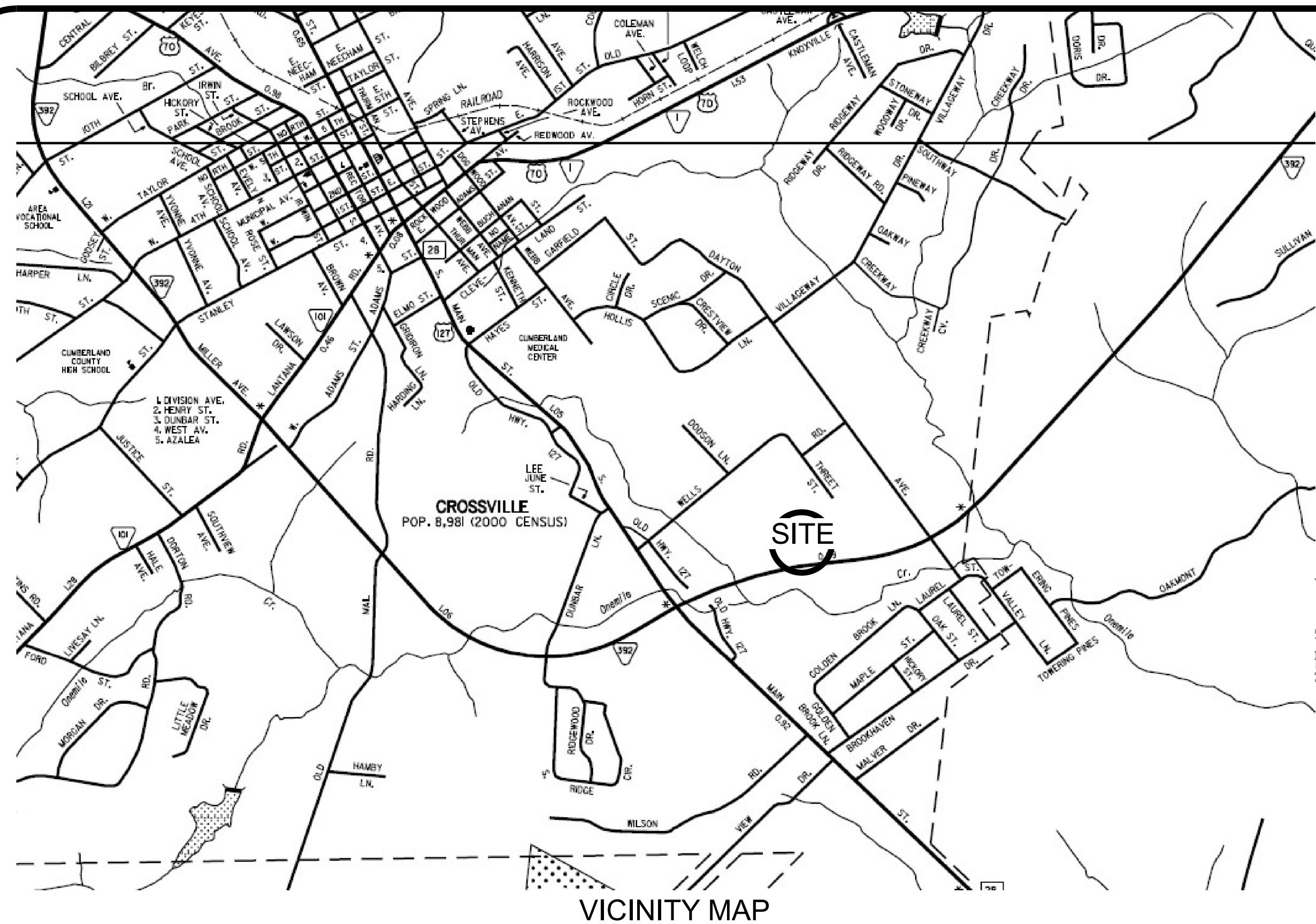
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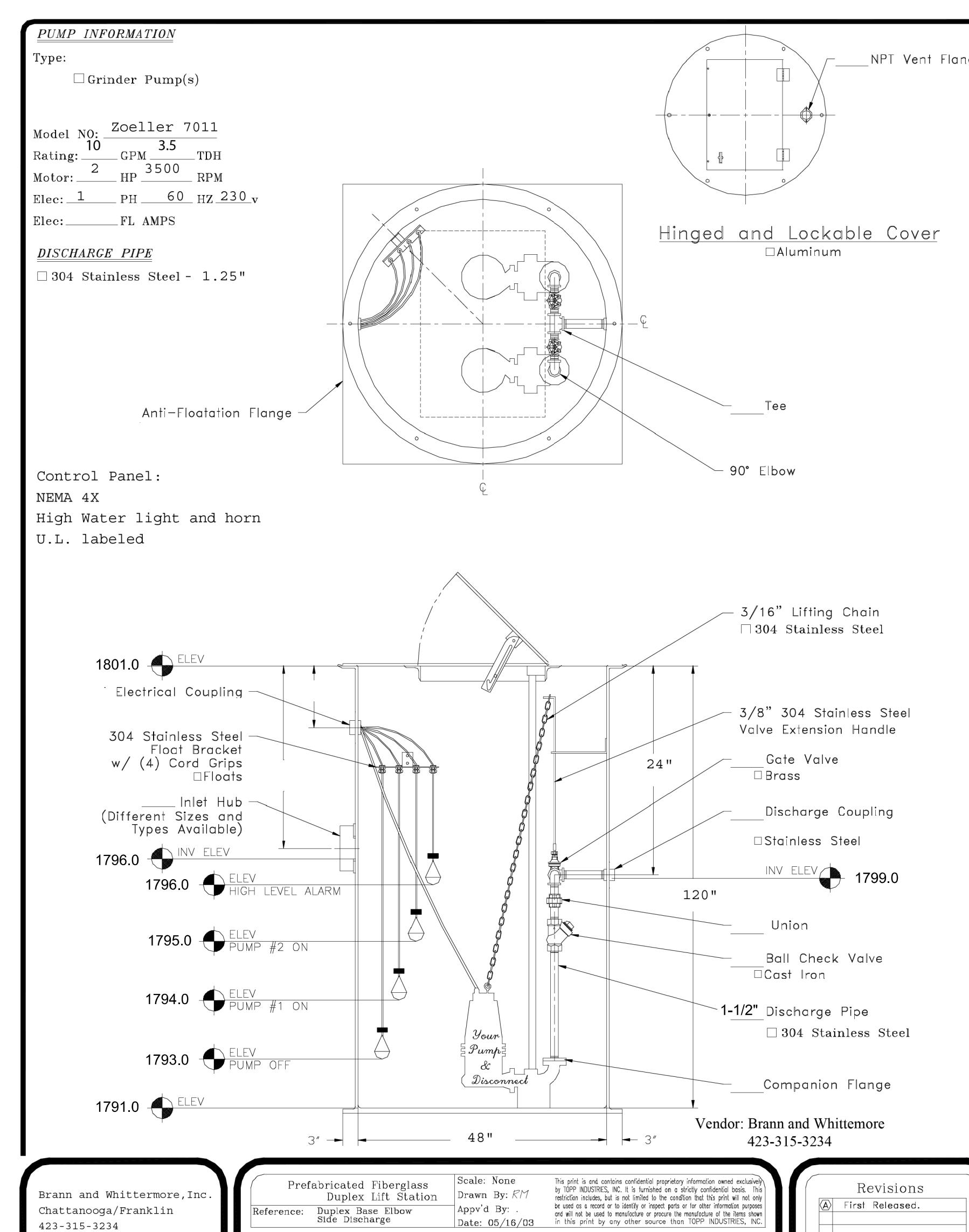
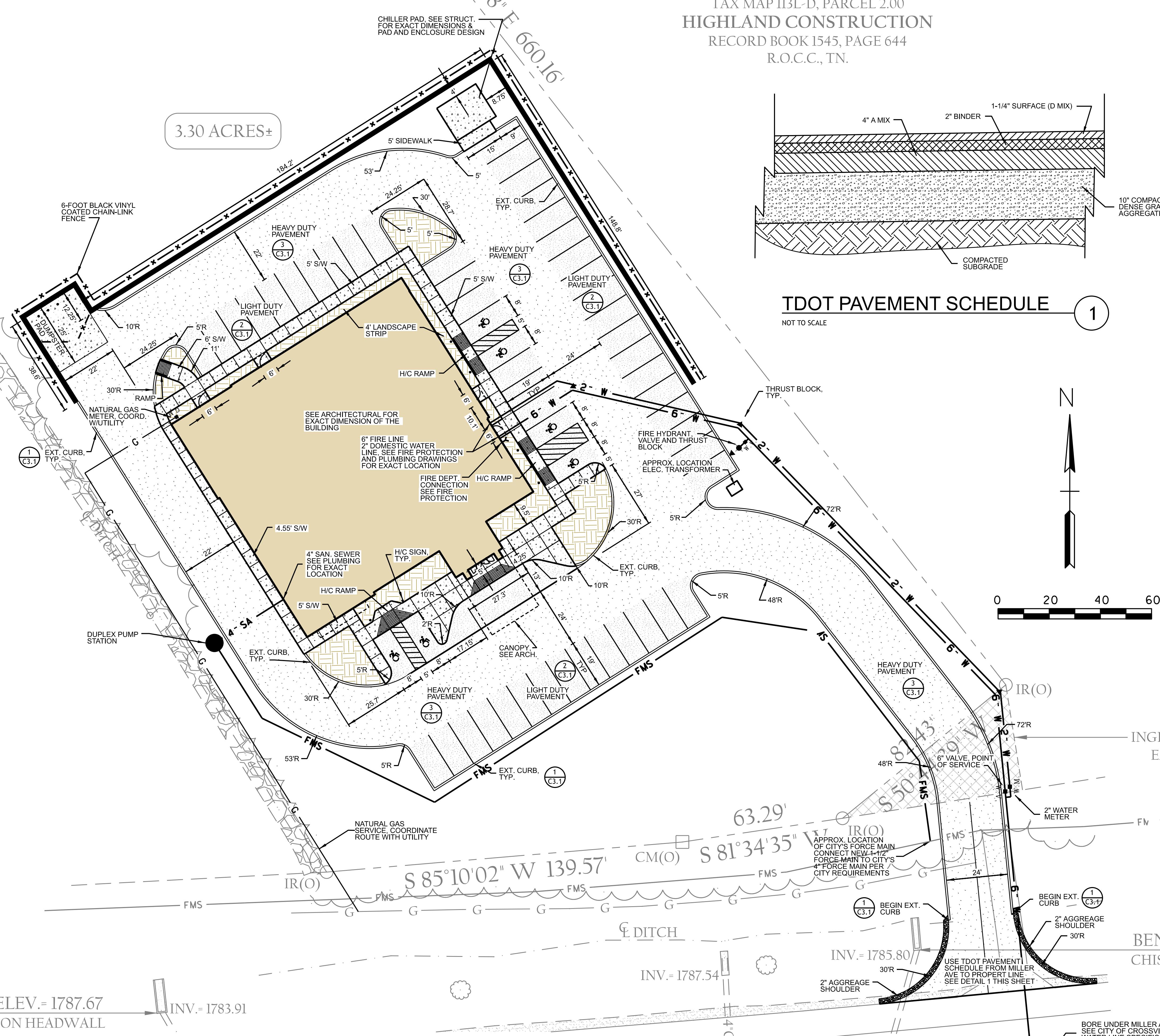
DSC ARCHITECTS

JOB # 25030

CONSTRUCTION DOCUMENTS



VICINITY MAP
NOT TO SCALE



SITE UTILITY PLAN NOTES

- A. THE LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL IDENTIFY AND PROTECT FROM DAMAGE ALL EXISTING UTILITIES WHICH ARE TO REMAIN.
- B. REFER TO PLUMBING DRAWINGS FOR CONTINUATION OF FIRE, DOM. WATER AND SEWER INSIDE OF BUILDING.
- C. MAINTAIN MINIMUM OF 1% SLOPE FOR PROPOSED SANITARY SEWER LINE, UNLESS SHOWN OTHERWISE.
- D. CONTRACTOR TO PAY ALL COSTS/TAP FEES ASSOCIATED WITH UTILITY CONNECTIONS TO EXISTING UTILITIES AND/OR RELOCATION OF EXISTING UTILITY LINES.
- E. EXERCISE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING UTILITIES.
- F. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE PROPOSED UTILITIES SHOWN HEREON WITH OTHER FEATURES OF THE SITE, EITHER PROPOSED OR EXISTING TO REMAIN, AND NOTIFY THE OWNER OF ANY CONFLICTS PRIOR TO INSTALLATION OF UTILITIES.
- G. CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES BEFORE BEGINNING CONSTRUCTION AND COORDINATE ALL UTILITIES LOCATED ON THE UTILITIES.
- H. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE HVAC PADS, IF ANY, WITH THE SERVICE LINES INTO THE BUILDING. SEE MECHANICAL FOR PAD SIZES.
- I. CONTRACTOR TO VERIFY LOCATION/ELEVATION OF EXISTING SEWER FORCE MAIN PRIOR TO SEWER INSTALLATION.
- J. NEW WATER SERVICE TO BE INSTALLED IN ACCORDANCE WITH TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION, DIVISION OF WATER SUPPLY, AND CITY OF CROSSVILLE STANDARDS.
- K. SANITARY SEWER CLEANOUTS SHALL BE INSTALLED AT A MINIMUM OF 75 LF INCREMENTS.
- L. UTILITIES UNDER PAVED AREAS SHALL BE BACKFILLED COMPLETELY TO SUBGRADE WITH COMPAKTED CRUSHED STONE.
- M. SEE ELECTRICAL SITE PLAN FOR UNDERGROUND ELECTRIC ROUTING. AVOID CONFLICTS WITH WATER, FIRE, SANITARY AND STORM.
- N. FENCE SHALL BE 6-FOOT TALL, BLACK VINYL COATED CHAIN-LINK.
- O. 2" DOMESTIC WATER LINE PER PLUMBING ENGINEER.
- P. SEWER TAP/CONNECTION FEES SHALL BE PAID BY CONTRACTOR.
- Q. SEE ARCH FOR DUMPSTER GATES.
- R. GAS LOAD 809 MBH PER MECHANICAL ENGINEER.

1. THE LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL IDENTIFY AND PROTECT FROM DAMAGE ALL UTILITIES WHICH ARE TO REMAIN.
2. LANDSCAPED AREAS AROUND BUILDING AND IN ISLANDS BY OTHERS.
3. ALL DISTURBED AREAS OUTSIDE OF PAVING, BUILDING AND LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER AND MULCH.
4. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING, ETC.
5. PAINTED PAVEMENT SHALL BE WITH PAVEMENT MARKING PAINT ONLY. PAINTED STRIPING 4" IN WIDTH. COLOR SHALL BE WHITE UNLESS OTHERWISE SHOWN.
6. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING. REFER TO PLUMBING DRAWINGS FOR THE EXACT LOCATION OF DOMESTIC WATER, FIRE LINE, SANITARY SEWER, ETC.
7. HANDICAP SPACE(S) SHALL EACH HAVE A HANDICAP PARKING SIGN, AND PAVEMENT MARKING. RAMP SIDEWALK TO MEET ASPHALT AT EDGE OF AISLE. SEE DETAILS.
8. COORDINATE TDOT ACCESS CONNECTION WITH TDOT ANDOWNER'S TDOT ACCESS PERMIT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH UTILITY CONNECTIONS. CONTRACTOR IS ENCOURAGED TO CHECK WITH THE UTILITY OWNERS FOR FEES PRIOR TO BIDDING.
10. SEE REDI-ROCK RETAINING WALL DETAILS FOR WALL CONSTRUCTION.
11. CONTRACTOR SHALL INSTALL KNOX BOX.
12. DETENTION POND BOTTOM AND SIDES SHALL RECEIVE GEOTEXTILE FABRIC AND 6-8" OF 24" RIVER ROCK.
13. SEE STRUCTURAL FOR CHILLER PAD AND ENCLOSURE DESIGN.
14. LIGHT DUTY PAVEMENT IN PARKING SPACES ONLY.

TIER 1 ORTHO & URGENT CARE
CROSSVILLE
MILLER AVE.
CROSSVILLE, TN

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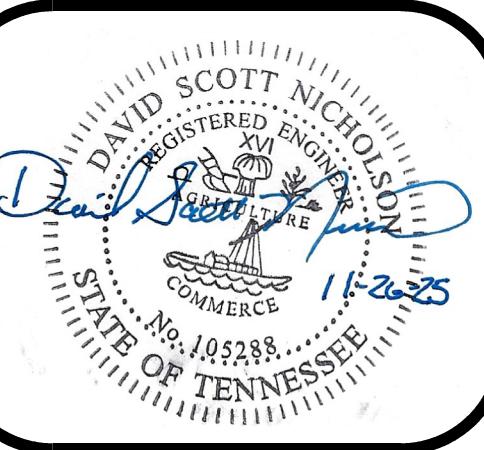
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REVISIONS

NO.	DATE	DESCRIPTION
1	2/25	ADDENDUM 1

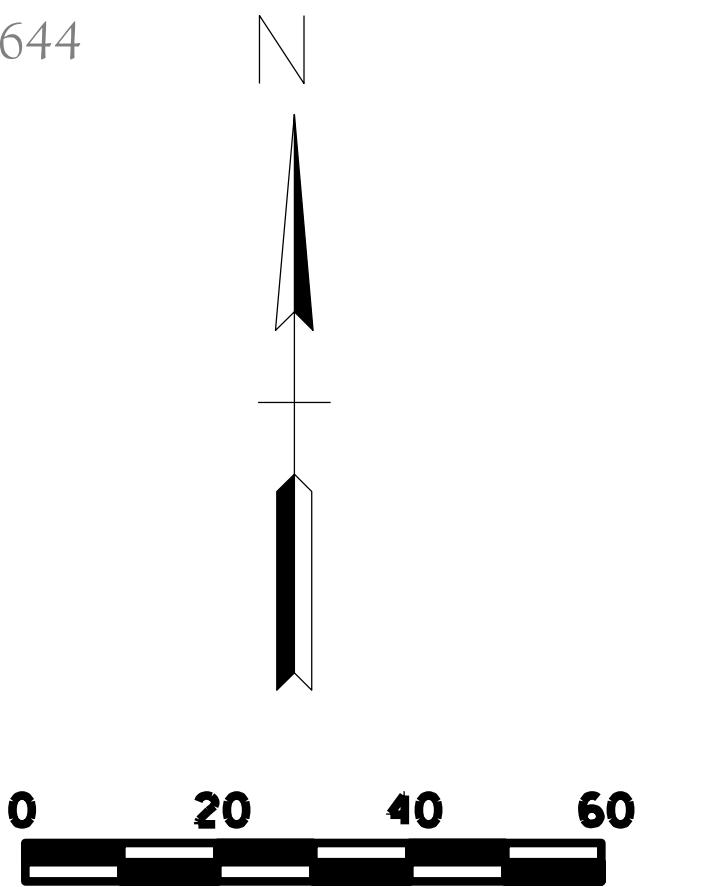
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SITE PLAN



TIER 1 ORTHO & URGENT CARE
CROSSVILLE
MILLER AVE.
CROSSVILLE, TN

TAX MAP I13L-D, PARCEL 2.00
HIGHLAND CONSTRUCTION
RECORD BOOK I545, PAGE 644
R.O.C.C., TN.

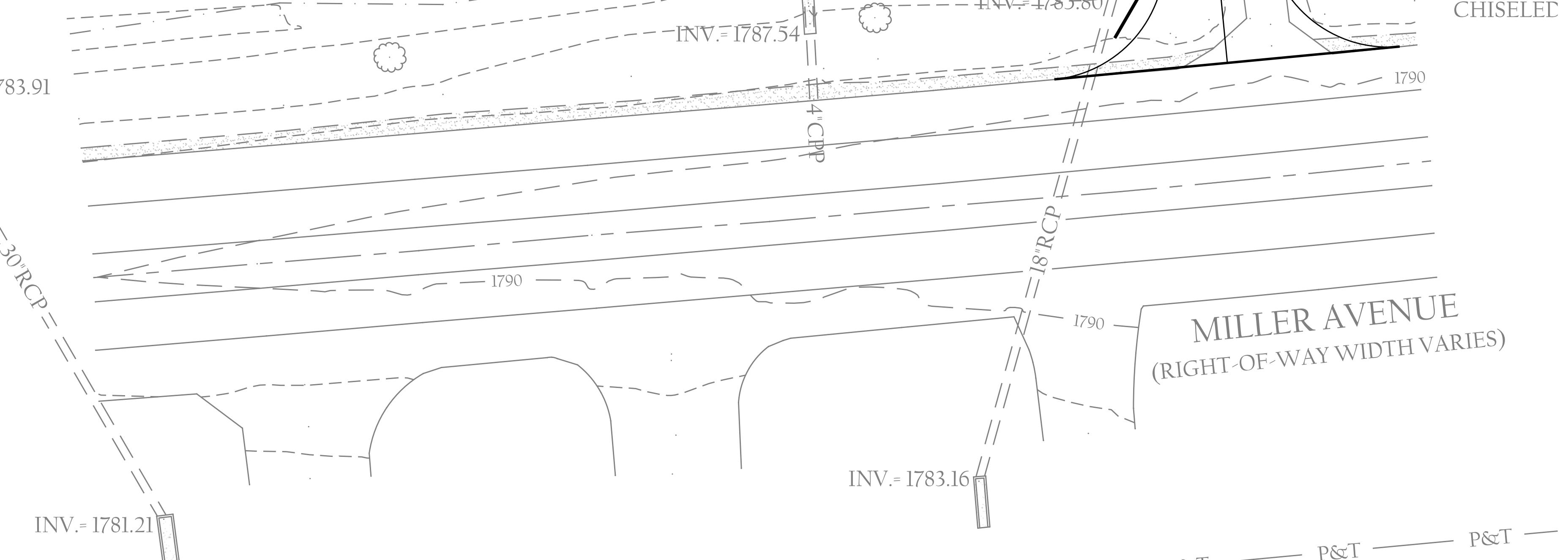


TAX MAP I13L-D, PARCEL 13.03
KELLY HORVATH
RECORD BOOK I551, PAGE 275
R.O.C.C., TN.

GRADING AND DRAINAGE PLAN NOTES:

- THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH THE OWNER, CONTRACTOR, AND SUBCONTRACTORS (PARKING, SANITARY, SEWER, CIV, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS UNDERGROUND UTILITIES, DEVICES, OR STRUCTURES). SHALL BE IN-PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
- THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING SANITARY AND STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATION.
- THE SOIL MATERIALS, SHOWN HEREON, MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT.
- BEFORE STARTING GRADING OPERATIONS, SEE C4 SHEETS FOR EROSION AND SEDIMENT CONTROL PLAN.
- PRIOR TO SITE CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- STRIP BUILDING AND PAVEMENT AREAS OF ALL ORGANIC TOPSOILS. STOCKPILE SUITABLE TOPSOILS FOR RESPRREADING ONTO LAWN AND LANDSCAPE AREAS.
- FILL UNDER PAVED AREAS AND SLABS ON GRADE SHALL BE COMPAKTED TO 98% STANDARD PROCTOR. DEPOSIT FILL MATERIAL IN HORIZONTAL LAYERS AND COMPACT EACH LAYER WITH A MECHANICAL TAMPER. BASE COURSE PAVEMENT SHALL BE COMPAKTED TO 100% STANDARD PROCTOR.
- IT IS THE DUTY OF THE CONTRACTOR TO MAINTAIN SUITABLE SOILS AND ENGINEERED FILL WITH APPROPRIATE MOISTURE CONTENT RANGE TO OBTAIN THE REQUIRED IN-PLACE DENSITY. SCARIFYING AND DRYING OPERATION SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE AND SHOULD NOT BE CONSIDERED AN EXTRA FOR THE CONTRACT.
- FOLLOWING GRADING OF SUBSOIL TO SUBGRADE ELEVATIONS, THE CONTRACTOR SHALL PLACE A MINIMUM 6-8 INCHES OF TOPSOIL ON ALL AREAS TO BE PAVED SMOOTH. FINISH GRADE TO MEET SURROUNDING LAWN AREAS AND ENSURE POSITIVE DRAINAGE. TOPSOIL SHALL BE FREE OF SUBSOIL, DEBRIS, BRUSH AND STONES LARGER THAN 1" IN ANY DIMENSION.
- AFTER FINE GRADING TOPSOIL, CONTRACTOR SHALL STABILIZE WITH SEED, FERTILIZER AND STRAW MULCH. ON SLOPES 4:1 OR STEEPER, EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURER'S DESIGN. CONTRACTOR SHALL FURNISH AND WATER THE EROSION CONTROL PLANT UNTIL A RELEASE HAS BEEN ISSUED BY THE TENN. DEPT. OF TRANSPORTATION. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.
- ELEVATIONS GIVEN ARE AT BOTTOM FACE OF CURB AND/OR FINISHED PAVEMENT GRADE UNLESS OTHERWISE SPECIFIED ON GRADING PLAN. ALL PAVEMENT SHALL BE LAYED ON A STRAIGHT, EVEN AND FLAT GRADE WITH A MAXIMUM ALLOWABLE GRADE VARIANCE OF +/- 1% UNLESS OTHERWISE SPECIFIED ON THE GRADING PLAN. DO NOT ALLOW NEGATIVE GRADES OR PONDING OF WATER.
- CONTRACTOR SHALL PROVIDE BUTT END JOINT TO MEET EXISTING PAVEMENT IN ELEVATION AT DRIVE RETURNS AND ENSURE POSITIVE DRAINAGE.
- ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED TO SUBGRADE WITH COMPACTED CRUSHED STONE.
- FILL MATERIAL, IF REQUIRED, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE. FILL SHALL BE BORROWED FROM A TDEC PERMITTED SITE. IF THE BORROW SITE IS FOR THIS PROJECT ONLY, IT MAY BE ADDED TO THE PROJECT SWPPP AT THE CONTRACTOR'S EXPENSE.
- CATCH BASINS SHALL BE PRECAST BY BARGER AND SONS, FOLEY PRODUCTS COMPANY OR ENGINEER APPROVED EQUAL. SIZE SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE PIPE SIZE, FRAME AND GRADE SIZE AND PIPE DEFLECTION ANGLE FOR EACH STRUCTURE UNLESS OTHERWISE SPECIFIED.
- FRAME AND GRATES FOR CATCH BASINS SHALL BE ADA COMPLIANT BY JBS #4315 OR ENGINEER APPROVED EQUAL.
- HOSE STORM SEWER PIPING SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR HDPE BY ADS, HANCOR OR ENGINEER APPROVED EQUAL.
- EXCESS TOPSOIL SHALL BE STOCKPILED ON SITE AT LOCATIONS AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
- HEMWALLS SHALL BE PRECAST WING WALLS BY BARGER AND SONS, FOLEY PRODUCTS OR ENGINEER APPROVED EQUAL.
- EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE. EXCESS MATERIAL SHALL BE DISPOSED OF AT A TDEC PERMITTED SITE.

BENCHMARK ELEV. = 1787.67
CHISELED TRIPOD ON HEADWALL
INV. = 1783.91



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INGRESS/EASEM
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REVISIONS

C2.1

GRADING PLAN

ISSUE DATE: 11-26-25
JOB NUMBER: 25030