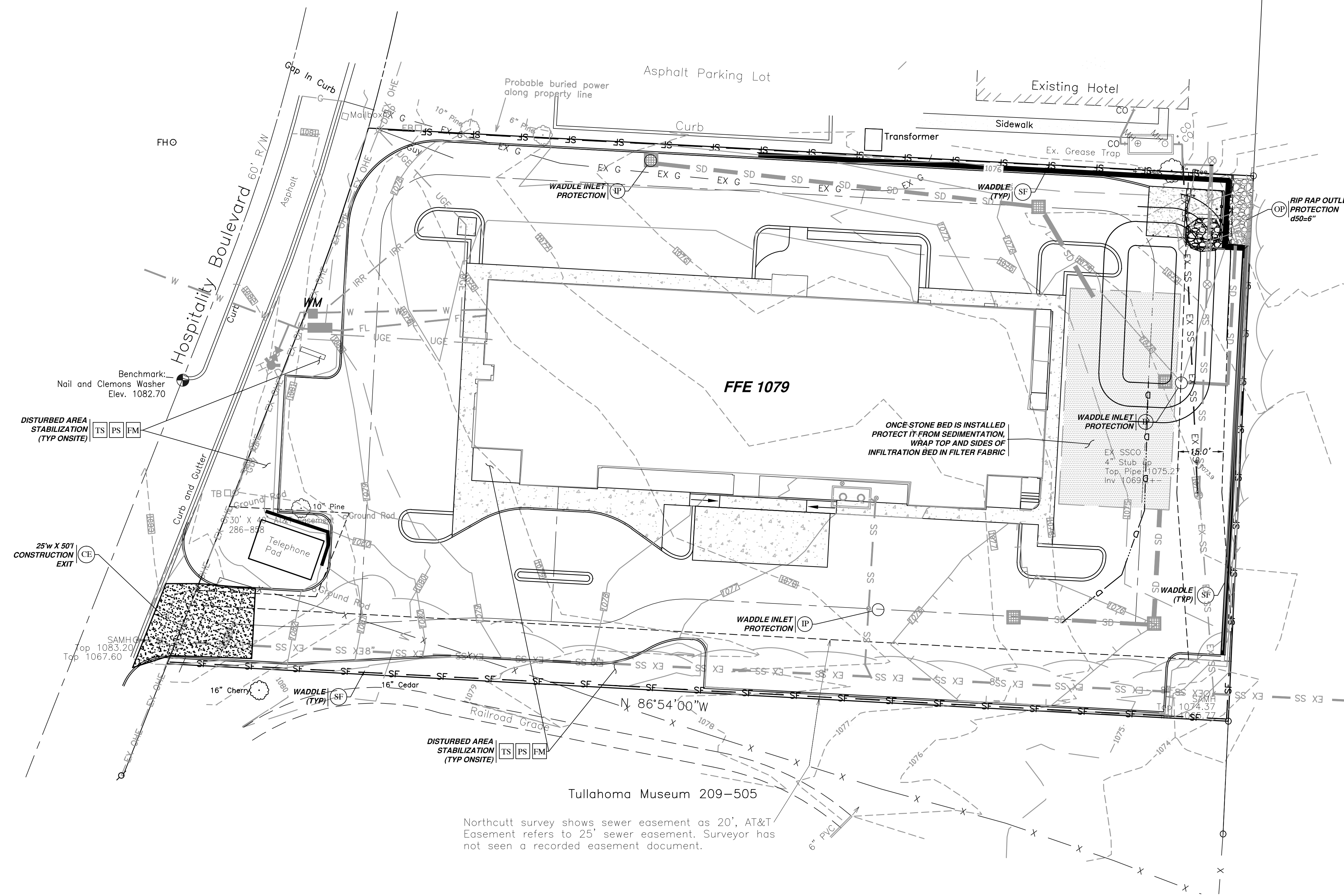


SEE SHEET C-3.0 FOR ALL SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

Trason ELM LLC 372-406



LEGEND

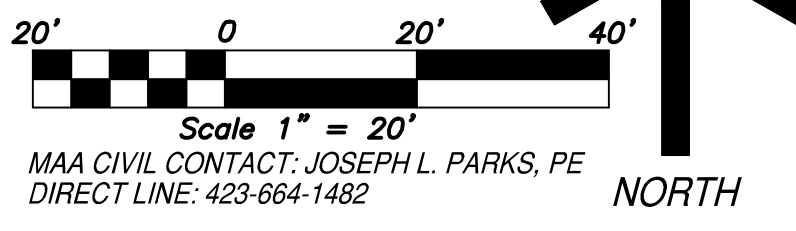
---	Ex. Curb
---	Ex. Centerline
---	Ex. Water Line
---	Ex. Fire Line
---	Ex. Irrigation Line
---	Ex. Storm Drainage Line
---	Ex. Sanitary Sewer Line
---	Ex. Sanitary Sewer Force Main
---	Ex. Swale Centerline
---	Ex. Ditch Centerline
---	Ex. Gas Line
---	Ex. Overhead Elect. or Utility Line
---	Ex. Underground Electrical
---	Ex. Underground Cable TV
---	Ex. Underground Fiber Optics
---	Ex. Underground Telephone
---	PROPERTY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE BUFFER LINE
---	LOT LINE
---	ROW LINE
---	CURB
---	CENTERLINE
---	SPLIT ZONING LINE (w/in PROPERTY)
---	PROP. FENCE LINE
---	PROP. SILT FENCE
---	LOC
---	PROP. LIMITS OF CONSTRUCTION
---	TF
---	PROPOSED TREE PROTECTION
---	PROPOSED SWALE CENTERLINE
---	PROPOSED DITCH CENTERLINE
---	PROP. WATER LINE
---	PROP. DRY FIRE LINE
---	PROP. FIRE LINE
---	PROP. IRRIGATION LINE
---	PROP. GAS LINE
---	PROP. STORM DRAINAGE LINE
---	PROP. SANITARY SEWER LINE
---	PROP. SANITARY SEWER FORCE MAIN
---	PROP. OVERHEAD ELECT. OR UTILITY LINE
---	PROP. UNDERGROUND ELECTRICAL
---	PROP. UNDERGROUND CABLE TV
---	PROP. UNDERGROUND FIBER OPTICS
---	PROP. UNDERGROUND TELEPHONE

ABBREVIATIONS:
 SSE - NEW PUBLIC SANITARY SEWER EASEMENT (SEE PLAN FOR WIDTH).
 DE - NEW DRAINAGE EASEMENT (SEE PLAN FOR WIDTH).
 WE - NEW PUBLIC WATER EASEMENT (SEE PLAN FOR WIDTH).
 L/LA BUFFER - NEW LANDSCAPE BUFFER (SEE PLAN FOR WIDTH AND TYPE).
 FTSB - FRONT YARD SETBACK.
 SFSB - SIDE YARD SETBACK.
 RYSB - REAR YARD SETBACK.
 FFE - FINISHED FLOOR ELEVATION.
 TW - FINISH GRADE AT TOP OF RETAINING WALL.
 BW - FINISHED DRIVING GRADE AT BOTTOM OF RETAINING WALL (GRASS GRADE).
 SSCD / SSCO - STORM DRAINAGE / SANITARY SEWER CLEAN-OUT.
 DS - ROOF DOWNSPOUT CONNECTION.

SITE INFORMATION:
 SITE AREA: 1.35 ACRES (58,830 SF)
 SITE IS ZONED: C2
 LAND DISTURBANCE AREA: 1.42 ACRES
 BUILDING HEIGHT: 60 FEET (SEE ARCHITECTURAL PLANS)
 TOTAL NUMBER OF UNITS: 81 UNITS
 FRONT YARD SETBACK: 35 FEET PER C2
 SIDE YARD SETBACK: 15 FEET PER C2
 REAR YARD SETBACK: 20 FEET PER C2
 SANITARY SEWER AVAILABILITY: EX. PUBLIC SEWER MAIN LOCATED IN EASEMENT ALONG SOUTH PROPERTY LINE
 POTABLE WATER EX. PUBLIC WATER MAIN LOCATED IN SUPPLY AVAILABILITY: PUBLIC RIGHT OF WAY
 STORM DRAINAGE: STORM DRAINAGE WILL DISCHARGE INTO AN EXISTING LOW AREA AT NORTHEAST CORNER
 REGULAR PARKING SPACES: 79
 REGULAR HOVAP SPACES: 3
 VAN ACCESSIBLE HOVAP SPACES: 1
 TOTAL PARKING PROVIDED: 83 SPACES
 PARKING RATIO REQUIRED: 1 SPACE/ROOM+1 PER EMPLOYEE= 81+4=85
 VARIANCE REQUESTED DUE TO LIMIT NIGHT STAFF
 FLOODZONE: PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD ZONE "X", NOT A FLOOD HAZARD AREA FROM THE FIRM MAP COMMUNITY-PANEL NUMBER 47031C0208C MAP REVISED AUGUST 4, 2008

Robert T. Stroop
 Driftwood Apts. 158-249

Tullahoma Museum 209-505
 Northcutt survey shows sewer easement as 20', AT&T Easement refers to 25' sewer easement. Surveyor has not seen a recorded easement document.



Preliminary Not for Construction

STAMPING ENGINEER: JOE B. HUTCHERSON III
 LICENSE NUMBER:
 EXPIRATION DATE:

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Gravity LLC.
La Quinta Inn & Suites - Manchester
 A/HU MEETING

ADDENDUM SCHEDULE

ID	Date	Description

Release Date: SITE PLAN APPROV. REV 1-11-17
 Project No.: 2017.12

SEDIMENT & EROSION CONTROL MASS GRADING PHASE

C-3.2

MAA March Adams & Associates
 310 Dodds Ave.
 P.O. Box 3689
 Chattanooga, Tennessee 37404
 PH: (423)698-6675
 MAA #: 17307

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11/21/2017 8:11:02 AM