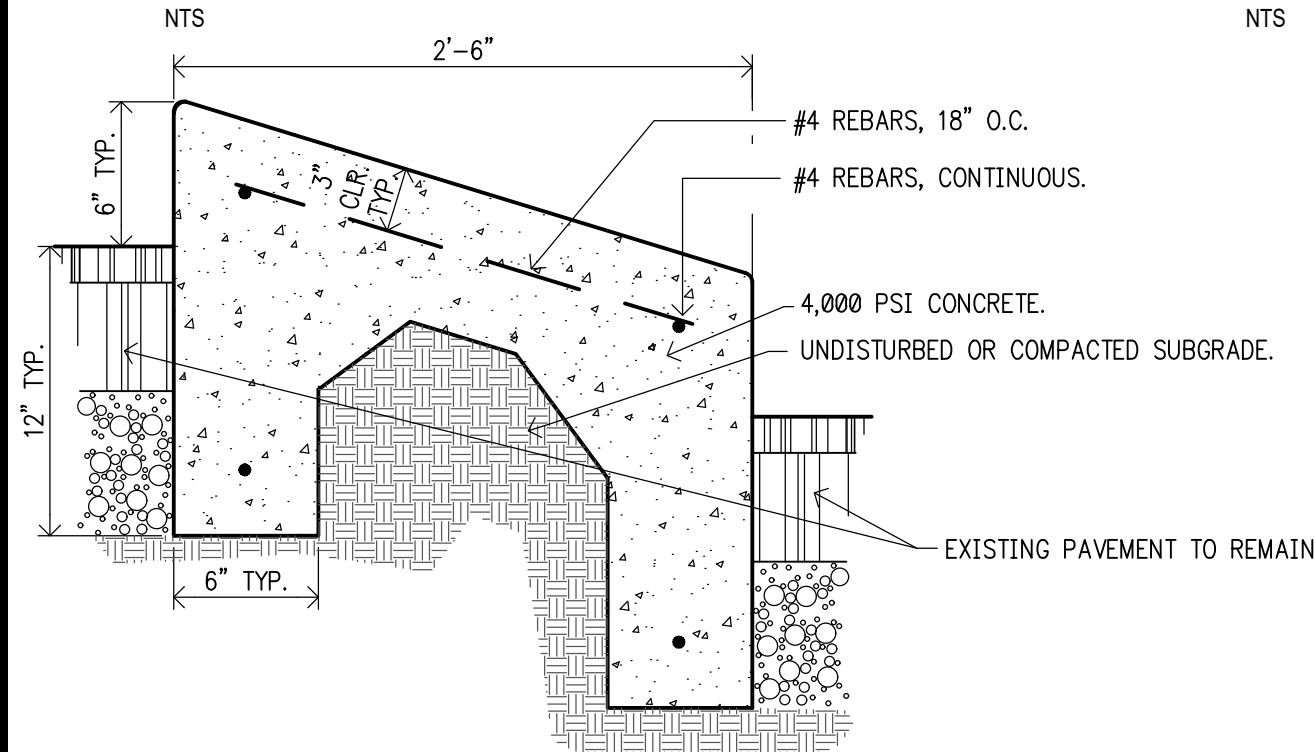
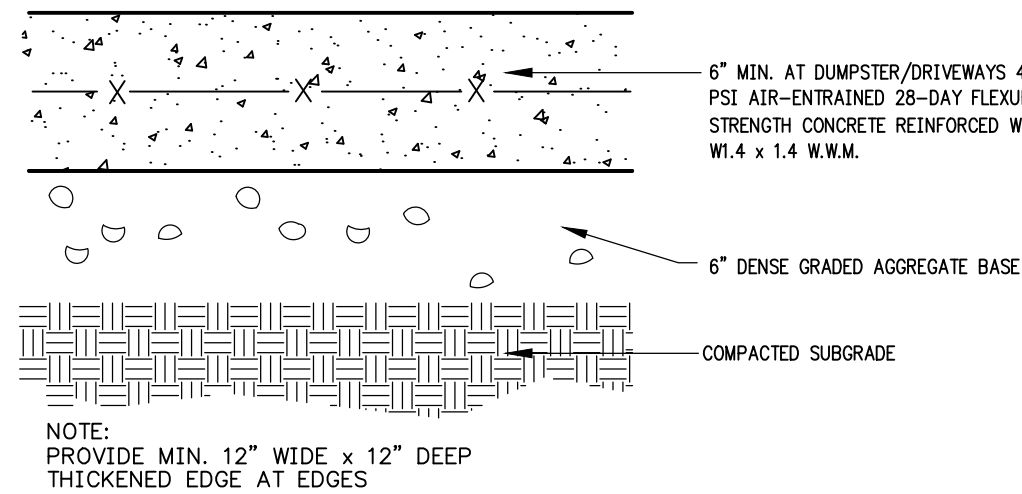


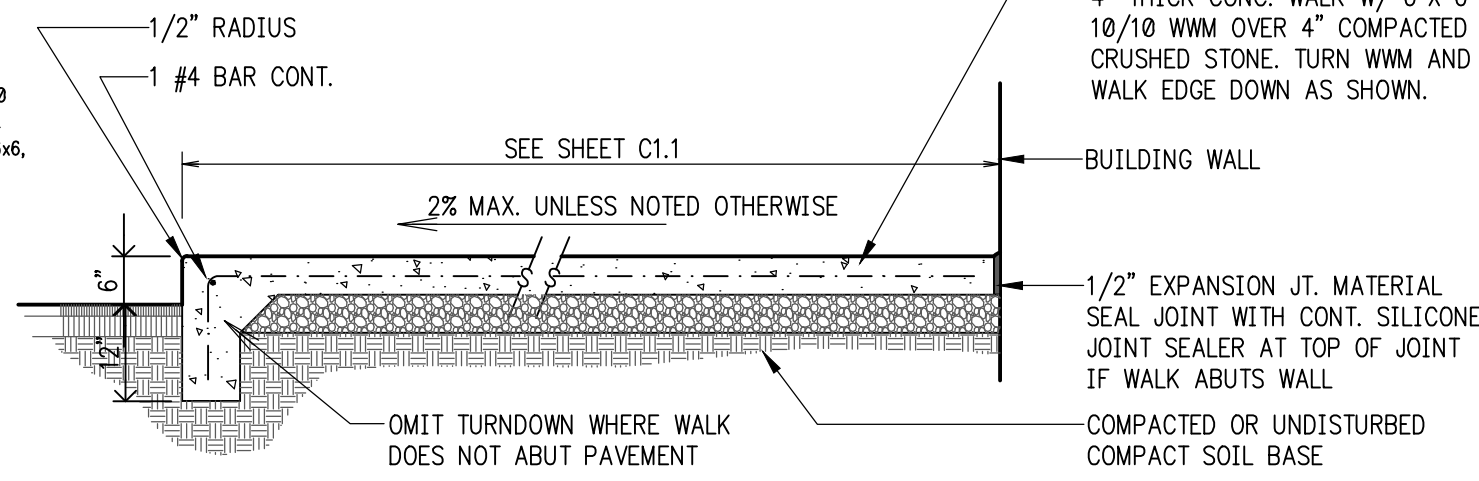
CONCRETE HEADER CURB DETAIL



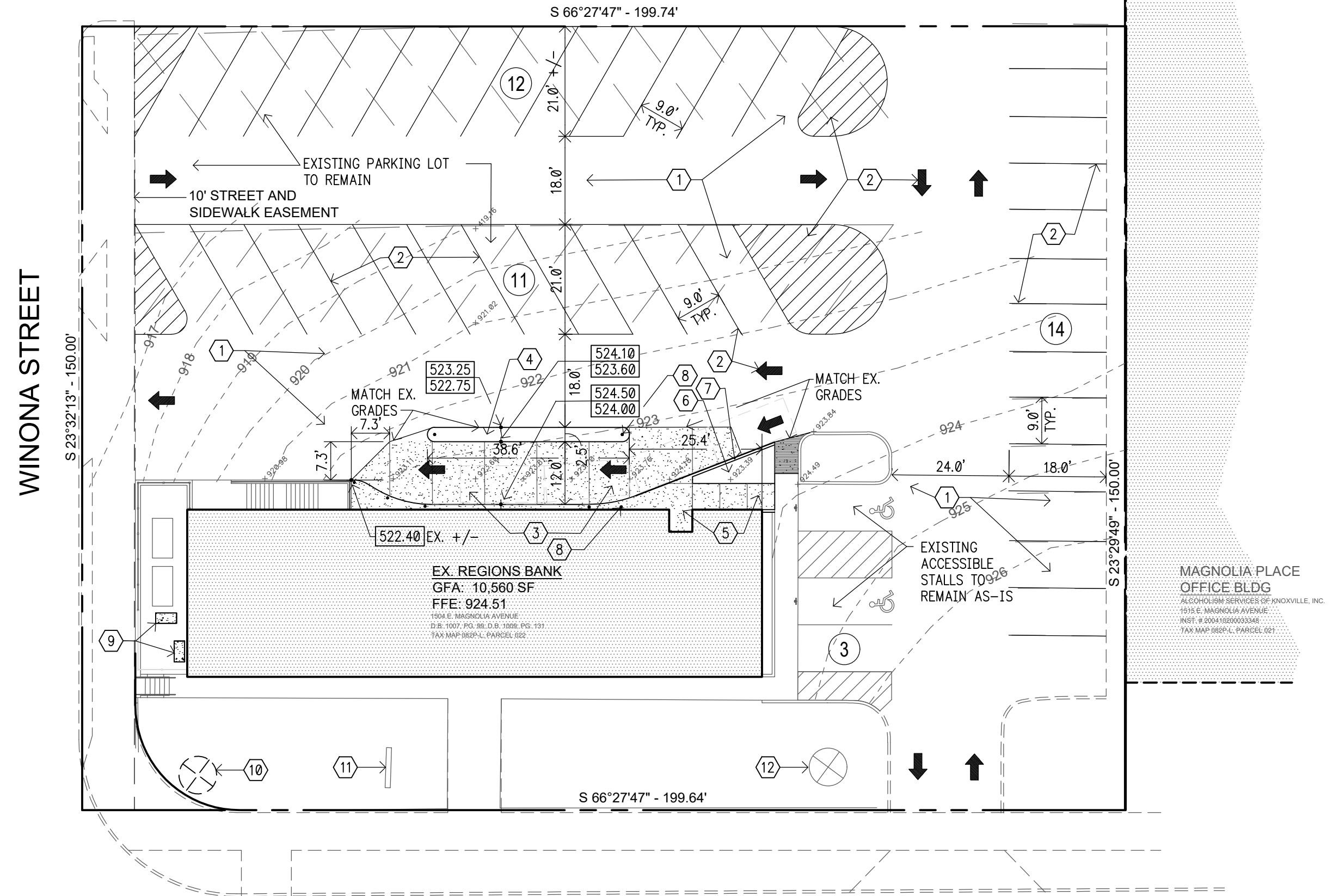
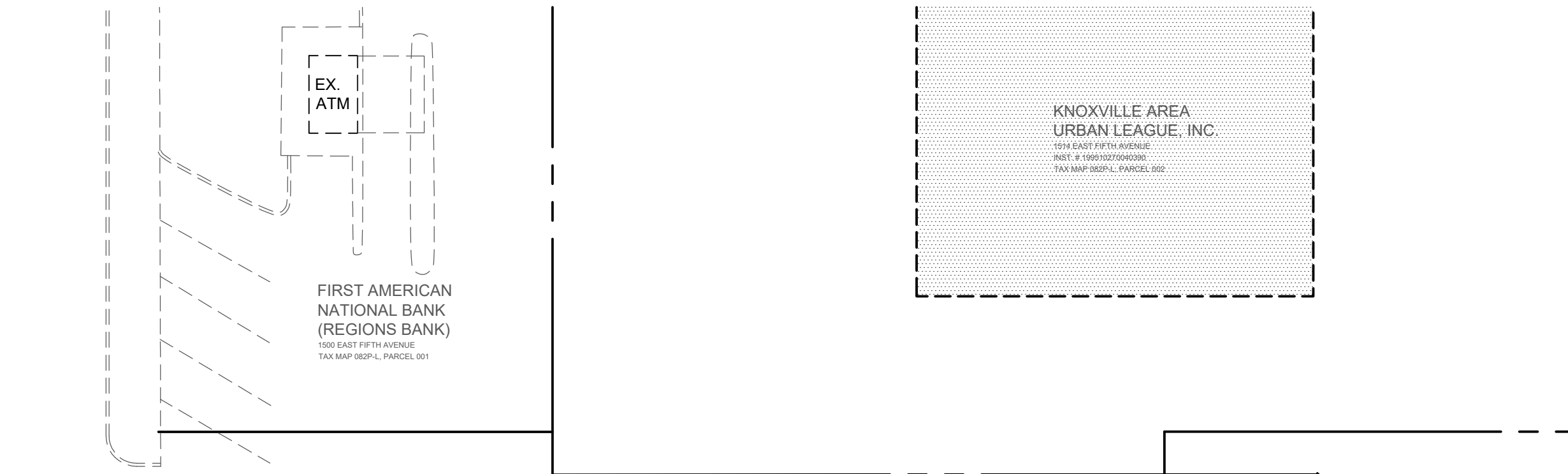
CONCRETE ISLAND DETAIL



CONCRETE PAVEMENT DETAIL



CONCRETE SIDEWALK DETAIL



EAST MAGNOLIA AVENUE

PAVEMENT RESTORATION: ①

ALL EXISTING STRIPING SHALL BE REMOVED BY SANDBLASTING.

PREPARATION OF THE CRACKS IN EXISTING PAVEMENT GREATER THAN 1/4" BY THE USE OF A ROUTER THAT WILL PROVIDE VERTICAL SIDES IS REQUIRED.

THE MATERIAL RESERVOIR SHALL BE 1/2" BY 1/2" AND NO GREATER THAN 3/4" BY 3/4"; 1:1 RATIO.

CLEAN AFTER ROUTING.

MANUFACTURERS RECOMMENDED BACKER RODS CAN BE USED FOR DEEPER CRACKS WHICH MEANS THAT IF A CRACK IS SEVERAL INCHES DEEP THE CONTRACTOR CAN MINIMIZE MATERIAL LOSS AND STILL PROVIDE AN ACCEPTABLE SEAL.

CRACK SEAL MATERIAL SHALL BE EVEN WITH OR SLIGHTLY AND STRUCK SMOOTH WITH A HEAVY-DUTY U OR V R A BAND-AID EFFECT WITH MINIMAL SHAPED SQUEEGEE TO PROVIDE FOR OVER-BANDING.

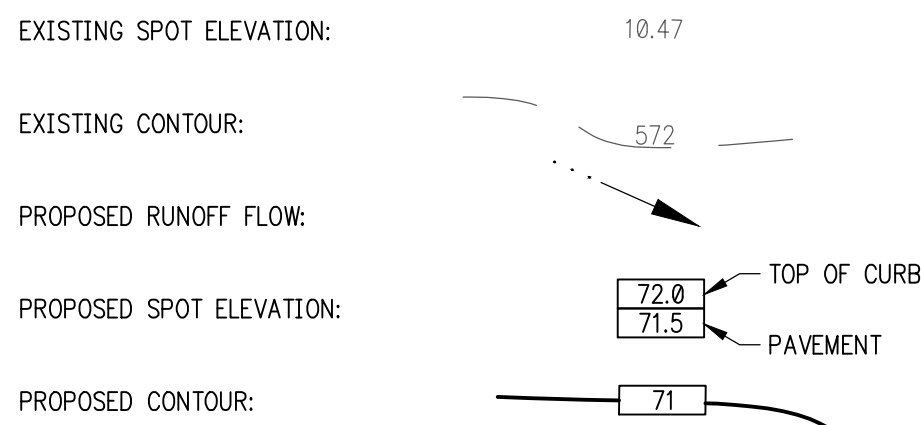
APPLY ONE COAT SPRAY/ONE COAT SQUEEGEE MACHINE APPLIED ASPHALT EMULSION SEALER NEVRA/PAVESHILED/-SEALMASTER PMM POWDER MODIFIED MASTER SEAL AE-EQUALS MUST BE PRE-APPROVED BY ENGINEER PRIOR TO APPLICATION.

LAY OUT AND PRINT ALL PARKING BAYS AND ROADWAY MARKINGS USING HEAVY DUTY MAXIMUM LIGHT REFLECTIVE TRAFFIC PAINT WHICH MEETS OR EXCEEDS FEDERAL SPECS. WHITE COLOR.

GRADING NOTES:

- REFER TO ALL ARCHITECTURAL, MEP, AND OTHER DRAWINGS AND SPECIFICATIONS IN THE CONSTRUCTION PLAN SET.
- ALL FILL TO BE COMPACTED TO AT LEAST 95% A.S.T.M. D1557 MODIFIED PROCTOR. SEE SOILS REPORT, CONTROLLED FILL SPECIFICATIONS AND SUBSURFACE SPECIFICATIONS.
- THE G.C. IS RESPONSIBLE FOR THE PLACEMENT AND FINAL RAKING OF ALL TOPSOIL REQUIRED TO COMPLETE THE SITE FOR ALL LANDSCAPING. TOPSOIL SHALL BE FILLED LEVEL TO THE TOP OF ADJOINING CURBS. COMPACT TOPSOIL TO 85% A.S.T.M. D698 STD. COMPACTION.
- UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON.
- THE GENERAL CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS WITH THE UTILITY OWNERS PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
- CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO ALL CIVIL/SITE SHEETS.
- REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL PER SOILS INVESTIGATION.

GRADING LEGEND:



GENERAL NOTES:

- REFER ALSO TO SPECIFICATIONS, BUILDING DRAWINGS AND CIVIL DRAWINGS FOR PERTINENT INFORMATION.
- THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A SURVEY PRODUCED BY THE OWNER. VERIFY SETBACKS WITH CODE OFFICIAL PRIOR TO CONSTRUCTION.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL AND A.D.A. REQUIREMENTS.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- THE G.C. SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- ALL SIGNAGE IS TO BE APPROVED SEPARATELY, WITH ITS OWN PERMIT PER ECCR GUIDELINES.
- ALL PAINT STRIPING SHALL BE APPLIED IN DRY, MILD CONDITIONS WITH TWO SEPARATE COATS MINIMUM.

KEY NOTES: ①

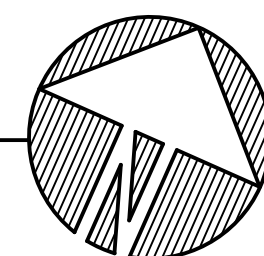
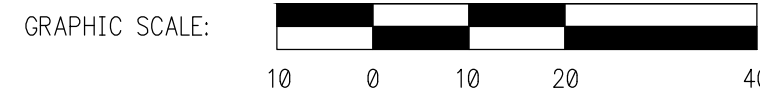
- ALL EXISTING ASPHALT PAVEMENT ON SITE TO BE RECONDITIONED, SEALED AND RE-STRIPED. SEE PAVEMENT RESTORATION NOTES HEREON.
- PAINTED SIGNS, STRIPES, ARROWS.
- NEW CONCRETE PAVEMENT, SEE DETAIL HEREON.
- NEW CONCRETE ISLAND, SEE DETAIL HEREON.
- NEW CONCRETE WALK, SEE DETAIL HEREON.
- NEW LANDSCAPE AREA, PROVIDE 3" 2-3" TAN RIVER ROCK MULCH OVER WEED PREV. FABRIC
- NEW CONCRETE HEADER CURB, SEE DETAIL HEREON.
- NEW PIPE BOLLARD WITH REGIONS GREEN COVERS, SEE 3/A-201. TYPICAL OF SEVEN (7).
- NEW 2'x4'x4" THICK CONCRETE PAD. SEE 1/A-100 FOR DIMENSIONS.
- EXISTING TREE TO BE REMOVED.
- EXISTING MONUMENT SIGN.
- EXISTING TREE TO REMAIN. TYPICAL UNLESS NOTED OTHERWISE. NOTE, ALL EXISTING TREES ARE NOT SHOWN ON PLAN.

SITE STATISTICS:

SITE ADDRESS: 1503 EAST MAGNOLIA AVENUE
ZONING: C-G-2
BUILDING USE: BANK
SITE AREA: 0.69 ACRES
BUILDING AREA: 10,560 S.F.
EX. PARKING SPACES PROVIDED: 48 (INCL. 2 H.C. STALLS)
PROPOSED PARKING SPACES PROVIDED: 43 (INCL. 2 H.C. STALLS)
PROPOSED DRIVE-THROUGH STACKING: 4 SPACES (3 AFTER CAR AT NEW D.T. WINDOW)

SITE PLAN

SCALE: 1" = 20'-0"



JOB NO. :

22087

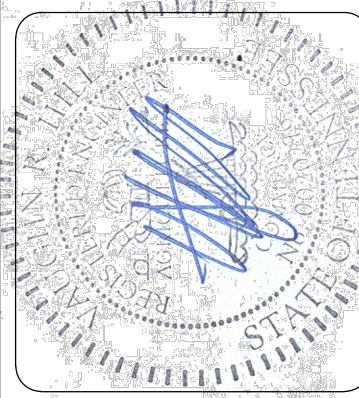
PROJECT: REGIONS

BROADWAY KNOXVILLE - MAGNOLIA
1503 EAST MAGNOLIA AVENUE
KNOXVILLE, TN 37917

REGIONS PROJECT # TMD223498R

DEVELOPER:

REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PARKWAY EAST, SUITE 800
BIRMINGHAM, AL 35244
205-560-5348



ARCHITECT/ENGINEER:

The Roberts Group PSC
2326 Southland Drive - Lexington, KY 40503
859-278-2086 / 859-278-2001 / Faxline

DATE: 03/14/2023

DRAWN BY: RCS

CHECKED BY: RMN

REVISIONS:

SITE PLAN

SHEET NO.

C-100

03-14-2023

