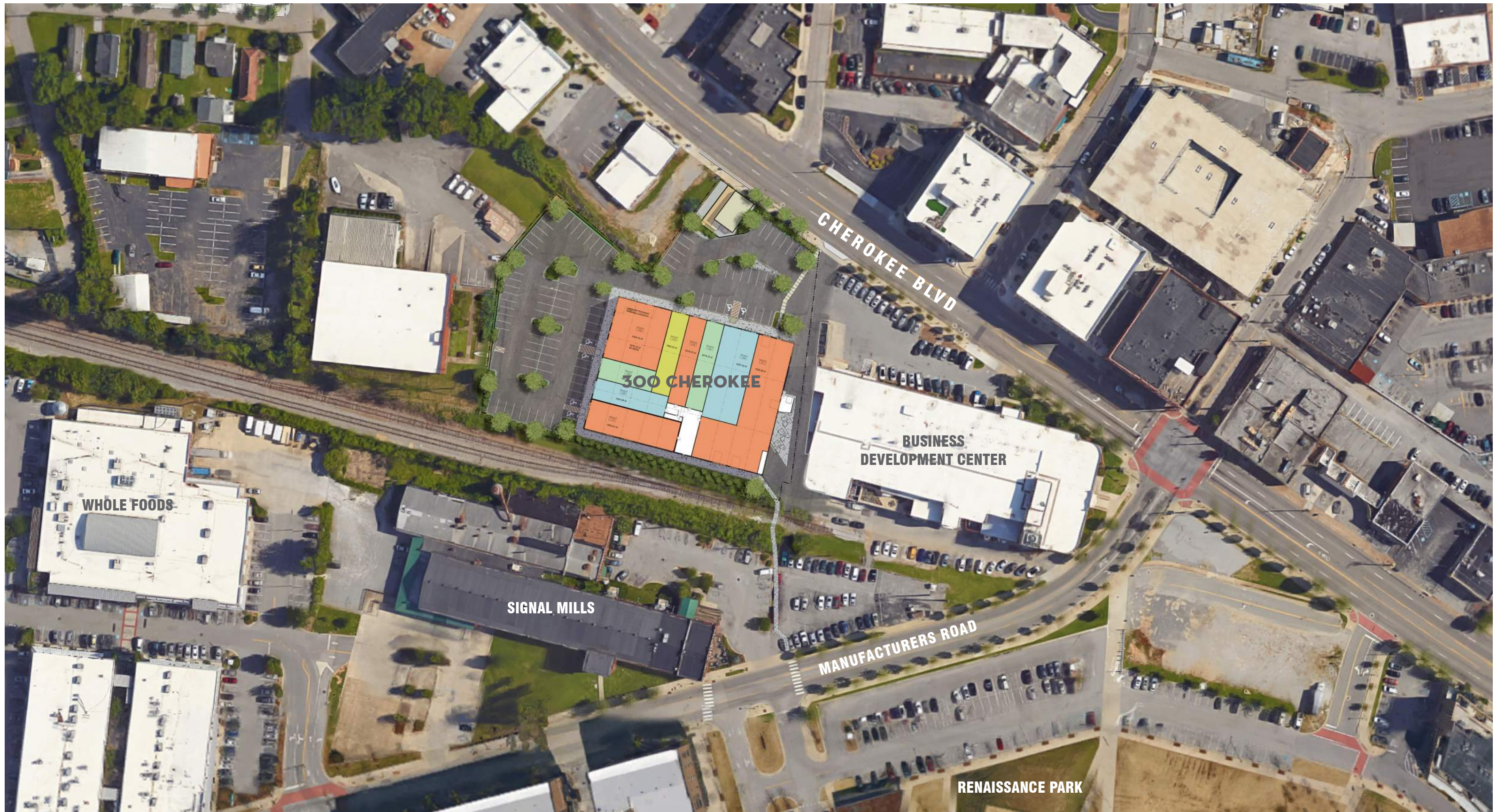


300 CHEROKEE





SITE AREA

89,709 sf 2.06 Acres

BUILDING AREA

29,497 Rear Bldg SF
1,000 SF Front Retail Bldg SF
30,497 Total Bldg SF

PARKING SUMMARY

30,497 sf Retail GLA
102 spaces / 30,497 sf = 3.34 spaces per 1,000 sf

SITE LIGHTING NOTES

All parking lot lighting shall be equipped with full cut-offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.
Maximum mounting height of light fixtures in parking lots shall be 20 feet.

PROJECT INFORMATION

TOTAL LAND AREA IS 2.06± ACRES
DESCRIPTION OF ACTIVITIES – DEMOLITION OF EXISTING PARKING LOT AND RECONSTRUCTION WITH UNDERGROUND STORMWATER DETENTION

SOIL NATURE AS INDICATED BY THE USDA SOIL SURVEY OF HAMILTON CO., TN IS ENDERS-URBAN LAND COMPLEX, 2-12% SLOPES, HYDROLOGIC SOIL GROUP D.
NO STORM WATER ORIGINATES FROM THIS SITE WHICH IS CONTRIBUTED FROM INDUSTRIAL ACTIVITIES.
THE STORMWATER DRAINAGE RELEASED FROM THE SITE ENTERS INTO THE CITY STORM SYSTEM AND INTO THE TENNESSEE RIVER
NO SINKHOLES HAVE BEEN IDENTIFIED ON THIS SITE.
NO STREAM OR WETLANDS HAVE BEEN IDENTIFIED ON THIS SITE.
A TENNESSEE GENERAL STORM WATER PERMIT WITH TDEC FOR CONSTRUCTION SITE RUNOFF IS REQUIRED FOR THIS PROJECT.

BY GRAPHIC PLOTTING ONLY, PART OF THIS PROPERTY DOES NOT LIE IN THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47065C0333G, DATED FEBRUARY 3, 2016.

THE BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED BY BEGINNING POINT SURVEYS, INC. MARIO FORTE, (423) 624-0020 DATED 2-18-15

A SITE BENCHMARK IS A PK NAIL IN THE ASPHALT ALONG CHEROKEE BLVD.

ZONING: C-7 NORTH SHORE

TAX MAP NO: 135F-F-008.02 (300 CHEROKEE BLVD) 135F-F-007 (304 CHEROKEE BLVD)
PROPERTY ADDRESS: 300 CHEROKEE BOULEVARD CHATTANOOGA, TN

PROPERTY OWNER: FLETCHER BRIGHT COMPANY

GENERAL NOTES:

- ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF CHATTANOOGA (NAME LOCAL AGENCY), STATE, FEDERAL, O.S.H.A. REGULATIONS, CODES AND STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LOCATIONS OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES HAVE NOT BEEN VERIFIED BY OWNER OR AD ENGINEERING SERVICES, INC. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES.
- CONTRACTOR MUST CALL TENNESSEE ONE CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- NOTIFY THE CITY OF CHATTANOOGA INSPECTIONS DEPARTMENT 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
- ALL EXISTING TREES, VEGETATION AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE CONSTRUCTION AREA, AS REQUIRED.
- NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT THE OWNER AND CONTRACTOR OBTAINING WRITTEN PERMISSION AND THE REQUIRED PERMITS TO DO SO.
- A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGNAL OR LIGHT POLE.
- THE CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT.
- THE CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND TO ENSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS).
- JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF THE JOINT TOOL.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT FOOTINGS.
- THE CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS A RESULT OF HIS WORK.
- IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VERIFY AND MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY ITEMS THAT DO NOT EXIST AS SHOWN.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER/ARCHITECT OF ANY CONFLICTING INFORMATION OR DISCREPANCIES THAT EXISTS ON THE CONTRACT DOCUMENTS OR DRAWINGS.
- IN THE EVENT THAT THERE IS CONFLICTING INFORMATION ON THE DRAWING OR SPECIFICATIONS THE MORE STRINGENT REQUIREMENT WILL APPLY.

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NO.	DATE	DESCRIPTION
1	10/27/13	CD CONTRACTORS

300 CHEROKEE
Fletcher Bright Company
300 Cherokee Blvd
Chattanooga, TN

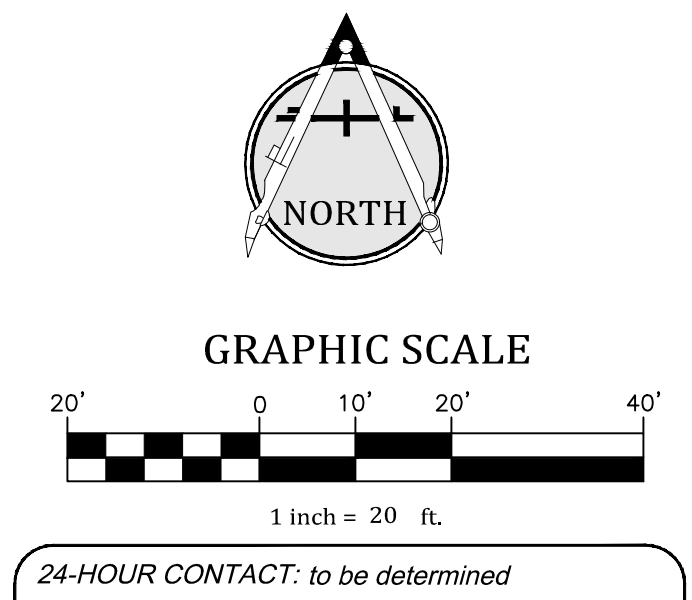
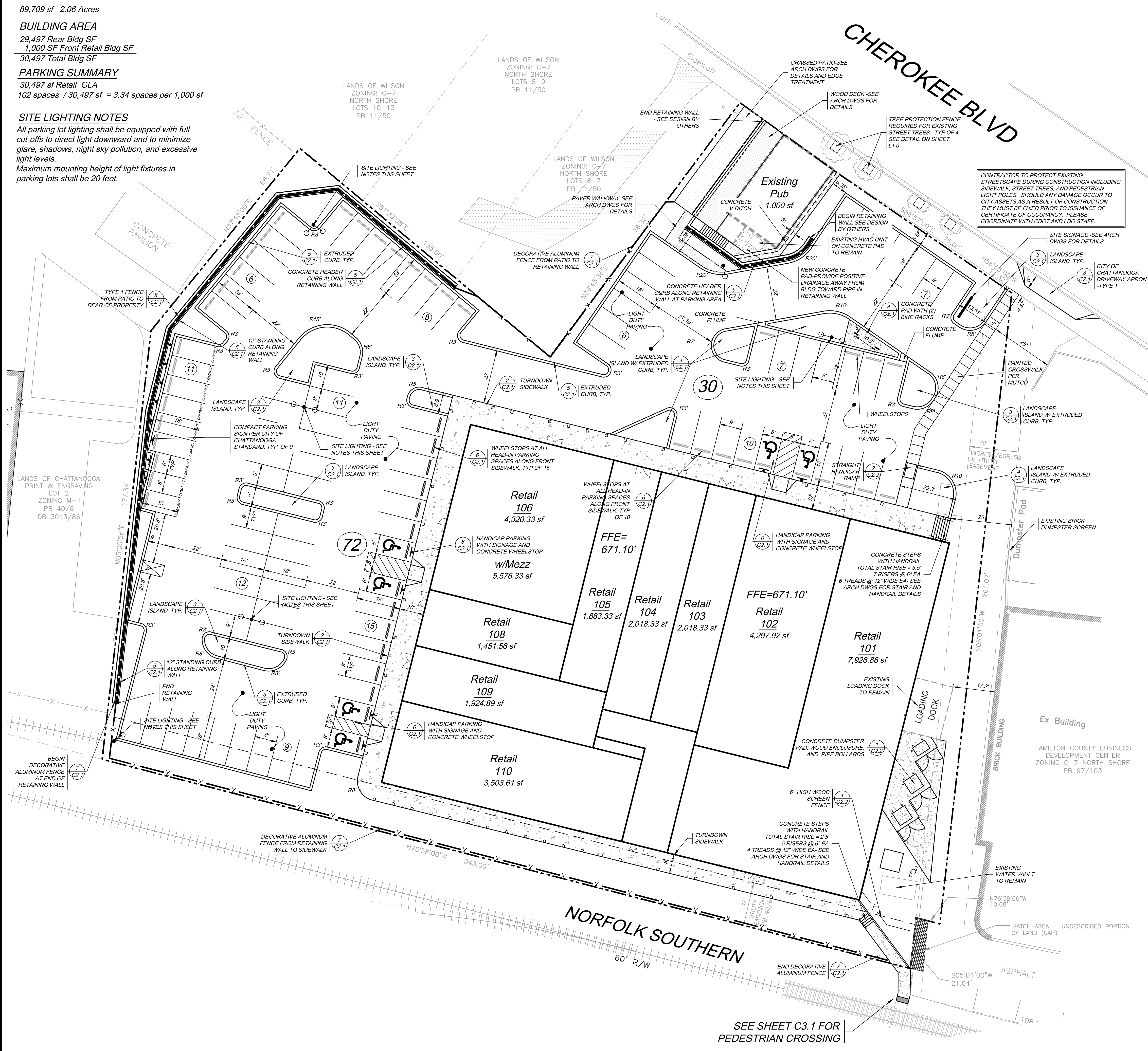
for
CARDON SMITH
FLETCHER BRIGHT COMPANY
537 Market Street, Suite 400
Chattanooga, TN 37402
(423) 752-0161

ENGINEERING
SERVICES, INC.
COMPLETE ENGINEERING & DESIGN SERVICES
651 E. 4th Street, Suite 407
Chattanooga, TN 37403
PH: (423) 266-3501 FAX: (423) 266-3286

DATE 10/13/16
DRAWN BY MCH/TJF
CHECKED BY ASD
SCALE 1"=20'
JOB NUMBER 15156

SITE PLAN

DRAWING NUMBER
C2.0

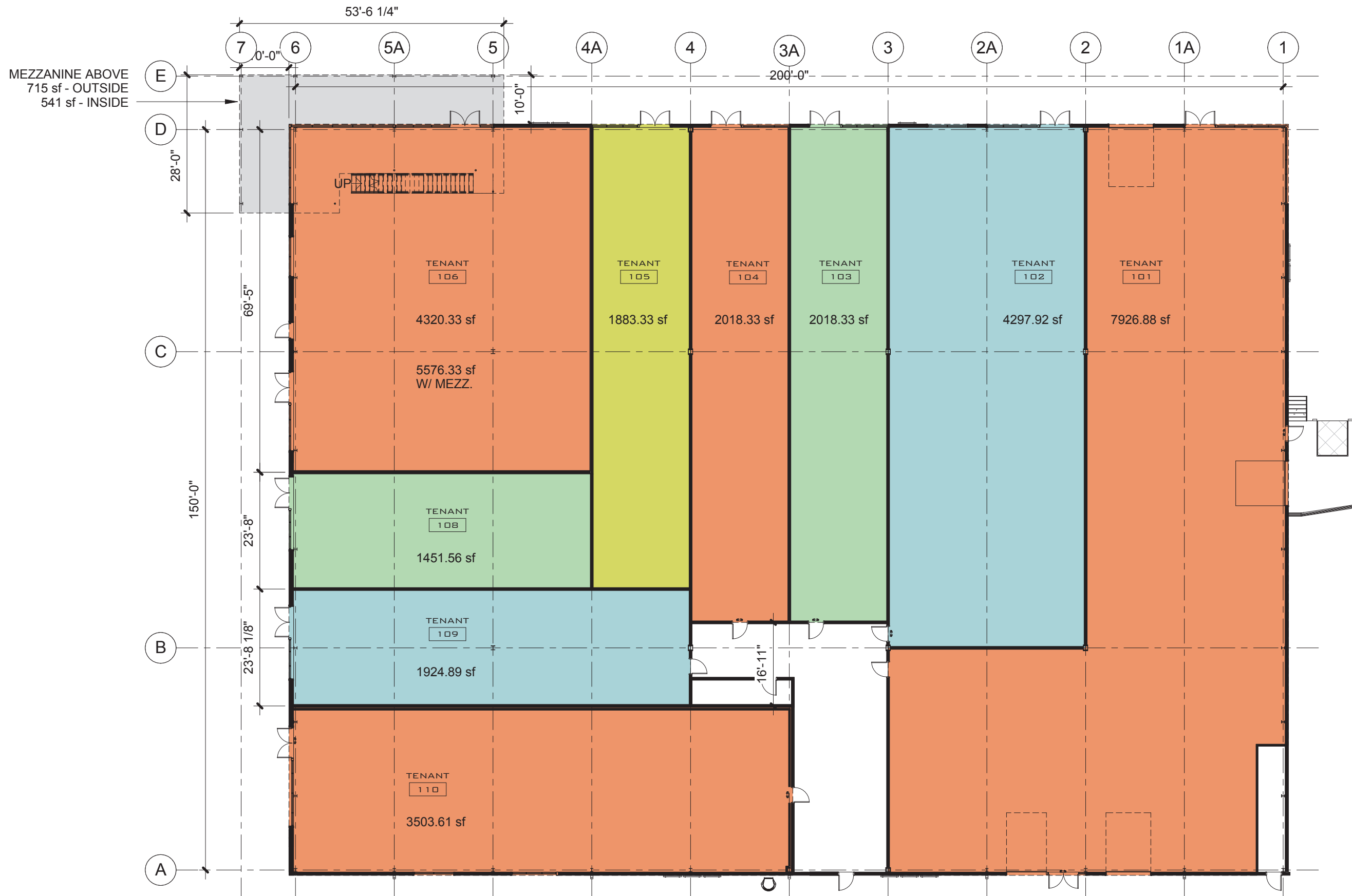


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Know what's below.
Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

SEE SHEET C3.1 FOR PEDESTRIAN CROSSING

SEE SHEET C6.0 FOR PROJECT NOTES





franklin | architects

300 CHEROKEE
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