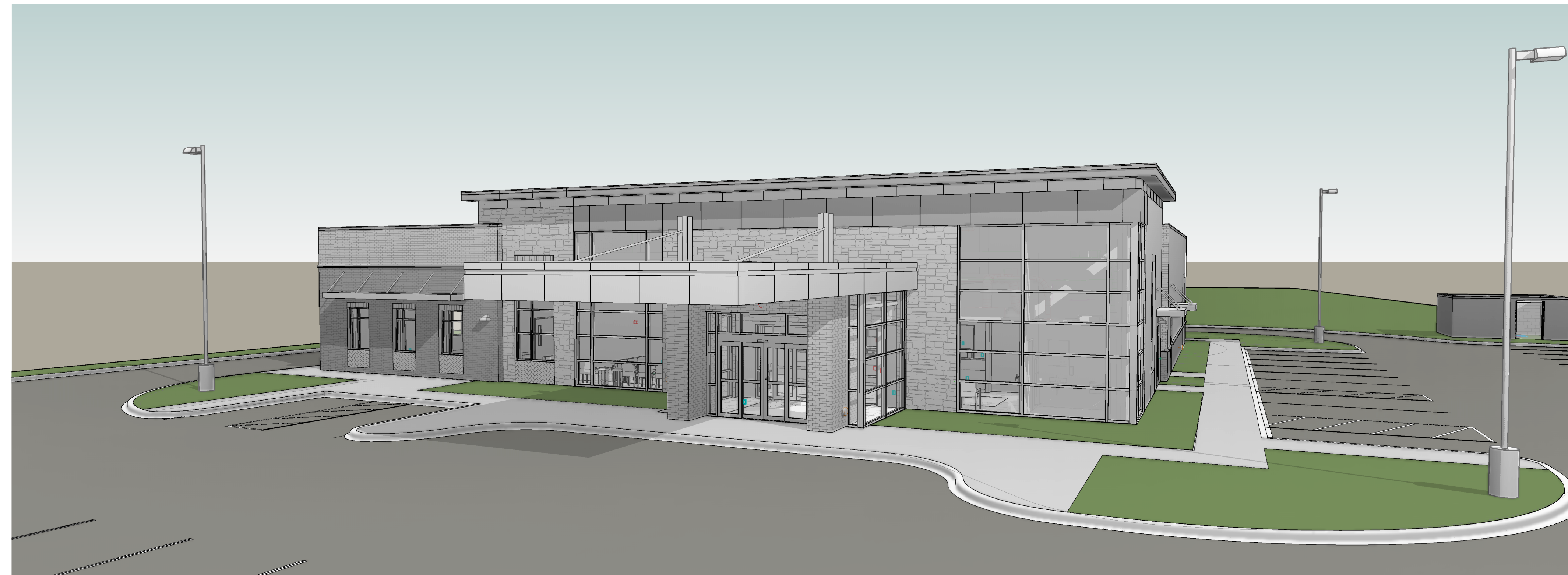


TIER 1 ORTHO & URGENT CARE CROSSVILLE

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CONSTRUCTION DOCUMENTS

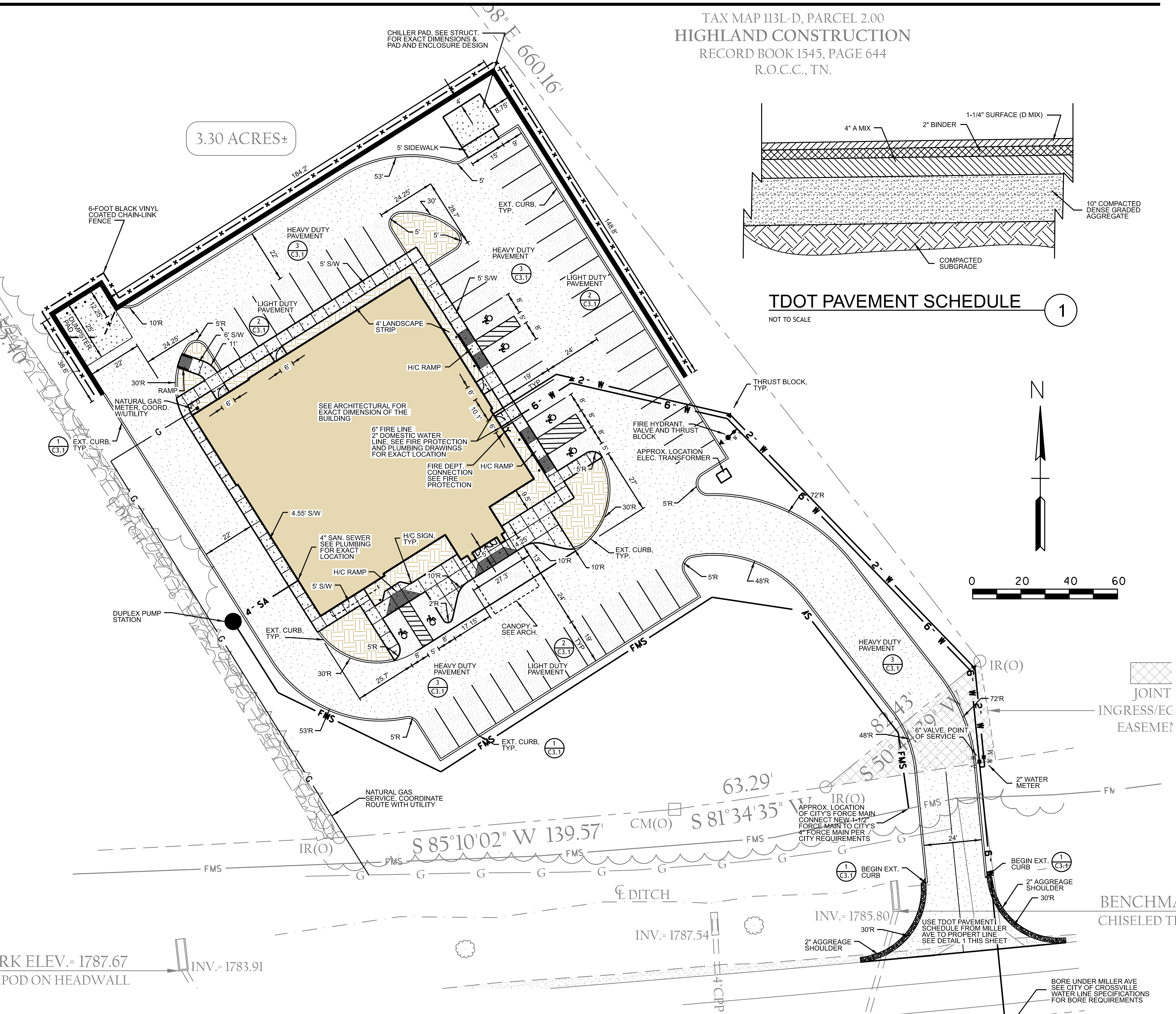
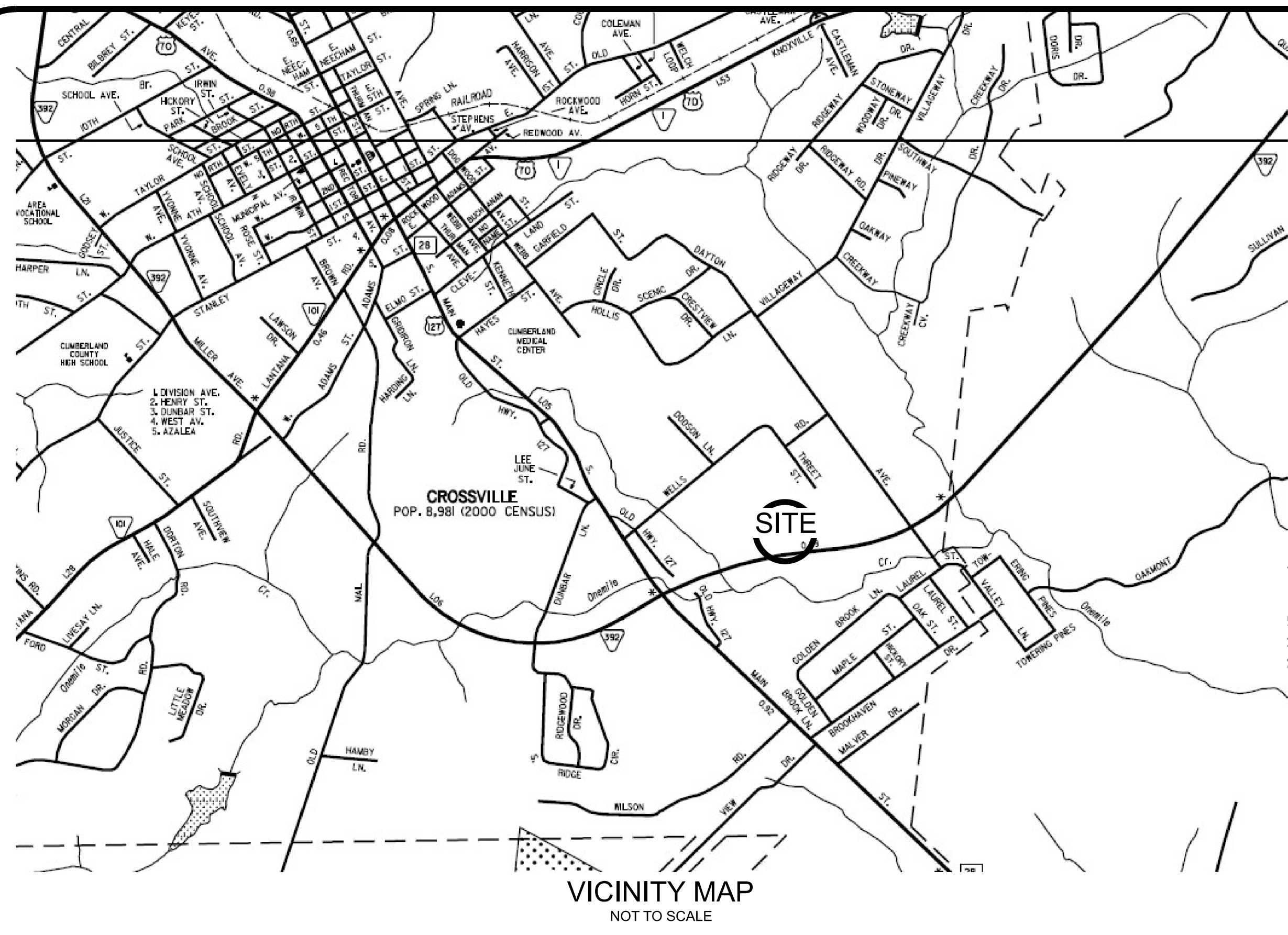
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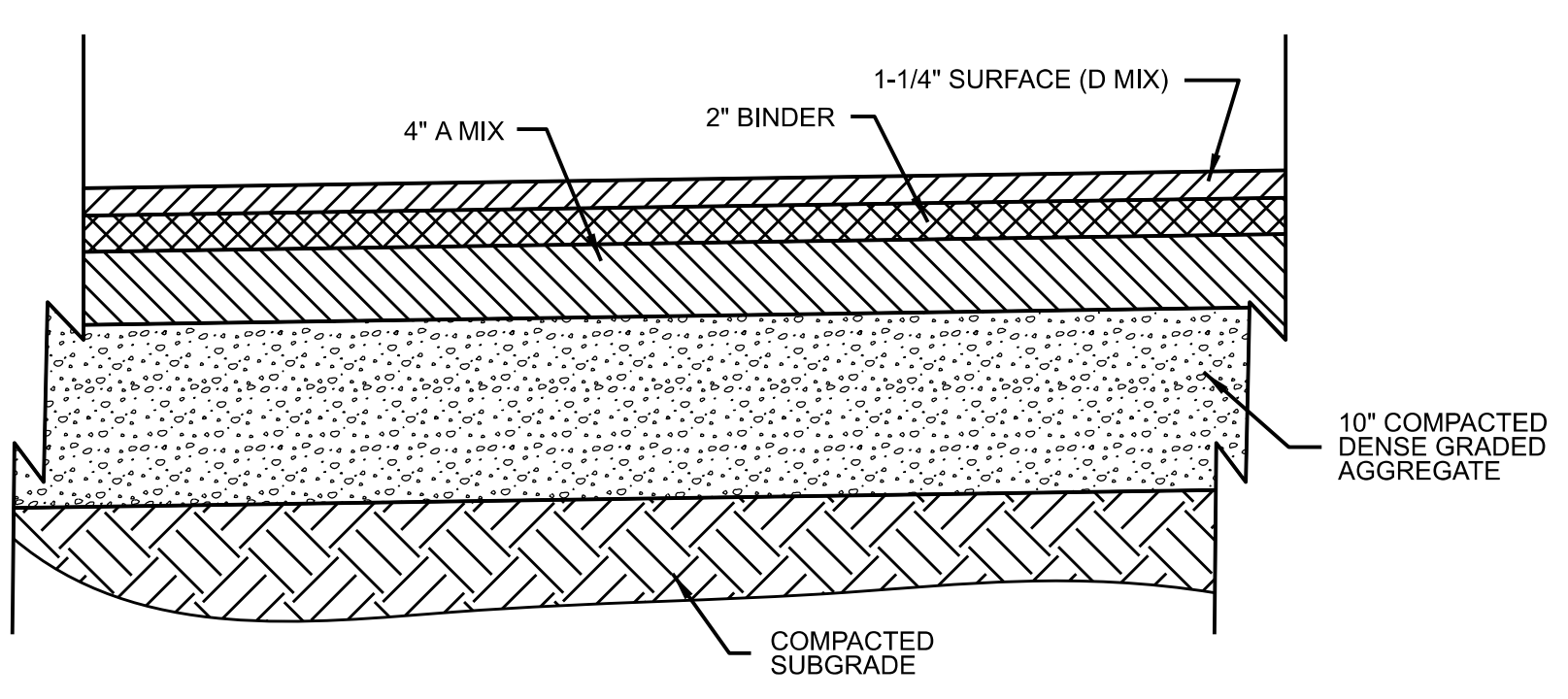
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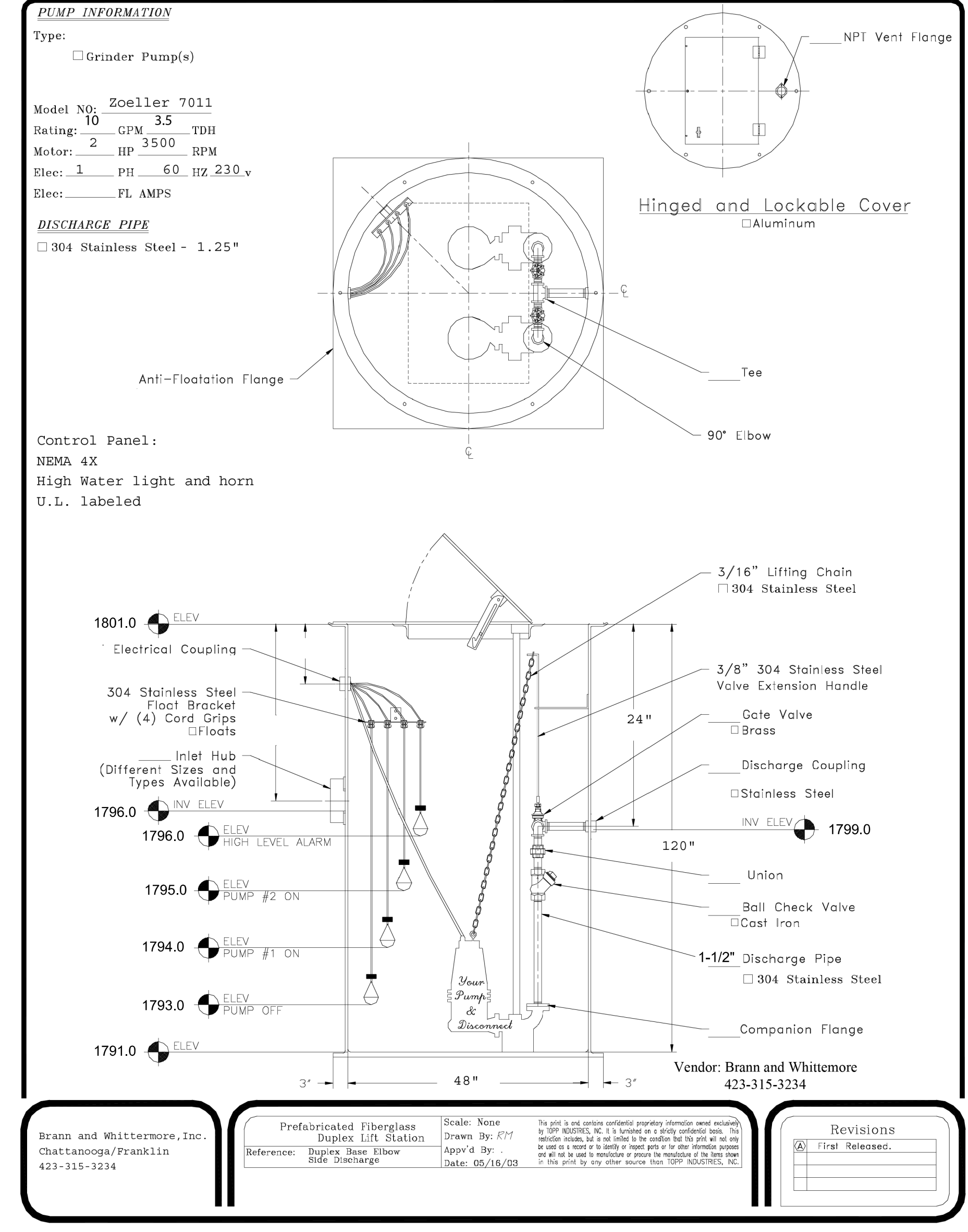
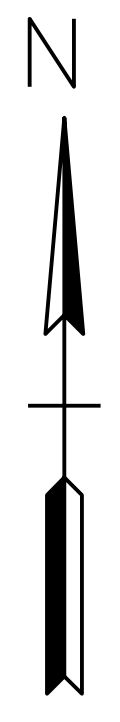
JOB # 25030



TAX MAP I13L-D, PARCEL 2.00
HIGHLAND CONSTRUCTION
 RECORD BOOK 1545, PAGE 644
 R.O.C.C., TN.



TDOT PAVEMENT SCHEDULE 1
 NOT TO SCALE



GRINDER PUMP DETAIL
 NOT TO SCALE

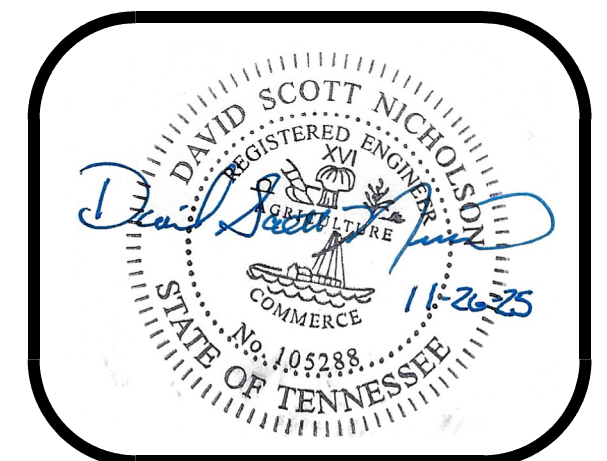
2

SITE UTILITY PLAN NOTES

- 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.
- REFER TO PLUMBING DRAWINGS FOR CONTINUATION OF FIRE, DOM. WATER AND SEWER INSIDE OF BUILDING.
- MAINTAIN MINIMUM OF 1% SLOPE FOR PROPOSED SANITARY SEWER LINE, UNLESS SHOWN OTHERWISE.
- CONTRACTOR TO PAY ALL COSTS/TAP FEES ASSOCIATED WITH UTILITY CONNECTIONS TO EXISTING UTILITIES AND/OR RELOCATIONS OF EXISTING UTILITY LINES.
- EXERCISE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING UTILITIES.
- 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.
- CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES BEFORE BEGINNING CONSTRUCTION AND COORDINATE ALL PROPOSED UTILITY WORK WITH THE UTILITIES.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE HVAC PADS, IF ANY, WITH THE SERVICE LINES INTO THE BUILDING. SEE MECHANICAL FOR PAD SIZES.
- CONTRACTOR TO VERIFY LOCATION/ELEVATION OF EXISTING SEWER FORCE MAIN PRIOR TO SEWER INSTALLATION.
- NEW WATER SERVICE TO BE INSTALLED IN ACCORDANCE WITH TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION, DIVISION OF WATER SUPPLY, AND CITY OF CROSSVILLE STANDARDS.
- SANITARY SEWER CLEANOUTS SHALL BE INSTALLED AT A MINIMUM OF 75 LF INCREMENTS.
- UTILITIES UNDER PAVED AREAS SHALL BE BACKFILLED COMPLETELY TO SUBGRADE WITH COMPACTED CRUSHED STONE.
- SEE ELECTRICAL SITE PLAN FOR UNDERGROUND ELECTRIC ROUTING. AVOID CONFLICTS WITH WATER, FIRE, SANITARY AND STORM.
- FENCE SHALL BE 6-FOOT TALL, BLACK VINYL COATED CHAIN-LINK.
- 2\"/>

SITE PLAN NOTES

- 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.
- LANDSCAPED AREAS AROUND BUILDING AND IN ISLANDS BY OTHERS.
- ALL DISTURBED AREAS OUTSIDE OF PAVING, BUILDING AND LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 6\"/>



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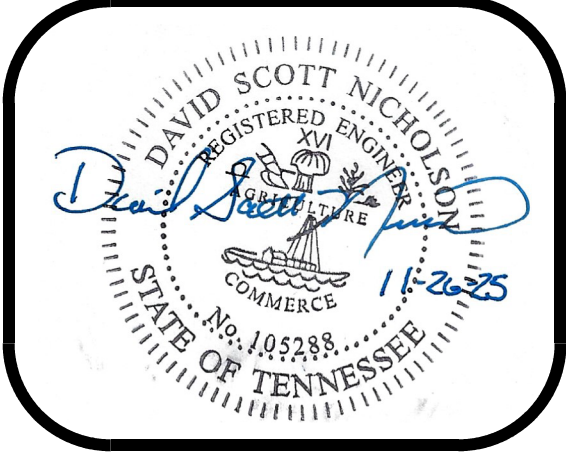
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REVISIONS	
NO.	DESCRIPTION
1	2.7.25

C1.1

SITE PLAN

ISSUE DATE: 11/28/25
 JOB NUMBER: 25030



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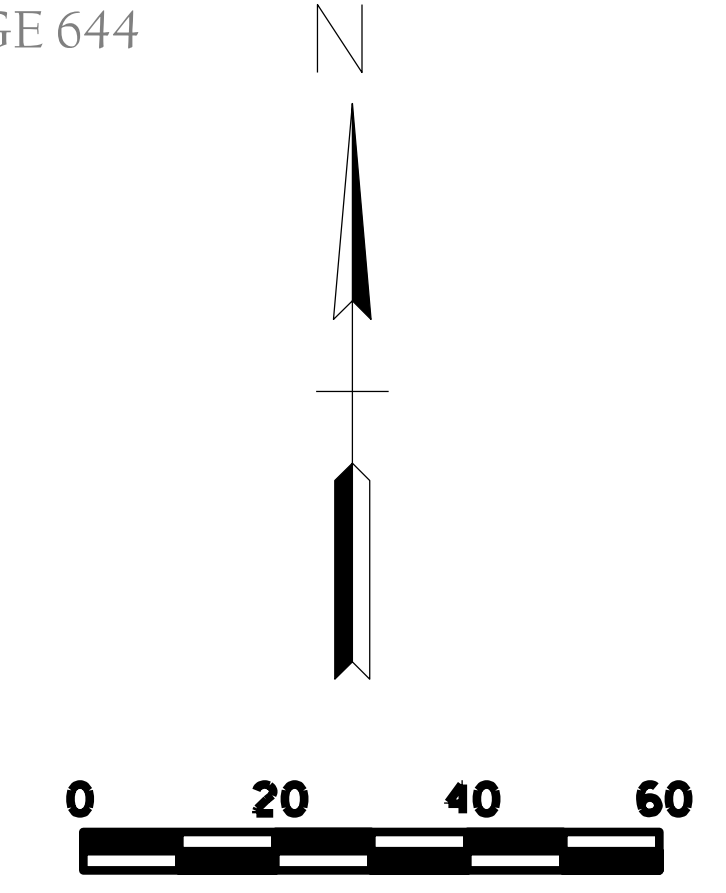
REVISIONS	
NO.	DESCRIPTION
1	ADDED

C2.1

GRADING PLAN

ISSUE DATE: 11/28/25
 JOB NUMBER: 25030

TAX MAP 13L-D, PARCEL 2.00
 HIGHLAND CONSTRUCTION
 RECORD BOOK 1545, PAGE 644
 R.O.C.C., TN.



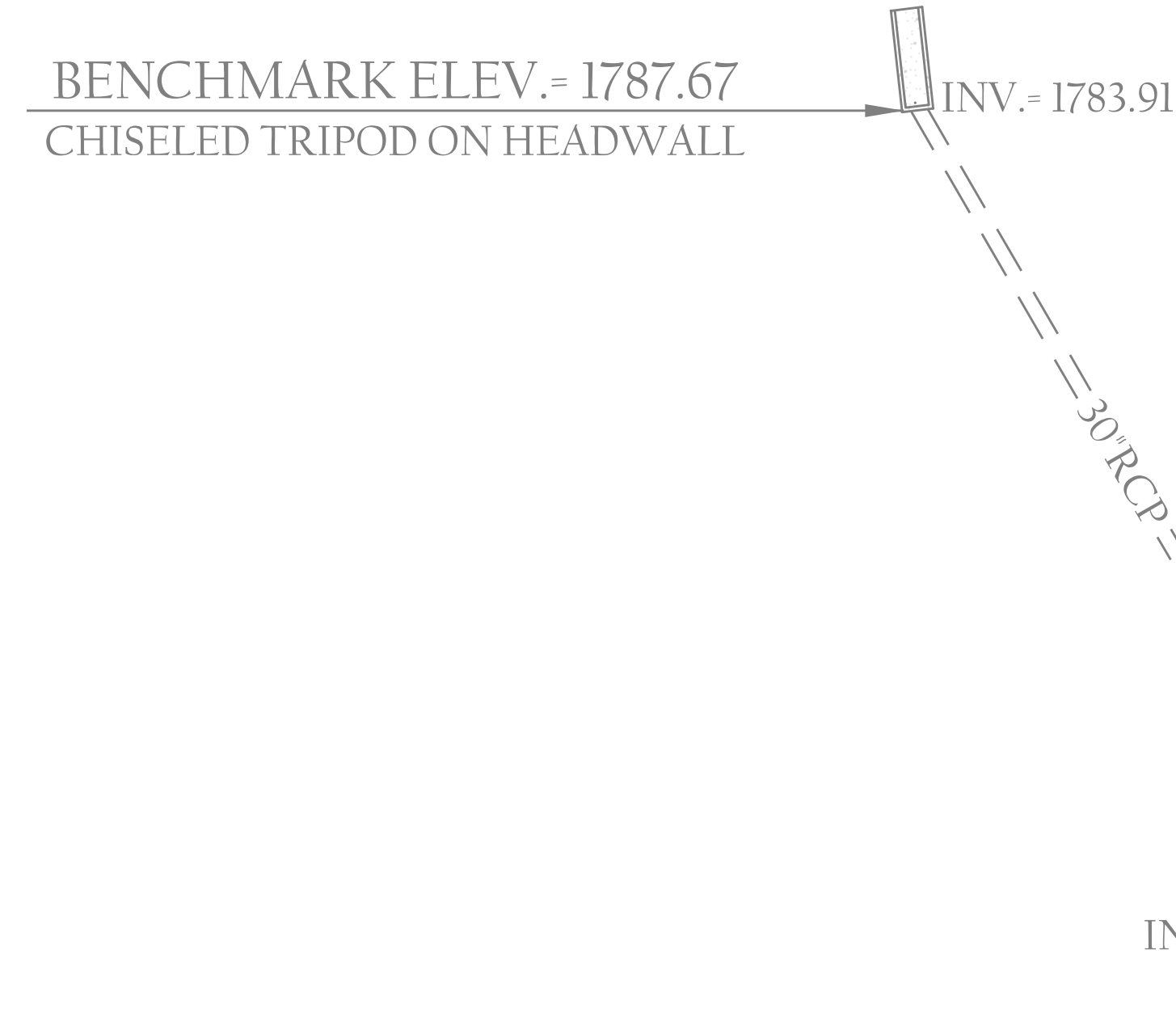
TAX MAP 13L-D, PARCEL 13.03
 KELLY HORVATH
 RECORD BOOK 1551, PAGE 275
 R.O.C.C., TN.

3.30 ACRES±

GRADING AND DRAINAGE PLAN NOTES:

1. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, GAS, 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.
2. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING SANITARY AND STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATION.
5. THE SOIL MATERIALS, SHOWN HEREON, MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT.
6. BEFORE STARTING GRADING OPERATIONS, SEE C4 SHEETS FOR EROSION AND SEDIMENT CONTROL PLAN.
7. PRIOR TO SITE CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE.
8. STRIP BUILDING AND PAVEMENT AREAS OF ALL ORGANIC TOPSOILS. STOCKPILE SUITABLE TOPSOILS FOR RESPREADING ONTO LAWN AND LANDSCAPE AREAS.
9. FILL UNDER PAVED AREAS AND SLABS ON GRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR. DEPOSIT FILL MATERIAL IN HORIZONTAL LAYERS AND COMPACT EACH LAYER WITH A MECHANICAL TAMPER. BASE COURSE PAVEMENT SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. IT IS THE EARTHWORK CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE SOILS AND ENGINEERED FILLS WITH A WORKABLE 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.
11. FOLLOWING GRADING OF SUBSOIL TO SUBGRADE ELEVATIONS, THE CONTRACTOR SHALL PLACE A MINIMUM OF 6-INCHES OF TOPSOIL IN ALL DISTURBED AREAS WHICH ARE NOT TO BE PAVED. SMOOTHLY 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.
12. 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 DIRECTIONS. CONTRACTOR SHALL FERTILIZE AND WATER UNTIL THE NOTICE OF TERMINATION HAS BEEN ISSUED BY THE TENN. DEPT. OF TRANSPORTATION. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.
13. ELEVATIONS GIVEN ARE AT BOTTOM FACE OF CURB AND/OR FINISHED PAVEMENT GRADE UNLESS OTHERWISE SPECIFIED ON GRADING PLAN. ALL PAVEMENT SHALL BE LAID ON A STRAIGHT, EVEN AND UNIFORM GRADE WITH A MINIMUM OF 1.5% SLOPE TOWARD THE COLLECTION POINTS UNLESS OTHERWISE SPECIFIED ON THE GRADING PLAN. DO NOT ALLOW NEGATIVE GRADES OR PONDING OF WATER.
14. CONTRACTOR SHALL PROVIDE BUTT END JOINT TO MEET EXISTING PAVEMENT IN ELEVATION AT DRIVE RETURNS AND ENSURE POSITIVE DRAINAGE.
15. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED TO SUBGRADE WITH COMPACTED CRUSHED STONE.
16. 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.
17. 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 GRATE SIZE AND PIPE DEFLECTION ANGLE FOR EACH STRUCTURE UNLESS OTHERWISE SPECIFIED.
18. FRAME AND GRATES FOR CATCH BASINS SHALL BE ADA COMPLIANT BY JBS #4315 OR ENGINEER APPROVED EQUAL.
19. HDPE STORM SEWER PIPING SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR HDPE BY ADS, HANCOR OR ENGINEER APPROVED EQUAL.
20. EXCESS TOPSOIL SHALL BE STOCKPILED ON SITE AT LOCATIONS AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
21. HEADWALLS SHALL BE PRECAST WING WALLS BY BARGER AND SONS, FOLEY PRODUCTS OR ENGINEER APPROVED EQUAL.
22. 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



MILLER AVENUE
 (RIGHT-OF-WAY WIDTH VARIES)

