GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.

5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING TENNESSEE ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

6. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE OR OTHER TURF GRASS RECOMMENDED FOR THIS AREA.

7. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

8. RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.

9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

12. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

13. STEEL EDGER BY "PROSTEEL, INC.". EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.

14. INSTALL RIVER ROCK IN PLANT BEDS AS NOTED ON PLAN, WITH A GEOTEXTILE FABRIC UNDERNEATH. SAMPLE OF RIVER ROCK SHALL BE PROVIDED PRIOR TO INSTALLATION. SIZE OF RIVER ROCK TO BE 2" TO 4".

15. PLANTING BEDS RECEIVING RIVER ROCK ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

16. PLACE 4" OF SHREDDED, HARDWOOD MULCH IN ALL TREE SAUCERS. AREAS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.

17. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

18. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.

19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

LANDSCAPE CODE CALCULATIONS

LANDSCAPE REQUIREMENTS:

Buffer Requirements:

Class 3 Buffer required along Northwest portion: 6' tall screen fence and Evergreen Trees to provide Class 3 Buffer

Class 1 Buffer required along Baliegh Lyn Loop: 270.86 LF/8 = 33.8 or say 34 Evergreen Trees Required & Provided

Class 1 Buffer required along the Southwestern Property Line: 239.19 LF/8 = 30 Evergreen Trees Required & Provided

Parking Lot Requirements:

1 Tree or 2 Ornamental Trees + 2 Shrubs per 10 parking spaces:
31 parking spaces / 10 = 3 Trees + 6 Shrubs Required & Provided

Frontage Area Requirements:

1 Tree or 2 Ornamental Trees / 50 LF with Shrubs planted between Trees

Bayleigh Lynn Loop: 295.35 LF / 50 = 5.9 or say 6 Shade Trees + Shrubs in between Trees Required & Provided

E. Jackson Blvd.: 196 LF / 50 = 3.9 or say 4 Shade Trees + Shrubs in between Trees Required & Provided

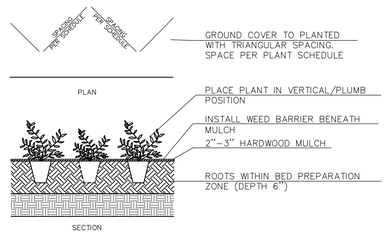
PLANTING LEGEND

SOD

PAVEMENT

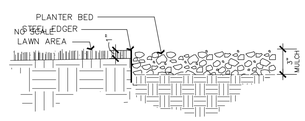
PLANT MATERIAL SCHEDULE

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
		LARGE TREES		
ABM	4	Autumn Blaze Maple	Acer rubrum x freemanii	2" Cal, Min. 6' Ht..
SRO	3	Southern Red Oak	Quercus falcata	2" Cal, Min. 6' Ht..
		EVERGREEN TREES		
HJ	64	Hetzii Juniper	Juniperus virginiana 'Hetzii'	6' Min. Ht.
VP	31	Vanderwolf Pine	Pinus flexilis 'Vanderwolf'	6' Min. Ht.
		DECIDUOUS SHRUBS		
HRR	17	Home Run Rose	Rosa 'Home Run'	3 Gal., Min. 18" Ht.
		EVERGREEN SHRUBS		
EGA	4	Edward Goucher Abelia	Abelia x 'Edward Goucher'	3 Gal., Min. 18" Ht.
GVB	29	Green Velvet Boxwood	Buxus 'Green Velvet'	3 Gal., Min. 18" Ht.
YH	3	Yaupon Holly	Ilex vomitoria	5 Gal., Min. 3-4' Ht.
		PERENNIALS		
BBL	49	Big blue Liriope	Liriope muscari 'Big Blue'	4-5" Pot, 2' O.C.



1 GROUND COVER DETAIL

NO SCALE



2 EDGER DETAIL

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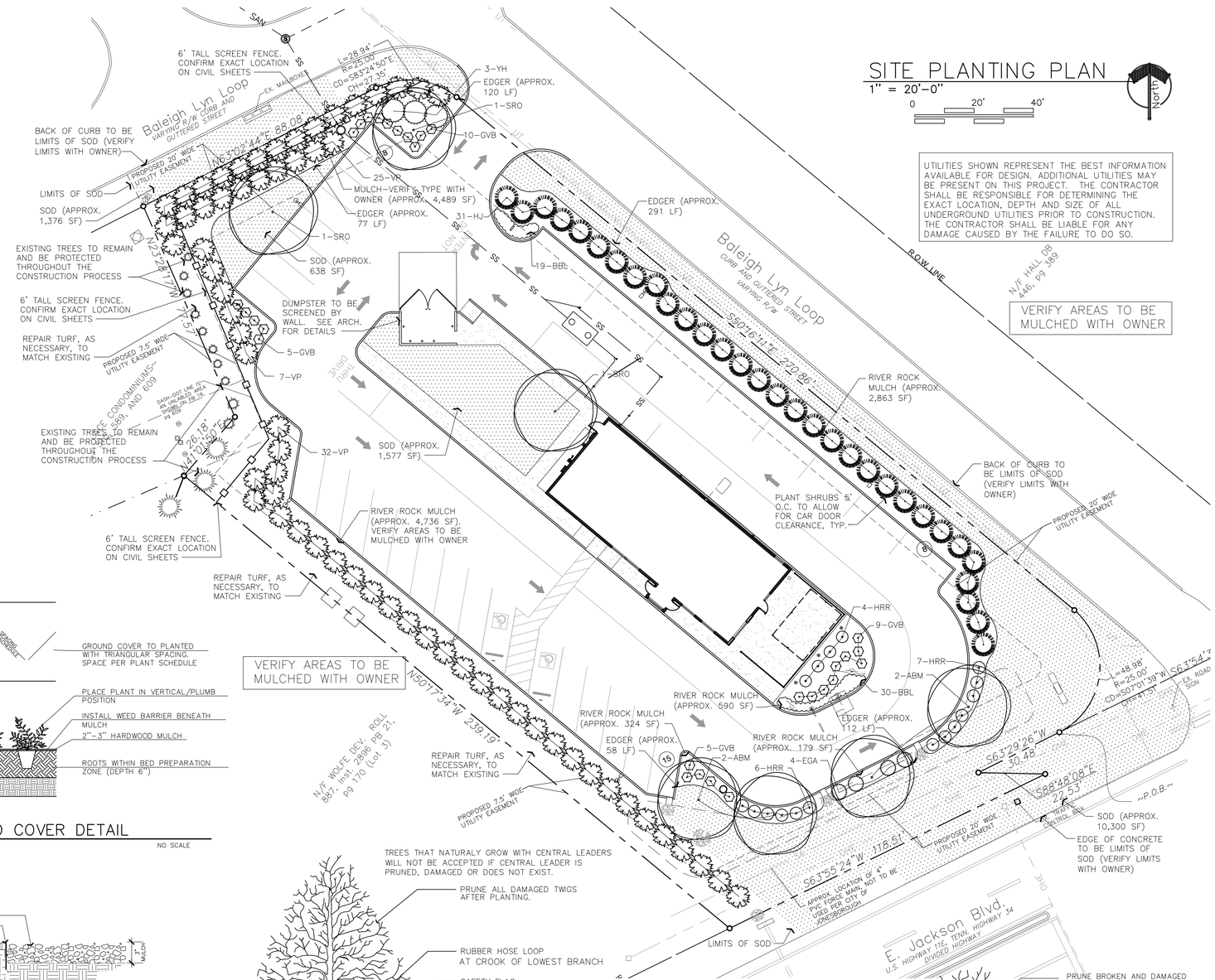
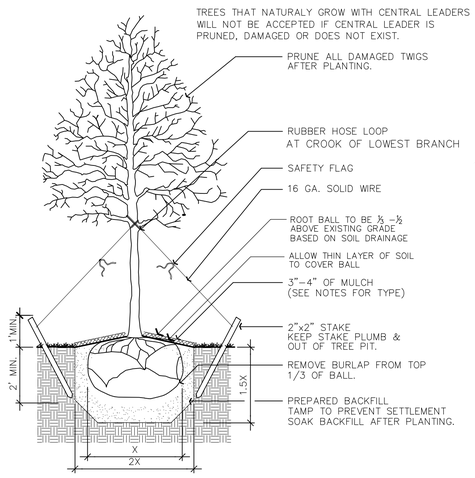
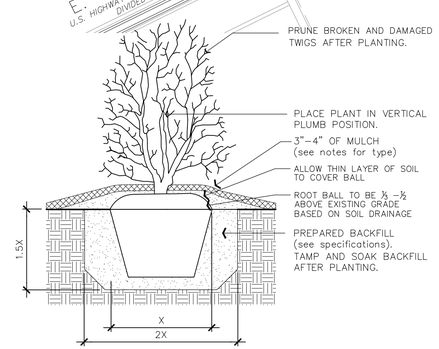




3 TREE PLANTING DETAIL

IN TURF AREAS NO SCALE



4 SHRUB PLANTING DETAIL

Issued/Revised	Date
For City Review	
City Comments	

New Ground-up Building
DAIRY QUEEN
Jonesborough, TN

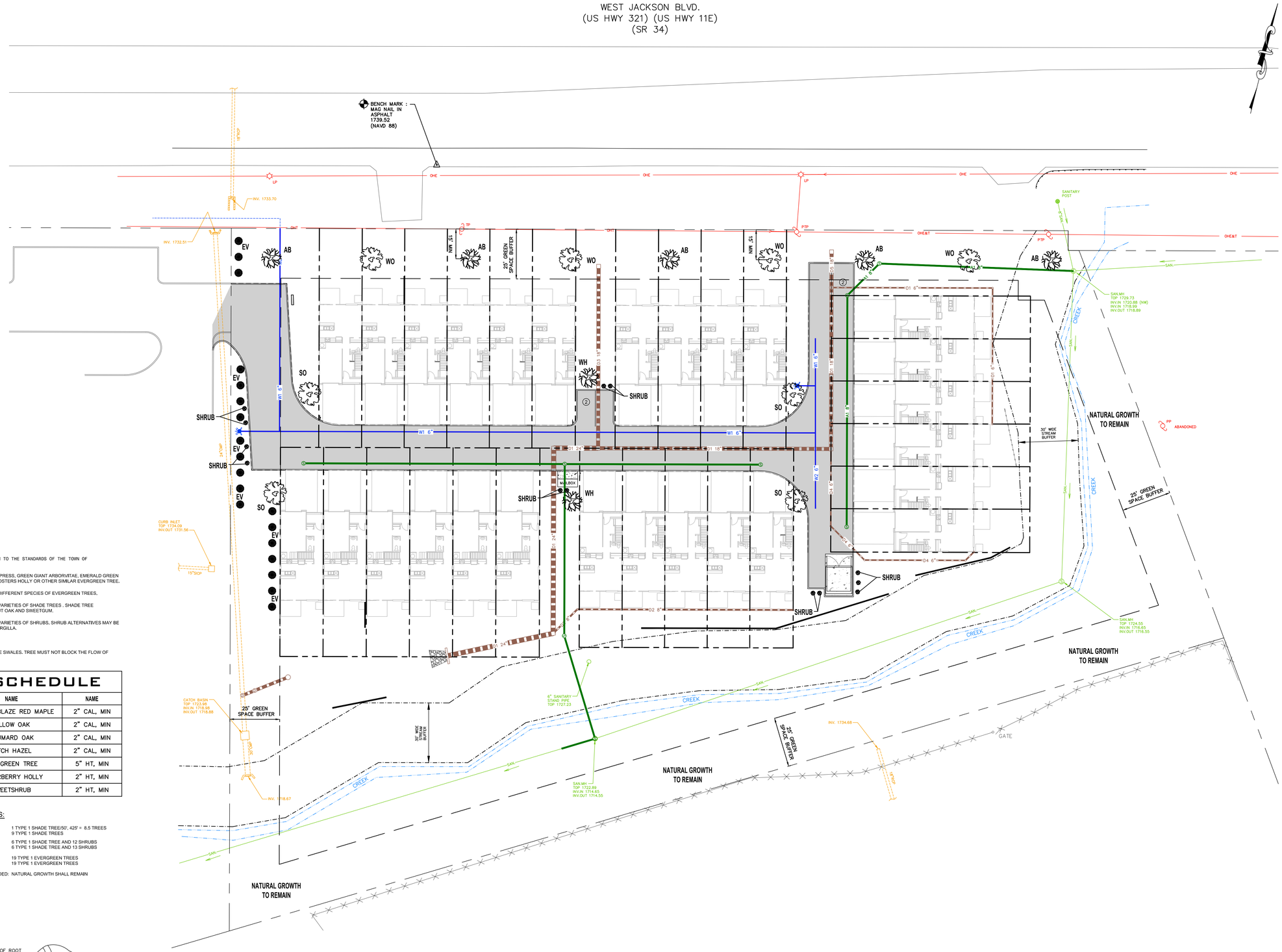
TERI FARHA
LANDSCAPE DESIGNER

terifarha@cox.net
Wichita, KS 67218

PLANTING PLAN

DATE
August 21, 2024

LS1



LANDSCAPING NOTES:

LANDSCAPE PLAN IS DESIGNED TO CONFORM TO THE STANDARDS OF THE TOWN OF JONESBOROUGH ZONING CODE.

1. EVERGREEN TREES MAY BE LEYLAND CYPRESS, GREEN GIANT ARBORVITAE, EMERALD GREEN ARBORVITAE, NELLIE STEVENS HOLLY, FOSTERS HOLLY OR OTHER SIMILAR EVERGREEN TREE.
2. CONTRACTOR SHALL PLANT AT LEAST 2 DIFFERENT SPECIES OF EVERGREEN TREES.
3. CONTRACTOR SHALL PLANT AT LEAST 2 VARIETIES OF SHADE TREES . SHADE TREE ALTERNATIVES MAY BE BEECH, CHESTNUT OAK AND SWEETGUM.
4. CONTRACTOR SHALL PLANT AT LEAST 2 VARIETIES OF SHRUBS. SHRUB ALTERNATIVES MAY BE CHOKEBERRY, BUTTONBUSH AND FOTHERGILLA.

NOTE TO CONTRACTOR:

1. PLANT TREES OUTSIDE OF THE DRAINAGE SWALES. TREE MUST NOT BLOCK THE FLOW OF WATER.

PLANT SCHEDULE

QUANT.	KEY	NAME	NAME
5	AB	AUTUMN BLAZE RED MAPLE	2" CAL, MIN
4	WO	WILLOW OAK	2" CAL, MIN
4	SO	SHUMARD OAK	2" CAL, MIN
2	WH	WITCH HAZEL	2" CAL, MIN
19	EV	EVERGREEN TREE	5" HT, MIN
7	SHRUBS	WINTERBERRY HOLLY	2" HT, MIN
6	SHRUBS	SWEETSHRUB	2" HT, MIN

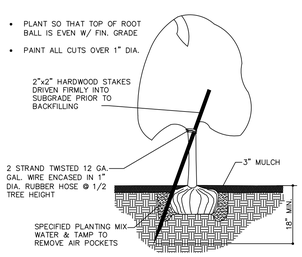
LANDSCAPING CALCULATIONS:

FRONTAGE YARD REQUIRED: 1 TYPE 1 SHADE TREE/50', 425' = 8.5 TREES
FRONTAGE PROVIDED: 9 TYPE 1 SHADE TREES

PARKING COVERAGE REQUIRED: 6 TYPE 1 SHADE TREE AND 12 SHRUBS
PARKING COVERAGE PROVIDED: 6 TYPE 1 SHADE TREE AND 13 SHRUBS

TRANSITIONAL YARD (TYPE 1) REQUIRED: 19 TYPE 1 EVERGREEN TREES
TRANSITIONAL YARD (TYPE 1) PROVIDED: 19 TYPE 1 EVERGREEN TREES

25' GREEN SPACE BUFFER REQUIRED/PROVIDED: NATURAL GROWTH SHALL REMAIN



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

NOTICE

LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND THE EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

REV.	DESCRIPTION	DATE	BY
2	ADDED LANDSCAPE PLAN	5/1/24	TOP

GENERAL NOTES

TH&P
Tysinger, Hampton & Partners, Inc.
Civil Engineering and Surveying
7 WORTH CIRCLE
JOHNSON CITY, TENNESSEE 37601
Phone:(423) 283-2687 - Fax: (423) 854-4563
Email: thp@tysinger-engineering.com
WWW.TYSINGER-ENGINEERING.COM

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ENGINEER'S APPROVAL:

THOMAS O. PATTON III
REGISTERED ENGINEER
CERTIFICATE NO. 22292
STATE OF TENNESSEE

PROJECT:
PERSIMMON RIDGE TOWNHOMES

PREPARED FOR:
GERALD THOMAS

LOCATION:
JONESBOROUGH, TENNESSEE

DWG. TITLE:
LANDSCAPE PLAN

ISSUE DATE :
CADD FILE: 2330801C
SCALE: 1"=20'
PROJECT NO. 2330801C
DRAWN: SDB
CHECK: TOP
DATE: 3/28/24
C10.1

5/1/2024 2:06 PM – Gerald Barnett
P:\Work-2023\2330801C – Thomas Construction, Persimmon Ridge\Drawings\2330801C.dwg – 5.0Mb
C10.1 LANDSCAPE PLAN

SITE CIVIL & LANDSCAPE DRAWINGS FOR

STARBUCKS COFFEE

E JACKSON BLVD
JONESBOROUGH,TN 37659

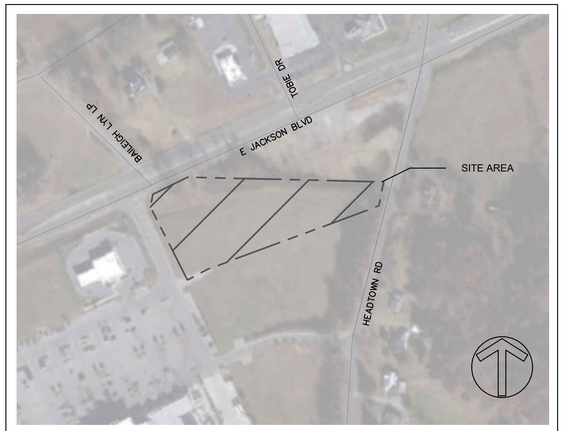
PERMIT SET: AUGUST 8, 2024

SITE DATA TABLE		
OWNER OF RECORD	MCCOY JOE & ROBERT	
SITE ADDRESS	CORNER OF EAST JACKSON BOULEVARD AND ACCESS DRIVE	
PARCEL	WASHINGTON COUNTY PARCEL: 052 225.03	
ZONING	B-3 BUSINESS DISTRICT	
LAND USE	COMMERCIAL	
PROPERTY AREA	± 2.33 ACRES	
LIMITS OF DISTURBANCE	± 1.05 ACRES	
LAND COVER	EXISTING	PROPOSED
IMPERVIOUS AREA	± 0.02 ACRES	± 0.62 ACRES
PERVIOUS AREA	± 2.31 ACRES	± 1.71 ACRES

GENERAL DEVELOPMENT NOTES

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT. U.S. JUSTICE DEPARTMENT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSINIG/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM
2. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47179C0162D, EFFECTIVE 9/29/2006

3. JONESBOROUGH PUBLIC WORKS SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



VICINITY MAP
NOT TO SCALE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C0-00	COVER SHEET
C0-01	GENERAL NOTES
C1-00	EXISTING CONDITIONS
C2-00	SITE LAYOUT
C3-00	EROSION CONTROL PLAN
C3-01	FINAL EROSION CONTROL PLAN
C3-50	EROSION CONTROL DETAILS
C3-51	EROSION CONTROL DETAILS
C4-00	GRADING AND DRAINAGE PLAN
C5-00	SITE UTILITY PLAN
C6-00	SITE DETAILS
C6-01	SITE DETAILS
L1-00	LANDSCAPE PLAN
L1-01	LANDSCAPE NOTES
L1-02	LANDSCAPE DETAILS

TOWN OF JONESBOROUGH
WASHINGTON COUNTY, TN

PROJECT DESIGN TEAM

ARCHITECT
MJM ARCHITECTS
2948 SIDCO DR
NASHVILLE, TN 37204
CONTACT: JAMES THOMAS
O: 615.244.8170 EXT: 108
E: J.THOMAS@MJMARCH.COM
WWW.MJMARCH.COM

CIVIL ENGINEER
BOWMAN
205 VAN BUREN STREET, STE 126
NASHVILLE, TN 37208
CONTACT: SAM JONES, P.E.
PHONE: 615-649-7622
EMAIL: SAMJONES@BOWMAN.COM

SURVEY
McCOY LAND SURVEYING
806 E JACKSON BLVD STE 11
JONESBOROUGH, TN 37659
PH- 423-753-9192
FAX- 423-753-7151

PERMITTING / UTILITY CONTACTS

BUILDING & ZONING
BUILDING INSPECTOR
TOWN OF JONESBOROUGH
SHAWN JACKSON
123 BOONE STREET
JONESBOROUGH, TN 37659
PHONE: 423-753-1035

STORMWATER
TOWN OF JONESBOROUGH

SANITARY SEWER
WASTEWATER DEPARTMENT
TOWN OF JONESBOROUGH
PHONE:423.753.1040

WATER
WATER DEPARTMENT
TOWN OF JONESBOROUGH
PHONE:423.753.1040

ELECTRIC
BRIGHTRIDGE
KEN EDGAR
P.O. BOX 1636, JOHNSON CITY, TN 37605
PHONE: 423-952-5030

NATURAL GAS
ATMOS ENERGY

FIRE
JONESBOROUGH FIRE DEPARTMENT
PHONE: 423-753-1053

811
Know what's below.
Call before you dig.

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205 Van Buren Street, Suite 126, Nashville, TN 37208
Phone: 615-649-7701 | www.bowman.com
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SAMUEL PAUL JONES
REGISTERED ENGINEER
No. 125951
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

COVER SHEET

C0-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND JONESBOROUGH STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

   X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH JONESBOROUGH WATER AND WASTEWATER SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER JONESBOROUGH WATER AND WASTEWATER STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK

E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.

F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.

B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.

C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.

F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.

I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.

J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.

K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.

L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.

M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

   - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
   - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
   - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
   - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
   - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

Bowman
205 Van Buren Street, Suite 126, Nashville, TN 37208
Phone: (615) 649 - 7610 | www.bowman.com
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SAMUEL PAUL JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129037
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

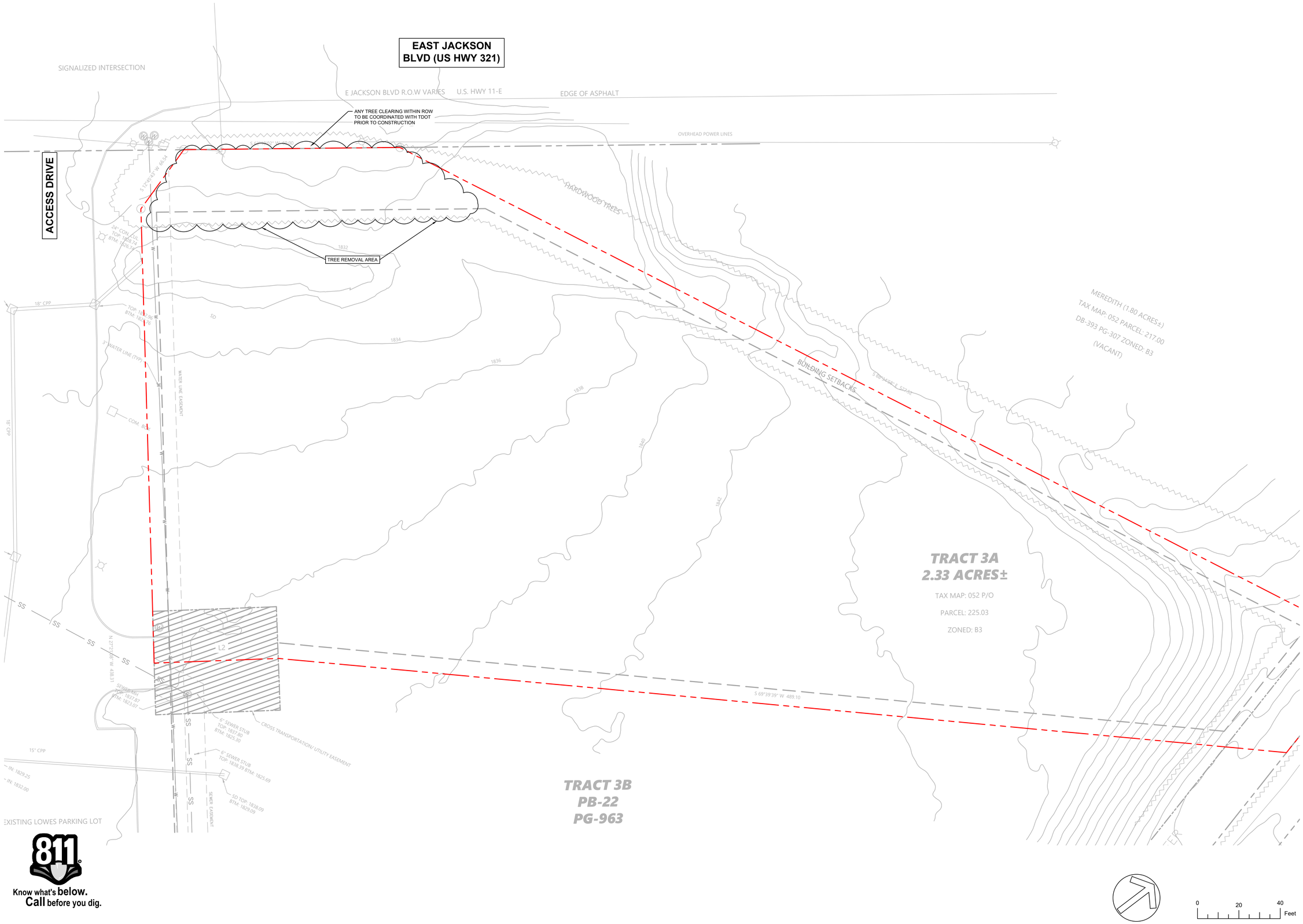
PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

GENERAL NOTES

C0-01



Bowman
205 Van Buren Street, Suite 120, Nashville, TN 37208
Phone: (615) 648-7701 | www.bowman.com

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PLAN STATUS	
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DESIGN	DRAWN	CHKD
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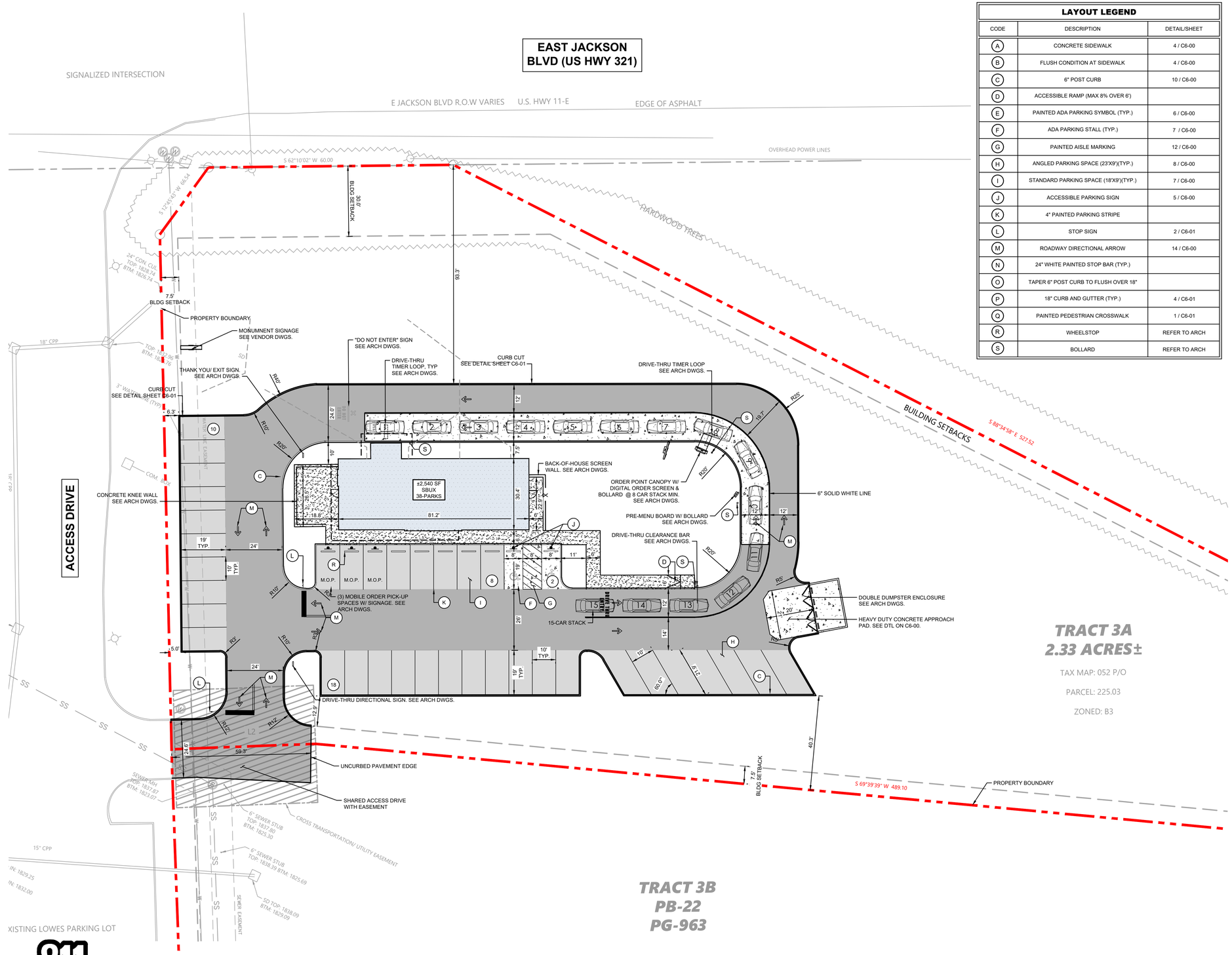
AUGUST 8, 2024

EXISTING CONDITIONS

C1-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



LAYOUT LEGEND

CODE	DESCRIPTION	DETAIL/SHEET
A	CONCRETE SIDEWALK	4 / C6-00
B	FLUSH CONDITION AT SIDEWALK	4 / C6-00
C	6" POST CURB	10 / C6-00
D	ACCESSIBLE RAMP (MAX 8% OVER 6')	
E	PAINTED ADA PARKING SYMBOL (TYP.)	6 / C6-00
F	ADA PARKING STALL (TYP.)	7 / C6-00
G	PAINTED AISLE MARKING	12 / C6-00
H	ANGLED PARKING SPACE (23'X9')(TYP.)	8 / C6-00
I	STANDARD PARKING SPACE (18'X9')(TYP.)	7 / C6-00
J	ACCESSIBLE PARKING SIGN	5 / C6-00
K	4" PAINTED PARKING STRIPE	
L	STOP SIGN	2 / C6-01
M	ROADWAY DIRECTIONAL ARROW	14 / C6-00
N	24" WHITE PAINTED STOP BAR (TYP.)	
O	TAPER 6" POST CURB TO FLUSH OVER 18"	
P	18" CURB AND GUTTER (TYP.)	4 / C6-01
Q	PAINTED PEDESTRIAN CROSSWALK	1 / C6-01
R	WHEELSTOP	REFER TO ARCH
S	BOLLARD	REFER TO ARCH

PAVEMENT/ BUILDING LEGEND

DESCRIPTION		DETAIL #/ SHEET #
	HEAVY DUTY ASPHALT PAVING	1/ C6-00
	LIGHT DUTY ASPHALT PAVING	2/ C6-00
	HEAVY DUTY CONCRETE	3/ C6-00
	SIDEWALK CONCRETE	4 / C6-00
	BUILDING ADDITION	ARCHITECT

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SP BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINT BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. ALL RADIUS ARE 3' UNLESS OTHERWISE NOTED.
3. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES TANGENT POINTS.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHER NOTED.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOI SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATE EDITION.
9. ALL PAVEMENT MARKINGS ON-SITE ARE PAINT AND ALL STOP ARE THERMOPLASTIC UNLESS OTHERWISE NOTED.
10. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
11. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AN ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND BROWARD COUNTY MUST BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.
12. PRIOR TO THE START OF THE CLEARING AND GRUBBING, OR A SOIL DISTURBANCE CONTACT BROWARD COUNTY FOR A SOIL EROSION AND SEDIMENT CONTROL, PRE-INSPECTION MEETING.

SITE DATA TABLE

OWNER OF RECORD	MCCOY JOE & ROBERT	
SITE ADDRESS	CORNER OF EAST JACKSON BOULEVARD AND ACCESS DRIVE	
PARCEL	WASHINGTON COUNTY PARCEL: 052 225.03	
ZONING	B-3 BUSINESS DISTRICT	
LAND USE	COMMERCIAL	
PROPERTY AREA	± 2.33 ACRES	
LIMITS OF DISTURBANCE	± 1.05 ACRES	
LAND COVER	EXISTING	PROPOSED
IMPERVIOUS AREA	± 0.02 ACRES	± 0.62 ACRES
PERVIOUS AREA	± 2.31 ACRES	± 1.71 ACRES

Bowman
205 Van Buren Street, Suite 120, Nashville, TN 37208
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SAMUEL PAUL JONES
REGISTERED ENGINEER
No. 123951
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS V3 REALTY

EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

SITE LAYOUT

C2-00

0 20 40 Feet
SCALE 1" = 20'

Know what's below. Call before you dig.

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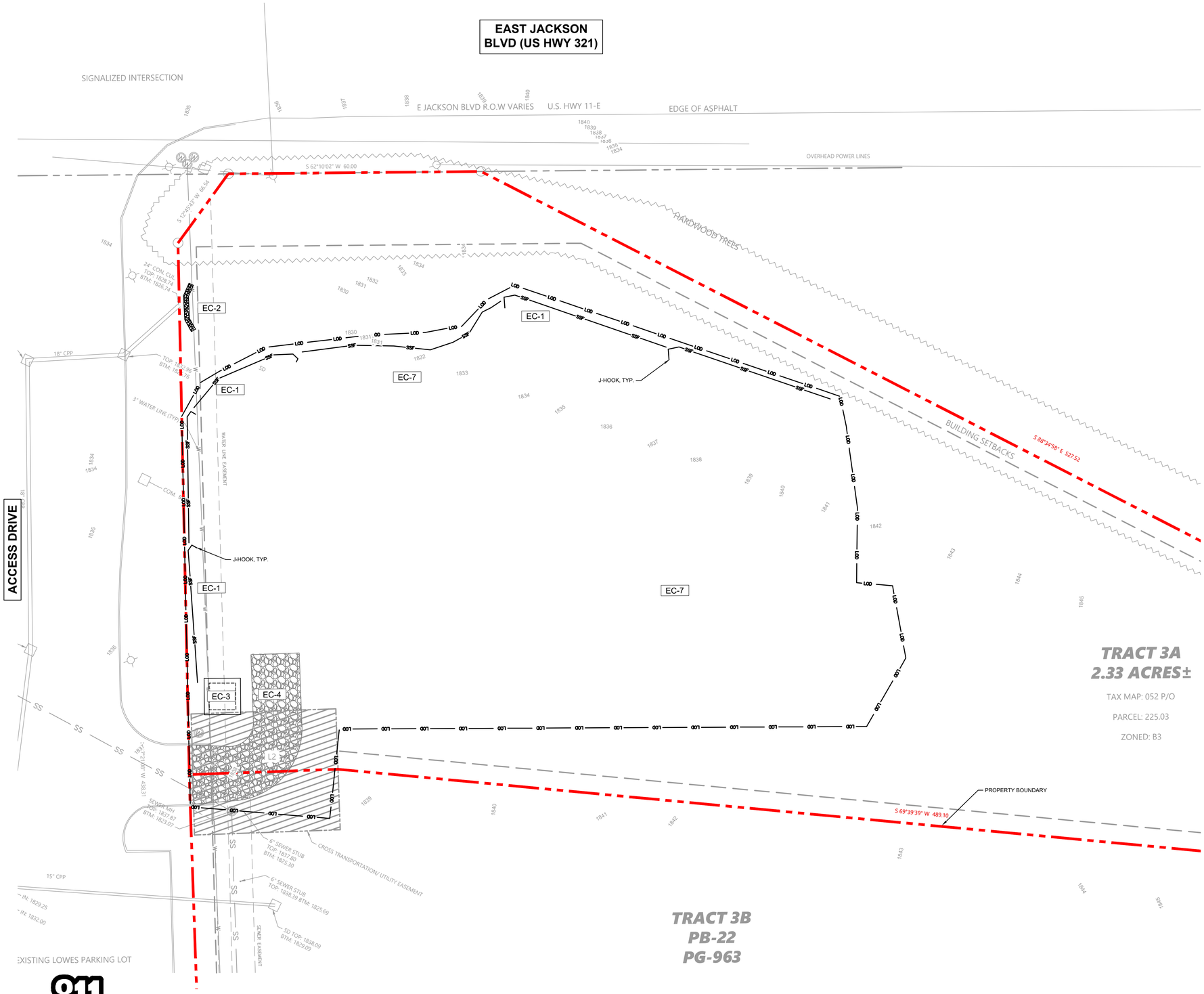

EROSION CONTROL LEGEND

EC-1	SILT FENCE - SEE DETAIL ON C3-50
EC-2	OUTLET PROTECTION - SEE DETAIL ON C3-50
EC-3	CONCRETE WASHOUT - SEE DETAIL ON C3-50
EC-4	CONSTRUCTION ENTRY / EXIT - SEE DETAIL ON C3-50
EC-5	EROSION CONTROL MATTING - CONTECH LANDLOCK 32 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES STEEPER THAN 3:1 OR STEEPER. SEE DETAIL ON C3-50
EC-6	INLET PROTECTION - SEE DETAIL ON C3-50
EC-7	TEMPORARY STABILIZATION - SEE DETAIL ON C3-50
EC-8	PERMANENT STABILIZATION - SEE DETAIL ON C3-50
EC-9	EROSION EEL - SEE DETAIL ON C3-50
—— LOD ——	LIMITS OF DISTURBANCE: ±1.05 - ACRES

PROJECT DESCRIPTION & SEQUENCING

THE SITE IS LOCATED IN JONESBOROUGH, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 1.05± ACRES TO CONSTRUCT A STARBUCKS WITH ASSOCIATED SITE IMPROVEMENTS.

1. APPROXIMATE CONSTRUCTION TIME SCHEDULE:
   BEGIN CONSTRUCTION - SEPT 2024
   COMPLETE CONSTRUCTION - SEPT 2025

PHASE I (INITIAL):

- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, EROSION EELS, AND CONCRETE WASHOUT ON SITE.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH JONESBOROUGH STORMWATER.

PHASE II (FINAL):

- CONTRACTOR TO DEMO, GRADE AND STABILIZE SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED STORM PIPES WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
- ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.
- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
- CLEAN OUT EXISTING CURB INLET AND STORMWATER STRUCTURE. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON EROSION CONTROL PLANS.

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

0 20 40 Feet

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SAMUEL PAUL JONES
REGISTERED ENGINEER
No. 125951
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

EROSION CONTROL PLAN

C3-00

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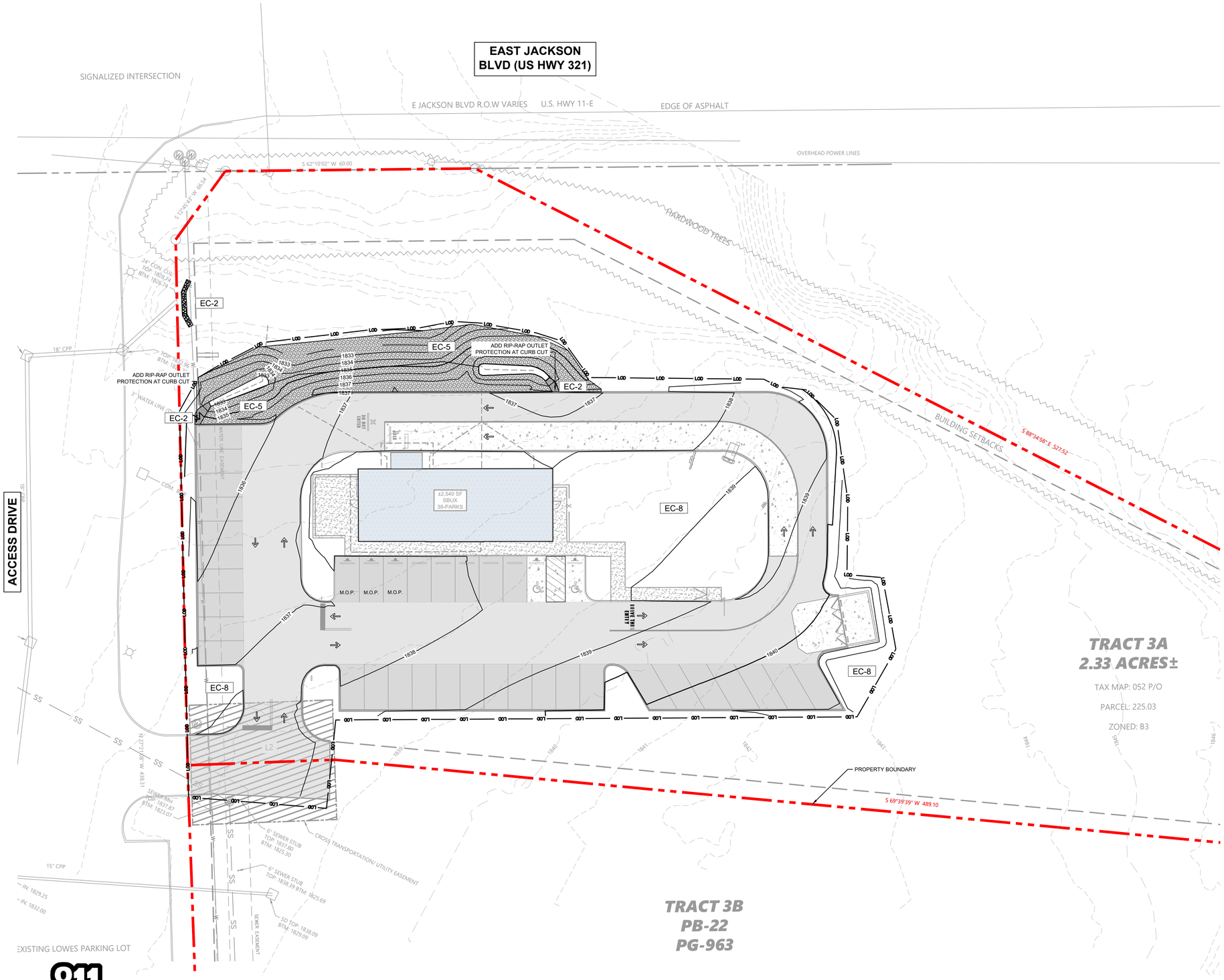

EROSION CONTROL LEGEND

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EC-2	OUTLET PROTECTION - SEE DETAIL ON C3-50
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SAMUEL PAUL JONES
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No. 125957
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

FINAL EROSION CONTROL PLAN

C3-01

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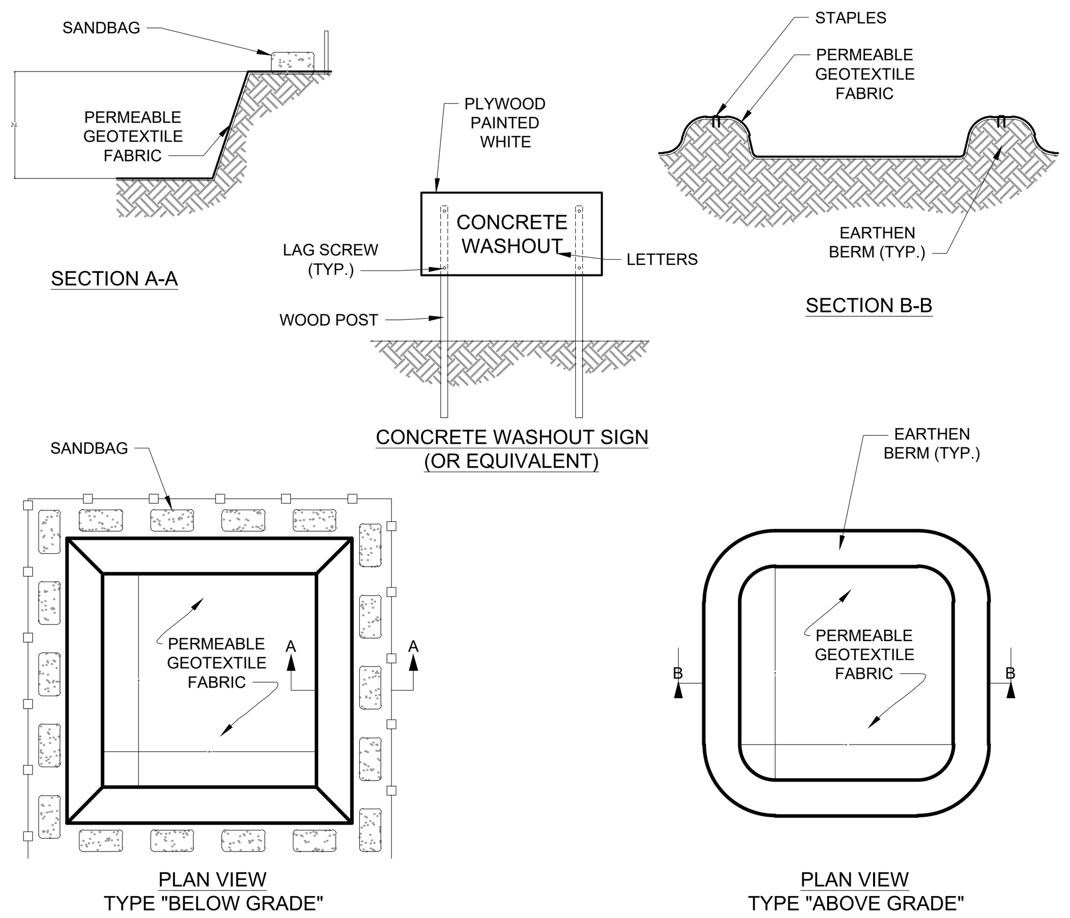


1 CONCRETE WASHOUT
NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES BEST	MARGINAL
15 BROWNTOP MILLET (NURSE CROP)	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 LITTLE BLUESTEM	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 SWITCH GRASS		
2 TALL DROPSEED		
5 SIDEOATS GRAMMA		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES BEST	MARGINAL
15 BROWNTOP MILLET (NURSE CROP)	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 PURPLETOP	FEB. 15 - MAY 30	MAR. 21 - APR. 15
5 LITTLE BLUESTEM		
5 VIRGINIA WILD RYE		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		

HIGH MAINTENANCE AREAS - LAWNS, ETC.

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES BEST	MARGINAL
15 BROWNTOP MILLET (NURSE CROP)	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
2 PARTRIDGE PEA		
45 RED FESCUE		
45 HARD FESCUE		
25 CHEWING FESCUE		

NOTES:
1. MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (KENTUCKY).
2. PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
3. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOD.

2 TEMPORARY STABILIZATION
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING

SPECIES / **RATE (LB/ACRE)**
RYE 120

SEEDING DATES
EAST ABOVE 2500 FEET: FEB. 15 - MAY 15
BELOW 2500 FEET: FEB. 1- MAY 1
MIDDLE JAN. 1 - MAY 1
WEST DEC. 1 - APR. 15

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

SUMMER PLANTING

SPECIES / **RATE (LB/ACRE)**
OATS 60
BROWN TOP MILLET 30

SEEDING DATES
EAST MAY 15 - AUG. 15
MIDDLE MAY 1 - AUG. 15
WEST APR. 15 - AUG. 15

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

FALL PLANTING

SPECIES / **RATE (LB/ACRE)**
OATS 30
WINTER WHEAT 30

SEEDING DATES
EAST AUG. 15 - DEC. 15
MIDDLE AUG. 15 - DEC. 30
WEST AUG. 15 - DEC. 30

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

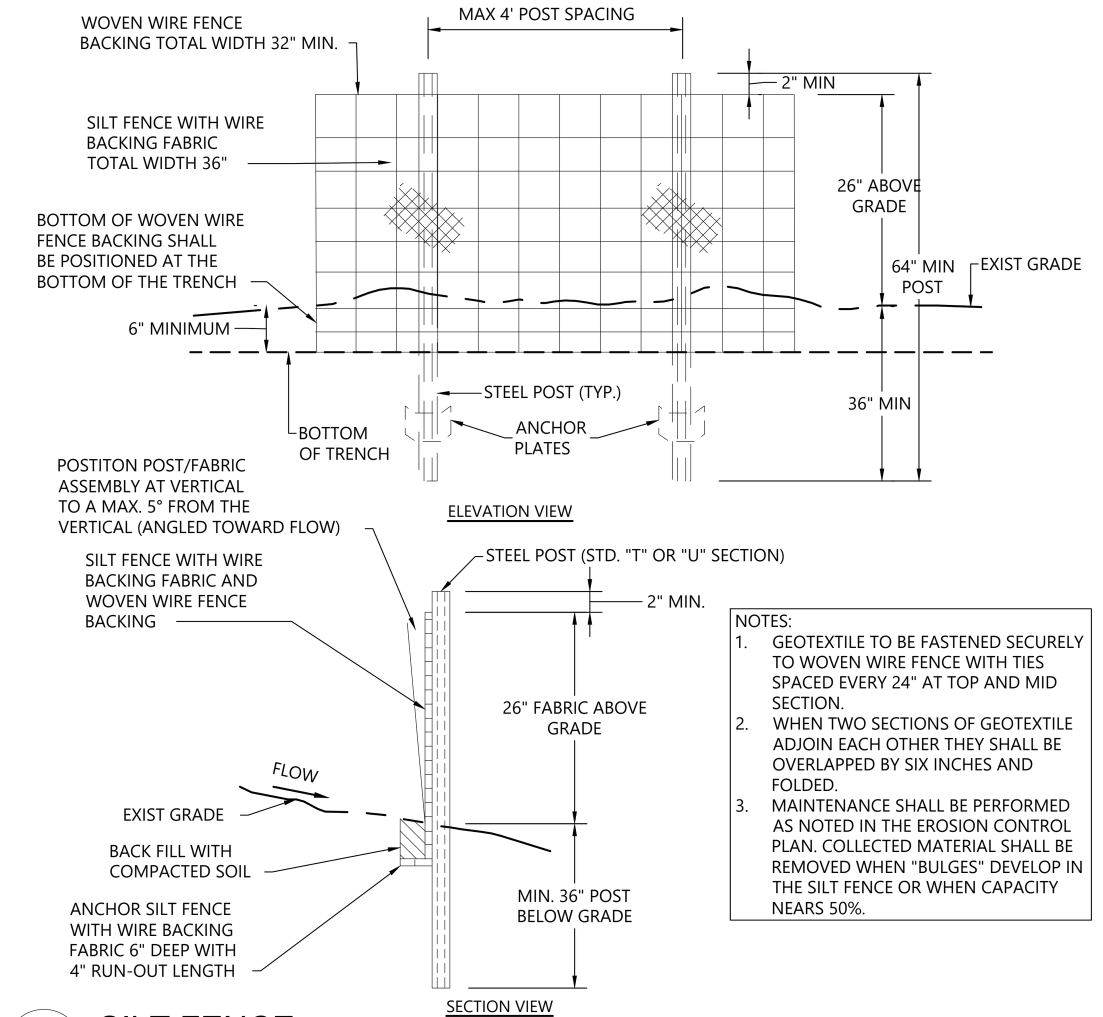
ALL SEASON NOTES

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

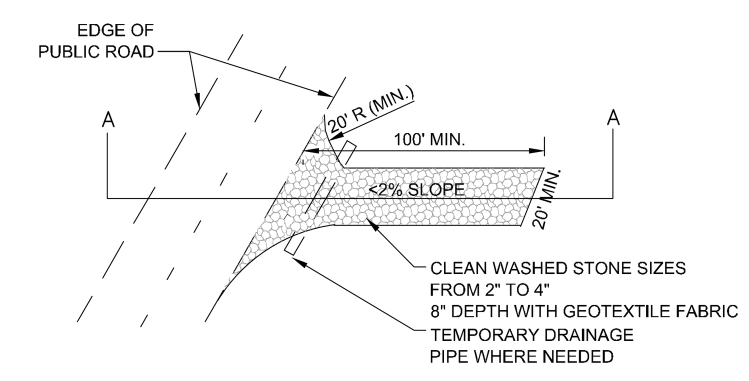
NOTES:
1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.

3 PERMANENT STABILIZATION
NOT TO SCALE

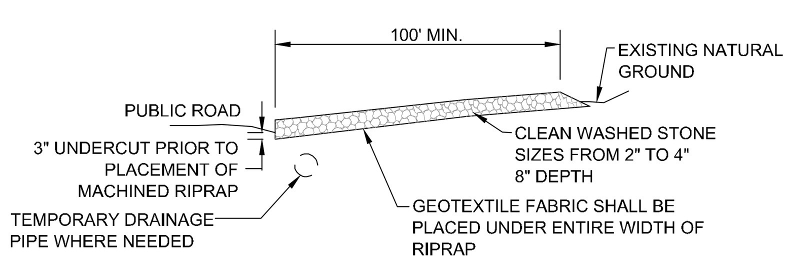


NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.

4 SILT FENCE
NOT TO SCALE

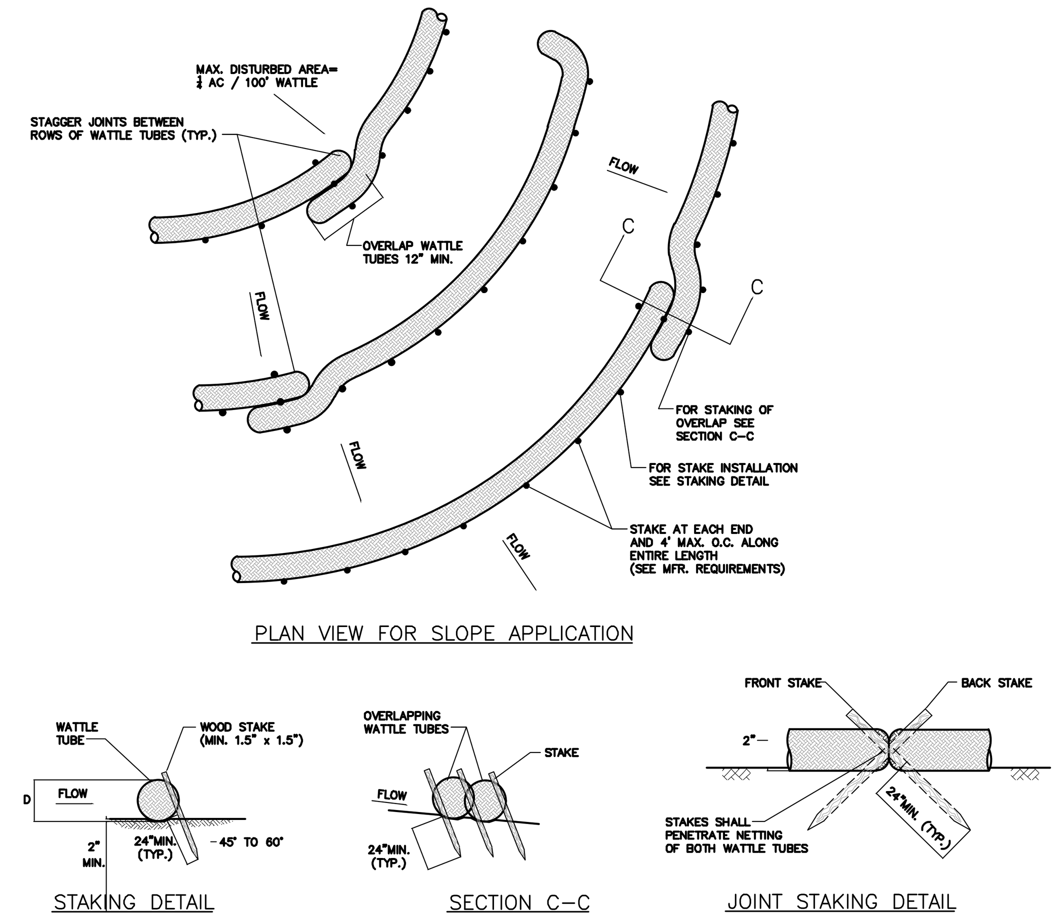


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

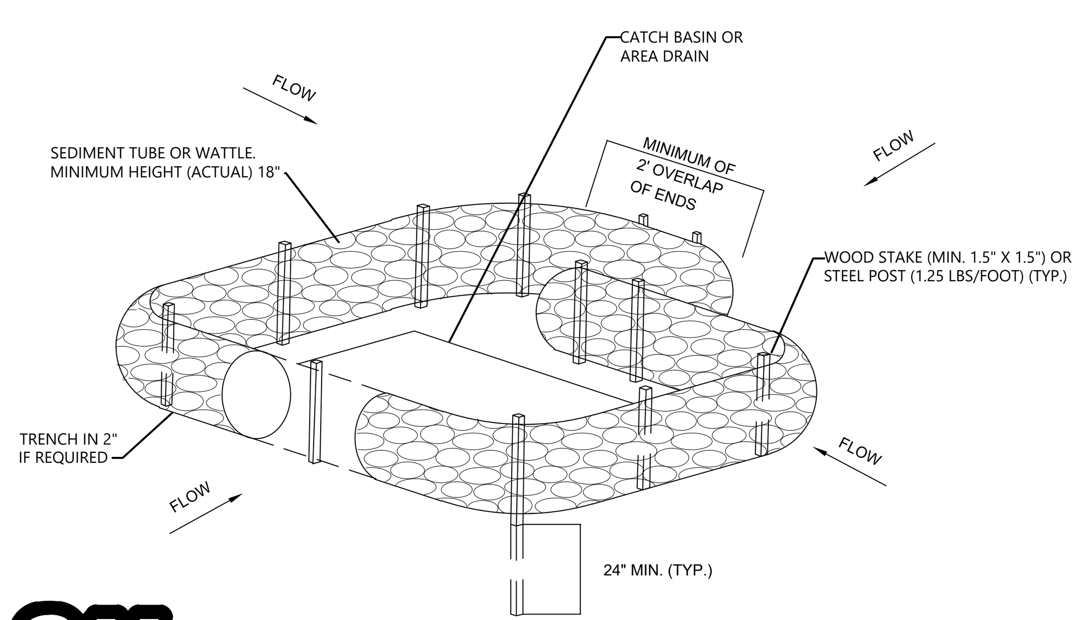


SECTION A-A

5 CONSTRUCTION ENTRANCE
NOT TO SCALE

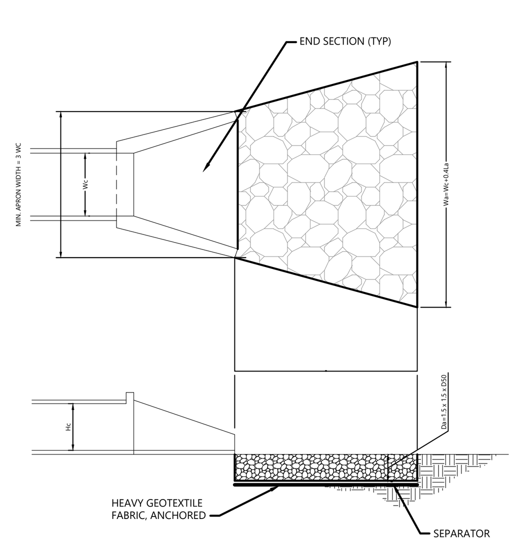


6 EROSION EELS
NOT TO SCALE



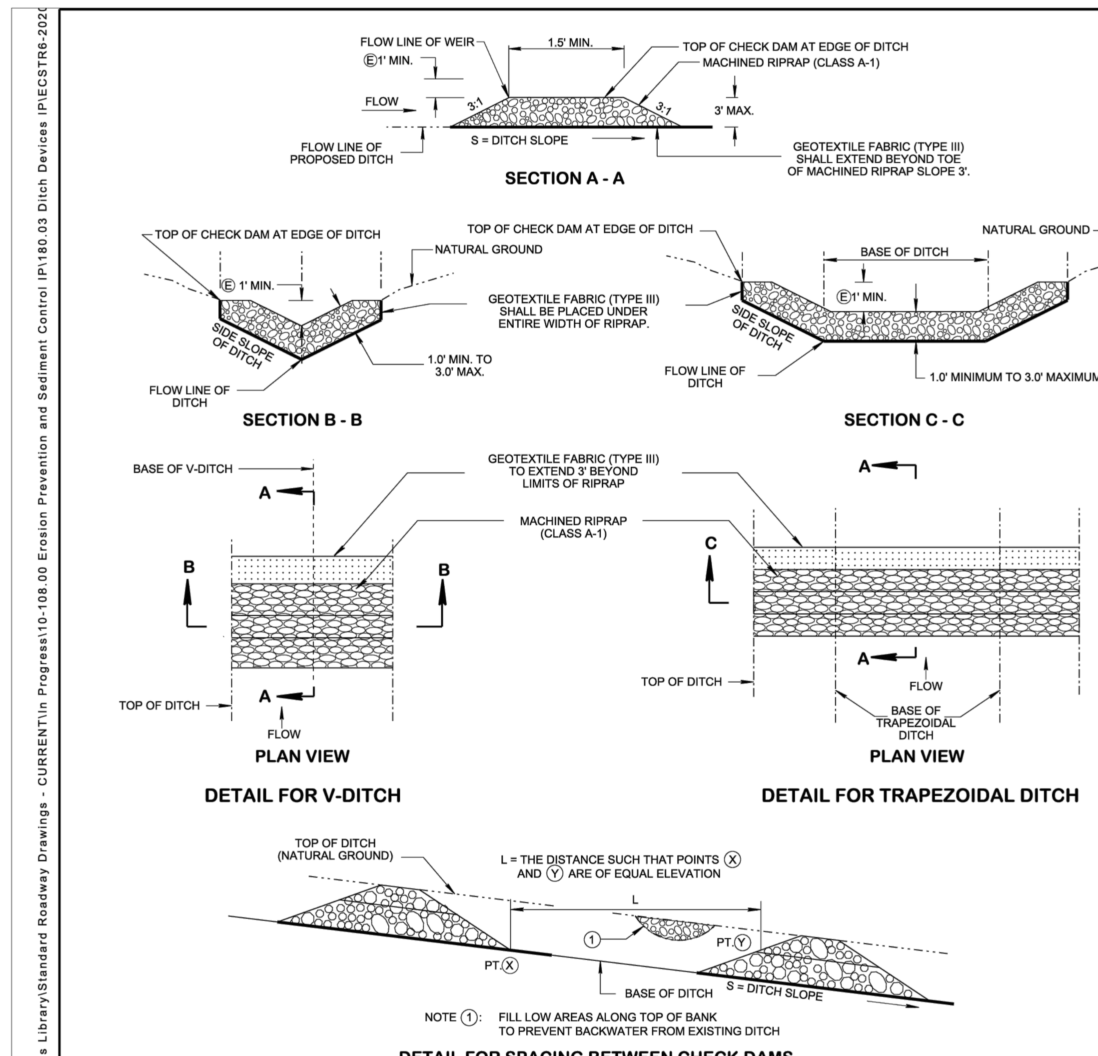
Know what's **below.** **Call** before you dig.

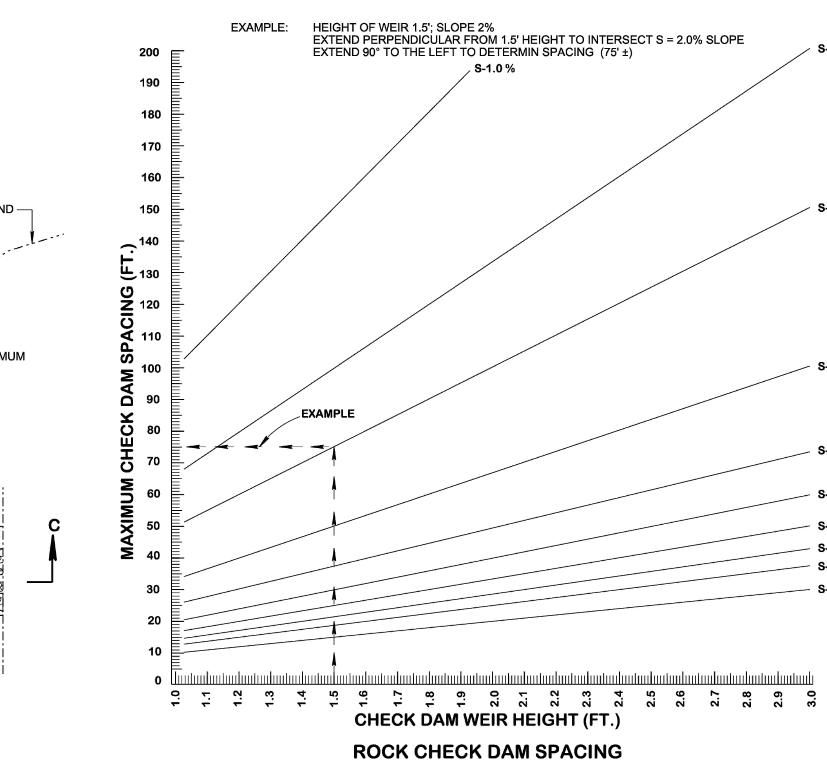
7 INLET PROTECTION
NOT TO SCALE



H_c = HEIGHT OF CULVERT
W_c = WIDTH OF CULVERT
L_A = LENGTH OF RIP-RAP APRON
W_A = WIDTH OF RIP-RAP APRON AT END
D_{50} = MEDIAN SIZE OF RIP-RAP
D_{MAX} = MAXIMUM SIZE OF RIP-RAP = 1.5 D_{50}
D_A = DEPTH OF RIP-RAP APRON = 1.5 D_{MAX}
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

8 OUTLET PROTECTION
NOT TO SCALE





REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-6 TO EC-STR-6.
REV. 7-29-96: MADE MINOR CORRECTIONS TO GENERAL NOTES.
REV. 4-15-98: CHANGED PAY ITEMS FOR CHECK DAMS.
REV. 5-27-01: CHANGED DESCRIPTION FOR GEOTEXTILE FABRIC (TYPE III, CLASS A) TO GEOTEXTILE FABRIC (TYPE III).
REV. 12-18-02: CHANGED GENERAL NOTE Ⓖ.
REV. 1-22-03: CORRECTED NOTE IN SECTION A-A.
REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
REV. 4-1-08: REMOVED TEMPORARY REFERENCE, REVISED NOTES, MISC. EDITS TO DRAWING, MODIFIED SPACING CHART.
REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
REV. 5-6-16: REVISED QUANTITIES TABLE, REVISED GENERAL NOTE Ⓘ. REVISED DITCH DETAIL.
REV. 11-30-20: REDREW SHEET. REVISED GENERAL NOTE Ⓙ ITEM DESCRIPTION.

ROCK CHECK DAM ESTIMATED QUANTITIES

	2:1 DITCH SLOPE			3:1 DITCH SLOPE			4:1 DITCH SLOPE		
	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF
V-DITCH ②	1.5	6.5	16.8	1.5	9.2	23.7	1.5	12.0	30.9
	2.0	13.0	24.6	2.0	18.4	34.8	2.0	24.1	45.4
	2.5	22.8	33.9	2.5	32.3	48.0	2.5	42.1	62.5
	3.0	36.5	44.7	3.0	51.7	63.2	3.0	67.3	82.5
TRAPEZOIDAL DITCH ③	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF
	1.5	8.9	22.8	1.5	11.6	29.7	1.5	14.4	36.9
	2.0	16.9	31.9	2.0	22.3	42.1	2.0	27.9	52.7
	2.5	28.7	42.6	2.5	38.1	56.6	2.5	47.9	71.2
	3.0	44.7	54.7	3.0	59.8	73.2	3.0	75.5	92.4

② ESTIMATED QUANTITIES BASED ON 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.
③ ESTIMATED QUANTITIES BASED ON 4 FT BOTTOM WIDTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.

EROSION CONTROL PLAN LEGEND : ROCK CHECK DAM (V-DITCH), ROCK CHECK DAM (TRAPEZOIDAL DITCH)

ROCK CHECK DAM GENERAL NOTES

Ⓐ ROCK CHECK DAMS ARE TO BE USED FOR VELOCITY REDUCTION AND EROSION PREVENTION IN AREAS WHERE CONCENTRATED FLOW EXISTS. ROCK CHECK DAMS SHALL NOT BE USED IN STREAMS OR OTHER NATURAL WATER RESOURCES. ROCK CHECK DAMS ARE NOT TO BE USED FOR SEDIMENT CONTROL AND SHOULD NOT BE CONSIDERED A SEDIMENT TRAPPING DEVICE.
Ⓑ THE DRAINAGE AREA FOR THE ROCK CHECK DAMS SHALL BE 10 ACRES OR LESS.
Ⓒ ROCK CHECK DAMS MAY REMAIN IN PLACE AS PERMANENT CHECK DAMS, IF SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
Ⓓ THE CENTER OF THE ROCK CHECK DAM MUST BE AT LEAST ONE (1) FOOT LOWER THAN THE OUTER EDGES.
Ⓔ THE DEPTH OF FLOW ON THE CENTER OF THE STRUCTURE SHALL BE COMPUTED FOR THE PEAK FLOW RATE GENERATED BY THE 2-YEAR, 24-HOUR STORM IN ORDER TO ENSURE THAT THE TOP OF THE STRUCTURE WILL NOT BE OVERTOPPED. FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPARIED STREAMS, THE DEPTH SHOULD BE DETERMINED FOR THE 5-YEAR, 24-HOUR PEAK FLOW RATE. THIS WILL ELIMINATE THE ROCK-SOIL FAILURE POINT WHERE THE ROCK CHECK DAM AND NATURAL GROUND MERGE.
Ⓕ FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MINIMUM HEIGHT OF THE STRUCTURE ABOVE THE DITCH BOTTOM SHALL BE INCREASED TO 2 FEET.
Ⓖ THE MAXIMUM SPACING BETWEEN ROCK CHECK DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE FLOW LINE OF THE WEIR OF THE DOWNSTREAM DAM (SEE ROCK CHECK SPACING GRAPH THIS SHEET).
Ⓗ ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
Ⓘ PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST FOR FILTER SOCK DITCH APPLICATION (SEE STANDARD DRAWING EC-STR-8) MAY BE USED AND SHALL BE PAID UNDER FOLLOWING ITEM NUMBER:
209-08.09, FILTER SOCK CHECK DAM, EACH.
Ⓙ ROCK CHECK DAMS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
209-08.07, ROCK CHECK DAM, EACH.
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ROCK CHECK DAMS.
Ⓚ SEDIMENT SHALL BE REMOVED FROM BEHIND THE ROCK CHECK DAMS WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE DAM AND PAID FOR UNDER ITEM NUMBER:
209-05, SEDIMENT REMOVAL, C.Y.

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION
ROCK CHECK DAM
10-26-1992 EC-STR-6

12/11/2020 1:23:48 PM
P:\StandDraw\DESIGN STANDARDS\Standards Drawings Library\Standard Roadway Drawings - CURRENT\In Progress\10-108.00 Erosion Prevention and Sediment Control IP\180.03 Ditch Devices IP\ECSTR6-2020
LLP NOT TO SCALE

9 ROCK CHECK DAM
NOT TO SCALE

Bowman
205 Van Buren Street, Suite 126, Nashville, TN 37208
Phone: (615) 649 - 7610 | www.bowman.com
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SAMUEL PAUL JONES
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 129047
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

EROSION CONTROL DETAILS

C3-50

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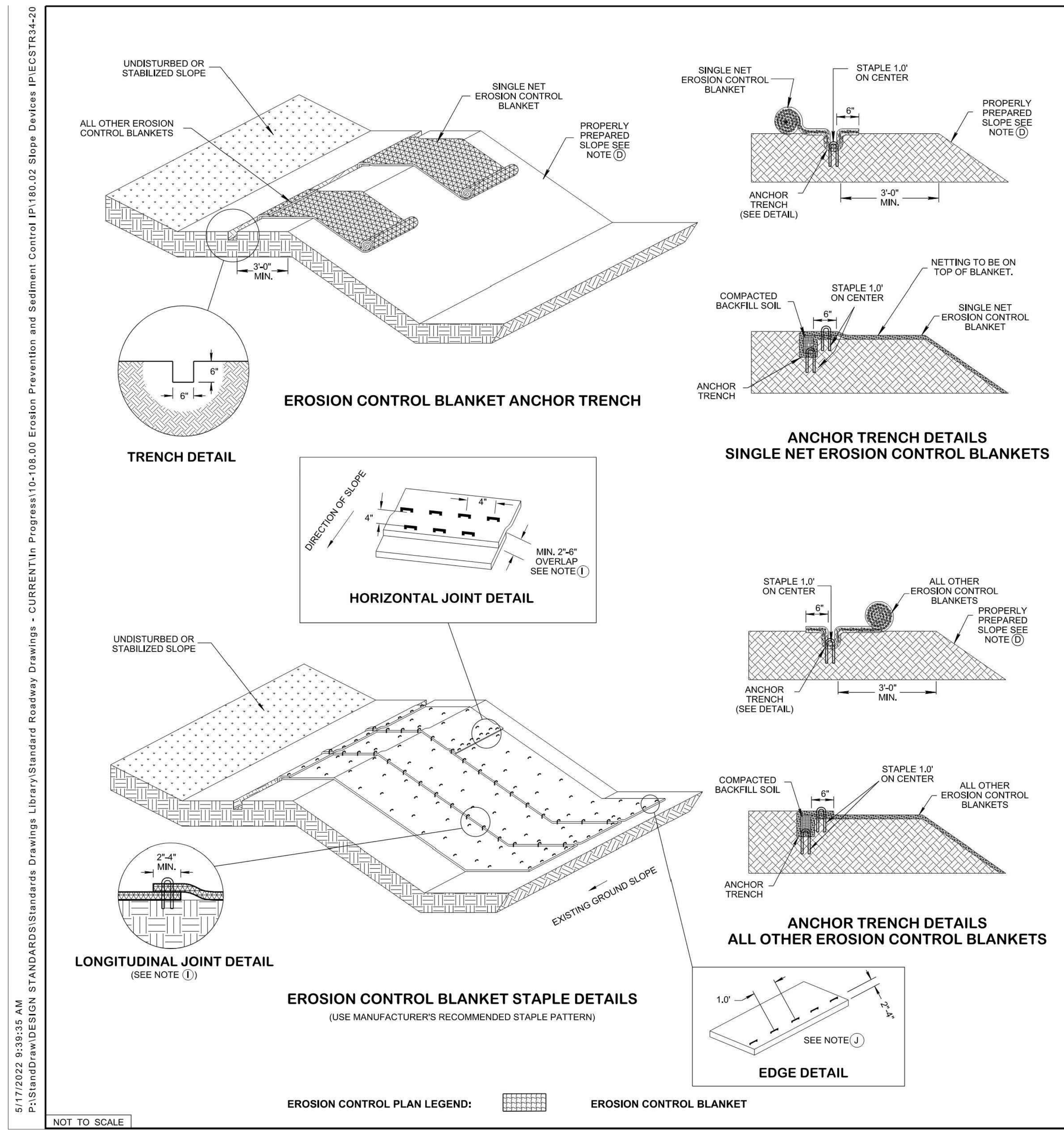
5/17/2022 9:39:35 AM
P:\StandDraw\DESIGN STANDARDS\Standards Drawings Library\Standard Roadway Drawings - CURRENT\In Progress\10-108.00 Erosion Prevention and Sediment Control IP\180.02 Slope Devices IP\ECSTR34-20



EROSION CONTROL BLANKET SLOPE INSTALLATION GENERAL NOTES

(A) EROSION CONTROL BLANKETS ARE INTENDED TO BE USED AS AN IMMEDIATE MULCH COVER FOR DISTURBED SLOPES THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED.

(B) EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINERS WHERE THE ANTICIPATED MAXIMUM SHEAR STRESS IS LOW. REFER TO EC-STR-36 FOR INSTALLATION DETAILS.

(C) EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES (D) THRU (J).

(D) STEP ONE: SITE PREPARATION, THE SITE SHOULD BE FINE GRADED TO A SMOOTH PROFILE AND RELATIVELY FREE FROM ALL WEEDS, CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING AND CAKING. FILL ANY VOIDS AND MAKE SURE THE SLOPE IS COMPACTED PROPERLY.

(E) STEP TWO: SEEDING, SEEDING WITHOUT MULCH SHOULD BE APPLIED TO THE AREA TO BE VEGETATED.

(F) STEP THREE: PREPARE THE ANCHOR TRENCH, AT THE TOP OF THE SLOPE EXCAVATE AN ANCHOR TRENCH 6 INCHES DEEP BY 6 INCHES WIDE. THE EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH BY STAPLES. ALLOW A MINIMUM OF 3 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.

(G) STEP FOUR: SECURE THE EROSION CONTROL BLANKET IN THE ANCHOR TRENCH, BEGIN EROSION CONTROL BLANKET PLACEMENT 30 INCHES ABOVE THE ANCHOR TRENCH. RUN THE EROSION CONTROL BLANKET INTO THE ANCHOR TRENCH. ANCHOR THE EROSION CONTROL BLANKET WITH STAPLES ONE FOOT ON CENTER IN THE ANCHOR TRENCH. BE SURE TO DRIVE STAPLES OR STAKES FLUSH WITH THE SOIL SURFACE. BACKFILL THE ANCHOR TRENCH AND COMPACT THE SOIL. PLACE SEED OVER THE COMPACTED SOIL. COVER THE COMPACTED SOIL WITH THE REMAINING 12 INCHES OF THE TERMINAL END OF THE EROSION CONTROL BLANKET. STAPLE OR STAKE TERMINAL END DOWN SLOPE OF THE ANCHOR TRENCH ON ONE FOOT CENTERS.

(H) STEP FIVE: EROSION CONTROL BLANKET DEPLOYMENT, STARTING AT THE CREST OF THE SLOPE, ROLL THE EROSION CONTROL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER. APPROXIMATELY EVERY 20-25 FEET PULL THE EROSION CONTROL BLANKET TO TAKE OUT ANY EXCESS SLACK. THE GOAL IS TO HAVE THE EROSION CONTROL BLANKET CONTOUR AND INITIATE CONTACT WITH THE SOIL.

(I) STEP SIX: STAPLE OR STAKE THE EROSION CONTROL BLANKET, SECURE THE OVERLAP OR THE EDGES WITH STAPLES. THE TYPICAL INSTALLATION WILL REQUIRE ONE STAPLE PLACED AT THREE TO FIVE FEET INTERVALS ALONG THE VERTICAL LENGTH OF THE EROSION CONTROL BLANKET. STAPLES SHOULD BE STAGGERED EVERY18 TO 24 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. IF THE EROSION CONTROL BLANKET NEEDS TO BE SPLICED IN THE MIDDLE OF A SLOPE BE SURE THE EROSION CONTROL BLANKET IS "SHINGLED" WITH UP-SLOPE EROSION CONTROL BLANKET OVERLAPPING THE DOWN-SLOPE EROSION CONTROL BLANKET. THERE SHOULD BE A MINIMUM OF 4-INCHES OF OVERLAP IN A SPLICE. USE A STAPLE CHECK SLOT TO SECURE THE OVERLAP. A STAPLE CHECK SLOT IS MADE BY PLACING A ROW OF STAPLES 4-INCHES ON CENTER AND THEN PLACING A SECOND ROW OF STAPLES 4-INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.

(J) STEP SEVEN: SECURING THE EROSION CONTROL BLANKET AT THE TOE OF SLOPE ROLL, THE EROSION CONTROL BLANKET 24-INCHES PAST THE TOE OF THE SLOPE. STAPLE OR STAKE TERMINAL END OF THE EROSION CONTROL BLANKET ON ONE FOOT CENTERS.

(K) ONLY EROSION CONTROL BLANKETS LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED. ALL EROSION CONTROL BLANKETS SHALL CONSIST OF A NETTING THAT IS 100% BIODEGRADABLE FIBER AND A MATRIX MATERIAL THAT IS 100% STRAW.

(L) EROSION CONTROL BLANKETS FOR SLOPE INSTALLATION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

801-02,	SEEDING (WITHOUT MULCH),	UNIT,
801-02.01,	CROWN VETCH MIXTURE (WITHOUT MULCH),	UNIT,
801-02.08,	TEMPORARY SEEDING (WITHOUT MULCH),	UNIT,
805-12.01,	EROSION CONTROL BLANKET (TYPE I),	S.Y.
805-12.02,	EROSION CONTROL BLANKET (TYPE II),	S.Y.
805-12.03,	EROSION CONTROL BLANKET (TYPE III),	S.Y.,
805-12.04,	EROSION CONTROL BLANKET (TYPE IV),	S.Y.

HYDRO-MULCH MAY BE USED IN LIEU OF TYPE I AND TYPE II.

801-01.12,	COTTON FIBER MATRIX HYDROMULCH (WITHOUT SEED),	UNIT
801-01.13,	BONDED FIBER MATRIX HYDROMULCH (WITHOUT SEED) ,	UNIT
801-01.16,	BONDED FIBER MATRIX HYDROMULCH (W/PERMANENT SEED),	UNIT
801-01.17,	BONDED FIBER MATRIX HYDROMULCH (W/TEMPORARY SEED),	UNIT

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL BLANKETS.

□ REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-34 TO EC-STR-34.

REV. 1-22-03: LAPPED LONGITUDINAL SEAM IN ISOMETRIC VIEW. REMOVED ITEM 805-12.01 FROM GENERAL NOTE (G). SINCE TYPE I BLANKETS ARE NO LONGER USED.

REV. 1-19-05: CHANGED GENERAL NOTE (B). CHANGED PLAN VIEW AND LONGITUDINAL SEAM VEIW.

REV. 4-1-08: REDREW, REVISED GENERAL NOTES, ADDED STANDARD SYMBOL, REVISED INSTALLATION DETAILS.

REV. 8-1-12: MINOR EDITS TO DRAWING AND GENERAL NOTES.

REV. 05-04-22: REVISED GENERAL NOTES (K) ADDED HYDRO-MULCH ITEM NUMBERS AND REDREW SHEET.

□ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

EROSION CONTROL BLANKET FOR SLOPE INSTALLATION

10-25-1992 EC-STR-34

10 EROSION CONTROL BLANKET
NOT TO SCALE

EROSION CONTROL NOTES

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
9. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.
10. INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF THE TENNESSE DEPARTMENT OF TRANSPORTATION (TDOT) . SHOULD TDEC DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. TDEC MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
11. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.
12. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
13. OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
14. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.
15. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.
16. ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE
17. MAINTAINED ON SITE AND MADE AVAILABLE TO TDEC UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF TDEC REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF SECTION 7.7.2 OF THE NPDES GENERAL PERMIT.
18. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.
19. SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE NPDES GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED IN PARAGRAPH A) ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).
20. THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
   - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
   - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
   - A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.
21. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS, WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.
22. AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT AND STAMPED AND CERTIFIED IN ACCORDANCE WITH THE THE RULES OF THE TENNESSEE BOARD OF ARCHITECTURAL AND ENGINEERING EXAMINERS.
23. THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:
24. "I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS." 5. THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.
25. TDEC MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF SITE INSPECTION BY TDEC PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.
26. CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:
   - A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
   - THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
   - DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER)

Know what's below. Call before you dig.

Bowman
205 Van Buren Street, Suite 126, Nashville, TN 37208
Phone: (615) 649 - 7610 | www.bowman.com
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SAMUEL PAUL JONES
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 129037
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

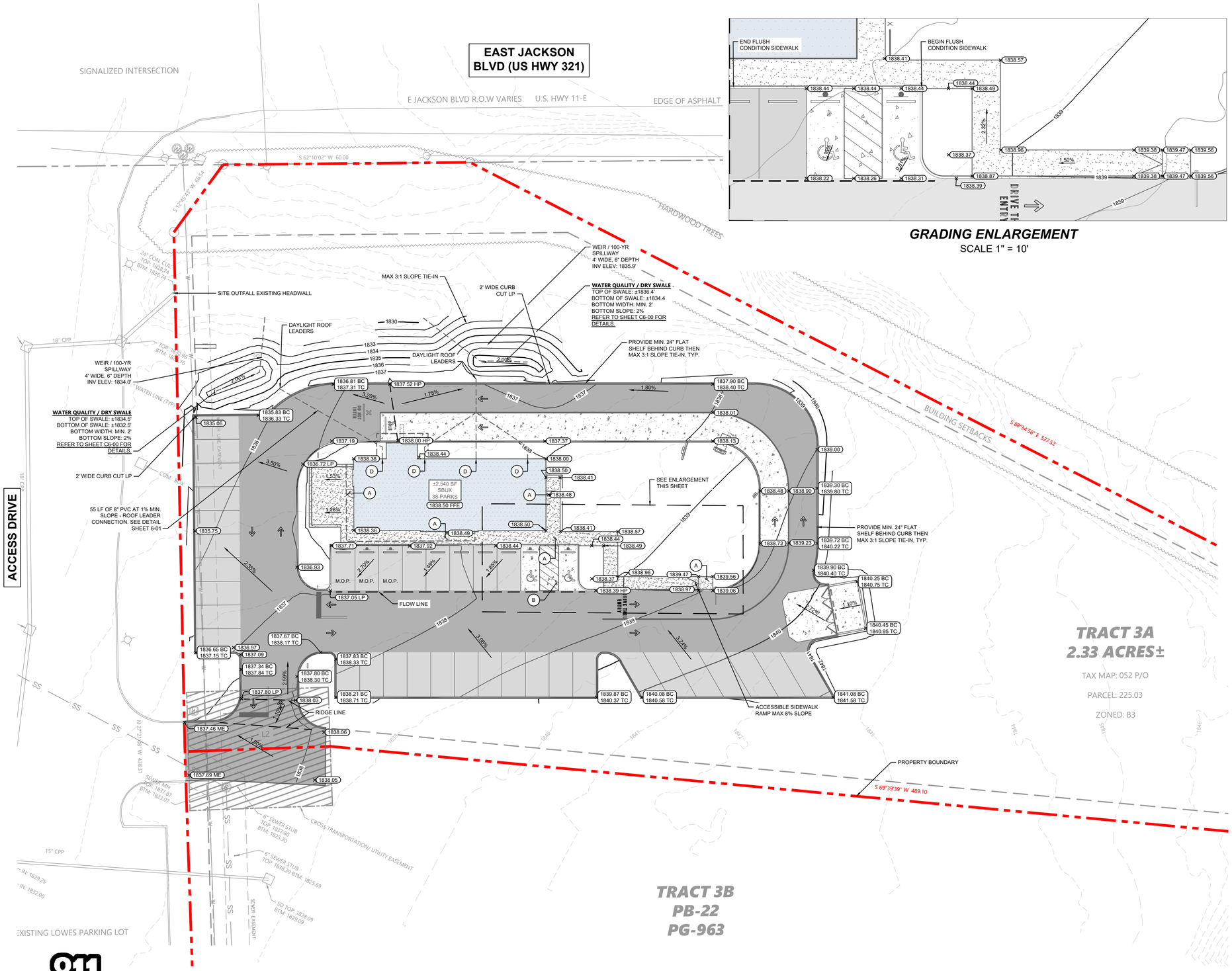
PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

EROSION CONTROL DETAILS

C3-51



GRADING ENLARGEMENT

SCALE 1" = 10'

STORMWATER NOTES

FEMA NOTE:
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47179C0162D, EFFECTIVE 9/29/2006. ZONE "X"

CONSTRUCTION SCHEDULE:
1. PRE-CONSTRUCTION MEETING
2. INSTALLATION OF EROSION CONTROL MEASURES
3. EROSION INSPECTION BY EPSC AND CROSSVILLE
4. ISSUANCE OF GRADING PERMIT
5. CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS APPROXIMATELY 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THIS SITE DISCHARGES TO LITTLE LIMESTONE WATERSHED IN THE FRENCH BROAD-HOLSTON BASINS.

THE TOTAL DISTURBED AREA IS ±1.05 ACRES.
TRACKING NO. TNR: TBD
EFFECTIVE DATE: TBD

GRADING NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF JONESBOROUGH DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN , TDEC, AND TOWN OF JONESBOROUGH STANDARDS.
2. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASUREMENTS SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14-CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
6. UPON COMPLETION AND FINAL STABILIZATION OF THE SITE, ALL EPSC BMP'S SHALL BE REMOVED COMPLETELY INCLUDING ALL SILT ACCUMULATION.

GRADING LEGEND

600.00	SPOT ELEVATION		
HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER
TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL
INV	INVERT	RIM	TOP OF GRATE / COVER
FFE: 600.00	FINISH FLOOR ELEVATION		
—600—	EXISTING CONTOUR		
—600—	PROPOSED CONTOUR		

GRADING KEYNOTES

A	MIN. 5'x5' LANDING MAX 2% SLOPE IN ANY DIRECTION
B	ADA PARKING & ACCESS AISLE MAX 2% SLOPE IN ANY DIRECTION
C	SIDEWALK RAMP MAX 8.3% RUNNING SLOPE; MAX 2 CROSS SLOPE
D	ROOF LEADER CONNECTION; SEE DTL SHEET
E	CURB CUT; SEE DTL SHEET

0 20 40 Feet

Bowman
205 Van Buren Street, Suite 120, Nashville, TN 37208
Phone: (615) 648-2700 | www.bowman.com

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SAMUEL PAUL JONES
REGISTERED ENGINEER
No. 125957
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS V3 REALTY

EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

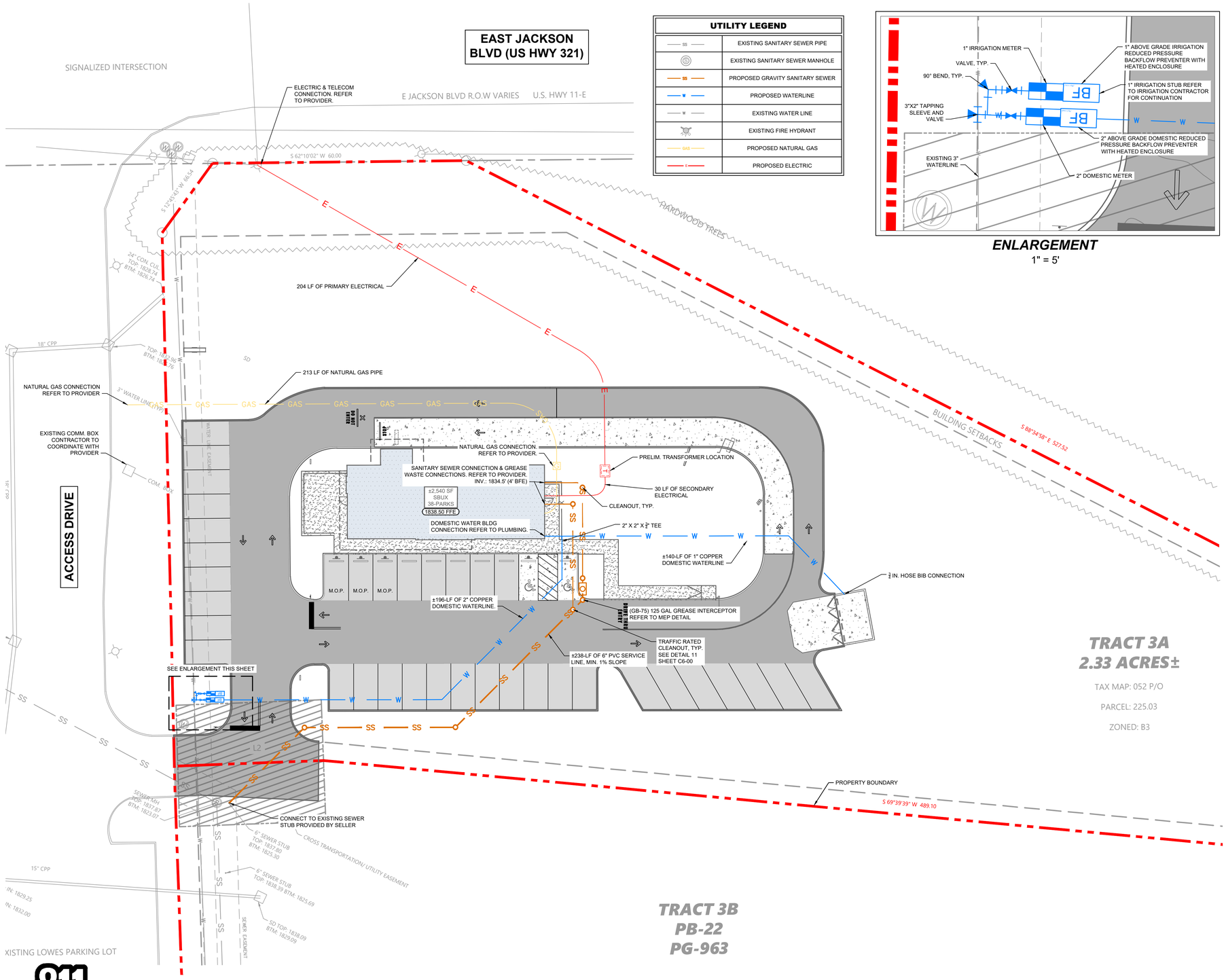
DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

GRADING AND DRAINAGE PLAN

C4-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



UTILITY LEGEND	
SS	EXISTING SANITARY SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
SS	PROPOSED GRAVITY SANITARY SEWER
W	PROPOSED WATERLINE
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
GAS	PROPOSED NATURAL GAS
E	PROPOSED ELECTRIC

ENLARGEMENT
1" = 5'

SITE UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH TOWN OF JONESBOROUGH WATER & WASTEWATER SERVICES STANDARD SPECIFICATIONS, LATEST EDITION.
3. ALL SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH TOWN OF JONESBOROUGH WATER & SEWER SERVICES' STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO JONESBOROUGH WATER & SEWER SERVICES' STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS, EASEMENTS AND APPROVALS HAVE BEEN OBTAINED. COPIES TO BE SUBMITTED AT PRECONSTRUCTION MEETING.
9. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
10. ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER VOIDS THE SEAL SHOWN HEREON, AND ANY LIABILITY ASSOCIATED WITH THE PROJECT.
11. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL NOTIFY ALL UTILITIES WITHIN AND ADJACENT TO THE PROJECT SITE TO IDENTIFY ANY POSSIBLE CONSTRUCTION CONFLICTS. THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS IS NOT GUARANTEED, NOR IS IT GUARANTEED THAT ALL SUBSURFACE STRUCTURES ARE SHOWN.
12. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF JONESBOROUGH WATER & SEWER SERVICES.
13. SEWERS MUST BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR.
14. THE CONTRACTOR SHALL NOTIFY TOWN OF JONESBOROUGH WATER & SEWER SERVICES 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
15. ALL CUTS AND FILLS SHALL BE IN PLACE AND COMPACTED PRIOR TO SEWER CONSTRUCTION.
16. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, OR THE SEWER LINE SHALL BE OF DUCTILE IRON FROM MANHOLE TO MANHOLE.
17. ALL LATERALS SHALL BE MARKED WITH MAGNETIC TAPE.
18. ALL CONNECTIONS TO EXISTING MANHOLES MUST BE CORED, BOOTED, AND INVERTS REFORMED.
19. NEW MANHOLES SHALL NOT BE ADJUSTED MORE THAN 6 INCHES BY THE USE OF ONE CONCRETE RISER RING OR DOUGHNUT. MANHOLES RAISED MORE THAN 6" SHALL REQUIRE THE REMOVAL OF THE CONE SECTION AND PLACEMENT OF THE APPROPRIATE SIZE MANHOLE RISER. THE CONE SECTION SHALL THEN BE REINSTALLED OR REPLACED DEPENDING ON CONDITION.
20. UPON COMPLETION OF THE PROJECT, "AS BUILT" DRAWINGS MUST BE PREPARED BY A TENNESSEE REGISTERED ENGINEER AND SUBMITTED TO TOWN OF JONESBOROUGH WATER & SEWER SERVICES.
21. THE CONTRACTOR SHALL CALL TOWN OF JONESBOROUGH WATER & SEWER SERVICES FOR A PRE-CONSTRUCTION MEETING AT LEAST FIVE BUSINESS
22. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED PRIVATE UTILITIES.
23. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
24. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
    - 8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
    - 8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
    - 6" PVC SCHEDULE 40
    - DUCTILE IRON PIPE PER AWWA C150
25. WATER LINES SHALL BE AS FOLLOWS:
    - 6" AND LARGER, PVC C-900 PER ASTM D 2241
    - CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150 6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
    - SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
26. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
27. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS.
28. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
29. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED PRIVATE), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
30. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
31. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PRIVATE PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
32. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
33. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED PRIVATE IMPROVEMENTS SHOWN ON THE PLANS.
34. REFER TO ARCHITECTURAL PLANS FOR EXACT CONNECTIONS TO BUILDING.
35. ALL CLEANOUTS IN TRAFFIC AREAS SHALL MEET H-20 TRAFFIC LOADING REQUIREMENT.
36. CLEARANCES OF 7.5' SHALL BE MAINTAINED TO THE FRONT, SIDES, AND TO THE REAR OF ALL FIRE APPLIANCES (I.E.HYDRANTS, BACKFLOW PREVENTORS, PIV'S, AND FDC'S).

Know what's **below.**
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0 20 40 Feet

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SAMUEL PAUL JONES REGISTERED ENGINEER NO. 125957 STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

SITE UTILITY PLAN

C5-00

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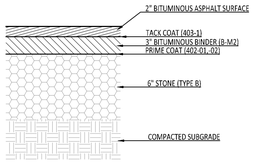
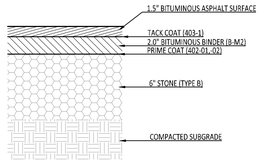


NOTES:
1. DGA SHOULD BE COMPACTED A MINIMUM OF 98 PERCENT OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY AS PER ASTM D-698 OR A MINIMUM OF 85 PERCENT RELATIVE DENSITY AS PER ASTM D4253 AND D4254.
2. SUBGRADE MATERIAL SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY AS PER ASTM D-698. MOISTURE CONTENT SHALL BE WITHIN 3% OF OPTIMUM.
3. REFER TO GEOTECHNICAL ENGINEER FOR FINAL PAVEMENT CONDITIONS
4. FINAL PAVEMENT SECTION TO BE DETERMINED BY ONSITE GEOTECH BASED UPON EXISTING SOIL CONDITIONS.
5. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

1 HEAVY DUTY ASPHALT PAVEMENT
N.T.S.



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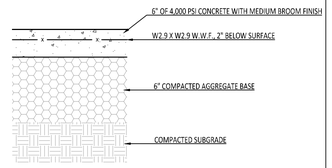
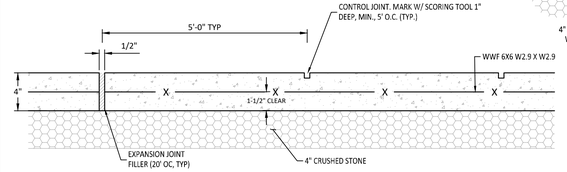
2 LIGHT DUTY ASPHALT PAVEMENT
N.T.S.

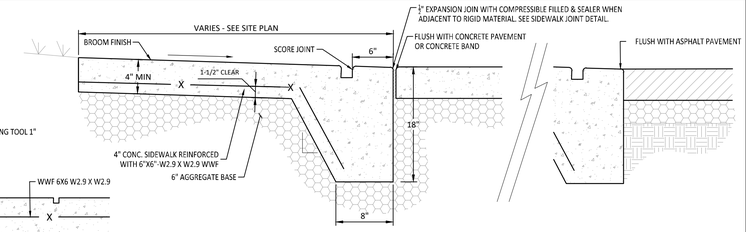


NOTES:
1. FINAL PAVEMENT SECTION TO BE DETERMINED BY ONSITE GEOTECH BASED UPON EXISTING SOIL CONDITIONS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
6. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

3 CONCRETE PAVEMENT
N.T.S.



STANDARD SIDEWALK



FLUSH SIDEWALK AT RIGID & FLEXIBLE PAVEMENT CONDITIONS

NOTES:
1. CONCRETE SHALL BE 3500 PSI.
2. SIDEWALK REINFORCEMENT TO BE STEEL WWF 6"X6" - W2.9 X W2.9
3. PROVIDE 1/4" EXPANSION JOINT WITH PREMOULDED FILLER STRIP AT 20' MAX SPACE IN WALK.
4. PROVIDE 1" DEEP, TOOLED CONTROL JOINTS AT 5' ON CENTER IN WALK.
5. PROVIDE EXPANSION JOINT CONTINUOUS WHERE WALK ABUTS CONCRETE STRUCTURE AND SIDEWALKS.
6. PROVIDE EDGE EXPANSION JOINT AT DOOR LOCATIONS AND EDGE OF BUILDING.
7. FOR SIDEWALKS: MAX 2.0% CROSS SLOPE, MAX 5.0% RUNNING SLOPE (OR NO STEEPER THAN ROADWAY GRADE IF THE ROAD GRADE EXCEEDS 5.0%)
8. FOR SIDEWALK RAMPS: MAX 2.0% CROSS SLOPE, MAX 8.33% RUNNING SLOPE

4 SIDEWALK & SIDEWALK AT FLUSH CONDITION
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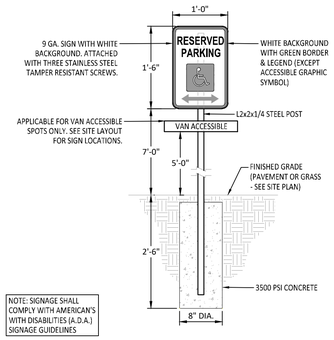
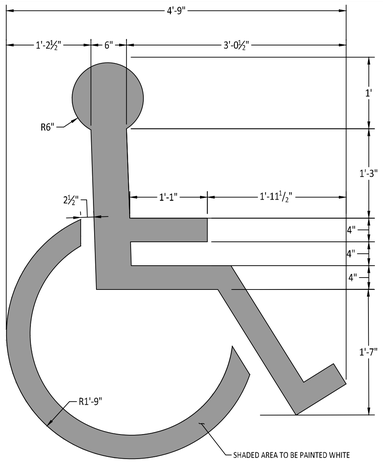
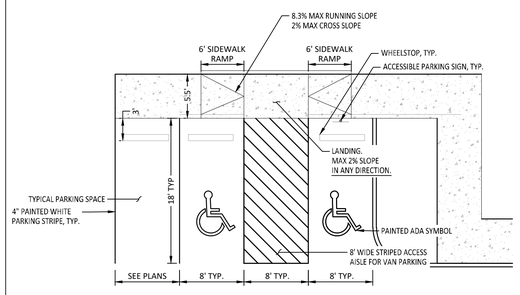


NOTE: SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES (A.D.A.) SIGNAGE GUIDELINES

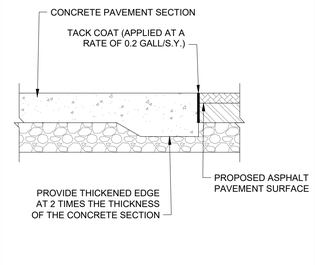
5 ACCESSIBLE PARKING SIGN
N.T.S.



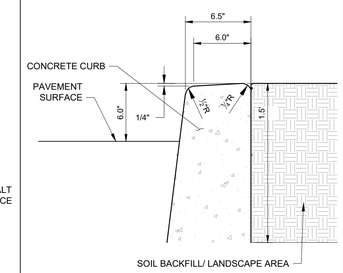
6 PAINTED ADA PARKING SPACE SYMBOL
N.T.S.



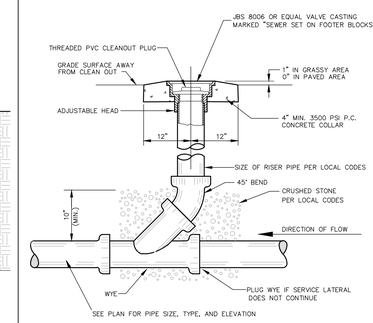
7 ADA PARKING LAYOUT
N.T.S.



VEHICULAR CONCRETE TO ASPHALT TRANSITION
8 N.T.S.



10 POST CURB
N.T.S.

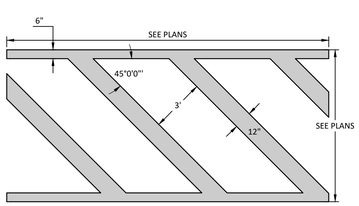


NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

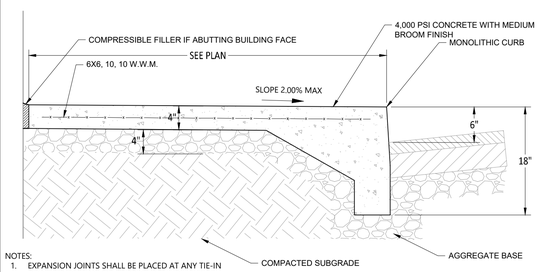
11 SEWER/ STORM CLEANOUT
N.T.S.

SAMUEL PAUL JONES
REGISTERED ENGINEER
No. 125951
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

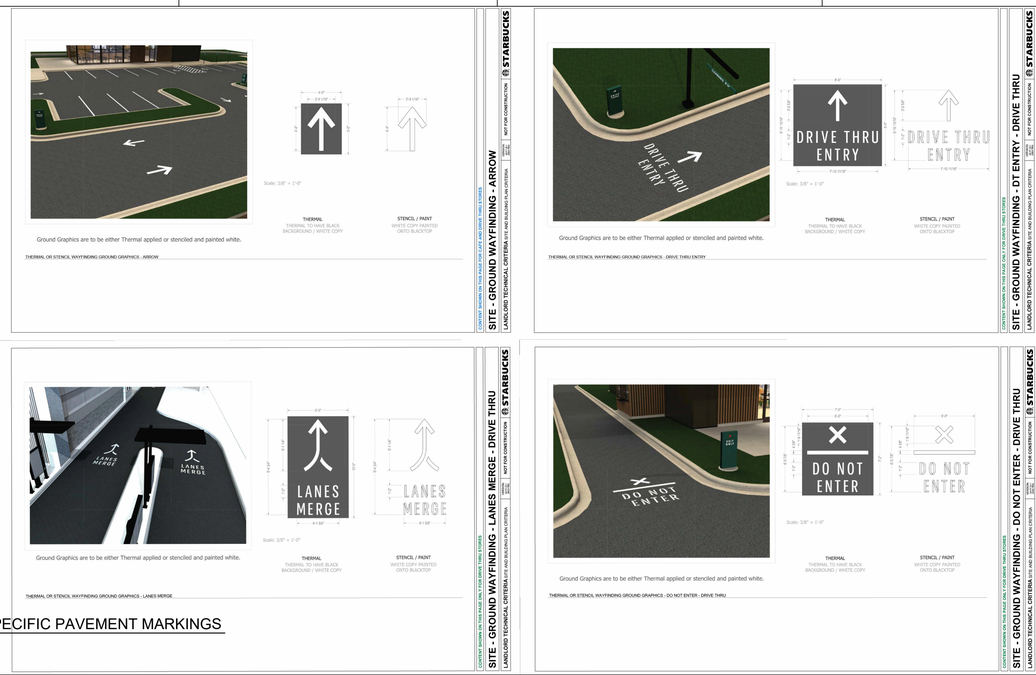


12 PARKING ACCESS AISLE MARKINGS
N.T.S.



NOTES:
1. EXPANSION JOINTS SHALL BE PLACED AT ANY TIE-IN POINT TO EXISTING OR PROPOSED BUILDING FACE, OR RIGID PAVEMENT.
2. EXPANSION JOINTS SHALL BE PLACED AT A MAX. 30' SPACING AND COMPOSED OF ⅜" SEALANT OVER ⅜" PREFORMED EXPANSION JOINT. RECESS SEALANT ½" BELOW FINISH SURFACE
3. CONTROL JOINTS SHALL BE PLACED AT A MAX. 6' SPACING AND BE 1" DEEP TOOLED OR SAWCUT.

13 CONCRETE SIDEWALK WITH MONOLITHIC CURB
N.T.S.



14 STARBUCKS SPECIFIC PAVEMENT MARKINGS
N.T.S.

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

SITE DETAILS

C6-00

811
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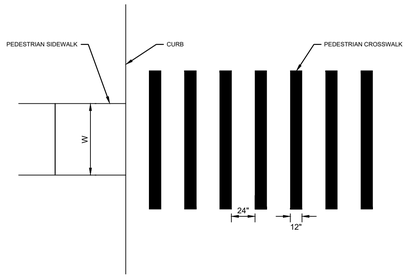
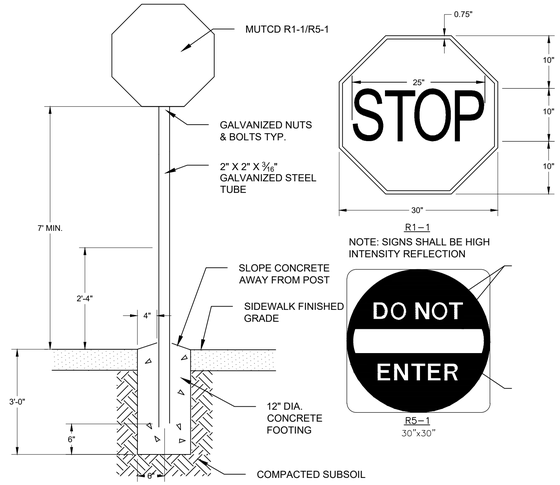
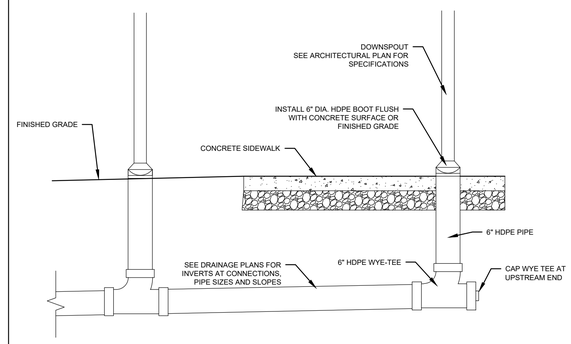


NOTES:
1. PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
2. PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL).
3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

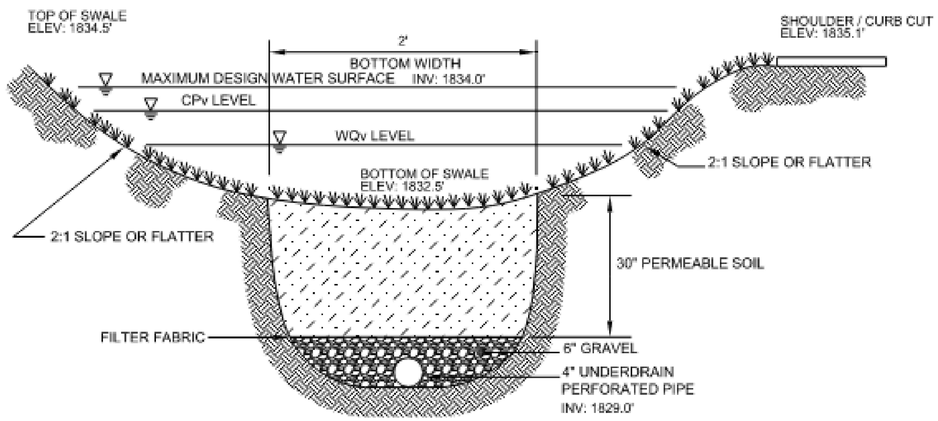
1 PEDESTRIAN CROSSING
N.T.S.



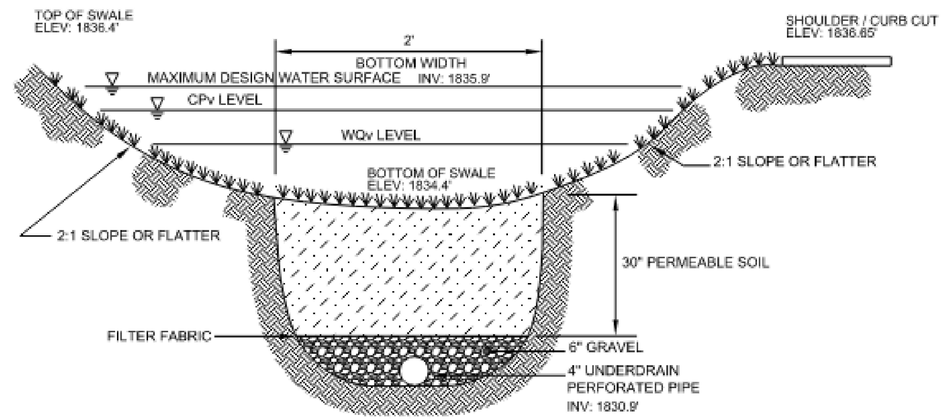
2 STOP; DO NOT ENTER SIGNS
N.T.S.



3 DOWNSPOUT / ROOF LEADER CONNECTION
N.T.S.



4 WATER QUALITY SWALE (WEST)
N.T.S.



5 WATER QUALITY SWALE (EAST)
N.T.S.

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SAMUEL PAUL JONES
REGISTERED ENGINEER
No. 129520
STATE OF TENNESSEE
08/08/2024

PROPOSED STARBUCKS
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

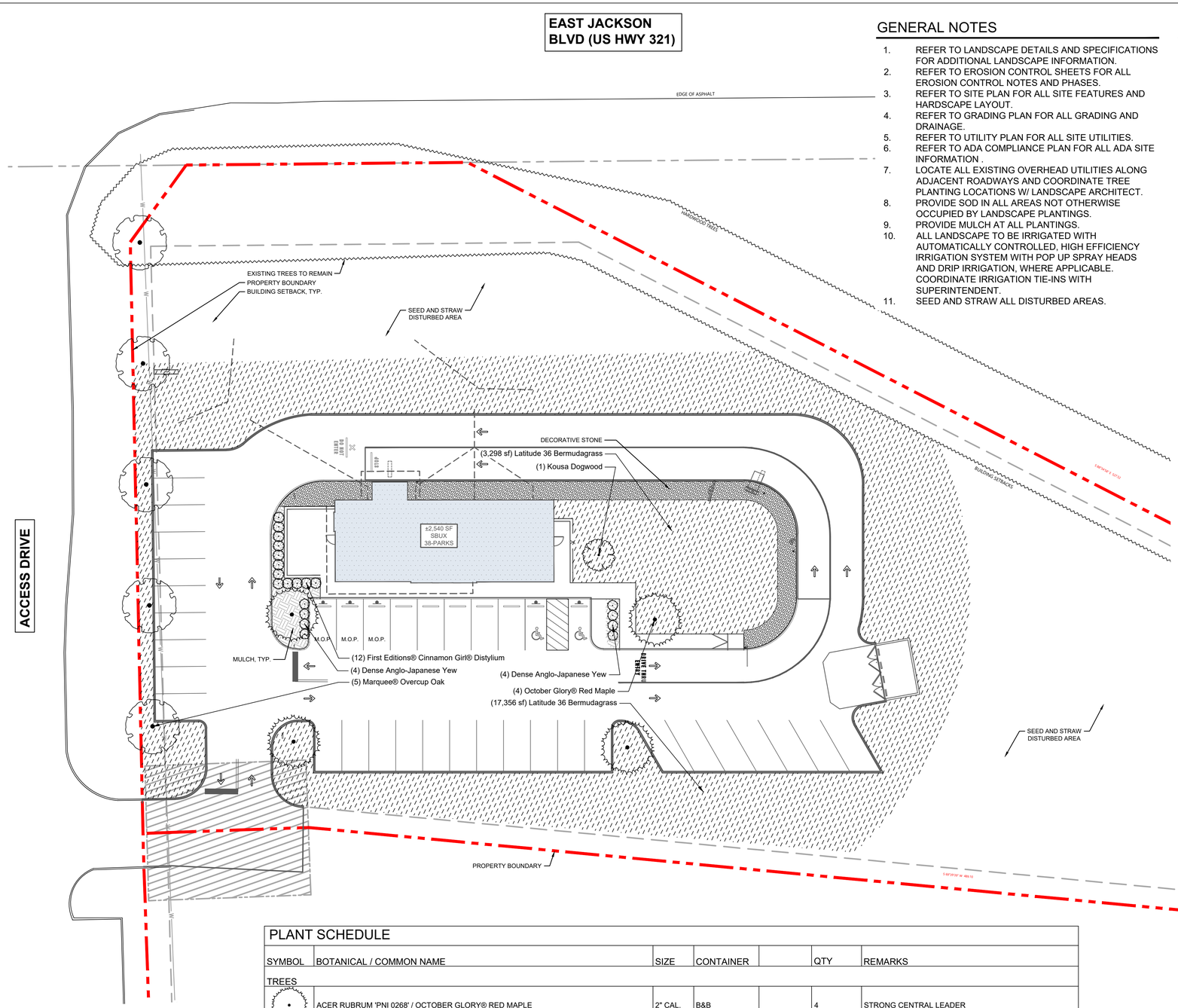
PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

AUGUST 8, 2024

SITE DETAILS

C6-01



GENERAL NOTES

1. REFER TO LANDSCAPE DETAILS AND SPECIFICATIONS FOR ADDITIONAL LANDSCAPE INFORMATION.
2. REFER TO EROSION CONTROL SHEETS FOR ALL EROSION CONTROL NOTES AND PHASES.
3. REFER TO SITE PLAN FOR ALL SITE FEATURES AND HARDSCAPE LAYOUT.
4. REFER TO GRADING PLAN FOR ALL GRADING AND DRAINAGE.
5. REFER TO UTILITY PLAN FOR ALL SITE UTILITIES.
6. REFER TO ADA COMPLIANCE PLAN FOR ALL ADA SITE INFORMATION .
7. LOCATE ALL EXISTING OVERHEAD UTILITIES ALONG ADJACENT ROADWAYS AND COORDINATE TREE PLANTING LOCATIONS W/ LANDSCAPE ARCHITECT.
8. PROVIDE SOD IN ALL AREAS NOT OTHERWISE OCCUPIED BY LANDSCAPE PLANTINGS.
9. PROVIDE MULCH AT ALL PLANTINGS.
10. ALL LANDSCAPE TO BE IRRIGATED WITH AUTOMATICALLY CONTROLLED, HIGH EFFICIENCY IRRIGATION SYSTEM WITH POP UP SPRAY HEADS AND DRIP IRRIGATION, WHERE APPLICABLE. COORDINATE IRRIGATION TIE-INS WITH SUPERINTENDENT.
11. SEED AND STRAW ALL DISTURBED AREAS.

LANDSCAPE REQUIREMENTS

LANDSCAPE PLANTINGS PROVIDED ON THIS PLAN ARE SCHEMATIC AND SHALL BE IN ACCORDANCE WITH THE CITY OF JONESBOROUGH, TN, WASHINGTON COUNTY AND ADHERE TO THE GENERAL CHARACTER OF THE SURROUNDING NEIGHBORHOOD.

SCREENING:
PARKING LOT SCREENS SHALL BE PROVIDED IN ONE OF THE FOLLOWING CONFIGURATIONS:
a. A BRICK, STONE, OR MASONRY WALL WHICH, MEASURED FROM THE EDGE OF THE PARKING LOT, IS A MINIMUM OF THREE (3) FEET IN HEIGHT; OR
b. A ROW OF EVERGREEN SHRUBS, CAPABLE OF REACHING A MINIMUM ULTIMATE HEIGHT OF 3', SPACED A MAXIMUM OF FIVE (5) FEET ON CENTER. THE ENTIRE LANDSCAPE YARD CONTAINING THE SHRUBS USED AS A PARKING LOT SCREEN SHALL BE MULCHED AND SHALL NOT HAVE A SLOPE EXCEEDING A RATIO OF 2:1.

TREE BUFFER:
TOWN OF JONESBOROUGH
REQUIREMENTS. LANDSCAPING ALONG ANY PUBLIC ROAD FRONTAGE SHALL BE WITHIN A STRIP WHICH IS AT LEAST TEN FEET (10') WIDE. THIS STRIP SHALL INCLUDE AT LEAST ONE (1) SHADE TREE OR EVERGREEN TREE OR TWO (2) ORNAMENTAL TREES FOR EACH FIFTY (50) LINEAR FEET OF PUBLIC STREET FRONTAGE.

PARKING AREAS:
WASHINGTON COUNTY
ONE (1) TYPE 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 4000 SQUARE FEET OF PARKING, VEHICULAR STORAGE OR DISPLAY, AND ACCESS DRIVE AREAS.

23809 S.F. / 4,000 = 5.95 (6) TREES REQUIRED

PROVIDE MINIMUM 5% OF THE PARKING, VEHICULAR STORAGE OR DISPLAY, AND ACCESS DRIVE AREAS AS GREEN SPACE.

(5%) OF 23809 S.F. =1190.5 S.F. GREEN SPACE

TOWN OF JONESBOROUGH
WHERE PARKING LOT LANDSCAPING IS REQUIRED,
ONE (1) SHADE TREE OR TWO (2) ORNAMENTAL TREES AND AT LEAST TWO (2) SHRUBS PER REQUIRED TREE SHALL BE PLANTED FOR EVERY TEN (10) PARKING SPACES OR, IN THE CASE OF EXISTING PARKING LOTS WHICH ARE ENLARGED, EVERY ADDITIONAL TEN (10) SPACES. UNMARKED LOTS SHALL HAVE ONE (1) SHADE TREE OR TWO (2) ORNAMENTAL TREES AND AT LEAST TWO (2) SHRUBS PER REQUIRED TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF AREA DESIGNATED OR USED ON A DAILY BASIS FOR PARKING.

38 PARKING SPOTS = 8 SHRUBS, 4 SHADE TREE OR 8 ORNAMENTAL TREE

ADDITIONAL NOTES:
TOPSOIL REQUIREMENTS:
48" DEPTH FOR ALL TREES
24" DEPTH FOR SHRUBS AND GRASSES
12" DEPTH FOR PERENNIALS AND GROUNDCOVERS
NOTE: REFER TO CIVIL FOR BIO SOIL DEPTHS

MULCH AND STONE:
3" MULCH DEPTH, SHREDDED BROWN HARDWOOD MULCH. TREES TO RECEIVE A 4' DIAMETER MULCH RING.

STONE BED TO BE 6" DEPTH. STONE SIZE TO BE 2.25" TO 3". STONE TO BE DURABLE AND SOURCED LOCALLY, WASHED AND CLEAN OF ALL FOREIGN SUBSTANCES. FINAL GRADE OF STONE SHALL BE FLUSH WITH ADJACENT SIDEWALKS.

TOTAL MULCH: +/- 1,127 S.F.
TOTAL ROCK: +/- 1,802 S.F.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
TREES						
	ACER RUBRUM 'PNI 0268' / OCTOBER GLORY® RED MAPLE	2" CAL.	B&B		4	STRONG CENTRAL LEADER
	CORNUS KOUSA / KOUSA DOGWOOD	8` HT.	B&B		1	MULTI-STEMMED. SYMMETRICAL.
	QUERCUS LYRATA `HOPEULIKIT` / MARQUEE® OVERCUP OAK	3" CAL.	B&B		5	STRONG CENTRAL LEADER. 12-14' HT. AT INSTALLATION.
SHRUBS						
	DISTYLIUM X 'PIIDIST-V' / FIRST EDITIONS® CINNAMON GIRL® DISTYLIUM	3 GAL.	POT		12	FULL; COMPACT.18-24" HT. AT INSTALLATION.
	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	3 GAL.	POT		8	DENSE. 18" - 21" HEIGHT.
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
SOD/SEED						
	CYNODON DACTYLON X TRANSVAALENSIS 'LATITUDE 36' / LATITUDE 36 BERMUDAGRASS	---			20,654 SF	OR APPROVED EQUAL.

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EDWARD HICKS LANNOM IV REGISTERED AGRICULTURE LICENSE NO. LANDSCAPE ARCHITECT
08/02/2024

PROPOSED SBUX
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
EHL	EHL	SPJ

AUGUST 2, 2024

LANDSCAPE PLAN

L1-00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

LANDSCAPE SPECIFICATIONS

GENERAL

THE WORK EMBRACED BY THESE SPECIFICATIONS IS MEANT TO INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO FULLY PERFORM THE WORK, INCLUDING SOIL PREPARATION.

PREPARATION OF PLANT AREAS

PROTECTION OF EXISTING PROPERTY

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO DETERMINE AND/OR VERIFY THE LOCATION OF EXISTING PIPE LINES AND UTILITIES OF EVERY TYPE BELOW, ON OR ABOVE GROUND WHICH MAY INTERFERE WITH HIS OPERATIONS. HE SHALL ENTER INTO THE CONTRACT IN FULL UNDERSTANDING OF THE CONDITIONS THAT MAY BE ENCOUNTERED AND HIS RESPONSIBILITY IN CONNECTION THEREWITH. UPON AWARD OF THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL INFORM THE PROJECT ENGINEER OF ANY SUCH UTILITIES AND STRUCTURES THAT HIS PLAN OF OPERATIONS MAY AFFECT IN SUFFICIENT TIME TO ARRANGE FOR THE WORK OF REMOVING, RELOCATING, OR RECONSTRUCTING AS MAY BE NECESSARY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF EXISTING IMPROVEMENTS, INCLUDING NECESSARY REMOVAL AND STORAGE OF SUCH IMPROVEMENTS, AND SUBSEQUENT REPLACEMENT TO MAINTAIN TO THE FULLEST EXTENT POSSIBLE THE UNDISTURBED CONDITION.

ALL EXISTING PIPES, POLES, WIRES, CABLE, FENCES, PROPERTY LINE MARKERS, AND OTHER STRUCTURES, WHICH MUST BE PRESERVED IN PLACE WITHOUT BEING TEMPORARILY OR PERMANENTLY RELOCATED, SHALL BE CAREFULLY SUPPORTED AND PROTECTED FROM DAMAGE BY THE LANDSCAPE CONTRACTOR. SHOULD SUCH ITEMS BE DAMAGED, THEY SHALL BE RESTORED BY THEIR RESPECTIVE OWNER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR TO AT LEAST AS GOOD CONDITION AS THAT IN WHICH THEY WERE FOUND IMMEDIATELY BEFORE THE WORK WAS BEGUN. BENCH MARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED, AND IF DISTURBED OR DESTROYED, SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE PROJECT ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

ON PAVED SURFACES THE LANDSCAPE CONTRACTOR SHALL NOT USE OR OPERATE TRACTORS, BULLDOZERS, OR OTHER POWER-OPERATED EQUIPMENT WHICH WOULD DAMAGE SUCH SURFACES. ALL SURFACES WHICH HAVE BEEN DAMAGED BY THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY BEFORE WORK WAS BEGUN. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

REMOVAL OF EXISTING TREES

EXISTING TREES IN THE PROJECT AREA DESIGNATED TO BE RELOCATED SHALL BE FULLY PROTECTED FROM INJURY BY THE LANDSCAPE CONTRACTOR AND SHALL BE REMOVED BY HIM PRIOR TO INITIATION OF ANY SITE WORK BY OTHER CONTRACTORS ASSOCIATED WITH THE JOB. AS THIS WORK WILL HAVE TO BE UNDERTAKEN PRIOR TO THE ACTUAL INITIATION OF THE SITE WORK, THE LANDSCAPE CONTRACTOR WILL BE STRICTLY BOUND TO THE CALENDAR DAYS LISTED ON THE "NOTICE TO PROCEED". RELOCATED TREES WILL LATER BE TRANSPLANTED UPON COMPLETION OF THE CONSTRUCTION WORK IN ACCORDANCE WITH THE LANDSCAPE PLAN.

CLEARING AND RAKING

ALL TREES, BRUSH, LOGS, SNAGS, LEAVES, SAWDUST, BARK, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND IN PLANTING AREAS, SHALL BE COLLECTED AND SATISFACTORILY DISPOSED OF ON-SITE. ALL SUCH MATERIAL AT PRO- POSED TREE LOCATIONS SHALL BE REMOVED TO A DEPTH OF ONE FOOT BELOW BOTTOM OF PROPOSED TREE PIT. ALL STUMPS, INCLUDING THE MAJOR ROOT SYSTEMS, SHALL BE REMOVED AND THE AREA GRUBBED.

WHERE EXCAVATION FOR PROPOSED TREES IS DONE WITHIN THE AREAS TO BE CLEARED AND RAKED, ALL STUMPS AND ROOTS OVER 2-INCHES IN DIAMETER AND DELETERIOUS MATERIAL THEREBY EXPOSED SHALL BE REMOVED TO A DEPTH OF ONE FOOT BELOW THE EXCAVATED TREE PIT.

STRIPPING TOPSOIL

TOPSOIL SUITABLE FOR FINAL PLANTING BACKFILL MAY BE STRIPPED AND STOCKPILED IN SUITABLE AREAS FOR REUSE FOR SUCH PURPOSES BY THE LANDSCAPE CONTRACTOR.

SILTATION AND EROSION

THE LANDSCAPE CONTRACTOR SHALL TAKE STEPS AND MAKE SUITABLE PROVISIONS TO MINIMIZE SILTATION AND EROSION WHICH MAY RESULT DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS DURING THE COURSE OF HIS WORK.

DISPOSITION OF DEBRIS

DEBRIS RESULTING FROM THE LANDSCAPE WORK SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL AND SHALL NOT BE LEFT UNTIL THE COMPLETION OF THE CONTRACT.

BURNING OF DEBRIS WILL NOT BE PERMITTED.

EXCESS MATERIAL

EXCESS EXCAVATED MATERIAL EXTRACTED FROM TREE PITS AND NOT SUITABLE FOR REUSE AS BACKFILL SHALL BE IMMEDIATELY DISPOSED OF AT LOCATIONS PROVIDED. SUITABLE MATERIAL SHALL BE SPREAD AND GRADED IN SUCH A MANNER AS TO DRAIN PROPERLY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLANS FOR THE JOB.

PLANTING

SCOPE

THE EXTENT OF THE WORK SHALL INCLUDE PROVISION OF PLANT MATERIAL AND ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE OPERATIONS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREINAFTER, AND INCLUDING GUARANTEES COVERING AND REPLACEMENT OF ALL PLANT MATERIALS DAMAGED OR DESTROYED DURING THE COURSE OF WORK AND THE GUARANTEE PERIOD.

GENERAL REQUIREMENTS

THE TOP OF PLANT PITS (BOTTOM OF SAUCERS) WHEN COMPLETED AND SETTLED SHALL EITHER BE LEVEL OR UNIFORMLY SLOPED TO POINTS NO HIGHER OR LOWER THAN TWO (2) INCHES FROM THE ADJACENT FINISH GRADE.

NOMENCLATURE: CONFORM TO THE NAMES GIVEN IN STANDARDIZED PLANT NAMES, 1974 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE.

QUALITY: PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES. PLANTS SHALL BE HEAVILY BRANCHED AND HEAVILY LEAFED. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWING UNDER THE SAME CLIMATIC CONDITIONS AS THE JONESBOROUGH, TN. AREA FOR AT LEAST TWO (2) YEARS PRIOR TO INSTALLATION OF THIS JOB. REQUIREMENTS FOR THE SIZE (HEIGHT) OF PLANTS IN THE PLANT LIST GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN STANDARD FOR NURSERY STOCK.

PRODUCT STORAGE AND HANDLING

PRODUCT SHIPPING: SHIPPING OF PLANT MATERIAL SHALL BE UNDERTAKEN ON TEMPERATE DAYS WITH THE HIGH TEMPERATURE NOT TO EXCEED EIGHTY (80) DEGREES F DURING PERIODS OF TRUCKAGE.

ALL PLANTS SHALL BE TRANSPORTED AND HANDLED WITH UTMOST CARE TO IN- SURE ADEQUATE PROTECTION AGAINST INJURY AND SHALL BE PROTECTED FROM PROLONGED EXPOSURE TO HEAT OR HIGH WINDS WHILE IN ROUTE OR AWAITING INSTALLATION.

TEMPORARY STORAGE: INSOFAR AS IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE JOB SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE LANDSCAPE CONTRACTOR SHALL PROTECT THE STOCK NOT PLANTED.

PROTECT PLANTS AT ALL TIMES FROM THE SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIALS AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE (3) DAYS AFTER DELIVERY.

PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPED AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED WITH SUPPORT TO THE BOTTOM OF THE ROOT ZONE.

INSTALLATION

TIME OF PLANTING: PLANTING OPERATIONS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE SCHEDULE DETERMINED BY THE PROJECT ENGINEER.

THEREAFTER, PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS. AT THE CONTRACTOR'S OPTION AND UNDER HIS FULL RESPONSIBILITY, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS WITHOUT ADDITIONAL COMPENSATION.

PLANTING PATTERN: PLANTING GROUPINGS ARE TO BE LOCATED AS INDICATED ON THE PLANS.

PLANTINGS SHALL BE LOCATED WHERE THEY ARE SHOWN ON THE PLANS EXCEPT WHERE UNFORESEEN OBSTRUCTIONS OVERHEAD OR BELOW GROUND ARE ENCOUNTERED OR WHERE OTHER AUTHORIZED CHANGES BY THE PROJECT ENGINEER ARE MADE. PRIOR TO EXCAVATION OF PLANTING AREAS OR PLANT PITS, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF UTILITY LINES, CABLES AND CONDUITS SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE CONDITIONS. SHOULD OBSTRUCTIONS BE FOUND, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ENGINEER WHO WILL ARRANGE TO RELOCATE THE PLANT MATERIAL.

PRUNING: ABOVE-GROUND PRUNING: ALL PLANTS SHALL BE NEATLY PRUNED AND/OR CLIPPED TO PRESERVE THE NATURAL CHARACTERISTICS OF THE SPECIES, AND IN A MANNER APPROPRIATE TO THE PARTICULAR REQUIREMENTS OF THE PLANT. NO PLANTS SHALL BE PRUNED PRIOR TO DELIVERY TO THE JOB SITE. BROKEN OR BADLY DAMAGED BRANCHES SHALL BE CLEANLY REMOVED BOTH PRIOR TO AND AFTER INSTALLATION, UNLESS DAMAGE OCCURRING TO THE PLANT DURING INSTALLATION, IN THE JUDGEMENT OF THE PROJECT ENGINEER, WARRANTS THE PLANT'S REPLACEMENT.

ROOT PRUNING: ROOT PRUNING SHALL BE UNDERTAKEN WITH EXTREME CARE. NO ROOT PRUNING SHALL OCCUR PRIOR TO ARRIVAL OF PLANT MATERIAL ON THE JOB SITE. IF DIRECTED BY THE PROJECT ENGINEER, PRUNING OF THE ROOT SYSTEM SHOULD BE UNDERTAKEN CLEANLY, REMOVING DELETERIOUS ROOT MATERIAL PRIOR TO PLACEMENT IN THE PLANT PIT.

SETTING PLANTS: PROPOSED PLANT PITS SHALL BE POSITIVELY IDENTIFIED PRIOR TO DIGGING AND SHOULD BE MARKED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF HIMSELF, OR IN THE CASE OF A DISPUTE, THE PROJECT ENGINEER. EACH PLANT SHALL BE SET ONE (1) TO A HOLE AS SPECIFIED. ALL HOLES SHALL BE DUG AS INDICATED BY THE DETAILS WITH STRAIGHT VERTICAL SIDES AND TOPSOIL CROWNED AT THE BOTTOMS AND TAMPED TO A MINUMUM OF SIX (6) INCHES TO REDUCE POSSIBLE SETTLEMENT. THE HEIGHT AND WIDTH OF THE PLANT PIT SHALL BE A MINIMUM OF ONE AND ONE-HALF (1-1/2) TIMES LARGER THAN THE PRUNED ROOT WAS JUST PRIOR TO INSTALLATION. THE TAMPED CROWN SHALL BE ADJUSTED IN HEIGHT TO ALLOW THE PLANT TO BE INSTALLED TO THE GRADE (BOTTOM OF SAUCER) AT WHICH IT GREW AT THE NURSERY; HOWEVER, THE CROWN SHALL BE NO LOWER THAN SIX (6) INCHES.

INSPECTION: NO PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR UNTIL IT IS INSPECTED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.

BACKFILLING

USE TOPSOIL, FREE FROM ROCKS AND OTHER DEBRIS, AS SHALL BE FOUND ON THE PROJECT SITE, OR AS IS NEEDED FROM OFF-SITE SOURCES. EXISTING SUBSOIL UNACCEPTABLE FOR BACKFILL IS TO BE RAKED BY THE CONTRACTOR TO ACHIEVE GRADE OF SURROUNDING AREA ADJACENT TO THE PLANT PIT. PLANT PITS SHALL BE BACKFILLED CAREFULLY TO FILL ALL VOIDS AND TO AVOID BREAKING OR BRUISING OF ROOTS. TAMP BACKFILL FIRM TO PREVENT SETTLEMENT. WHEN PIT IS NEARLY FILLED, WATER THOROUGHLY AND ALLOW WATER TO SOAK AWAY. IF SETTLING OF THE BACKFILL OCCURS AFTER WATERING, ADD MORE BACKFILL TO BRING TO FINISH GRADE. AFTER COMPLETION OF BACKFILLING, UTILIZE SURROUNDING TOPSOIL OUTSIDE THE AREA EXCAVATED FOR THE PLANT PIT TO FORM AN EARTHEN SAUCER AROUND SAID EXCAVATION AREA. EARTH SAUCER SHOULD BE TAMPED IN PLACE TO ACHIEVE A MINIMUM HEIGHT ABOVE THE ADJACENT GRADE OF SIX (6) INCHES. PLANTING MIXTURE SHALL BE FOUR (4) PARTS TOPSOIL AND ONE (1) PART APPROVED COMMERCIAL HORTICULTURAL PEAT MOSS.

GUYING

GUYING: TREES OVER SEVEN (7) FEET IN HEIGHT SHALL, IMMEDIATELY AFTER BEING SET TO PROPER GRADE, BE STAKED IN THE MANNER DETAILED. WIRES SHALL BE PROTECTED FROM DIRECT CONTACT WITH TREE TRUNKS BY A RUBBER HOSE SLEEVE INSTALLED AS SHOWN ON THE DETAILS. STAKING SHALL BE UNDERTAKEN AS SHOWN ON THE DRAWINGS UTILIZING 2" X 2" HARDWOOD LUMBER.

MULCHING

AFTER PLANTING HAS BEEN APPROVED BY THE PROJECT ENGINEER, A LAYER OF HARDWOOD MULCH THREE INCHES (3") THICK SHALL BE PLACED ON THE FINISH- ED GRADE ABOUT ALL PLANTS. THE BOUNDARIES OF MULCH AROUND TREES SHALL BE SIX INCHES (6") GREATER IN DIAMETER THAN THAT OF THE HOLE. ALL SHRUB BEDS SHALL BE COMPLETELY COVERED WITH A SIMILAR MATERIAL, NEATLY FORMING AN IMAGINARY TANGENT LINE TOUCHING THE OUTSIDE MATURE DIAMETER OF SHRUBS AS INDICATED ON THE PLANS.

ALTERNATELY:

A LAYER OF SMOOTH RIVER STONE - STONE SIZE RANGE: 2"-6". INSTALL COMMERCIAL GRADE 3 OZ. MIN. WEED BARRIER FABRIC UNDER STONE. STONE SHALL BE PLACED ON THE FINISHED GRADE AROUND ALL PLANTS A MINIMUM OF 3" THICK. THE BOUNDARIES OF STONE AROUND TREES SHALL BE SIX INCHES (6") GREATER IN DIAMETER THAN THAT OF THE HOLE. ALL SHRUB BEDS SHALL BE COMPLETELY COVERED WITH A SIMILAR MATERIAL, NEATLY FORMING AN IMAGINARY TANGENT LINE TOUCHING THE OUTSIDE MATURE DIAMETER OF SHRUBS AS INDICATED ON THE PLANS.

HERBICIDE

USE LOCALLY RECOMMENDED HERBICIDE IN ACCORDANCE WITH INSTRUCTIONS ON THE MANUFACTURER'S LABEL.

MAINTENANCE, INSPECTION, GUARANTEES AND REPLACEMENTS

THE CONTRACTOR SHALL REVIEW AND APPROVE THE MAINTENANCE, INCLUDING WATERING, WEEDING AND CULTIVATING, UPON COMPLETION OF PLANTING.

THE LANDSCAPE CONTRACTOR'S LUMP SUM PRICE SHALL INCLUDE MAINTENANCE OF THE JOB IN ACCORDANCE WITH THE ATTACHED MAINTENANCE SCHEDULE FOR THE TWELVE (12) MONTH GUARANTEE PERIOD.

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR RESETTING OF ANY PLANTS TO AN UPRIGHT POSITION OR TO PROPER GRADE, AND FOR THE REMOVAL AND REPLACEMENT OF ANY DEAD PLANT MATERIAL.

GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE (12) MONTH PERIOD. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL (12) MONTHS FROM THE DATE THEY ARE RESET.

INSPECTION FOR BEGINNING THE GUARANTEE PERIOD: INSPECTION OF THE PLANTING WORK TO DETERMINE ITS COMPLETION FOR BEGINNING THE GUARANTEE PERIOD WILL BE MADE BY THE PROJECT ENGINEER UPON NOTICE REQUESTING SUCH INSPECTION BY THE LANDSCAPE CONTRACTOR AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED DATE. ALL PLANTING MUST BE ALIVE AND HEALTHY IN ORDER TO BE CONSIDERED COMPLETE.

FINAL INSPECTION AND REPLACEMENT: INSPECTION OF THE PLANTING TO DETERMINE ITS FINAL ACCEPTANCE WILL BE MADE AT THE CONCLUSION OF THE GUARANTEE PERIOD BY THE OWNER. NO PLANTS WILL BE ACCEPTED UNLESS THEY ARE ALIVE AND HEALTHY. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR, IN THE OPINION OF THE PROJECT ENGINEER OR OWNER, IN AN UNHEALTHY CONDITION, AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. THE COST OF SUCH REPLACEMENT(S) SHALL BE BORNE BY THE LANDSCAPE CONTRACTOR AND SHALL BE INCLUDED IN HIS CONTRACT PRICE.

GRASS AREAS

LAYING OF SOD: BEFORE THE SOD IS LAID, ALL SOFT SPOTS AND INEQUALITIES IN GRADE SHALL BE CORRECTED. FERTILIZER SPREAD SHALL BE RAKED IN. SOD SHALL BE LAID SO THAT NO VOIDS OCCUR, TAMPED OR ROLLED AND THEN THOROUGHLY WATERED. THE COMPLETE SODDED SURFACE SHALL BE TRUE TO FINISHED GRADE, EVEN AND FIRM AT ALL POINTS. SODDING SHALL BE DONE ONLY WITHIN THE SEASONS EXTENDING FROM MARCH 1ST TO MAY 15TH AND FROM SEPTEMBER 1ST TO OCTOBER 15TH, UNLESS OTHER SEASONS MAY BE APPROVED BY THE OWNER.

SOD ON SLOPES: SOD ON SLOPES 2 TO 1 OR STEEPER SHALL BE HELD IN PLACE BY WOODEN PINS ABOUT 1-INCH SQUARE AND ABOUT 6-INCHES LONG DRIVEN THROUGH THE SOD INTO THE SOIL UNTIL THEY ARE FLUSH WITH THE TOP OF THE SOD, OR BY OTHER APPROVED METHODS FOR HOLDING THE SOD IN PLACE.

SOD SHALL BE AT LEAST 70% BLUEGRASS, STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. IT SHALL BE MOWED TO A HEIGHT NOT TO EXCEED 3" BEFORE LIFTING, AND SHALL BE OF UNIFORM THICKNESS WITH NOT OVER 1-1/2" OR LESS THAN 1" OF SOIL.

SOWING OF SEED: IMMEDIATELY BEFORE ANY SEED IS TO BE SOWN, THE GROUND SHALL BE SCARIFIED AS NECESSARY, AND SHALL BE RAKED UNTIL THE SURFACE IS SMOOTH, FRIABLE AND OF UNIFORMLY FINE TEXTURE. LAWN AREAS SHALL BE SEEDED EVENLY WITH A MECHANICAL SPREADER AT THE RATE OF 10 POUNDS PER 1,000 SQUARE FEET OF AREA, LIGHTLY RAKED, ROLLED WITH A 200-POUND ROLLER AND WATERED WITH A FINE SPRAY. THE METHOD OF SEEDING MAY BE VARIED AT THE DISCRETION OF THE CONTRACTOR ON HIS OWN RESPONSIBILITY TO ESTABLISH A SMOOTH, UNIFORM TURF COMPOSED OF THE GRASSES SPECIFIED. THE SOWING OF SEED SHALL BE DONE ONLY WITHIN THE SEASON EXTENDING FROM MARCH 1ST TO MAY 15TH AND FROM SEPTEMBER 1ST TO OCTOBER 15TH, UNLESS OTHER SEASONS MAY BE APPROVED BY THE OWNER.

GRASS SEED: GRASS SEED FOR LAWN AREAS SHALL BE THE FOLLOWING MIXTURE:

KENTUCKY 31 FESCUE	65%	CREEPING RED FESCUE	10%
RED TOP	10%	PERENNIAL RYEGRASS	10%
WHITE DUTCH CLOVER	5%		

FERTILIZER: PRIOR TO SEEDING, MIX COMMERCIAL FERTILIZER HAVING A FORMULA OF 8-16-16 INTO THE SEEDBED AT THE RATE OF 12 POUNDS PER 1,000 SQUARE FEET. NOTE THAT THIS FERTILIZER HAS A 1-2-2, OR LOW NITROGEN N-P-K RATIO, WHICH SHOULD BE MAINTAINED. IF SEED IS SOWN BY THE HYDROSEEDER, THE FERTILIZER MAY BE PLACED IN THE TANK WITH THE SEED.

MULCHING: ALL SEEDED AREAS ARE TO BE MULCHED WITH CONWED HYDRO MULCH, SILVA-FIBER, OR EQUAL, AS SPECIFIED UNDER PRODUCTS. MULCH SHALL BE APPLIED AT THE RATE OF 1,500 POUNDS PER ACRE. IT MAY BE APPLIED WITH HYDRAULIC MULCHING EQUIPMENT OR MAY BE ADDED TO THE WATER SLURRY IN A HYDRAULIC SEEDER AND AND SEEDING AND MULCHING COMBINED IN ONE OPERATION. STRAW, APPLIED AT A RATE OF TWO BALES PER 1,000 SQUARE FEET, CAN SERVE AS AN ALTERNATIVE TO THE FOREGOING MECHANICAL MULCHING PROCEDURES.

EROSION CONTROLLING: FOLLOWING THE SEEDING AND MULCHING AS SPECIFIED ABOVE, THE APPROVED EROSION CONTROL NETTING SHALL BE PLACED OVER ALL AREAS HAVING A SLOPE OF 3 TO 1 OR GREATER. EROSION CONTROL NETTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

CLEAN-UP: ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO PAVED AREAS BY HAULING OPERATIONS OR OTHERWISE SHALL BE REMOVED PROMPTLY, KEEPING THESE AREAS CLEAN AT ALL TIMES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONE AND DEBRIS WHICH HAVE NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE OR DISPOSED OF AS DIRECTED BY THE OWNER. ALL LAWNS AND PLANTING AREAS SHALL BE PRE- PARED FOR FINAL INSPECTION.

OTHER WORK: THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS ACTIVITIES OR THOSE OF HIS SUBCONTRACTORS, SUCH AS THE STORAGE OF TOPSOIL OR OTHER MATERIALS, OPERATIONS OR EQUIPMENT, OR OTHER USAGES TO ALL ON-SITE AREAS OUTSIDE THE CONTRACT LIMITS. SUCH REPAIR OPERATIONS SHALL INCLUDE ANY REGRADING, SEEDING OR OTHER WORK NECESSARY TO RESTORE SUCH AREAS TO AN ACCEPTABLE CONDITION.

ONE-YEAR MAINTENANCE SCHEDULE

WATER ALL PLANT MATERIAL ON A BI-WEEKLY BASIS OR AS NEEDED TO INSURE PROPER PLANT GROWTH. ASSUME NO IRRIGATION SYSTEM WILL BE PROVIDED.

WEED AND CULTIVATE PLANT BEDS AS NECESSARY TO MAINTAIN A NEAT AND CLEAN APPEARANCE.

PRUNE ALL PLANT MATERIAL AS NEEDED IN ACCORDANCE WITH THE PARTICULAR REQUIREMENTS OF THE PLANT.

SPRAYING OF INSECTICIDE AND FUNGICIDES IN ACCORDANCE TO THE PRESCRIBED TIMES TO INSURE HEALTHY PLANT GROWTH.

MOWING OF ALL GRASS AREAS, ONCE ESTABLISHED, BOTH SEEDED AND SODDED, AS SHOWN ON THE LANDSCAPE PLAN. MOWING IS TO TAKE PLACE ON A BI-WEEKLY BASIS DURING HEAVY GROWING SEASONS AND AS NEEDED IN OFF SEASONAL PERIODS, TO MAINTAIN A NEAT APPEARANCE.

REMULCH AREAS WHERE NEEDED, TO MAINTAIN A CONSISTENT 3" DEPTH.

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Bowman
205 Van Buren Street, Suite 120, Nashville, TN 37208
Phone: (615) 848-2701 | www.bowman.com
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EDWARD HICKS LANNOM IV
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
08/02/2024

PROPOSED SBUX
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
EHL	EHL	SPJ

AUGUST 2, 2024

LANDSCAPE NOTES

L1-01

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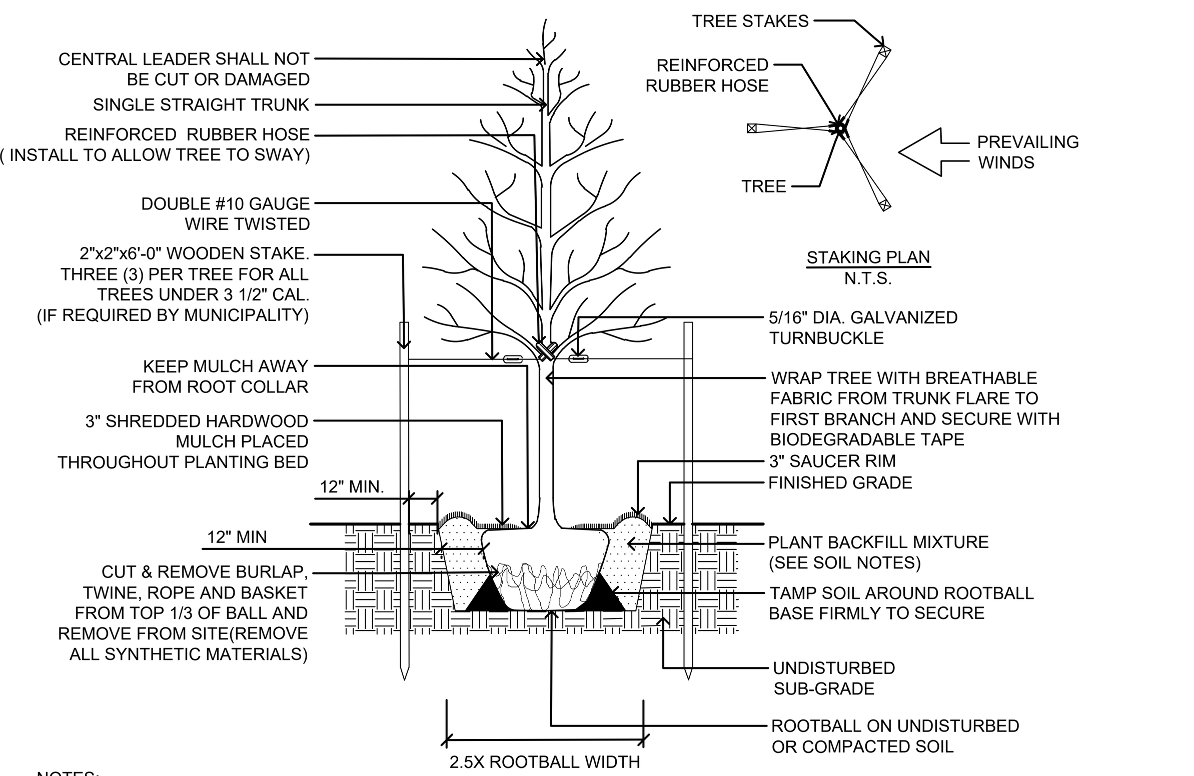
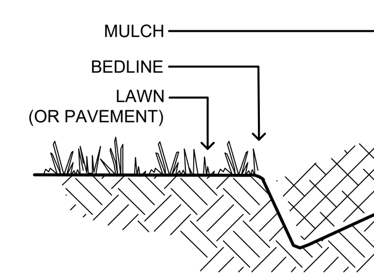


NOTES:
1. AT PLANTING, PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES WHILE MAINTAINING NORMAL TREE SHAPE.
2. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
3. TOP OF ROOTBALL SHALL BE SET 2" ABOVE GRADE. TRUNK FLARE SHALL BE VISIBLE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
4. ALL TREE STAKING SHALL BE INSTALLED ONLY IF REQUIRED BY LOCAL MUNICIPAL REQUIREMENTS.
5. IF/WHEN INSTALLED, ALL TREE STAKING SHALL BE REMOVED AFTER ONE YEAR.
6. ENSURE ROOT FLARE IS VISIBLE. NO SOIL OR MULCH TO TOUCH CROWN OR TRUNK.

DECIDUOUS TREE PLANTING

N.T.S.



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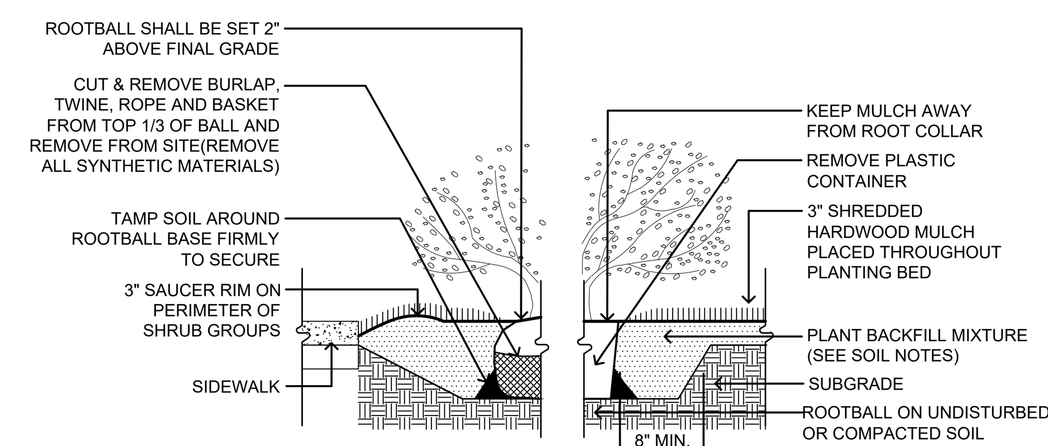
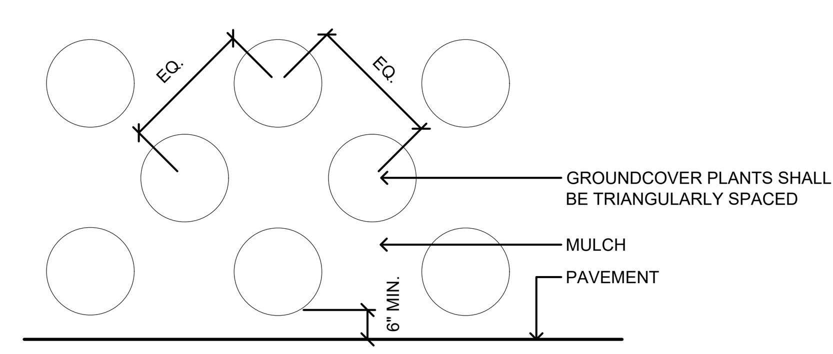


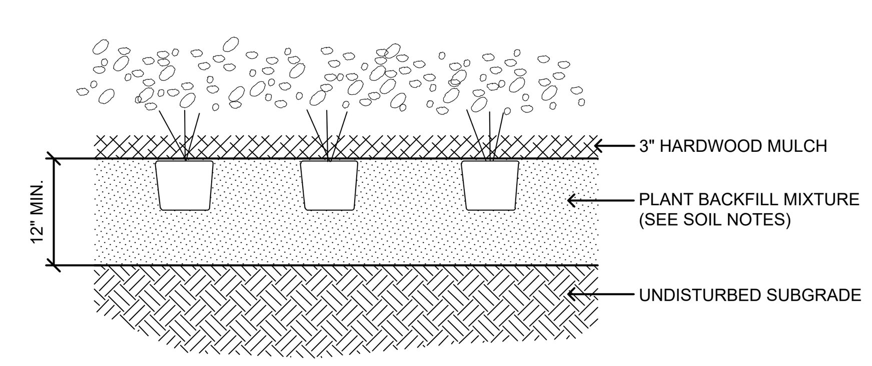
NOTES:
1. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
2. TOP OF ROOTBALL SHALL BE SET FLUSH TO GRADE. TRUNK FLARE SHALL BE VISIBLE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
3. IF SHRUB IS IN LEAF APPLY WILT-PROOF, OR EQUAL AS PER MANUFACTURERS RECOMMENDATION.

SHRUB PLANTING

N.T.S.



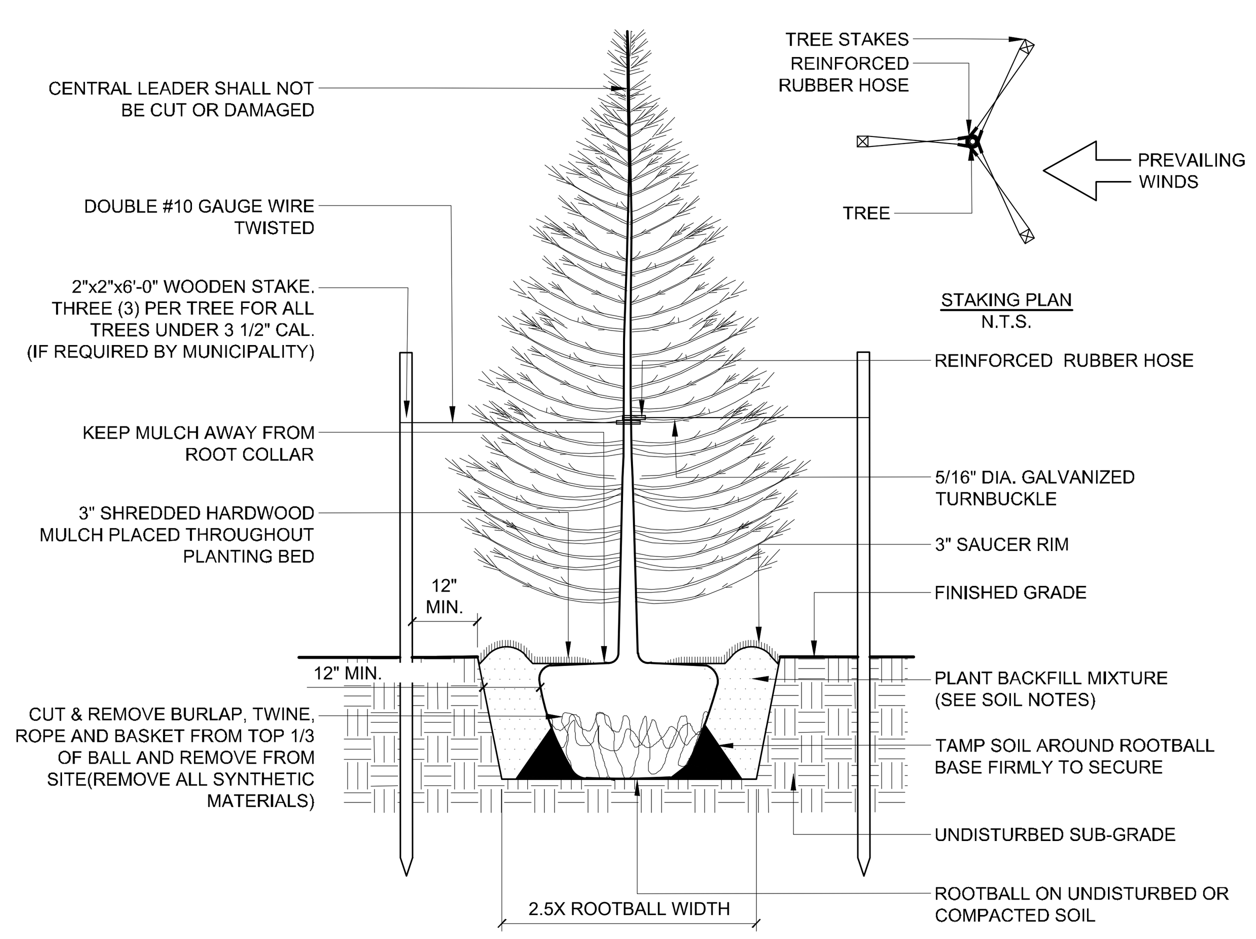
PLAN



SECTION

PERENNIAL/GROUNDCOVER PLANTING

N.T.S.



NOTES:
1. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
2. TOP OF ROOTBALL SHALL BE SET 2" ABOVE GRADE. TRUNK FLARE SHALL BE VISIBLE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
3. ALL TREE STAKING SHALL BE INSTALLED ONLY IF REQUIRED BY LOCAL MUNICIPAL REQUIREMENTS.
4. IF/WHEN INSTALLED, ALL TREE STAKING SHALL BE REMOVED AFTER ONE YEAR.
5. ENSURE ROOT FLARE IS VISIBLE. NO SOIL OR MULCH TO TOUCH CROWN OR TRUNK.

EVERGREEN TREE PLANTING

N.T.S.

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

GENERAL LANDSCAPE PLANTING NOTES

1. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE LANDSCAPE ARCHITECT IN REFERENCE TO ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. CONTRACTOR SHALL COORDINATE ALL PLANTING INSPECTIONS AND APPROVALS WITH APPLICABLE MUNICIPAL OFFICIALS.
3. THE CONTRACTOR SHALL ENSURE THAT WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
4. IN THE EVENT OF VARIATION BETWEEN WRITTEN QUANTITIES AND QUANTITIES SHOWN ON THE PLAN, THE PLANS SHALL TAKE PRECEDENCE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
5. NAMES OF PLANTS AS DESCRIBED ON THE LANDSCAPE PLANTING PLAN SHALL CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", LATEST EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
6. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD.
7. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). TREES SHALL BE NURSERY-GROWN, FREE OF DISEASE, SUBSTANTIALLY UNIFORM IN SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS.
8. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR ENGINEER.
9. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
10. PLANT SUBSTITUTIONS SHALL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT RELATIVE TO SIZE, SPECIES AND VARIETY. ALL PLANT MATERIAL SHALL BE TO TRUE SPECIES, VARIETY, AND SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. WRITTEN PROOF OF UNAVAILABLE PLANT MATERIAL MUST BE DOCUMENTED.
11. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS.
12. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING/SODDING AS SPECIFIED, SHALL BE COVERED BY A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
13. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
14. ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL DEPTHS IN ACCORDANCE WITH THE TOPSOIL NOTES PRIOR TO PLANTING ACTIVITIES.
15. DELIVERY, STORAGE, AND HANDLING
    A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT THE SITE.
    B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER. DO NOT BEND OR BIND-TIE TREES AND SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
    C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 1/3 INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN MULTIPLE LOCATIONS.
    D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
16. TRANSPLANTING:
    A. TRANSPLANTING SHALL CONFORM TO ANSI STANDARDS.
    B. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
    C. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
    D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
    E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
    F. IF TRANSPLANTS DIE, SHRUBS LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND.
17. BULBS SHALL BE PLANTED IN ACCORDANCE WITH SECTION 11 OF THE ANLA STANDARDS.
18. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE AS INDICATED ON THE DOCUMENTS.
19. ALL TREE STAKES AND WIRES WILL BE REMOVED BY THE APPLICANT AFTER ONE (1) YEAR FROM THE DATE OF INSTALLATION.
20. VEGETATION PROPOSED AMONG EXISTING VEGETATION IS TO BE PLANTED TO AVOID DAMAGE TO THE EXISTING VEGETATION.
21. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7' ABOVE GRADE.
22. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, ENGINEER, OR OWNER.
23. ALL PLANTING BEDS SHALL RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH WITH WEED INHIBITING FABRIC BENEATH.
24. PLANT MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
25. UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE MEETING OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR ENGINEER OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
26. ALL TREES SHALL BE GUARANTEED FOR 24 MONTHS FROM TO DATE OF ACCEPTANCE. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR 24 MONTHS FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
27. PLANTING DATES:
    A. SPRING DIGGING: SPRING DIGGING OF PLANT MATERIALS MAY COMMENCE AS SOON AS THE GROUND HAS THAWED, AND WEATHER CONDITIONS MAKE IT PRACTICABLE TO DIG AT THE NURSERY.
    A.A. DECIDUOUS PLANTS SHALL NOT BE DUG AFTER THEY HAVE LEAFED OUT.
    A.B. BROADLEAF EVERGREENS AND CONIFERS SHALL NOT BE DUG AFTER NEW GROWTH OR CANDLE PUSH IS VISIBLE.
    B. FALL DIGGING: FALL DIGGING OF PLANT MATERIALS MAY COMMENCE AFTER DORMANCY HAS BEGUN AND SHALL CONTINUE UNTIL SUCH TIME AS THE GROUND HAS FROZEN OR WEATHER CONDITIONS MAKE IT IMPRACTICAL TO WORK.
    B.A. FALL DIGGING HAZARDS SHALL CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI) SPECIES AND GUIDELINES.
    C. PLANTING SEASONS: PLANTING SHALL ONLY BE PERFORMED WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE FOR PLANTING THE MATERIAL SPECIFIED, IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE, APPROVAL OF THE LANDSCAPE ARCHITECT, AND TO MAINTAIN THE CONTRACTOR'S GUARANTEE.
28. TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL IN THE FIELD, AT THE GROWING LOCATION, OR AT THE JOB SITE AT ANY TIME DURING THE PROJECT.

COORDINATION:
1. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING CONTRACTOR (WHEN / WHERE APPLICABLE) REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE THREE (3) DAYS PRIOR TO ANY EXCAVATION. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT UTILITIES ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE OF UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.
4. PROPOSED VEGETATION WITHIN RIPARIAN BUFFERS AND WETLAND BUFFERS IS TO BE PLANTED ENTIRELY BY HAND. NO REPLANTING IS TO OCCUR UNTIL APPROVAL IS RECEIVED BY THE REVIEW AGENCY.

INSTALLATION:
5. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
6. DURING PLANTING OPERATIONS EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
7. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.

MAINTENANCE:
8. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES: WATERING. PRUNING, FERTILIZING, WEEDING, MULCHING, REPLACEMENT OF DISEASED OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF PLANTS.

Bowman
205 Van Buren Street, Suite 126, Nashville, TN 37208
Phone: (615) 649 - 7610 | www.bowman.com
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08/02/2024

PROPOSED SBUX
V3 REALTY
EAST JACKSON BOULEVARD
JONESBOROUGH, TN

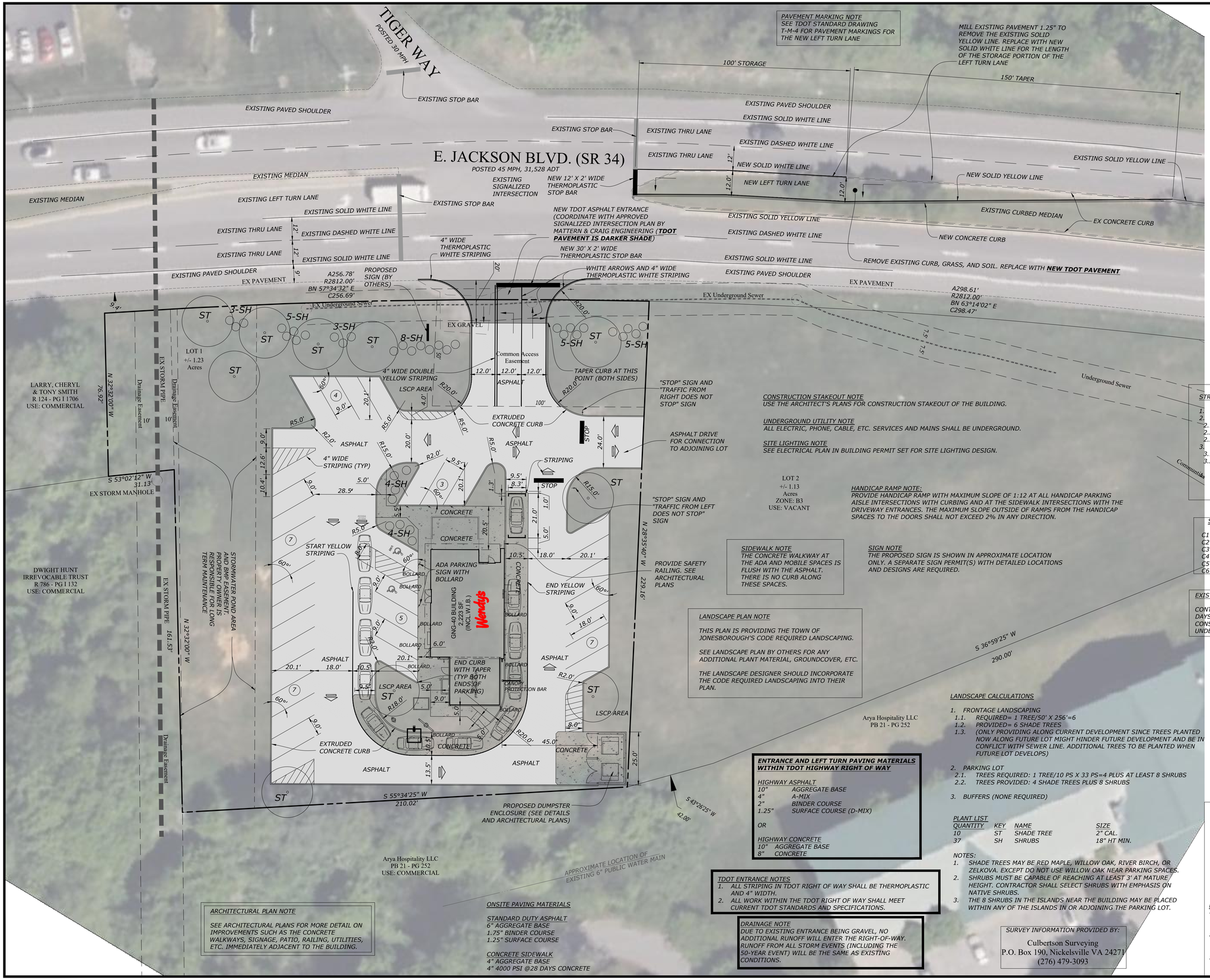
PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
EHL	EHL	SPJ

AUGUST 2, 2024

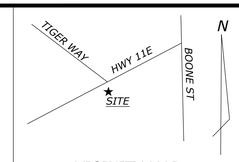
LANDSCAPE DETAILS

L1-02



PAVEMENT MARKING NOTE
SEE TDOT STANDARD DRAWING T-M-4 FOR PAVEMENT MARKINGS FOR THE NEW LEFT TURN LANE

MILL EXISTING PAVEMENT 1.25" TO REMOVE THE EXISTING SOLID YELLOW LINE. REPLACE WITH NEW SOLID WHITE LINE FOR THE LENGTH OF THE STORAGE PORTION OF THE LEFT TURN LANE



VICINITY MAP

SITE NOTES
1. ZONE: B-4
2. SITE AREA: 1.2 ACRES
3. EXISTING USE: OPEN SPACE
4. PROPOSED USE:
4.1. RESTAURANT
4.1.1. 1000± GFA FOR PATRON USE
4.1.2. 8 EMPLOYEES
5. PARKING
5.1. REQUIRED: 12
5.1.1. 1 PS/100 SF PATRON AREA X 1000 SF=10
5.1.2. 1 PS/ 4 EMPLOYEES X 8=2
5.2. PROVIDED: 34 INCLUDING 2 ADA SPACES
6. SETBACKS:
6.1. FRONT: 30'
6.2. SIDE: 10'
6.3. REAR: 25'
7. PROPERTY INFORMATION: TAX MAP 60, PARCEL 006.02
8. PROPERTY ADDRESS: 376 E. JACKSON BLVD
9. THERE IS NO FEMA FLOODPLAIN ONSITE

CONSTRUCTION STAKEOUT NOTE
USE THE ARCHITECT'S PLANS FOR CONSTRUCTION STAKEOUT OF THE BUILDING.

UNDERGROUND UTILITY NOTE
ALL ELECTRIC, PHONE, CABLE, ETC. SERVICES AND MAINS SHALL BE UNDERGROUND.

SITE LIGHTING NOTE
SEE ELECTRICAL PLAN IN BUILDING PERMIT SET FOR SITE LIGHTING DESIGN.

LOT 2
+/- 1.13
Acres
ZONE: B3
USE: VACANT

HANDICAP RAMP NOTE:
PROVIDE HANDICAP RAMP WITH MAXIMUM SLOPE OF 1:12 AT ALL HANDICAP PARKING AISLE INTERSECTIONS WITH CURBING AND AT THE SIDEWALK INTERSECTIONS WITH THE DRIVEWAY ENTRANCES. THE MAXIMUM SLOPE OUTSIDE OF RAMPS FROM THE HANDICAP SPACES TO THE DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION.

SIDEWALK NOTE
THE CONCRETE WALKWAY AT THE ADA AND MOBILE SPACES IS FLUSH WITH THE ASPHALT. THERE IS NO CURB ALONG THESE SPACES.

SIGN NOTE
THE PROPOSED SIGN IS SHOWN IN APPROXIMATE LOCATION ONLY. A SEPARATE SIGN PERMIT(S) WITH DETAILED LOCATIONS AND DESIGNS ARE REQUIRED.

LANDSCAPE PLAN NOTE

THIS PLAN IS PROVIDING THE TOWN OF JONESBOROUGH'S CODE REQUIRED LANDSCAPING.

SEE LANDSCAPE PLAN BY OTHERS FOR ANY ADDITIONAL PLANT MATERIAL, GROUNDCOVER, ETC.

THE LANDSCAPE DESIGNER SHOULD INCORPORATE THE CODE REQUIRED LANDSCAPING INTO THEIR PLAN.

ENTRANCE AND LEFT TURN PAVING MATERIALS WITHIN TDOT HIGHWAY RIGHT OF WAY

HIGHWAY ASPHALT
10" AGGREGATE BASE
4" A-MIX
2" BINDER COURSE
1.25" SURFACE COURSE (D-MIX)

OR

HIGHWAY CONCRETE
10" AGGREGATE BASE
8" CONCRETE

TDOT ENTRANCE NOTES
1. ALL STRIPING IN TDOT RIGHT OF WAY SHALL BE THERMOPLASTIC AND 4" WIDTH.
2. ALL WORK WITHIN THE TDOT RIGHT OF WAY SHALL MEET CURRENT TDOT STANDARDS AND SPECIFICATIONS.

DRAINAGE NOTE
DUE TO EXISTING ENTRANCE BEING GRAVEL, NO ADDITIONAL RUNOFF WILL ENTER THE RIGHT-OF-WAY. RUNOFF FROM ALL STORM EVENTS (INCLUDING THE 50-YEAR EVENT) WILL BE THE SAME AS EXISTING CONDITIONS.

ARCHITECTURAL PLAN NOTE

SEE ARCHITECTURAL PLANS FOR MORE DETAIL ON IMPROVEMENTS SUCH AS THE CONCRETE WALKWAYS, SIGNAGE, PATIO, RAILING, UTILITIES, ETC. IMMEDIATELY ADJACENT TO THE BUILDING.

ONSITE PAVING MATERIALS

STANDARD DUTY ASPHALT
6" AGGREGATE BASE
1.75" BINDER COURSE
1.25" SURFACE COURSE

CONCRETE SIDEWALK
4" AGGREGATE BASE
4" 4000 PSI @28 DAYS CONCRETE

LANDSCAPE CALCULATIONS

1. FRONTAGE LANDSCAPING
1.1. REQUIRED= 1 TREE/50' X 256'=6
1.2. PROVIDED= 6 SHADE TREES
1.3. (ONLY PROVIDING ALONG CURRENT DEVELOPMENT SINCE TREES PLANTED NOW ALONG FUTURE LOT MIGHT HINDER FUTURE DEVELOPMENT AND BE IN CONFLICT WITH SEWER LINE. ADDITIONAL TREES TO BE PLANTED WHEN FUTURE LOT DEVELOPS)
2. PARKING LOT
2.1. TREES REQUIRED: 1 TREE/10 PS X 33 PS=4 PLUS AT LEAST 8 SHRUBS
2.2. TREES PROVIDED: 4 SHADE TREES PLUS 8 SHRUBS
3. BUFFERS (NONE REQUIRED)

PLANT LIST

QUANTITY	KEY	NAME	SIZE
10	ST	SHADE TREE	2" CAL.
37	SH	SHRUBS	18" HT MIN.

NOTES:
1. SHADE TREES MAY BE RED MAPLE, WILLOW OAK, RIVER BIRCH, OR ZELKOVA. EXCEPT DO NOT USE WILLOW OAK NEAR PARKING SPACES.
2. SHRUBS MUST BE CAPABLE OF REACHING AT LEAST 3' AT MATURE HEIGHT. CONTRACTOR SHALL SELECT SHRUBS WITH EMPHASIS ON NATIVE SHRUBS.
3. THE 8 SHRUBS IN THE ISLANDS NEAR THE BUILDING MAY BE PLACED WITHIN ANY OF THE ISLANDS IN OR ADJOINING THE PARKING LOT.

SURVEY INFORMATION PROVIDED BY:
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

STRIPING NOTES
1. ALL STRIPING IS 4" WIDE.
2. STRIPING COLORS:
2.1. ADA SPACES=YELLOW
2.2. PICKUP SPACES=YELLOW
2.3. OTHER PARKING SPACES=YELLOW
3. PARKING SPACES MARKINGS
3.1. ADA SPACES=YELLOW
3.2. PICKUP SPACES=LIGHT BLUE BACKGROUND WITH WHITE LETTERS
DRIVE AISLE AND DIRECTIONAL=YELLOW

SHEET INDEX

C1 SITE & LANDSCAPE PLAN
C2 GRADING & STORMWATER PLAN
C3 UTILITY PLAN
C4 EROSION & SEDIMENT CONTROL PLAN I
C5 EROSION & SEDIMENT CONTROL PLAN II
C6 DETAILS

EXISTING UNDERGROUND UTILITIES

CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

N
10' 0' 20'

DAVID TODD WOOD
REGISTERED ENGINEER
No. 107278
COMMERCE
STATE OF TENNESSEE
9-5-24

PROFESSIONAL SERVICES NOTES
1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

DTWood Engineering, Inc.
Land Development Design & Consulting
PO Box 4373, Johnson City, Tennessee 37602-4373
423-791-4730 todd@dtwoodengineering.com

NO.	REVISIONS	BY	DATE

SITE AND LANDSCAPE PLAN
WENDY'S-JONESBOROUGH
E. JACKSON BLVD
JONESBOROUGH, TENNESSEE

DATE: 9-5-24

C1

DRAINAGE NOTE
DUE TO EXISTING ENTRANCE BEING GRAVEL, NO ADDITIONAL RUNOFF WILL ENTER THE RIGHT-OF-WAY. RUNOFF FROM ALL STORM EVENTS (INCLUDING THE 50-YEAR EVENT) WILL BE THE SAME AS EXISTING CONDITIONS.

WATER QUALITY BMP NOTE

1. THE APPROVED WATER QUALITY MANAGEMENT PLAN SHALL BE ADHERED TO DURING THE GRADING AND CONSTRUCTION ACTIVITIES. UNDER NO CIRCUMSTANCES IS THE OWNER OR OPERATOR OF LAND DEVELOPMENT ACTIVITIES ALLOWED TO DEVIATE FROM THE WATER QUALITY MANAGEMENT PLAN WITHOUT PRIOR APPROVAL OF A PLAN AMENDMENT BY THE CITY MANAGER OR HIS REPRESENTATIVE.
2. THE APPROVED WATER QUALITY MANAGEMENT PLAN SHALL BE AMENDED IF THE PROPOSED SITE CONDITIONS CHANGE AFTER PLAN APPROVAL IS OBTAINED, OR IF IT IS DETERMINED BY THE CITY MANAGER OR HIS REPRESENTATIVES DURING THE COURSE OF GRADING OR CONSTRUCTION THAT THE APPROVED PLAN IS INADEQUATE.
3. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE ENTIRE CONTRIBUTING PERVIOUS DRAINAGE AREA TO EACH WATER QUALITY BMPs BEFORE ANY STORMWATER RUNOFF CAN BE ACCEPTED INTO THAT BMP. IF SEDIMENT-LADEN RUNOFF ENTERS A WATER QUALITY BMP, THE BMP SHALL BE CLEANED, REPAIRED, AND/OR RECONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

STORM DRAIN (SD) NOTES

1. THE STORM DRAINS MAY BE CORRUGATED METAL PIPE (CMP) OR DOUBLE WALL HIGH DENSITY POLYETHYLENE PIPE (HDPE).
2. THE STORM DRAIN INLETS AND MANHOLES MAY BE CONSTRUCTED USING DOUBLE ROW OF INTERLOCKING BRICK, PRECAST CONCRETE (PER DETAILS), OR PRECAST CONCRETE KNOCKOUT BOXES.
3. ALL GRATES SHALL BE HEAVY DUTY.
4. BACKFILL ALL TRENCHES UNDER PAVEMENT OR GRAVEL DRIVING SURFACE COMPLETELY WITH CRUSHED STONE OR AS SHOWN IN THE TRENCH DETAIL.
5. ALL PIPE SIZES SHOWN ARE MINIMUM DIAMETER REQUIRED.

ROOF DRAIN (RD) NOTES

1. CONFIRM EXACT LOCATION OF DOWNSPOUTS WITH ARCHITECT BEFORE INSTALLING ROOF DRAINS. EXTEND ROOF DRAINS TO THE NEW STORM DRAIN SYSTEM.
2. ROOF DRAINS (RD) MAY BE SDR 35 PV, SCH40 PVC, OR DOUBLE WALL HDPE.
3. ALL CONNECTIONS SHALL BE WATERTIGHT.
4. PROVIDE REMOVABLE BOOT TO CONNECT DOWNSPOUT TO THE DRAIN PIPE.
5. PROVIDE MINIMUM 6" COVER IN GRASS OR PLANTING AREAS. PROVIDE MINIMUM 1' OF COVER IN PAVEMENT AREAS.
6. PROVIDE MINIMUM 1% SLOPE.
7. BACKFILL ALL TRENCHES UNDER THE PAVEMENT COMPLETELY WITH CRUSHED STONE.

EXISTING UNDERGROUND UTILITIES

CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

N

10' 0' 20'

DAVID TODD WOOD, REGISTERED ENGINEER, NO. 107279, STATE OF TENNESSEE
9-5-24

PROFESSIONAL SERVICES NOTES

1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

DTWood Engineering, Inc.
Land Development Design & Consulting
PO Box 4373, Johnson City, Tennessee 37602-4373
423-791-4730 todd@dtwoodengineering.com

NO.	REVISIONS	BY	DATE

GRADING AND STORMWATER PLAN
WENDY'S-JONESBOROUGH

W. JACKSON BLVD
JONESBOROUGH, TENNESSEE

DATE: 9-5-24

C2

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LANDSCAPING REQUIREMENTS

FRONTAGE LANDSCAPING

THE FRONTAGE LANDSCAPE STRIP SHALL INCLUDE AT LEAST ONE (1) SHADE TREE OR EVERGREEN TREE OR TWO (2) ORNAMENTAL TREES FOR EACH FIFTY (50) LINEAR FEET OF PUBLIC STREET FRONTAGE.

EAST JACKSON BOULEVARD FRONTAGE = 221 L.F.

(221 L.F.)(2 ORNAMENTAL TEES / 50 L.F.) = 9 ORNAMENTAL TREES ARE REQUIRED
9 CLOUD NINE DOGWOODS ARE PROPOSED

THE FRONTAGE LANDSCAPING STRIP SHALL BE 15' BY VIRTUE OF THE EXISTING FIBER OPTIC CABLE.

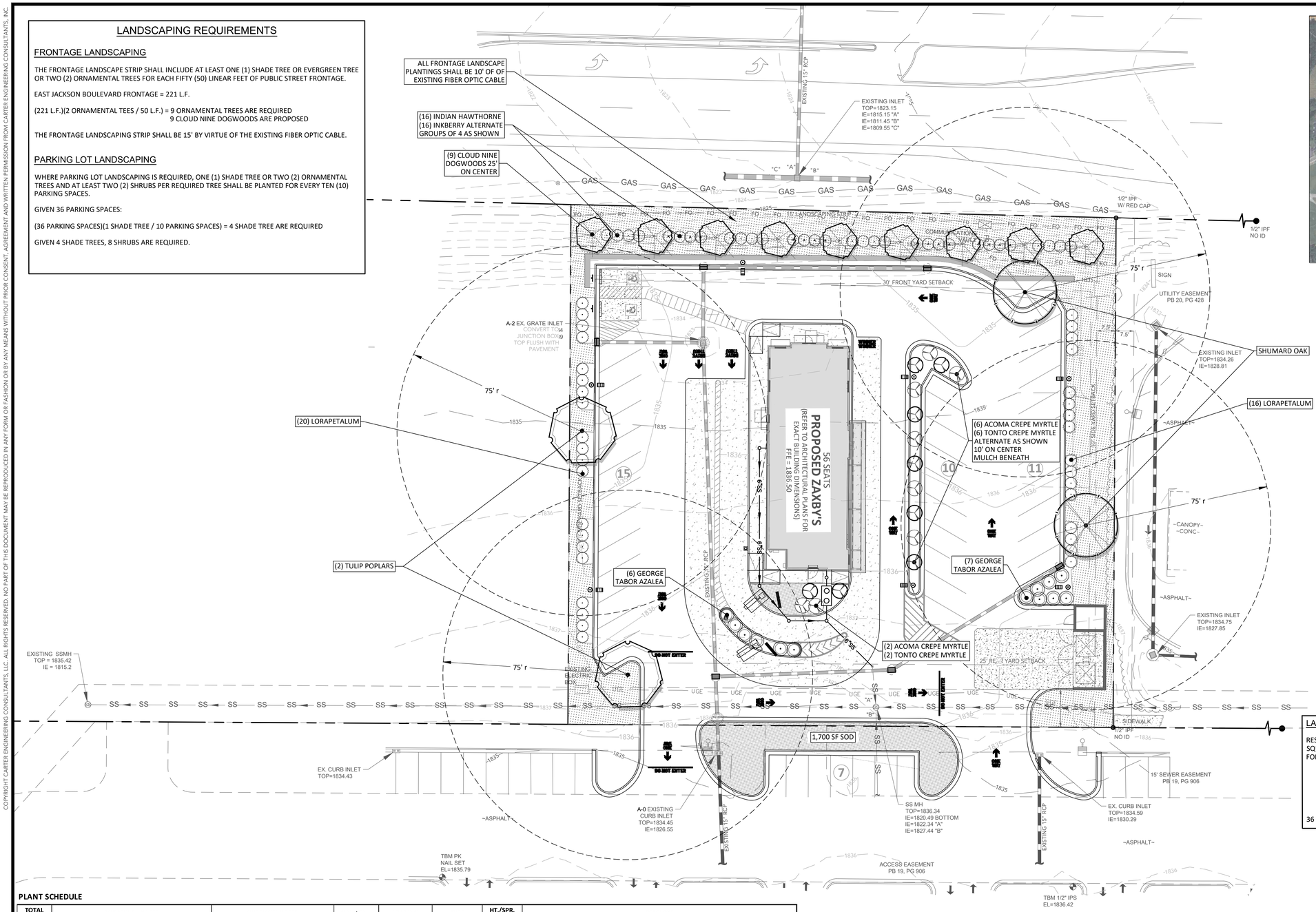
PARKING LOT LANDSCAPING

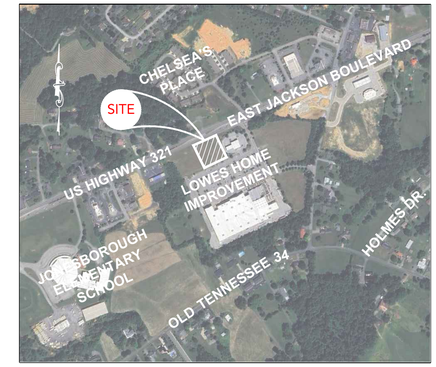
WHERE PARKING LOT LANDSCAPING IS REQUIRED, ONE (1) SHADE TREE OR TWO (2) ORNAMENTAL TREES AND AT LEAST TWO (2) SHRUBS PER REQUIRED TREE SHALL BE PLANTED FOR EVERY TEN (10) PARKING SPACES.

GIVEN 36 PARKING SPACES:

(36 PARKING SPACES)(1 SHADE TREE / 10 PARKING SPACES) = 4 SHADE TREE ARE REQUIRED

GIVEN 4 SHADE TREES, 8 SHRUBS ARE REQUIRED.





LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	AVANTS MANAGEMENT GROUP, LLC
1010 COMMERCE DRIVE	1091 FOUNDERS BOULEVARD, SUITE D
BOGART, GA 30622	ATHENS, GA 30606
CONTACT: JEFF CARTER, P.E.	CONTACT: GARY AVANTS
PHONE: 770.725.1200	706-316-9888
JEFF@CARTERENGINEERING.NET	garya@avantsmgmt.com

SITE INFORMATION

JURISDICTION	CITY OF JONESBOROUGH, TN
PROPERTY LOCATION	EAST JACKSON BOULEVARD JONESBOROUGH, TN
PARCEL NUMBER	TAX MAP 52, PARCEL 225.02
CURRENT ZONING	B3 BUSINESS DISTRICT, ARTERIAL
EXISTING USE	VACANT LOT
PROPOSED USE	FAST FOOD RESTAURANT WITH DRIVE THRU
LANDSCAPE STRIPS REQUIRED	10' HIGHWAY
MINIMUM YARD REQUIREMENTS FROM PROPERTY LINES	FRONT: 30' SIDE: 10' REAR: 25'
MAXIMUM BUILDING HEIGHT	70'
SANITARY SEWER SERVICE	TOWN OF JONESBOROUGH
WATER SERVICE	TOWN OF JONESBOROUGH
FEMA FLOOD INSURANCE RATE MAP NO.	47179C0162D
FEMA FIRM DATE	9/29/2006
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

LANDSCAPING REQUIREMENTS

RESTAURANTS AND NIGHT CLUBS: ONE (1) SPACE FOR EACH ONE HUNDRED SQUARE FEET OF FLOOR AREA DEVOTED TO PATRON USE, PLUS ONE (1) SPACE FOR EACH FOUR (4) EMPLOYEES.

(1,250 FT^2 PATRON FLOOR AREA)(1 SPACE / 100 FT^2) = 13 SPACES
(10 EMPLOYEES)(1 SPACE / 4 EMPLOYEES) = 3 SPACES
REQUIRED SPACES = 16 SPACES

36 SPACES ARE PROVIDED INCLUDING 2 ADA SPACES

PLANT SCHEDULE

TOTAL QTY	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT./SPR. MINIMUM	REMARKS
CANOPY TREES							
2	*Quercus shumardii*	Shumard Oak	2.5" Cal.	As Shown	B & B	8' / 4'	Straight Central Leader to Min. 8' Ht., Well Spaced Branches, Symmetrical Crown
2	*Liriodendron tulipifera*	Tulip Poplar	2.5" Cal.	As Shown	B & B	8' / 4'	Straight Central Leader to Min. 8' Ht., Well Spaced Branches, Symmetrical Crown
UNDERSTORY/FLOWERING TREES							
9	*Cornus florida 'Cloud Nine'*	Cloud Nine Dogwood	2" (multi)	As Shown	B & B	6' / 4'	Multi-stem (Min. 3) Clear to 5' Ht., Heavy Canopy, Well Spaced Branches, Symmetrical Crown
8	*Lagerstroemia indica x fauriei 'Acoma'*	Acoma Crepe Myrtle	2" (multi)	As Shown	B & B	6' / 4'	Multi-stem (Min. 3) Clear to 5' Ht., Heavy Canopy, Well Spaced Branches, Symmetrical Crown
8	*Lagerstroemia indica 'tonto'*	Tonto Crepe Myrtle	2" Cal.	As Shown	B & B	6' / 4'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown
EVERGREEN SHRUBS							
13	*southern indica*	George Tabor Azalea	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
16	*Ilex glabra*	Inkberry	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
16	*Rhaphiolepis indica*	India Hawthrone	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
36	*Loropetalum chinense 'Shang-White' Emerald Snow*	Emerald Snow Loropetalum	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
TURF GRASS (in square feet)							
14,100	*Poa pratensis*	HD2000® Kentucky Bluegrass Sod	---	---	SOD	---	

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

GRID NORTH

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE: 1" = 20'

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	08.30.24 INITIAL SUBMITTAL TO CITY OF JONESBOROUGH
2	09.09.24 ADDRESSED CITY OF JONESBOROUGH COMMENTS
3	----
4	----
5	----
6	----
7	----
8	----

TENNESSEE REGISTERED ENGINEER
No. 120 Jeffrey A. Carter
EXPIRES: 12/31/24

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
EAST JACKSON BOULEVARD - JONESBOROUGH, TN 37659

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
L 1.0

PROJECT NUMBER:
24956ZAX

DATE:
08/30/2024

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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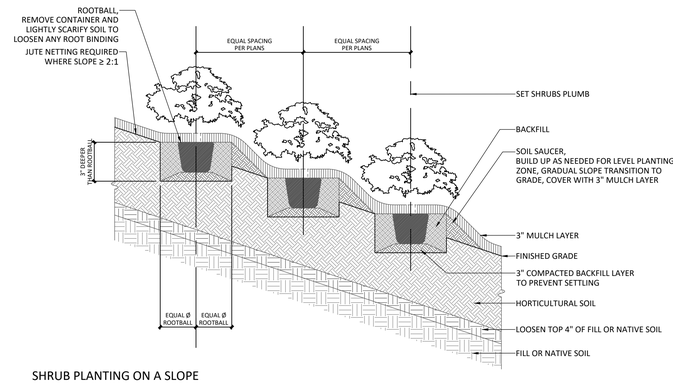
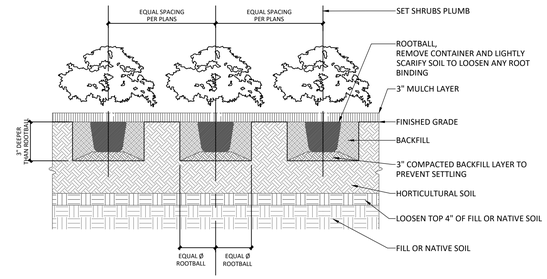


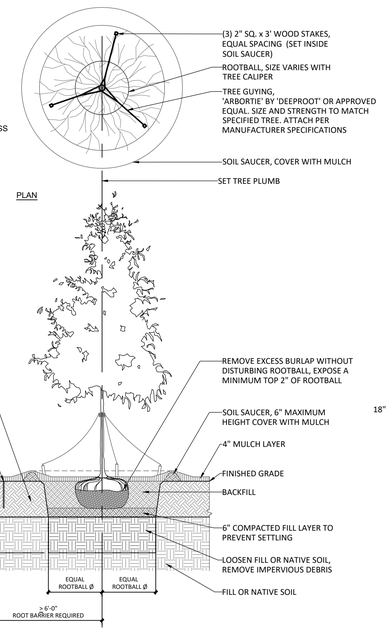
SHRUB PLANTING ON A SLOPE



SHRUB PLANTING AT LANDSCAPE

1 SHRUB PLANTING DETAILS
½" = 1'-0"

NOTE:
1. 'DEEPROOT' PROTECTIVE ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION AT EDGE OF PAVEMENT IN ALL AREAS WHERE TREES ARE PLANTED 6' OR LESS FROM EXISTING OR NEW PAVEMENT AND HARDSCAPE.
2. ROOT BARRIER SHALL BE PLACED CONTINUOUS ALONG PAVEMENT AND HARDSCAPE WHERE TREE SPACING IS LESS THAN OR EQUAL TO 20'.
3. WHERE TREE SPACING IS GREATER THAN 20', ROOT BARRIER CAN BE PLACED IN 20' SEGMENTS AND CENTERED ON THE TREE.



TREE PLANTING AT LANDSCAPE

NOTE:
1. 'DEEPROOT' PROTECTIVE ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER SPECIFICANTION AT EDGE OF PAVEMENT IN ALL AREAS WHERE TREES ARE PLANTED 6' OR LESS FROM EXISTING OR NEW PAVEMENT AND HARDSCAPE.
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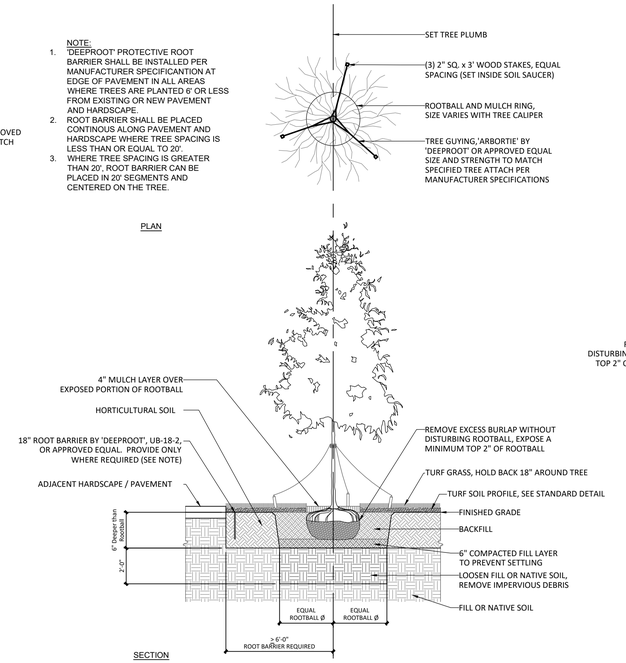
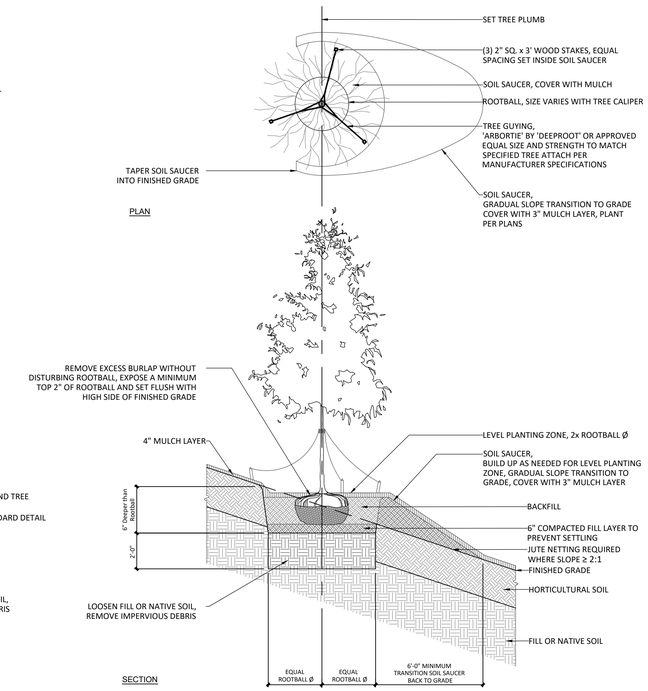
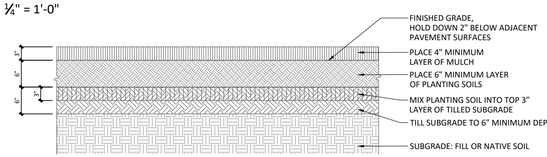


TREE PLANTING AT LAWN

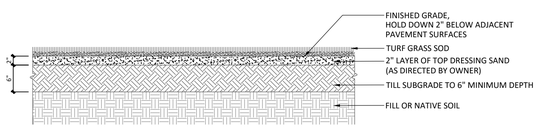


TREE PLANTING ON A SLOPE

2 TREE PLANTING DETAILS
¼" = 1'-0"

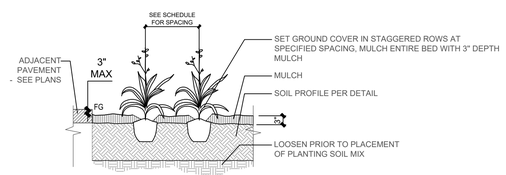


SOIL PREPARATION - PLANTING BEDS

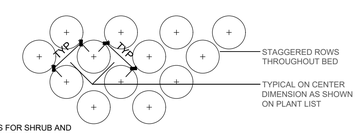


SOIL PREPARATION - TURF GRASS

3 SOIL PREPARATION DETAILS
¾" = 1'-0"



GROUNDCOVER, GRASS, AND PERENNIAL PLANTING



NOTES:
1. SEE PLANTING PLANS FOR SHRUB AND GROUNDCOVER BED AREAS.
2. ROWS SHALL BE STRAIGHT AND PARALLEL.
3. SEE PLANTING SCHEDULE FOR GROUNDCOVER SPACING AND QUANTITIES.

SHRUB & GROUNDCOVER SPACING

3 GROUNDCOVER DETAILS
¾" = 1'-0"

REVISION BLOCK

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SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
EAST JACKSON BOULEVARD - JONESBOROUGH, TN 37659

SHEET TITLE:
LANDSCAPE PLAN STANDARD DETAILS

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
L 1.1

PROJECT NUMBER:
24956ZAX

DATE:
08/30/2024

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